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HERE TO GET *you* THERE



The Kemble

Harker Fold, Carlisle, CA6 4RF

£397,500

4 3 2 A

- Brand new four bed detached view 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 up to three vehicles
- 10 Year LABC warranty for guaranteed peace of mind
- SEMI-RURAL living with excellent TRANSPORT LINKS to Carlisle City centre
- OPEN PLAN kitchen/dining/family room - the heart of the home for the whole family
- Master bedroom with EN-SUITE, including half height tiling and DESIGNER sanitaryware
- 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.

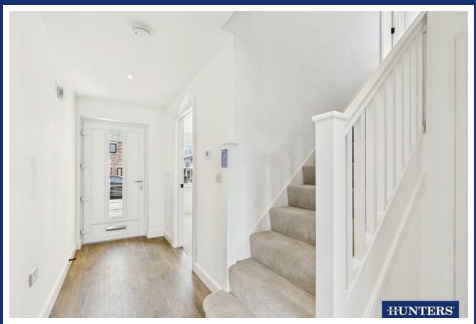
Tel: 01228 584249

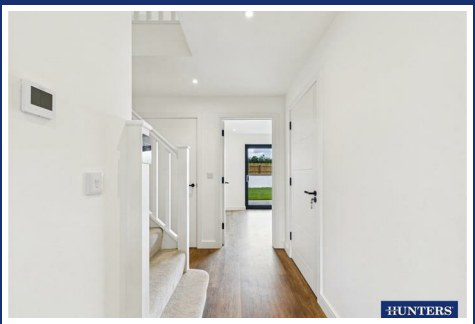
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We are delighted to invite prospective purchasers to a special festive evening, hosted in partnership with Gibby's Bar, on Wednesday 2nd December, between 5:30pm and 7:30pm.

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.

Plot 6 is now available and ready to move into! The Kemble is a spacious four-bed home, with ensuite accommodation. generous living accommodation, and is super efficient inside and out with solar panels, underfloor heating and an EV charger.

Internally, a welcoming hallway leads to a well-proportioned lounge, offering a bright and versatile space ready to be styled to suit, with a larger triple-section window allowing an abundance of natural daylight to fill the room.

The impressive open-plan living/dining/kitchen area provides a sociable and flexible space, with direct access to the garden - ideal for modern living.

The ground floor is further complemented by a separate utility room, offering a practical area for laundry away from the main kitchen, along with a thoughtfully designed WC that makes clever use of the space beneath the stairs, and an integral garage providing convenient storage or ideal space for a home gym.

On the first floor, the primary bedroom, which is cleverly positioned to one side of the landing, has the benefit of an ensuite shower room, whilst the three further double bedrooms provide flexibility and functionality. A stylish family bathroom completes the first floor, finished with Porcelanosa half height tiling and contemporary sanitaryware.

The Kemble is equipped with the latest technology, designed to make everyday living both efficient and comfortable. A Mechanical Ventilation with Heat Recovery (MVHR) system

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
14'3" x 11'5" (4.35m x 3.48m)

Kitchen & Open Plan Living/Dining Room
24'11" x 10'7" (7.62m x 3.25m)

Utility Room
7'10" x 5'11" (2.39m x 1.81m)

WC/Cloakroom
5'9" x 3'2" (1.76m x 0.97m)

First Floor Landing

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

Ensuite
7'11" x 4'4" (2.42m x 1.33m)

Bedroom Two
10'5" x 9'3" (3.18m x 2.84m)

Bedroom Three
13'11" x 8'11" (4.26m x 2.74m)

Bedroom Four
13'4" x 9'0" (4.07m x 2.75m)

Family Bathroom
9'8" x 6'1" (2.97m x 1.86m)

Integral Garage
16'3" x 8'4" (4.97m x 2.55m)

