

Litton Croft

Ashbourne, DE6 1TS

John German





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£300,000

Three-bedroom, three-storey semi-detached home in a private cul-de-sac, with master ensuite, two further double bedrooms, study area, off-street parking and fibre available. Walking distance to schools, parks and amenities, with swift access to the A52.



A three-bedroom, three-storey semi-detached property situated within a popular development and occupying a private cul-de-sac position. The ground floor comprises a living room, guest cloakroom and dining kitchen, providing practical and well-defined living space. Fibre to the property is available, making the home particularly suitable for home working and those requiring a reliable high-speed internet connection.

The first floor provides two double bedrooms, a family bathroom and a useful landing/study area, offering additional space for working from home or general use. The second floor is dedicated to the main bedroom, which benefits from its own ensuite shower room. Outside, the property has off-street parking, while local amenities, schools and parks are within walking distance. There is also swift access onto the A52 for commuting and wider transport links. The property would be well suited to a couple, first-time buyers or those looking to downsize from a larger home while retaining generous bedroom accommodation.

A composite entrance door opens into the entrance hallway, with doors leading to the guest cloakroom and living room. The guest cloakroom has a pedestal wash hand basin with chrome mixer tap and a low level WC.

The living room is a spacious reception room with a uPVC bay window to the front. There is access to a useful under-stairs storage cupboard, together with a door leading through to the dining kitchen. The dining kitchen is fitted with a range of base and wall-mounted cupboards and drawers, complemented by rolled-edge preparation surfaces. There is an inset stainless steel sink with adjacent drainer and chrome mixer tap, together with upstands and tiled splashbacks. Integrated appliances include a washer-drier, dishwasher, fridge freezer, four-ring gas hob, electric oven and grill.

The first-floor landing provides access to two double bedrooms, the family bathroom and a storage cupboard. A further door leads into an inner landing area, currently used as a study, with stairs to the second floor.

Bedroom two is a well-proportioned double bedroom. Bedroom three is also a double bedroom and features decorative wood panelling together with fitted mirrored wardrobes with sliding doors. The family bathroom is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap and tiled splashback, low-level WC and bath with chrome mixer tap. A chrome mains-fed rainfall shower is fitted over the bath, with a ladder-style heated towel rail completing the room.

The second floor is dedicated to the principal bedroom suite. The bedroom is dual aspect, with a window to the front and Velux roof windows to the rear, providing elevated rooftop views across Ashbourne and the surrounding countryside. Further features include fitted wardrobes, decorative wood panelling and loft hatch access.

The ensuite is fitted with a pedestal wash hand basin with chrome mixer tap, low-level WC and double shower enclosure with electric shower. Further features include a ladder-style heated towel rail, extractor fan and electric shaver point.

Outside, the property provides off-street parking for two vehicles to the front, with additional visitor parking areas situated nearby. To the rear is an enclosed garden with a patio seating area, lawn and raised planting borders. A raised timber deck is positioned at the foot of the garden, together with a timber shed, while timber fencing provides the boundary. The property is positioned on a private drive within a quiet, no-through cul-de-sac, with no passing traffic or pedestrian throughfare. This gives the setting a greater sense of privacy and creates a particularly peaceful and secure environment.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off street **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

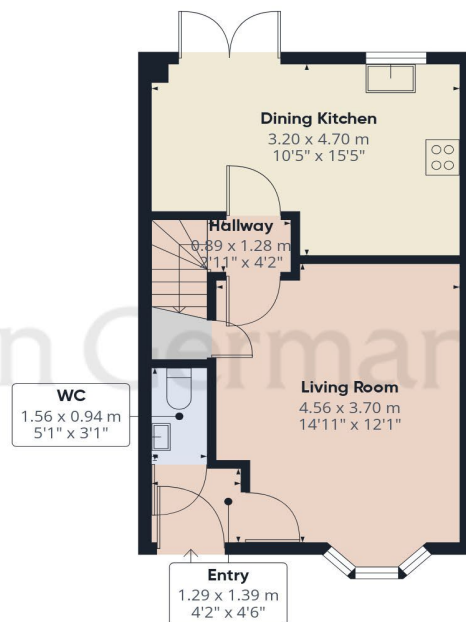
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA15092026

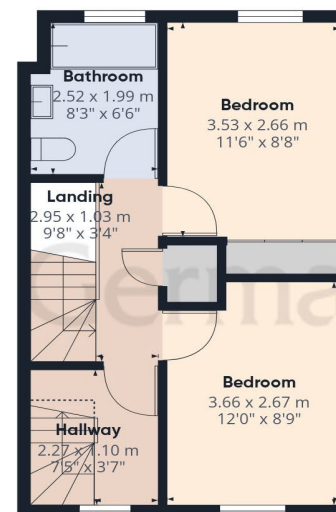
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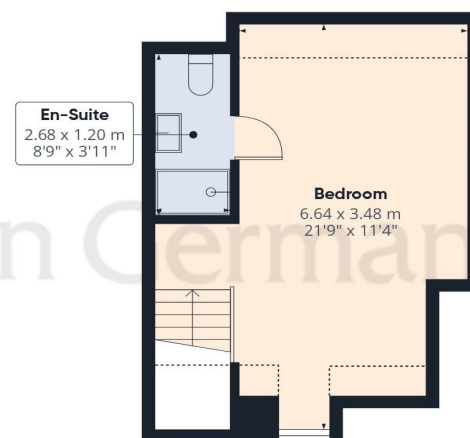




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

95.3 m²

1025 ft²

Reduced headroom

3.6 m²

38 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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