







The Ladbrooke, Harker Fold, Carlisle, CA6 4RF

- LARGE 4 bedroom detached home with OPEN PLAN kitchen/dining/family room
- Comes with carpets and Amtico flooring included - ready to move into!
- Mechanical Ventilation Heat Recovery Serving the Whole Property
- Integral Garage and Driveway for up to Three Cars
- Best of both worlds - SEMI-RURAL living close to Carlisle city centre
- German-made LEICHT kitchen with SIEMENS built in appliances as standard
- ENERGY EFFICIENT with SOLAR PANELS and UNDERFLOOR HEATING
- ENSUITE principle bedroom and family bathroo
- Excellent TRANSPORT LINKS with easy access to the M6
- 10 Year LABC warranty for guaranteed peace of mind

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Price £430,000

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DESCRIPTION

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.
This is the Ladbrooke, a large detached four-bedroom home which combines luxury living with energy efficiency and is immediately available. From the moment you step inside, this home impresses with its sense of space and light. A generous hallway leads to the open-plan kitchen / dining/ living area, creating a sociable heart to the home with direct garden access, alongside a utility room and ground-floor WC. A separate living room, perfect for retreating to in the evenings, completes the ground floor, whilst the integral garage provides secure parking and storage.

Moving upstairs, a galleried landing leads to the principle bedroom with ensuite facilities, three further double bedrooms, and a stylish family bathroom. Outside there is parking for three vehicles, landscaped front and rear gardens and terraces which are perfect for outdoor dining and entertaining.

The Ladbrooke is equipped with the latest technology, designed to make everyday living both efficient and comfortable. A Mechanical Ventilation with Heat Recovery (MVHR) system operates throughout the house, continuously removing stale air and introducing clean, filtered fresh air into the living spaces. Solar roof panels help power the underfloor heating and hot water, helping to reduce energy consumption and running costs.

This beautiful home is ready to view now, so call today and experience all the Ladbrooke has to offer.










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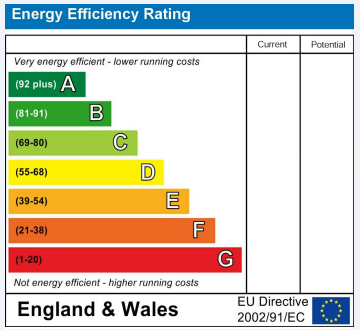
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact centralhub@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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