



**Litton Croft, Ashbourne DE6 1TS**



**welcome to**

**Litton Croft, Ashbourne**

An tastefully presented three-bedroom modern home built in 2019, offering spacious and versatile accommodation across three floors, landscaped rear garden and driveway with EV charger. Situated in a sought-after residential location with excellent schools and convenient access to Ashbourne town.



### Entrance Hall

The entrance hall is a convenient and practical space, featuring a radiator and providing a useful area for coats and footwear.

### Cloakroom

The cloakroom is modern in style and fitted with a WC, sink and radiator, providing a practical and well-presented space.

### Lounge

15' x 12' 1" ( 4.57m x 3.68m )

The lounge features a carpeted floor and benefits from radiators to both the front and rear of the room. A bay window provides plenty of natural light, while a useful under-stairs storage cupboard add to the room's practicality.

### Kitchen/Diner

15' 6" x 10' ( 4.72m x 3.05m )

### Landing

The landing provides access to the bathroom, bedrooms two and three, and includes a useful airing cupboard. Stairs and a door lead to the master bedroom, completing the layout of the upper floors.

### Bedroom One

19' 3" x 11' 4" ( 5.87m x 3.45m )

The master suite is located on the second floor and features a front-facing window along with two Velux windows to the rear, allowing plenty of natural light throughout the space. It benefits from radiators to both the front and rear, carpeted flooring, and fitted wardrobes, creating a comfortable and well-appointed bedroom.

### En-Suite

The en suite is well appointed and features a sink, WC, towel radiator and a shower cubicle with an electric shower. The space is finished with floor-to-ceiling tiling, creating a modern and practical bathroom.

### Bedroom Two

11' 11" x 8' 9" ( 3.63m x 2.67m )

Bedroom two features a front-facing window, a radiator to the side, and carpeted flooring, providing a comfortable and well-presented space.

### Bedroom Three

11' 9" x 8' 8" ( 3.58m x 2.64m )

Bedroom three features a rear-facing window, a radiator, and fitted wardrobes, offering a practical and well-lit space.

### Bathroom

8' 3" x 6' 5" ( 2.51m x 1.96m )

The bathroom features a bath with a mains-fed shower over, a WC, sink, and towel radiator, with a rear-facing window providing natural light and ventilation.

### Outside

The outside space is predominantly laid to grass and features a decked area at the rear, perfect for seating. The garden is enclosed for privacy, with a side path leading to the driveway, which includes an EV charger for convenient vehicle charging.



***view this property online*** [bagshawsresidential.co.uk/Property/ABN106779](https://bagshawsresidential.co.uk/Property/ABN106779)



**welcome to**

## **Litton Croft, Ashbourne**

- Driveway with EV charger point.
- Modern three bedroom, three storey property
- Master bedroom with En-suite
- Open-plan kitchen/diner.
- Fitted wardrobes

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers over  
**£290,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106779](https://bagshawsresidential.co.uk/Property/ABN106779)



Property Ref:  
ABN106779 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**bagshaws residential**



**01335 346677**



[Ashbourne@bagshawsresidential.co.uk](mailto:Ashbourne@bagshawsresidential.co.uk)



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**