SERVICES

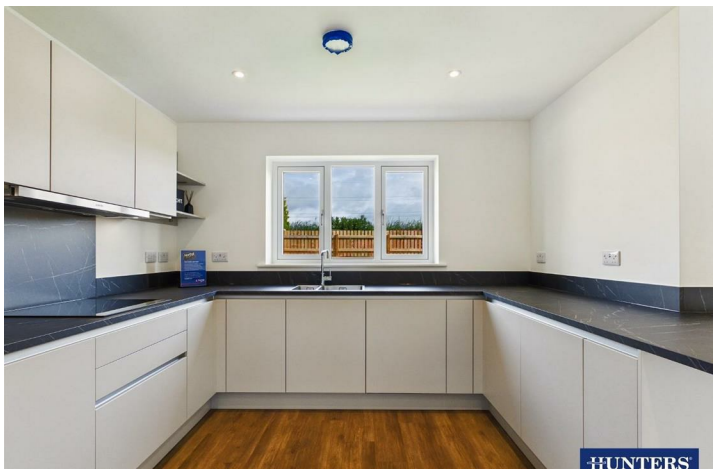
* Mains electric & gas * Mechanical Ventilation Heat Recovery * Gas central heating with Underfloor heating on Ground Floor and Radiators on the First Floor * Solar Panels * EV charging point * 10 year LABC Warranty.

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

Floorplan


Kitchen / Living Area
10'8" x 25'0"
3.25 x 7.62 m
Utility
5'11" x 7'9"
1.81 x 2.39 m
WC
3'2" x 5'9"
0.97 x 1.76 m
Hallway
15'3" x 4'4"
4.66 x 1.33 m
Garage
16'3" x 8'4"
4.97 x 2.55 m
Living Room
14'3" x 11'4"
4.35 x 3.48 m
Ground Floor
Bedroom Four
10'5" x 9'3"
3.18 x 2.84 m
Bathroom
9'8" x 6'1"
2.97 x 1.86 m
Bedroom Three
13'11" x 8'11"
4.26 x 2.74 m
Landing
6'9" x 15'8"
2.06 x 4.79 m
1'5" x 4'2"
0.44 x 1.29 m
Bedroom Two
13'4" x 9'0"
4.07 x 2.75 m
Ensuite
7'11" x 4'4"
2.42 x 1.33 m
Master Bedroom
14'3" x 10'4"
4.36 x 3.16 m
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W
E
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Approximate total area(1)
1434 ft²
133.1 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

