HUNTERS®

HERE TO GET *you* THERE



# Harker Fold

Carlisle, CA6 4RF

## Price £350,000

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- Four bed detached home now available for sale!
- German-made LEICHT kitchen with SIEMENS built in appliances as standard
- INTEGRAL SINGLE GARAGE with electric garage door & driveway parking for two vehicles
- 10 Year LABC warranty for guaranteed peace of mind
- SEMI-RURAL living with excellent TRANSPORT LINKS to Carlisle City centre
- OPEN PLAN kitchen diner the heart of the home
- Principle Bedroom with EN-SUITE,
- ENERGY EFFICIENT with SOLAR PANELS and UNDERFLOOR HEATING
- Flat rear garden finished with turf, outside tap, patio area and outdoor socket.
- Flooring Installed throughout and ready to move into.

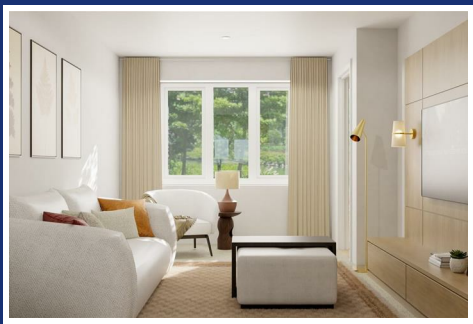
Tel: 01228 584249

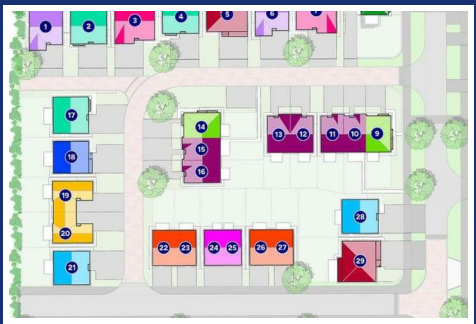
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Carlisle, CA6 4RF

## Price £350,000







We are delighted to invite prospective purchasers to a special festive evening, hosted in partnership with Gibby's Bar, on Wednesday 2nd December, between 5:30pm and 7:30pm.

Join us for an enjoyable evening of festive hospitality, with a selection of wine, fizz, cocktails and cheese, while taking the opportunity to discover more about this exciting development.

This is a complimentary event, with limited availability. Advance booking is essential, so please contact our team by telephone or email to reserve your place.

The Fairfield is a four bedroom detached home, designed for modern family living, where contemporary touches combine with spacious, stylish design and flexibility.

The open-plan kitchen and dining area features sliding doors that open on to the garden, creating a seamless indoor-outdoor feel. The kitchen is open to the front living room, creating a fantastic social space for relaxing with family and friends. The ground floor is completed with a handy utility room, a ground floor WC, and an integral garage.

Moving upstairs you will find four generously sized bedrooms, with the principle room enjoying a luxurious en-suite, and there is a well appointed family bathroom, creating a wonderfully balanced home.

## Location

Positioned just north of Carlisle, our development at Low Harker offers a rare opportunity to enjoy country living within minutes of the all the amenities of the city. Low Harker is exceptionally well connected: the popular routes of M6, A69 and A7 are all within easy reach. Carlisle city centre, with its vibrant array of fine dining restaurants, schools, high street shops and cultural/historical attractions lies less than 4 miles away. The Scottish Borders and the Lake District National Park are only a short drive away too. Blending tranquillity, history, and excellent accessibility, Low Harker presents a distinguished address for those seeking both privacy and prestige.

## About Hartfell Homes

Hartfell Homes & Developments Limited have been developing and building innovative homes within thoughtfully planned-out communities for well over 20 years thought Cumbria and the Borders.. Our ambition is simple, to design and build quality homes that you'll aspire to and want to live in.

To achieve that ambition, every stage of construction - from initial ground and foundation works - all the way through to external and internal 'finishes' are personally supervised by a director of Hartfell Homes. Only when we are satisfied with overall build quality and all finishes, are we then ready to hand our houses over to you, our new home owner, to begin your journey of making our house into your brand new home.

But our journey in creating your home doesn't stop there. Our 'Aftercare' is second to none and we pride ourselves in providing a friendly, easily accessible and efficient after-sales service for our home owners, so we can take care of your home after
you've moved in. Hartfell's passion, pride, commitment and enthusiasm is at the heart of every home we build.
We look forward to welcoming you to Harker Place and introducing you to your new dream home!

## LIST OF ACCOMODATION:

### Entrance Hall

### Living Room
16'2" x 10'4" (4.94m x 3.16m)

### Kitchen Dining Room
18'3" x 10'0" (5.58m x 3.07m)

### Utility
8'10" x 5'2" (2.70m x 1.60m)

### Ground Floor WC
7'2" x 5'10" (2.20m x 1.78m)

### First Floor Landing

### Principle Bedroom
14'3" x 10'4" (4.36m x 3.16m)

### Ensuite
7'2" x 5'10" (2.20m x 1.78m)

### Bedroom Two
12'2" x 8'7" (3.71m x 2.63m)

### Bedroom Three
11'1" x 8'6" (3.38m x 2.61m)

### Bedroom Four
12'2" x 8'5" (3.72m x 2.59m)

### Family Bathroom
8'8" x 6'1" (2.66m x 1.87m)

### Integral Garage
16'3" x 9'4" (4.96m x 2.85m)

## SERVICES

* Mains electric & gas * Mechanical Ventilation Heat Recovery * Gas central heating with Underfloor heating on Ground Floor and Radiators on the First Floor * Solar Panels * EV charging point * 10 year LABC Warranty.

