

\*\*\*\* HIGHLY REGARDED LOCATION \*\*\*\*

**IMPRESSIVE 5/6 BEDROOM DETACHED PROPERTY \*\*\*\*** Individually designed detached home in one of the most exclusive positions in Derby. This stunning family home falls within the highly sought-after Littleover Community School Catchment Area and is also within close proximity to both Derby High School and Derby Grammar School.

In brief the property offers an entrance hall, guest cloakroom, lounge and a family room. Fitted dining kitchen and a separate utility room. The first floor offers three bedrooms, master with an en suite shower room, an office/bedroom and family bathroom. The second floor offers two further bedrooms and a bathroom. Front and rear gardens, rear parking and a garage that is currently used as rear storage and the front is a work space/sitting room.

Rykneld Road is conveniently positioned for Littleover's local amenities including well-regarded schools, various shops including those in Littleover Village, easy access to the Royal Derby Hospital and regular bus services to and from Derby City Centre. There are also excellent links to major road networks including the A38, A50, A52 and M1 Motorway. **INTERNAL VIEWING IS HIGHLY RECOMMENDED**



## HALL

Entrance door into the hall with stairs to the first floor, storage cupboard, radiator and tiled floor.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Exposed brick fire place with beam mantle and a gas stove, upvc double glazed windows, radiator and wood floor.

## FAMILY ROOM

Upvc double glazed door to the garden and a radiator.

## DINING KITCHEN

Fitted wall mounted, base and drawer units with granite work surfaces and sink with mixer tap. Fitted electric double oven with electric hob and extractor, integrated dishwasher and space for an American style fridge freezer. Upvc double glazed window, tiled floor and a radiator.

## UTILITY ROOM

Fitted cupboard, sink unit, plumbing and space for a washing machine, radiator, tiled floor and a upvc double glazed door to the garden.

## FIRST FLOOR LANDING

Stairs to the second floor, radiator and upvc double glazed window.

## MASTER BEDROOM

Upvc double glazed window, radiator and a door to

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## EN SUITE

Walk-in shower with rainfall shower, vanity sink unit with wash hand basin and storage under, low flush wc, upvc double glazed window and a chrome heated towel radiator.

## BEDROOM

Upvc double glazed window and a radiator.

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## BEDROOM/OFFICE

Upvc double glazed window and a radiator.

## BATHROOM

Panel enclosed bath with a mixer tap and shower attachment, shower cubicle, vanity sink unit with wash hand basin and storage under, low flush wc, upvc double glazed window and a chrome ladder style radiator.

## SECOND FLOOR LANDING

Radiator and loft access.

## BEDROOM

Upvc double glazed window and a radiator.

## BEDROOM

Upvc double glazed window, skylight window and a radiator.

## BATHROOM

Panel enclosed bath with a shower and shower screen, vanity sink unit with wash hand basin and storage under, low flush wc, chrome ladder style radiator and a skylight window.

## GARAGE

Rear garage, this has been alternated to offer rear storage and a working space/office at the front.

## OUTSIDE

Front garden with mature plants, lawn and trees, potential for additional parking. Gated access into the enclosed rear garden offering a lawn and paved seating areas. Rear parking.























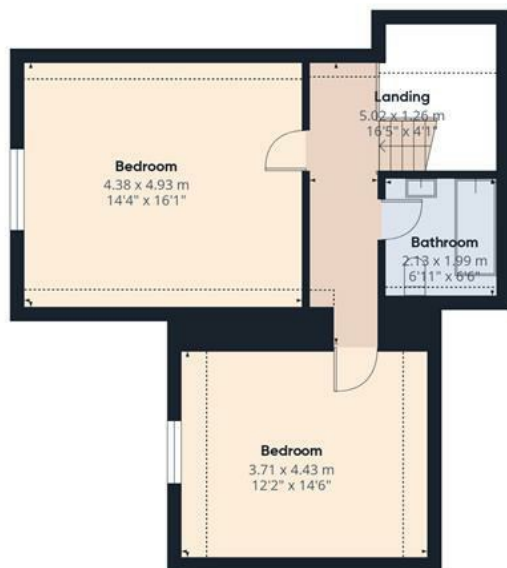




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area<sup>m</sup>**

217.6 m<sup>2</sup>

2342 ft<sup>2</sup>

**Reduced headroom**

7.1 m<sup>2</sup>

76 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



