



**Harlow Way, Ashbourne DE6 1TJ**

**welcome to**

**Harlow Way, Ashbourne**

Four-bedroom property situated on Harlow Way, a convenient and family-friendly location close to local amenities, schools and transport links.



## Entrance Hall

14' x 8' 8" ( 4.27m x 2.64m )

The entrance hall provides a welcoming first impression, featuring down lighting , radiator and useful under-stairs cupboard offering practical storage. Doors lead conveniently to all areas of the home with Amtico Spatia Dry Cedar flooring throughout the ground floor..

## Cloakroom

A convenient ground floor cloakroom fitted with a WC, Wash hand basin and white tiling splashback above sink, complemented by Amtico flooring, radiator, ceiling light and window to side for natural ventilation and light.

## Lounge

16' 2" x 10' 4" ( 4.93m x 3.15m )

A lounge that offers comfortable space featuring stylish Amtico flooring and modern down lighting. A window to the front allows for natural light, finishing the room are two radiators.

## Kitchen/Dining

18' 6" x 12' 2" Plus recess ( 5.64m x 3.71m Plus recess )

The kitchen is fitted with a range of gloss white base and wall units complemented with dark ash laminate worktops and matching upstand, complemented by a A stainless steel sink and drainer, five burner gas hob with matching splashback and extractor hood, built in double oven. . A Breakfast Bar/Island with draw units provides additional storage, workspace and casual dining. There is ample space for a large fridge freezer and plumbing for dishwasher. Down lighters enhances the modern finish with warmth from two radiators and room for additional seating making this an ideal multifunctional room for the whole day. A window to the rear and double patio doors fill the space with natural light and provide direct access to the rear garden. Finished with Enclosed utility cupboard housing condensing gas boiler and plumbing for washing machine and space for tumble dryer.

## Landing

Carpeted stairs leading onto the landing featuring window to the side, storage cupboard and loft access.

## Bedroom One

10' 6" x 9' 8" ( 3.20m x 2.95m )

Bedroom one features carpeted floor, creating a warm and comfortable feel. A window to the rear, a radiator and ceiling light.

## En-Suite

The en-suite is fitted with stylish vinyl flooring and features a walk-in shower with tiled walls. A pedestal hand wash basin and WC with half tiled wall behind the WC and sink , finished with a towel radiator.

## Bedroom Two

11' 9" x 9' 5" ( 3.58m x 2.87m )

Bedroom two offers a comfortable space with carpeted floor, radiator and ceiling light. A window to the front provides natural light.

## Bedroom Three

9' x 7' 1" ( 2.74m x 2.16m )

Bedroom three is a well-proportioned room featuring carpeted floor, radiator, and ceiling light finished with a front-facing window.

## Bedroom Four

9' 6" x 6' 8" ( 2.90m x 2.03m )

Bedroom four is a cosy and bright room with a carpeted floor, radiator and ceiling light finished with a window to the rear offering views of the garden.

## Bathroom

The family bathroom is fitted with a bath featuring part-tiled around, pedestal sink with part-tiled backsplash, and WC complemented by a heated towel radiator. A side-facing window allows for natural ventilation, finished with vinyl flooring.

## Outside

To the front of the property the property benefits from a double driveway providing parking for several cars. At the rear a well-maintained garden features a

patio area immediately outside the home, leading onto a grassed area bordered with some mature shrubs and fruit trees.

## Garage

20' 4" x 10' 7" ( 6.20m x 3.23m )

Featuring up and over, power and lighting.



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welcome to

## Harlow Way, Ashbourne

- Four Bedrooms.
- Garage and Driveway.
- Modern/well-equipped kitchen.
- Well-maintained rear garden.
- 

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in the region of

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



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