Energy Performance Rating A
Council Tax Band will be allocated by the local authority once occupied.

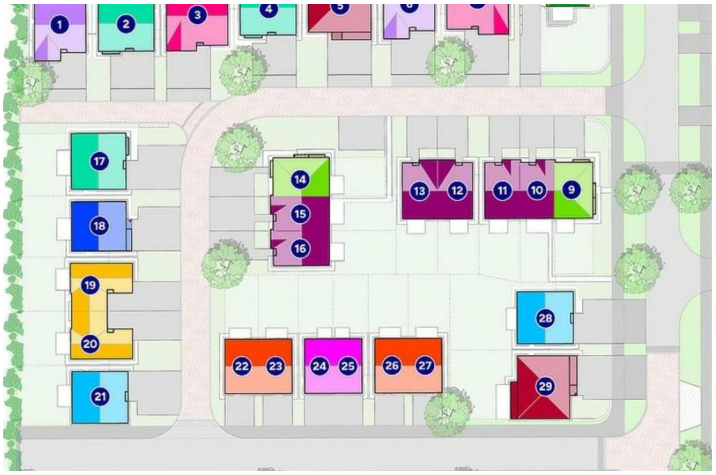
Floorplan










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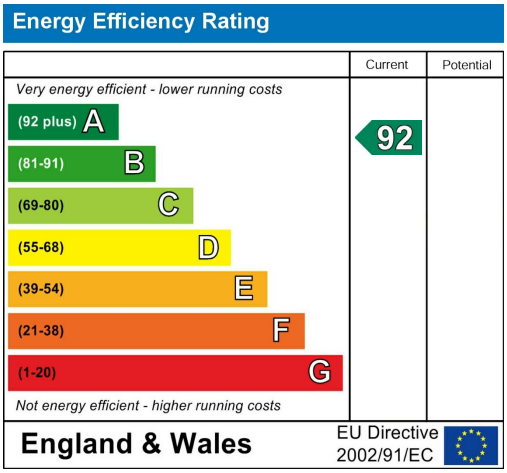

Hartfell
Harker Place
SITE
www.hartfell.co.uk

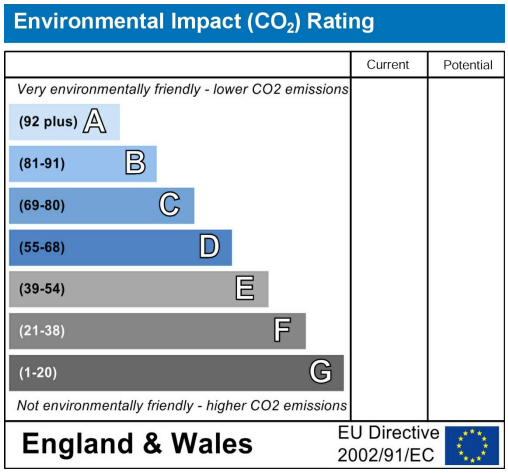

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## Energy Efficiency Graph



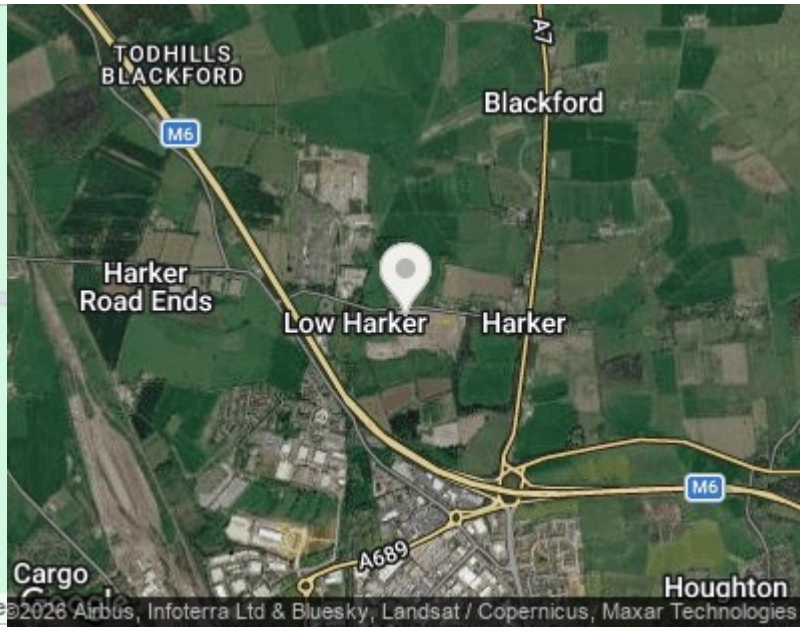

## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map




Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman