



Litton Croft, Ashbourne DE6 1TS

welcome to

Litton Croft, Ashbourne

This lovely home has well-proportioned rooms and includes a lounge, kitchen diner, utility room, master bedroom with en suite, two double bedrooms, family bathroom, loft space and beautiful exterior and gardens.



Entrance Porch

Under storm porch

Entrance Hall

Door to front, radiator, stairs,

Cloackroom

Vinyl floor, wc, down lights, wash basin with splash back, radiator,

Lounge

17' 9" x 10' 7" (5.41m x 3.23m)

two radiators, window to front/side

Kitchen/Diner

17' 9" x 9' 5" (5.41m x 2.87m)

Two radiators, vinyl floor, window to front/side, French upvc doors to rear, wall base and drawer units, part tiled walls, stainless steel sink, integrated dishwasher, integrated cooler, gas hob, extractor, integrated fridge freezer,

Utility Room

5' 6" x 5' 5" (1.68m x 1.65m)

Vinyl floor, radiator, door to side, enclosed boiler, base and wall units, work top, plumbing for washer and room for dryer

Landing

Radiator, window to rear elevation, cupboard and loft access,

Bedroom One

11' 2" x 12' 1" into recess (3.40m x 3.68m into recess)

Radiator, window to front elevation, sliding wardrobes

En-Suite

Vinyl flooring, tiling, radiator, window to front elevation, electric shower cubicle, heated towel rail, wc, wash basin

Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m)

Radiator, window to front elevation, cupboard,

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Radiator, window to side elevation,

Bathroom

Vinyl floor, tiled walls, heated towel rail, wc, wash basin, window to side elevation, bath,

Loft Space

Insulated

Exterior And Gardens

Lawn, gravel path, plantings, outdoor light, side lawn, lawn to the front and a tarmac driveway for parking,



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welcome to

Litton Croft, Ashbourne

- David Wilson 'Hadley'
- On the popular Ramblers Gate Estate
- Three bedrooms
- Detached Home
- Driveway to the front

Tenure: Freehold EPC Rating: B

£349,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106038 - 0004

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