

Harlow Way

Ashbourne, DE6 1TJ

John 
German






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£325,000

A photograph of the rear garden of a detached house. The garden is enclosed by a wooden fence and a brick wall. There is a paved area on the left, a lawn in the center, and a raised brick bed on the right. Two blue wicker chairs are in the lawn. The house is made of red brick with a gabled roof. Other houses are visible in the background.

A well-presented three double bedroom detached home in a sought-after Ashbourne development. Features include a master with en suite & walk-in wardrobe, dining kitchen, utility, integral garage, spacious rear garden, off-street parking, and full Fibre broadband. Ideal for families or downsizers.

A well-presented three double bedroom detached home situated in a popular development in Ashbourne. This property offers a practical layout and modern features, making it an ideal choice for families, couples, or those seeking to downsize without compromising on comfort. The exterior of the property is equally appealing, featuring off-street parking and an integral garage, providing both convenience and storage options. There is also a spacious well presented garden to the rear. The property has the benefit of having full Fibre broadband available, making it ideal for working from home. Located close to local amenities, bus routes, and well-regarded schools, the property also boasts swift access to the A52 for easy commuting. Combining practicality with a sought-after location, 54 Harlow Way is perfectly suited to modern living.

Entering through the composite front door into the welcoming reception hallway, where a staircase leads to the first floor, and a door opens into the sitting room.

The sitting room benefits from dual-aspect windows to the front and side and provides access to the dining kitchen. The dining kitchen is well-appointed with tiled flooring and rolled-edge preparation surfaces, incorporating an inset stainless-steel sink with a drainer and chrome mixer tap, complemented by a matching upstand surround. It features a range of cupboards and drawers, integrated appliances including a fridge freezer, dishwasher, double electric oven and grill and a five-ring gas hob with extractor fan and glass splashback. There are also complimentary wall-mounted cupboards with lighting. uPVC French doors open to the rear garden, and there is a door to the utility room, as well as access to a useful under-stairs storage or pantry cupboard.

The tiled flooring continues into the utility room which offers additional workspace with rolled-edge surfaces and matching upstands. There is space and plumbing for a washing machine and tumble dryer along with wall-mounted cupboards, one housing the Ideal combi boiler. Adjacent to the utility room is the guest cloakroom, which includes a white suite with a pedestal wash hand basin with a chrome mixer tap and tiled splashback, as well as a low-level WC.

On the first floor, the landing provides access to all bedrooms, the family bathroom, a large storage cupboard and a loft hatch leading to a partially boarded loft. The master bedroom is a generously sized double featuring a practical walk-in wardrobe with hanging rails and shelving. The en suite is partially tiled and includes a pedestal wash hand basin with a chrome mixer tap, low-level WC, a double shower unit with an electric shower, a ladder-style heated towel rail and an extractor fan.

Both the second and third bedrooms are comfortable doubles, offering ample space for family members or guests. The family bathroom is partially tiled and fitted with a white suite, including a pedestal wash hand basin with a chrome mixer tap, a low-level WC, a bath with a chrome mixer tap, and a double shower unit with a mains-powered shower. There is also a ladder-style heated towel rail and an extractor fan.

Externally, the front of the property features a double tarmac driveway leading to the integral garage which is equipped with power, lighting and accessed via an up-and-over door. An adjacent gravelled area includes a herbaceous and flowering planting bed, along with a raised vegetable planter. To the rear, the spacious garden offers a laid lawn, gravel borders, a gravel seating area, and a brick-built BBQ area, all enclosed by timber fencing.

Notes: There is a management company fee for the development of £190 per annum.
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).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

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

Broadband type: Full Fibre

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

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

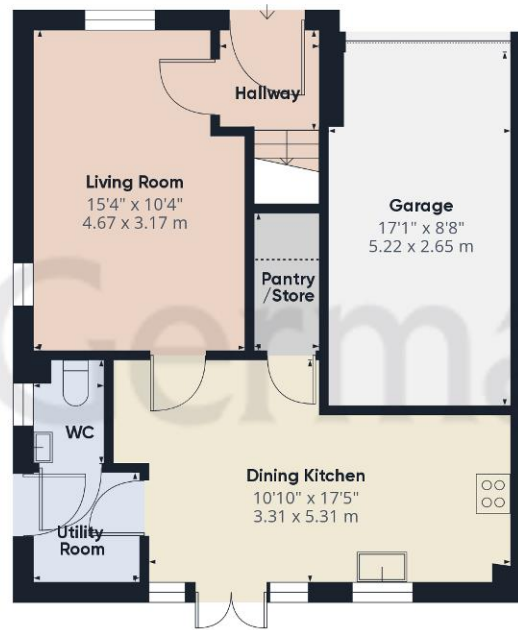
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

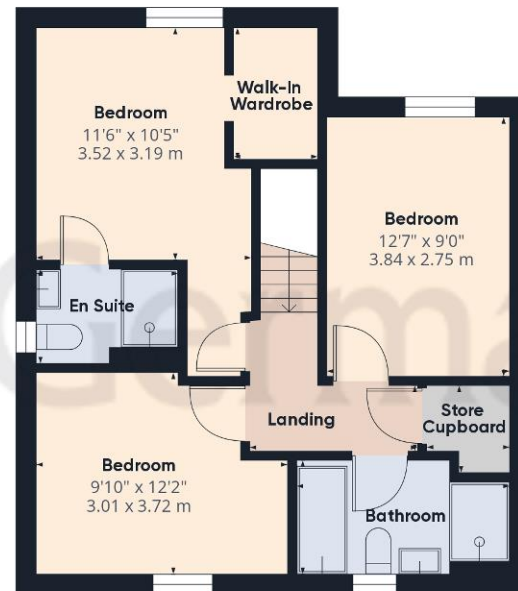
Our Ref: JGA/14012025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1108.17 ft²

102.95 m²

Reduced headroom

6.43 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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