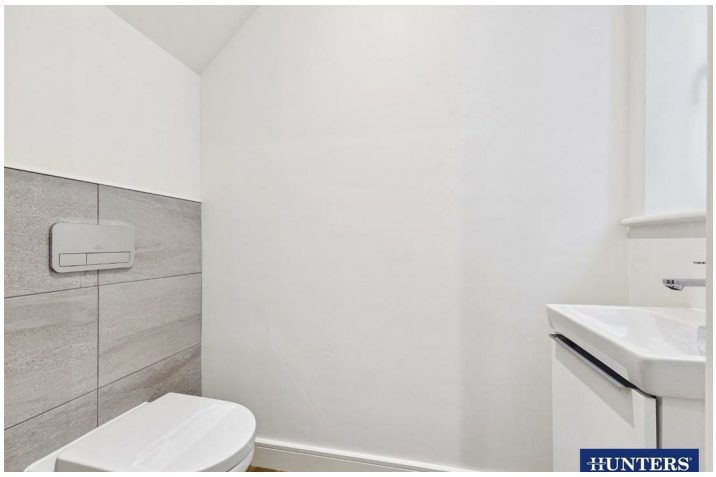

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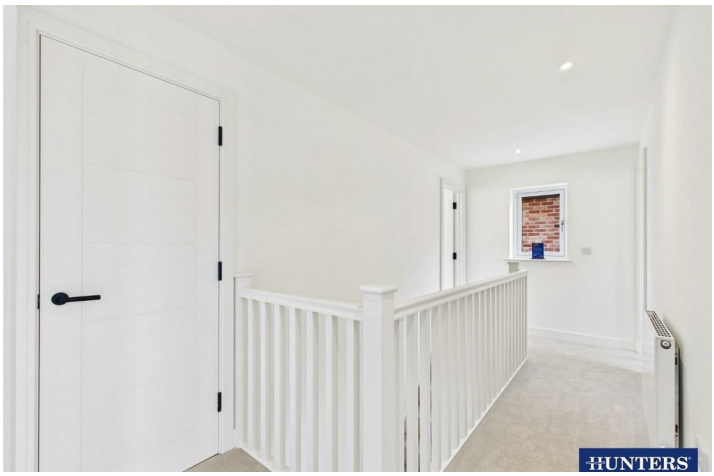

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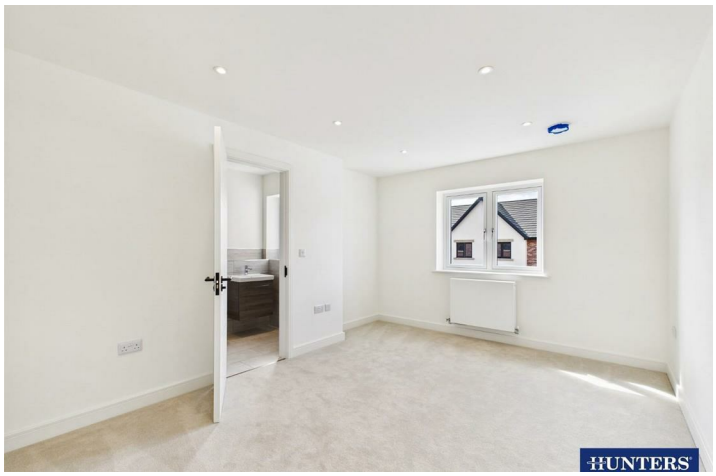

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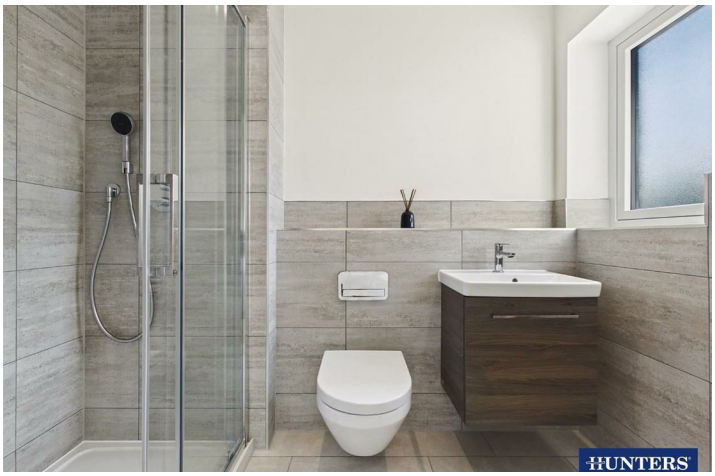

