

# Litton Croft

Ashbourne, DE6 1TS



Modern three bedroom end-terrace situated on a popular development in Ashbourne. Sold with the benefit of off-street parking.

NO UPWARD CHAIN

£300,000

John German

Located in a quiet cul-de-sac within a popular Ashbourne development, 6 Litton Croft is a modern three-bedroom end-terrace home offering a comfortable living space comprising of an entrance hallway, guest cloak room, sitting room and dining kitchen. To the first floor are two double bedrooms and a family bathroom. To the second floor is a large master bedroom with ensuite. The location is convenient, with quick access to the A52, local schools, and everyday amenities, making it an ideal choice for couples or small families, while off-street parking adds further practicality. The property is a great opportunity for those looking for a modern, low-maintenance home in Ashbourne.

Entering the property via the composite door into the entrance hallway, there are doors off to sitting room and guest cloakroom. The guest cloakroom has a pedestal wash hand basin with hot and cold chrome taps above with tile splash back, low level WC and electric extractor fan. The sitting room includes a uPVC bay window at the front and a handy understairs storage cupboard that houses the electric circuit board. A door leads to the inner hallway, which has stairs to the first floor and another door to the dining kitchen.

The dining kitchen is equipped with rolled-edge preparation surfaces, featuring an inset stainless steel sink with a drainer and chrome mixer tap, complemented by a matching upstand surround. It offers a range of cupboards and drawers below, along with integrated appliances including a dishwasher, washer dryer, fridge freezer, electric fan-assisted oven, grill, and a four-ring gas hob with an extractor fan. Additional wall-mounted cupboards provide extra storage, one of which contains the Ideal combi boiler. uPVC French doors open out to the rear garden.

On the first floor landing, doors lead to the bedrooms, bathroom, and a storage cupboard, with a staircase providing access to the second floor. Both bedrooms are spacious doubles, each featuring fitted wardrobes. The family bathroom features a modern white suite, including a pedestal wash basin with a chrome mixer tap, a low-level WC, and a bath with a chrome mixer tap and a mains-powered chrome shower, complete with a glass shower screen. Additional amenities include a ladder-style heated towel rail and an electric extractor fan.

The second floor hosts the impressive master suite, featuring built-in wardrobes and dual aspect with a dormer window to the front and two Keylite roof windows at the rear, complete with fitted blinds. The room also offers loft hatch access and a door leading to the ensuite. The ensuite includes a white suite with a pedestal wash basin and chrome mixer tap, a low-level WC, and a spacious double shower unit with an electric shower. Additional features include a ladder-style heated towel rail, electric extractor fan, and a shaver point.

Outside, the rear garden is neatly presented, featuring a paved patio and gravel seating areas, a well-maintained lawn, and a timber pergola. The garden is complemented by established herbaceous borders and a timber shed for storage. To the side of the property, a tarmac driveway offers off-street parking for two vehicles.

**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:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/21082024

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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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