

# Harlow Way

Ashbourne, DE6 1TJ

John German





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Ashbourne, DE6 1TJ

£500,000

Impeccably presented four bedroom detached home with a thoughtfully designed layout completed by a beautiful rear garden, situated on a sought after development in Ashbourne.

This stunning four-bedroom detached property is situated on the highly sought-after Ramblers Retreat development in Ashbourne. This modern home is immaculately presented offering a perfect blend of contemporary style and comfortable living. The interior layout is thoughtfully designed to cater to various lifestyle needs, being ideal for families seeking more space, couples looking to upsize or those looking to downsize from a larger property without compromising on quality and modern practicalities. The development is situated within walking distance to amenities including shops, cafes, public transport and schooling, whilst also being situated close to the A52 for swift commuting.

The property is sold with the benefit of gas fired central heating, sealed unit double glazing and a 10 year NHBC guarantee from 2019.

Entering the property via the composite front door you are welcomed into a spacious reception hallway. From here, you can access the dining kitchen, sitting room, study, guest cloakroom, and a convenient storage cupboard. Additionally, there is a staircase to the first floor.

The dining kitchen features a bay window at the front and French doors opening onto the rear garden, blending indoor-outdoor living. The kitchen is well-equipped with ample preparation surfaces, complemented by an upstand surround and an inset 1½ stainless steel sink with an adjacent drainer and chrome mixer tap. A range of base and wall cupboards with drawers beneath provide excellent storage and integrated appliances include a double AEG electric fan-assisted oven and grill, dishwasher, fridge freezer plus a six-ring gas hob with an extractor fan canopy.

Off the kitchen the utility room has matching preparation surfaces and upstand surround, base and wall cupboards, appliance space and plumbing for a washing machine. A composite door opens onto the rear garden.

Moving into the triple-aspect sitting room, you'll find the perfect space for relaxation, complete with French doors that open onto the rear garden. There is also an additional versatile reception room, which could be utilised as a study, creating the perfect work from home space, or a playroom.

The guest cloakroom has a pedestal wash hand basin with chrome mixer tap and tile splashback and a low-level WC.

The first-floor landing has doors off to the bedrooms, family bathroom, airing cupboard housing pressurised hot water tank and a loft hatch access.

Entering the dual-aspect master bedroom, you'll find ample built-in wardrobes with mirrored doors and an en suite featuring a wash hand basin with a chrome mixer tap and a vanity base cupboard beneath, a low-level WC, and a double shower unit with a chrome mains shower. Additional amenities include a ladder-style heated towel rail, an electric extractor fan and a shaver point.

The second and third bedrooms are both good-sized doubles with bedroom two having a useful over stairs storage cupboard. The fourth bedroom is a good-sized single.

Moving into the family bathroom, it has a pedestal wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap and separate shower unit with chrome mains shower, ladder style heated towel rail and electric extractor fan.

Outside to the side of the property is a tarmac driveway providing off-street parking leading to a single garage, which has power, lighting and roll-top electric door.

To the rear of the property lies a beautifully presented, contemporary-style garden. It features a tiled patio seating area with steps leading up to a well-maintained lawn plus an additional patio seating area. The space is enhanced with wooden slatted panelling and outdoor lighting, creating the perfect setting for entertaining and alfresco dining.



**Notes:** The vendor is related to an employee of John German.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Ultrafast Full Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

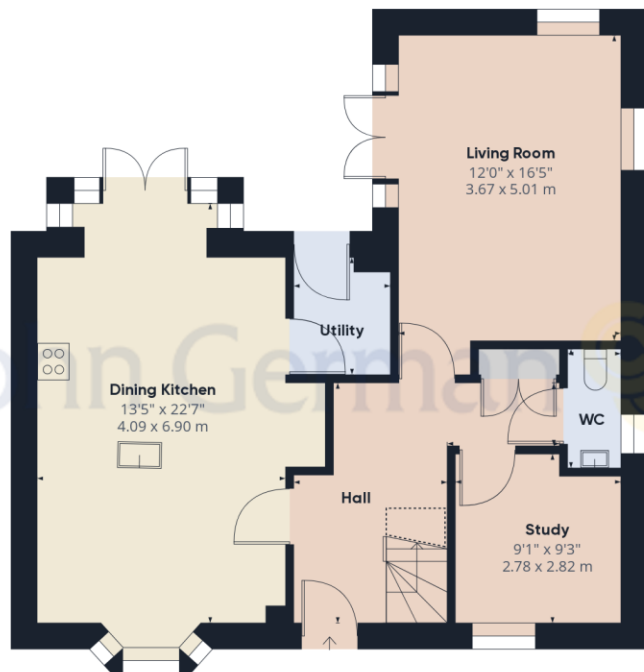
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

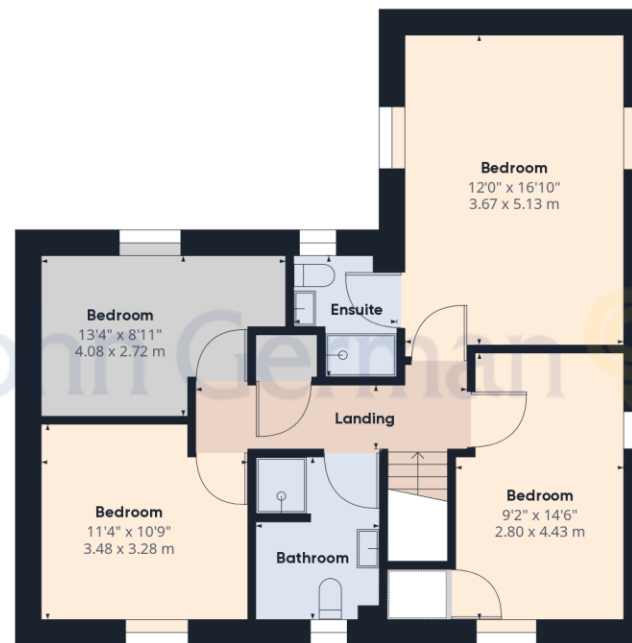
**Our Ref:** JGA/30052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

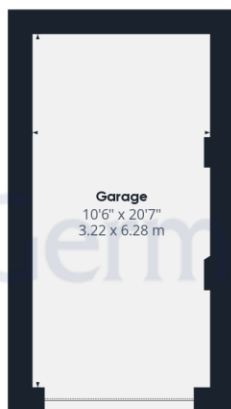




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1725.97 ft<sup>2</sup>

160.35 m<sup>2</sup>

**Reduced headroom**

8.69 ft<sup>2</sup>

0.81 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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