



Harlow Way, Ashbourne DE6 1TJ

welcome to

Harlow Way, Ashbourne

An immaculately presented three-bedroom home, built in 2021, offering stylish accommodation over three floors. Set in a sought-after Ashbourne location, the property benefits from a generous rear garden, driveway parking, and easy access to schools, local amenities, and the town centre.



Entrance Hall

Accessed via the main entrance, the welcoming hallway offers access to the cloakroom/WC and lounge, complemented by a radiator and ceiling light. The flooring continues throughout the entire downstairs of the property. The downstairs flooring is Engineered Oak and has been installed continuously across all areas.

Cloakroom

Stylishly decorated Cloakroom and finished to a high standard featuring tiled wall partly subway, WC, wash hand basin, radiator, spot lighting and extractor fan.

Lounge

16' 3" x 12' (4.95m x 3.66m)

A warm and inviting lounge featuring a charming double-glazed bay window that fills the room with natural light. Beautifully presented in neutral tones, the room benefits from a radiator, a useful understairs storage cupboard, and a built-in media wall with additional storage to the side, creating a stylish and practical living space.

Kitchen / Diner

15' 3" x 10' 5" (4.65m x 3.17m)

A stylish and modern kitchen fitted with a range of matching wall, base and drawer units complemented by 30mm Capri-coloured quartz worktops and neutral tiled splashbacks. The kitchen has been thoughtfully upgraded to include a breakfast bar, seamlessly incorporated into the original design to create an additional dining and social space. Integrated appliances include a fridge freezer, double oven, four-ring gas hob with extractor hood, washing machine, and dishwasher, offering both practicality and convenience. A double-glazed window overlooks the rear garden, while additional matching quartz worktops and storage units provide valuable extra preparation and storage space. A radiator and UPVC French doors complete the room, opening directly onto the rear garden and creating an ideal setting for both everyday living and entertaining.

Landing

The first-floor landing continues the carpeted flooring from the staircase and is complemented by a white spindle balustrade with oak-effect handrail, creating a cohesive and stylish finish. A window to the front elevation allows for plenty of natural light, while a useful airing cupboard provides additional storage. The landing also leads to the staircase rising to the second floor, where a radiator creates a warm and welcoming space.

Bedroom One

20' 9" x 15' 5" (6.32m x 4.70m)

Occupying the entire second floor, the impressive principal bedroom is a generously proportioned space, flooded with natural light from two rear skylights and a front-facing double-glazed window. Beautifully presented and continuing the tasteful décor and carpeting from the staircase, the room also benefits from fitted wardrobes, two radiators, and loft access via a ceiling hatch, creating a comfortable and practical retreat.

En Suite

Leading off the principal bedroom, the en-suite is fitted with a walk-in double shower, WC and pedestal wash hand basin. Finished with tiled flooring and splashback tiling, the room also benefits from spot lighting, a heated towel rail and an extractor fan, creating a stylish and practical space.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom Two is a beautifully decorated and well-proportioned double bedroom, featuring a stylish fitted wardrobe, carpeted flooring, a radiator, and a window to the front elevation allowing for plenty of natural light.

Bedroom Three

11' 10" x 8' 8" (3.61m x 2.64m)

Bedroom Three is a well-proportioned and well-presented room positioned to the rear of the property, benefiting from a double-glazed window, radiator, and carpeted flooring.

Bathroom

The family bathroom is fitted with a modern three-piece white suite comprising a panelled bath with chrome mixer tap, pedestal wash hand basin, and WC. The room benefits from a rear-facing window, tiled splashbacks, tiled flooring, a heated towel rail, and an extractor fan.

Outside

Outside, the property benefits from a generous and secure rear garden, providing an excellent space for families and outdoor entertaining. The garden features a lawn, a patio seating area, and a pathway leading through the garden, creating an attractive and practical outdoor space to enjoy throughout the year. To the front of the property, there is a tandem driveway providing off-road parking, alongside an attractive planted border featuring a variety of mature shrubs, creating a welcoming approach to the home.

Agents Notes

The property incurs an annual service charge of £243



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Harlow Way, Ashbourne

- Renovated kitchen with increased storage area suitable for utility use.
- Modern Three Bedroom Property.
- Tandem Driveway.
- Rear Garden.
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Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN107014 - 0006

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