



Rykneld Road

LITTLEOVER, DERBY, DE23 4AN

- Luxury three storey home
- Six Bedrooms
- Central feature staircases
- Contemporary kitchen / dining room

£2,500 PCM

EPC Rating **79**





Property Description

Six bedroom, luxury family home in the sought after location of Littleover. Excellent road links (A38/A50) and within close proximity to Derby city centre. The area benefits from a wide range of amenities including local shopping precincts and popular pub and restaurant: The Hollybrook.

Littleover is also close to all major employers around Derby such as Toyota, Bombardier, Rolls Royce and Derby Royal Hospital. There are several good schools nearby including Griffie Field Primary and Littleover Community secondary school which are both rated outstanding by Ofsted.

The property comprises a spacious hallway and three reception rooms, one of which features a vaulted ceiling with full height windows and one featuring a log burner.

The kitchen / dining room is contemporary and has a large range cooker with five ring gas hob. There is a breakfast bar, integrated dishwasher and an American style fridge freezer.



On the ground floor there is also a separate utility room with space for a washing machine, downstairs W/C and under stairs storage.

On the first floor there is a gallery landing and four bedrooms, three of which are doubles. There is a modern four piece family suite with separate bath and shower. The main bedroom also has an en-suite shower room.

On the top floor there are two more double bedrooms and a separate shower room.

Five of the six bedrooms in total have built in wardrobes.



Outside there is a rear garden with lawn and large patio area. The detached double garage features an electric up and over door and an office space upstairs. There is off road parking for at least four cars at the front of the property and then further parking space at the rear.

Double glazing throughout and gas central heating. There is also underfloor heating downstairs and in the bathroom, en-suite and shower room.

Note: main bedroom photo to follow (decorating in progress when photos were being taken).



Available now and offered on an unfurnished basis.

* Local agent - lettings specialist *

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Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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