

# Harlow Way

Ashbourne, DE6 1TJ

John   
German





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Asking Price Of £500,000

**Contemporary 4 double bedroom home in Ashbourne with 2 en-suites and 3 reception rooms, southerly facing garden, and detached double garage. Ideal family living in sought-after development that is close to amenities, walks, and A52.**

Located in Ashbourne, this ideal family home boasts four double bedrooms (two with en-suites), but also three reception rooms, an open plan dining kitchen, utility room, guest cloakroom and family bathroom, as well as a detached double garage, making it a fine example of contemporary family living. Situated in a highly sought after development in Ashbourne, the property is sold with the benefit of gas fired central heating, double glazing throughout and a southerly facing rear garden, with a fine elevated aspect to the front over looking the green area and roof top views. Furthermore, the development benefits from well-maintained communal green spaces and a play area, being within quick walking distance to local amenities and countryside walks and good travel links via the A52.

Entering the spacious entrance hallway with a staircase to the first floor with a useful under stair storage cupboard and doors to the ground floor accommodation including a two-piece guest's cloakroom.

There are two front facing reception rooms, one is currently used as a family room/snug and the other a separate study/home office. The third reception room is the sitting room which is located at the rear and has a wall mounted electric fireplace and French doors opening to the garden.

Moving into the dining kitchen that has a tiled floor throughout with the kitchen area having a comprehensive range of high gloss base and wall units complemented by contrasting rolled edge preparation surfaces with inset 1 ½ stainless steel sink and drainer. Integrated appliances comprise a fridge freezer, dishwasher, double electric fan assisted AEG oven and grill, six ring gas hob and an extractor fan. The dining area has feature floor to ceiling windows incorporating French doors opening onto the rear garden providing plenty of natural light.

The utility room has a continuation of the tile flooring, further units, rolled edge preparation surfaces with inset stainless-steel sink and drainer, appliance space, plumbing for a washing machine, the Ideal boiler and a door to outside.

On the first-floor galleried landing there are doors off to the bedrooms, family bathroom, loft access hatch and a storage cupboard which houses the hot water tank.

The impressive master suite has a large double bedroom, dressing area with built in wardrobes and en suite, which has a four piece white suite comprising a wall hung wash hand basin with chrome mixer tap over, low level WC, bath with chrome with mixer tap over, shower cubicle with mains chrome shower, ladder style heated towel rail, electric extractor fan and shaver point.

The second bedroom also has its own en suite shower room which has a white three piece suite. The third and fourth bedrooms are both doubles and enjoy a lovely front aspect overlooking the green area and roof top views.

Moving into the family bathroom, it has a white suite comprising wall hung wash hand basin with chrome mixer tap over, low level WC, bath with chrome with mixer tap over, shower cubicle with mains chrome shower electric extractor fan and ladder style heated towel rail.

Outside - To the side of the property is a double tarmac driveway providing ample off-street parking for multiple vehicles with an electric car charger point, leading to the detached double garage with up and over doors, power and lighting.

**Note:** There will be a maintenance fee payable in the future for the green spaces once the development has been completed.

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

**Property construction:** Standard

**Parking:** Driveway

**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

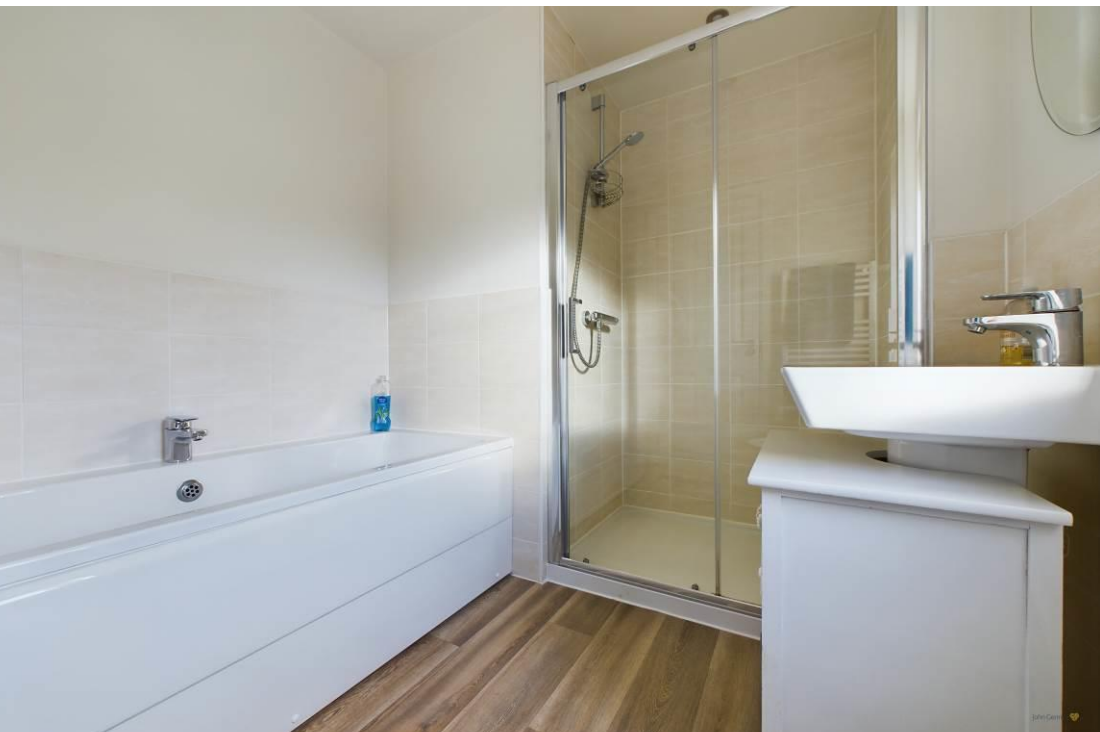
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

