



**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.



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## 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**

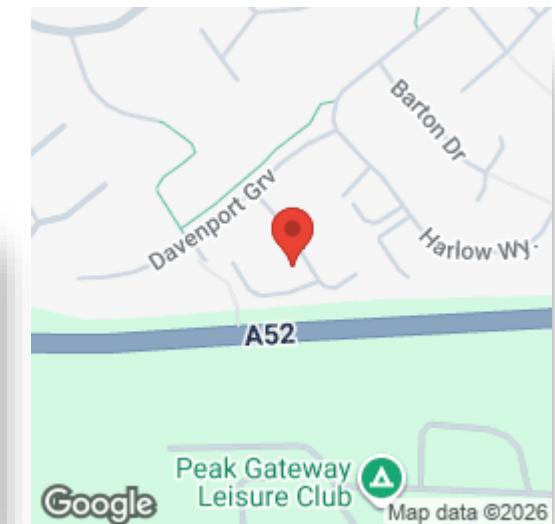


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Property Ref:  
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Please note the marker reflects the postcode not the actual property

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**01335 346677**



Ashbourne@bagshawsresidential.co.uk



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



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