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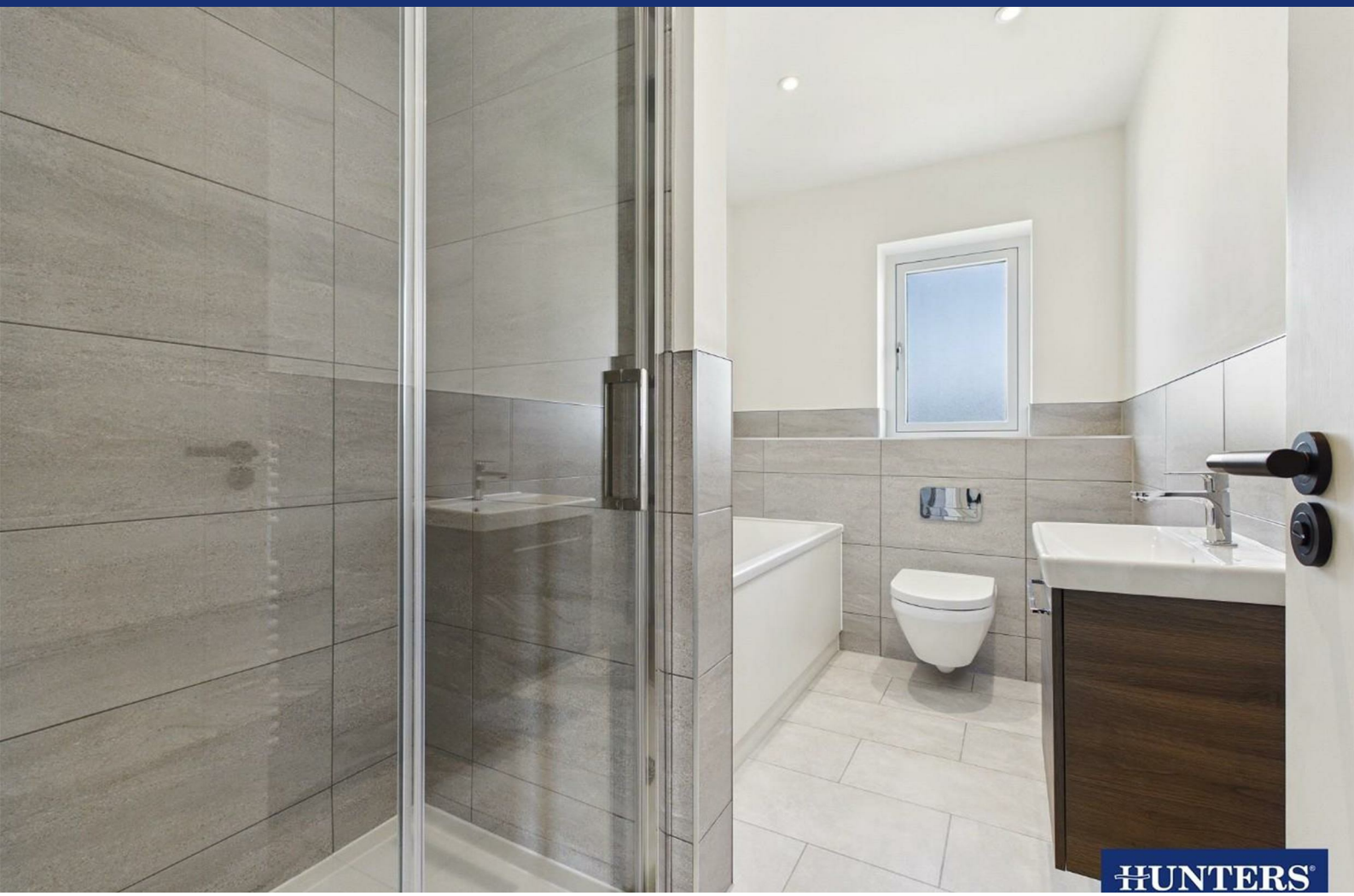




