



9 Centurion Rise, Penrith, CA11 8BQ

Guide Price **£335,000**

PFK

The Property

Nestled in a quiet cul-de-sac within this sought after development, 9 Centurion Rise is one of only a handful of bungalows on the site – offering a rare opportunity to secure single storey living in a peaceful and well connected location.

This bright and airy home features a well proportioned kitchen/diner, ideal for both everyday living and entertaining. The inviting lounge benefits from bi-folding doors that open into a beautiful conservatory, glazed to three sides and with a solid roof, creating a cosy yet light filled additional living space all year round.

The property offers two generously sized double bedrooms, including a principal bedroom with a stylish ensuite shower room and fitted wardrobes. A well appointed family bathroom completes the internal accommodation.

Externally, the bungalow is set on a large private plot. The open front garden is mainly laid to lawn with attractive flower beds, while the enclosed rear garden has been immaculately landscaped in a Japanese zen style to include flower borders, gravelled paths, and a substantial wooden shed – perfect for storage or hobby use.

This exceptional home combines comfort, style, and practicality in a highly desirable setting. Early viewing is highly recommended.





Location & Directions

Located in a modern, private residential development close to the town centre with easy access to both M6/A66. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

Directions

9 Centurion Rise can be located by using the postcode CA11 8BQ - What3words unhappily.solder.armrests.



Council Tax Band: C

Tenure: Freehold

EPC rating B

ACCOMMODATION

Hallway

Accessed via part glazed front door. A central hallway with storage cupboard, radiator, and doors leading to all rooms.

Kitchen/Diner

12' 8" x 9' 5" (3.85m x 2.88m)

Fitted with a good range of high-quality (Symphony) wall and base units with complementary laminate work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated appliances include gas hob with extractor over, eye level electric double oven, fridge freezer, dishwasher and washing machine. Space for dining table, recessed ceiling spotlights, radiator and front aspect window.

Lounge

13' 2" x 14' 5" (4.02m x 4.39m)

A rear aspect lounge with radiator and bifolding doors leading into the conservatory.

Conservatory

11' 2" x 9' 7" (3.41m x 2.91m)

Of dwarf wall construction, with solid roof and glazed to three sides with door giving access out to the garden, and recessed ceiling spotlights.

Bedroom 1

13' 0" x 8' 7" (3.95m x 2.62m)

A rear aspect double bedroom with fitted wardrobes, radiator and door to the ensuite.

Ensuite Shower Room

Fitted with a three piece suite comprising concealed cistern WC, wash hand basin set on a vanity unit, and walk in shower cubicle with mains shower, heated towel rail and obscured side aspect window.



Bedroom 2

8' 11" x 10' 8" (2.72m x 3.25m)

A front aspect double bedroom with radiator.

Bathroom

Fitted with a three piece suite comprising concealed cistern WC, wash hand basin set on a vanity unit, and bath with central mixer taps and hand held shower attachment. Vertical heated chrome towel rail and obscured side aspect window.

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating (Vaillant boiler); double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Estate Management Charges

LSL Estate Management manage 'The Fairways (Penrith) Management Co Ltd'. There is an annual charge due, which for the year ending 28/02/25 was £128.37. This covers general management, gardening and grounds maintenance costs.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





EXTERNALLY

Front Garden

Open front garden, mainly laid to lawn with a mixture of flower beds, borders and trees. Access is available to the rear garden around both sides of the property.

Rear Garden

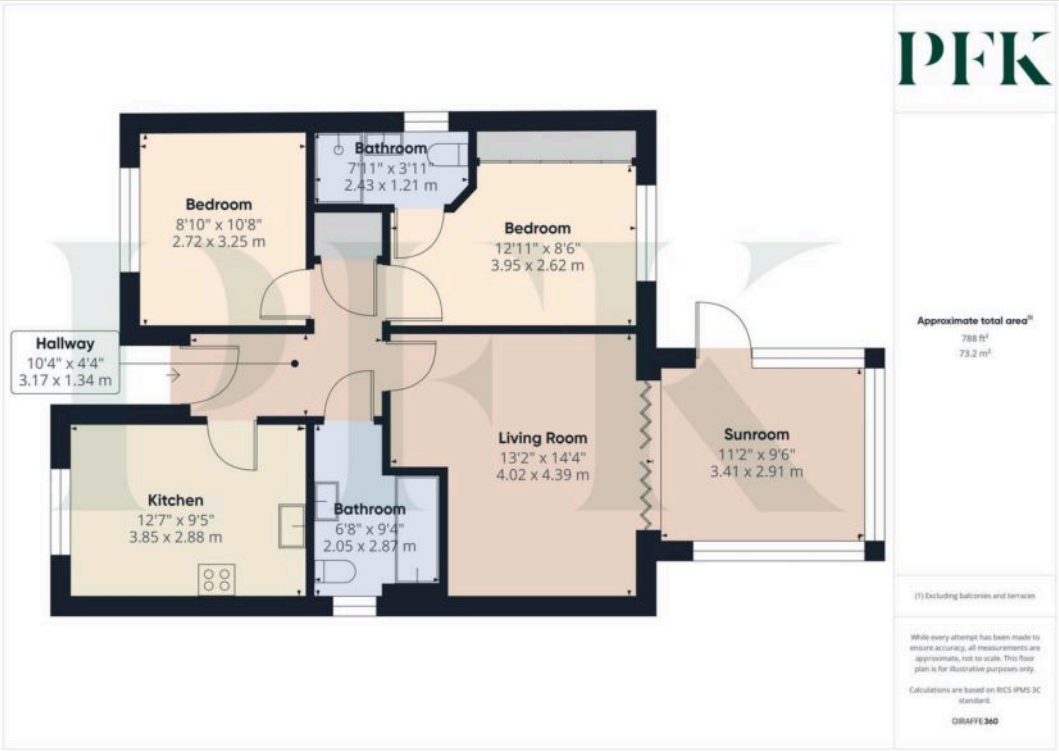
Beautifully landscaped rear garden, with a mix of lawned area, patio, gravelled beds and pathways, flower borders, mature shrubs, and a wooden garden shed.

DRIVEWAY

2 Parking Spaces

Driveway parking for 2 cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	81	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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