

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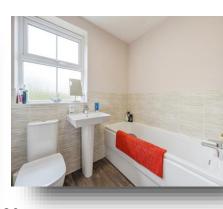
- David Wilson 'Hadley'
- On the popular Ramblers Gate Estate
- Three bedrooms
- **Detached Home**
- Driveway to the front

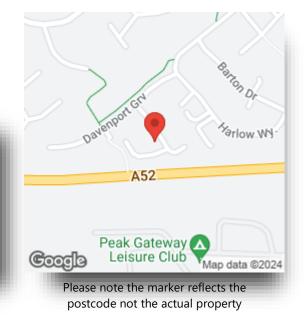
Tenure: Freehold EPC Rating: B

## £349,950









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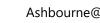
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