



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)

Spacious modern kitchen/diner fitted with a range of wall and base units tied in with worktop space. Integrated Washing machine & dryer, fridge freezer and dishwasher, along with gas hob and built-in fan oven. Finished with tiled flooring, a rear facing window and double doors opening onto the garden and radiator to the side.

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 south facing garden 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 in the region of

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106906 - 0003

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