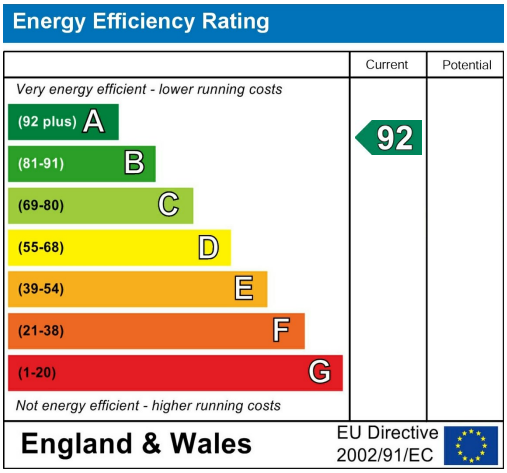


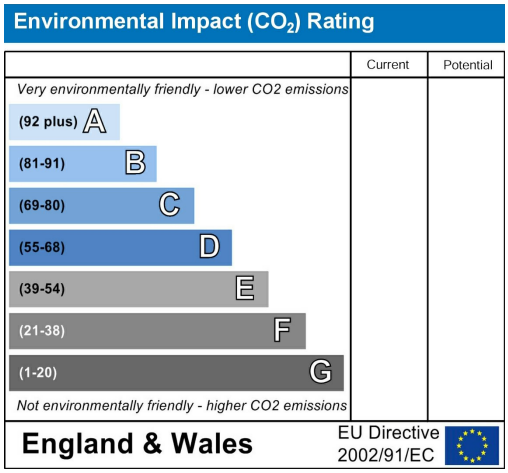






Energy Efficiency Graph

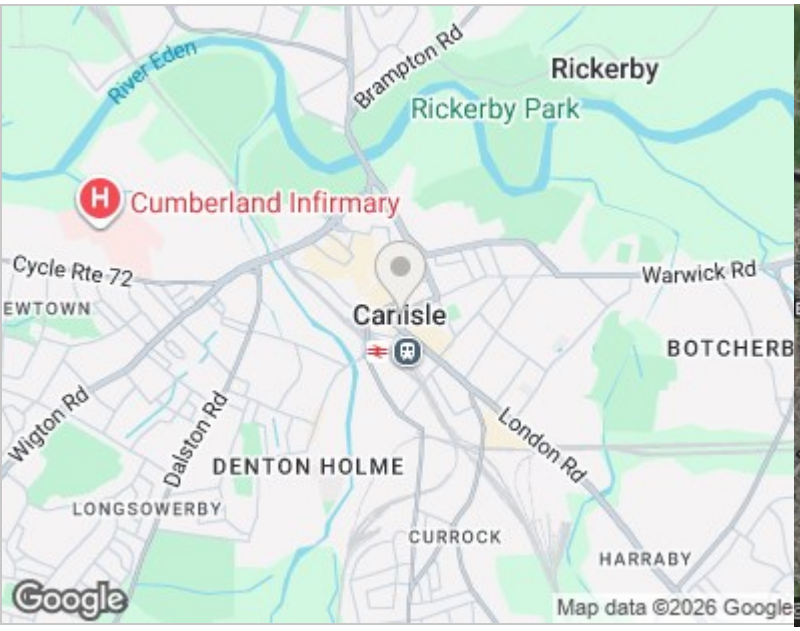




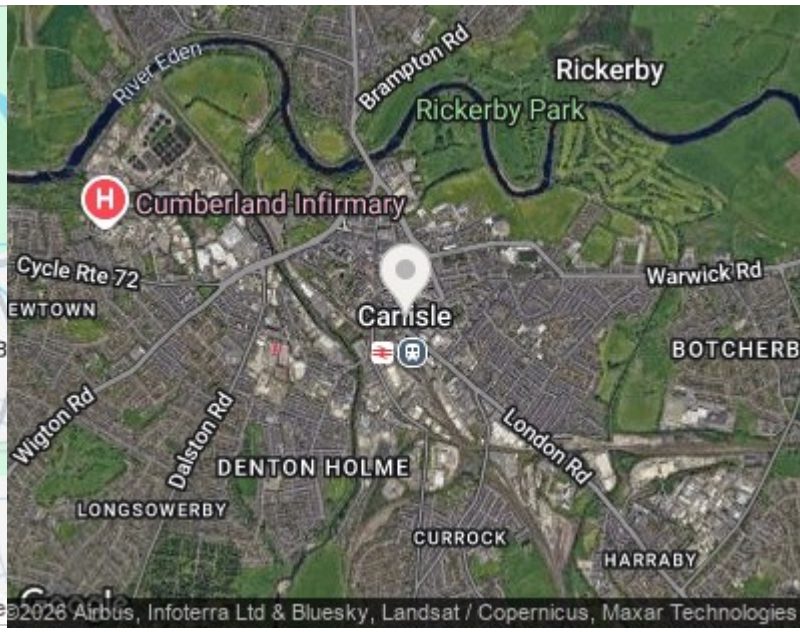
Viewing

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