



29 Ash Lane, Great Harwood

Blackburn

Fixed Price £325,000



## 29 Ash Lane

Great Harwood, Blackburn

Situated on a beautiful family-friendly estate in **Great Harwood**, this recently renovated split-level four-bedroom detached home offers stylish, spacious living — perfect for a growing family. Conveniently located close to local schools and shops.

Externally, you can drive around to the rear where a private driveway provides parking and access to the garage via an electric up-and-over door. The landscaped garden has been thoughtfully designed for low maintenance, featuring decking, astro-turf, and a charming pergola-covered seating area — ideal for relaxing or entertaining. There is also a sunken hot tub for added luxury.

Entering from the side, a handy entrance vestibule offers the perfect space for coats and shoes. The stunning kitchen/diner is a true highlight of the home, finished in a contemporary grey matte design with quartz worktops and integrated appliances, including a dishwasher, double oven, electric hob, and built-in circulator. A convenient downstairs WC with hand wash basin also houses the combination boiler.

A versatile ground floor bedroom, which could equally serve as a home office or study, benefits from patio doors opening directly onto the decking and hot tub area.

The split-level design adds character and practicality. On the lower ground floor, there is a utility room with plumbing for a washing machine and space for a dryer. The garage has been partially divided, with one section previously used as a dog grooming room and still fitted with a shower, perfect for cleaning pets after countryside walks. The remaining garage space is ideal for storage, with additional storage available beneath the property. A return staircase leads to the impressive living room, featuring vaulted ceilings, a cosy log burner set in the corner, and a stylish media wall

On the first floor, you'll find three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The modern family bathroom comprises a low-level WC, panelled bath with rainfall shower over, and a his-and-hers sink basin with contemporary tiled splashbacks.

This beautifully presented home offers flexible living space, modern finishes, and excellent outdoor amenities.

- Four-Bedrooms
- Split-Level Detached House
- Garden & Driveway
- His & Her Sink Basins



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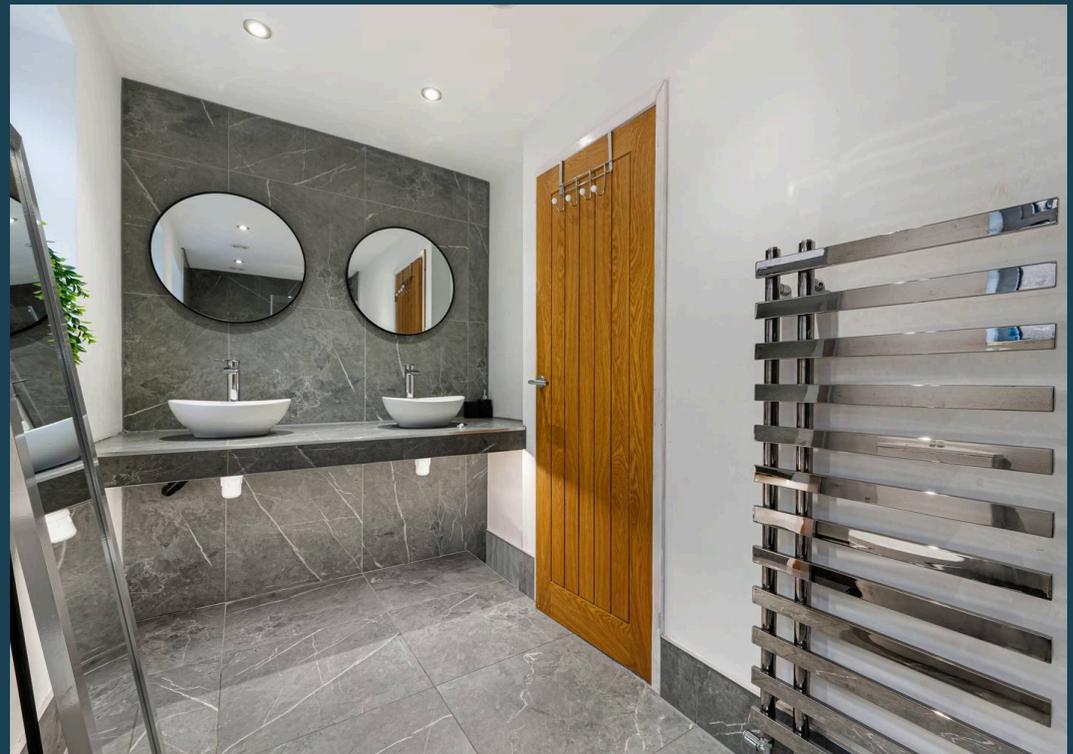
- Four-Bedrooms
- Split-Level Detached House
- Garden & Driveway
- His & Her Sink Basins
- Downstairs WC
- 4th Bedroom/Study

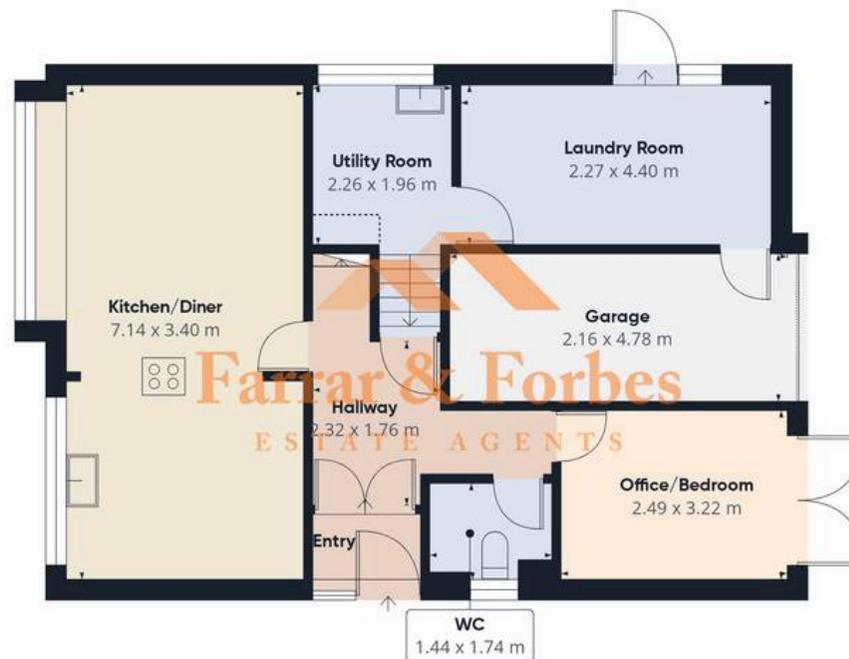
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Floor 0

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

134 m<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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