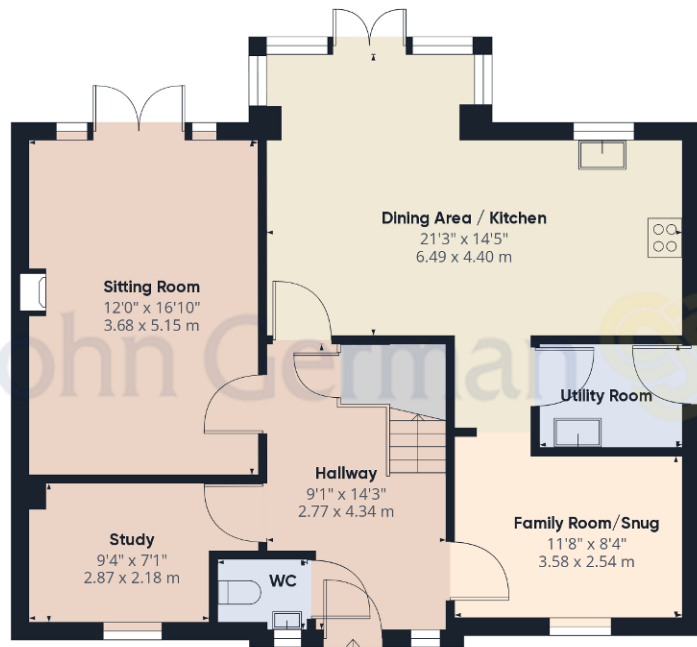
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JG11012024

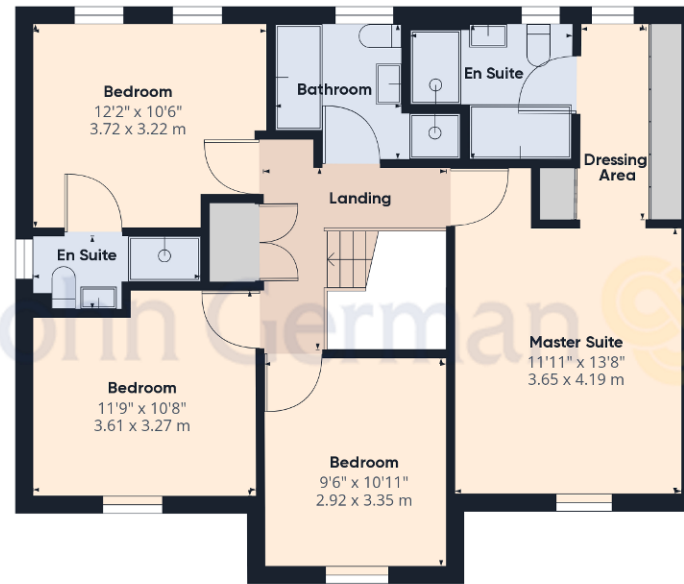
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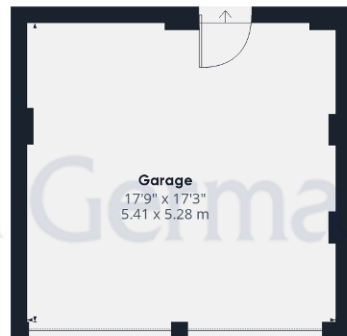




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1955.48 ft<sup>2</sup>  
181.67 m<sup>2</sup>

Excluding balconies and terraces

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		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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