



4 LITTON CROFT, ASHBOURNE, DE6 1TS
PRICE: £275,000

DESCRIPTION

A modern town house built in 2020 offering stylish, well proportioned three double bed roomed accommodation arranged over three floors.

A particular feature of the house is the large master bedroom suite which occupies the entirety of the second floor level and includes double aspect double bedroom with luxury en suite shower room facility. This is complemented by, at ground floor level, reception hall with guest cloakroom, sitting room and dining kitchen with integrated appliances. At first floor level there are two double bedrooms and family bathroom.

There is a landscaped rear garden and driveway providing parking for two cars with the benefit of an EV charger.

Situated in a sought-after residential location within walking distance of Hilltop Primary school and local amenities.

ACCOMMODATION

A front entrance door opens into the

Entrance Hall with radiator and doors leading to the cloakroom and sitting room.

Cloakroom having a low flush wc and pedestal wash hand basin with tiled splashback. Radiator, recessed ceiling spotlight and extractor fan.

Sitting Room 4.98m x 3.59m (16'4" x 11'9") measured into the bay window. Having two radiators, understairs storage cupboard and front aspect upvc double glazed bay window. A door leads into the

Inner Hall with radiator and staircase leading to the first floor. Door opening into the

Dining Kitchen 4.70m x 3.19m (15'5" x 10'6") comprising a modern range of wall and base units and drawers with integrated fridge/freezer, washing machine/dryer, dishwasher, Zanussi electric oven and Zanussi four burner gas hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer unit. Amtico flooring, radiator, rear aspect upvc double glazed window and upvc double glazed French doors opening onto the garden.

First Floor Landing with in-built storage cupboard and doors lead to bedrooms 2 and 3 and the bathroom. A further door leads to an enclosed inner landing with staircase to second floor level.

Bedroom Two 3.60m x 2.66m (11'10" x 8'9") measured to the front of the wardrobes. Having a radiator, rear aspect upvc double glazed window, four door fitted wardrobe providing hanging rail with shelving above.



Bedroom Three 3.65m x 2.67m (12' x 8'9") with radiator and front aspect upvc double glazed window.

Family Bathroom 2.54m x 1.98m (8'4" x 6'6") comprising bath with mains control shower over and folding glazed shower screen, pedestal wash hand basin with tiled splashback, low flush wc, heated towel rail and rear aspect upvc double glazed window.

Inner Landing having understairs storage area, front aspect upvc double glazed window and staircase to second floor level.

Master Bedroom Suite 5.87m x 4.73m (19'3" x 15'6") overall measurements including the En Suite. A double aspect room with front aspect upvc double glazed window, two rear aspect Keylite roof windows, two radiators and four door fitted wardrobe providing hanging rail and shelving. Door leads to the

En Suite Shower Room comprising a fully tiled shower cubicle with Mira electric shower, pedestal wash hand basin, low flush wc, heated towel rail, extractor fan and shaver point.

OUTSIDE

There is an enclosed rear garden with lawn, paved patio and decked seating area. A gated access leads to the tandem driveway parking with the benefit of an EV charger.

SERVICES

It is understood that all mains services are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

Please note that there is a service charge of £255 per annum.

COUNCIL TAX

For Council Tax purposes the property is in band D.

EPC RATING B.

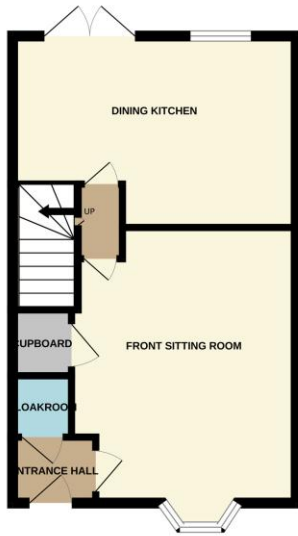
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

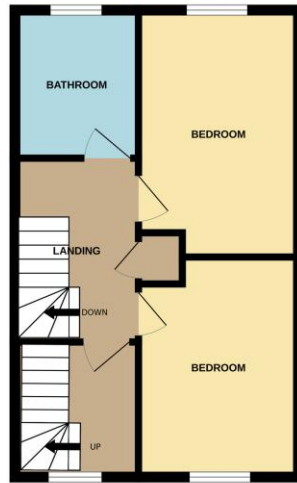
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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.