

Fletcher & Company

111 Rykneld Road, Littleover, Derby, Derbyshire, DE23
4AJ

Price Guide £495,000

Freehold



- Littleover Community School Catchment
- No Upward Chain
- Fabulous Plot Measuring just under 1/5 of an Acre
- Ideal family Home
- Horse Shoe Driveway
- Extensive Lawn Garden & Patio
- Well-Presented Throughout
- Highly Convenient Location
- Close to Excellent Amenities and Transport Links
- Security Lighting and House Alarm





Summary

This is a fabulous, four bedroom, detached residence occupying a particularly impressive plot on Rykneld Road measuring just shy of one fifth of an acre.

The property is sold with the benefit of no upper chain and features gas central heated and double glazed accommodation comprising entrance hall with utility/WC off, lounge, L-shaped open plan living kitchen and study. The first floor accommodation features a long landing leading to four bedrooms, bathroom and separate shower room. The property also has lapsed planning consent for a side extension.

The fabulous plot is set back from the road behind an in and out driveway offering parking for multiple vehicles, horse shoe driveway which continues down the side of the property to a detached garage. To the rear of the property is a generous patio, lawn and mature garden with impressive Willow tree.

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The Location

The property's location gives easy access to excellent amenities including Littleover Community school. It is also close to The Boy's Grammar school and Derby High school. There is a nearby parade of shops as well as a supermarket and pub. Littleover village centre offers a further range of amenities and the property gives easy access to the A38 and A50.

Accommodation

Entrance Hall

11'2" x 6'4" (3.42 x 1.94)

An entrance door provides access to hallway with central heating radiator, tiled floor, staircase to first floor with feature balustrade and useful storage beneath and double glazed window to side. The stairs also have feature lighting.



Fitted Guest Cloakroom/Utility

7'5" x 7'3" (2.27 x 2.23)

Comprising low flush WC, wash handbasin, appliance space with worktop over, central heating radiator, double glazed window to side and door to rear.

Lounge

22'2" x 10'8" (6.76 x 3.27)

A very pleasant dual aspect room with double glazed windows to both front and rear elevation, feature fireplace with decorative surround, raised hearth and interior, two central heating radiators, decorative coving, dado rail and two ceiling roses.



Fabulous Open Plan L-Shaped Living Kitchen

22'0" x 11'0" (6.72 x 3.37)



Lounge/Dining Area

With feature fire surround, central heating radiator, recessed ceiling spotlighting, double glazed window to front, matching French doors to garden and open access to kitchen.



Kitchen

Comprising an L-shaped preparation surface, tiled surrounds, ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, two ovens, dishwasher, gas hob, stylish floor to ceiling central heating radiator and double glazed windows to side and rear.



Study

11'3" x 6'4" (3.44 x 1.94)

Having a central heating radiator, oak flooring and two double glazed windows to side and front.



Long Landing

34'0" x 2'10" (10.37 x 0.87)

With central heating radiator and feature balustrade.

Bedroom One

11'4" x 9'7" (3.46 x 2.93)

Having a central heating radiator, fitted wardrobe and double glazed window to front.



Bedroom Two

11'3" x 9'8" (3.43 x 2.97)

With central heating radiator, fitted wardrobe and double glazed window to front.



Bedroom Three

16'11" x 7'5" (5.16 x 2.28)

Having a central heating radiator, fitted wardrobe and two double glazed windows to rear.



Bedroom Four

18'9" x 7'6" (5.74 x 2.30)

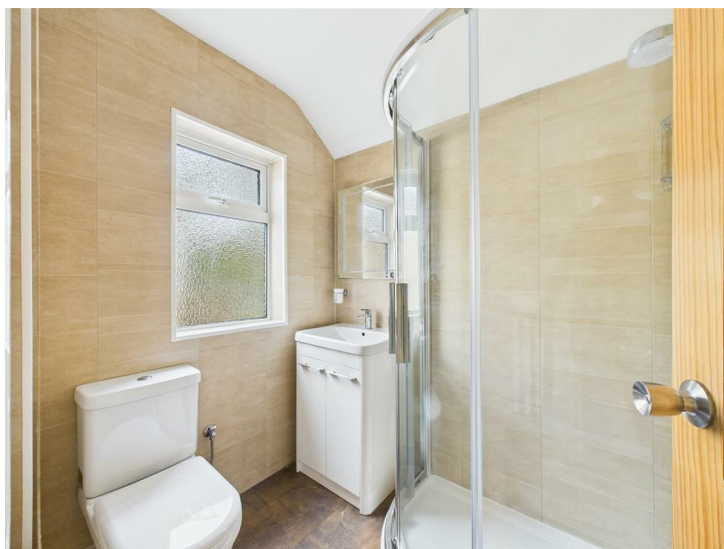
With two central heating radiators and two double glazed windows to rear.



Shower Room

6'4" x 5'3" (1.95 x 1.61)

Fully tiled and well-appointed with low flush WC, vanity unit with wash handbasin and cupboards beneath, shower cubicle, chrome towel radiator and double glazed window to side.



Bathroom

6'2" x 5'3" (1.90 x 1.62)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, bath with shower over, chrome towel radiator and double glazed window to side.



Outside

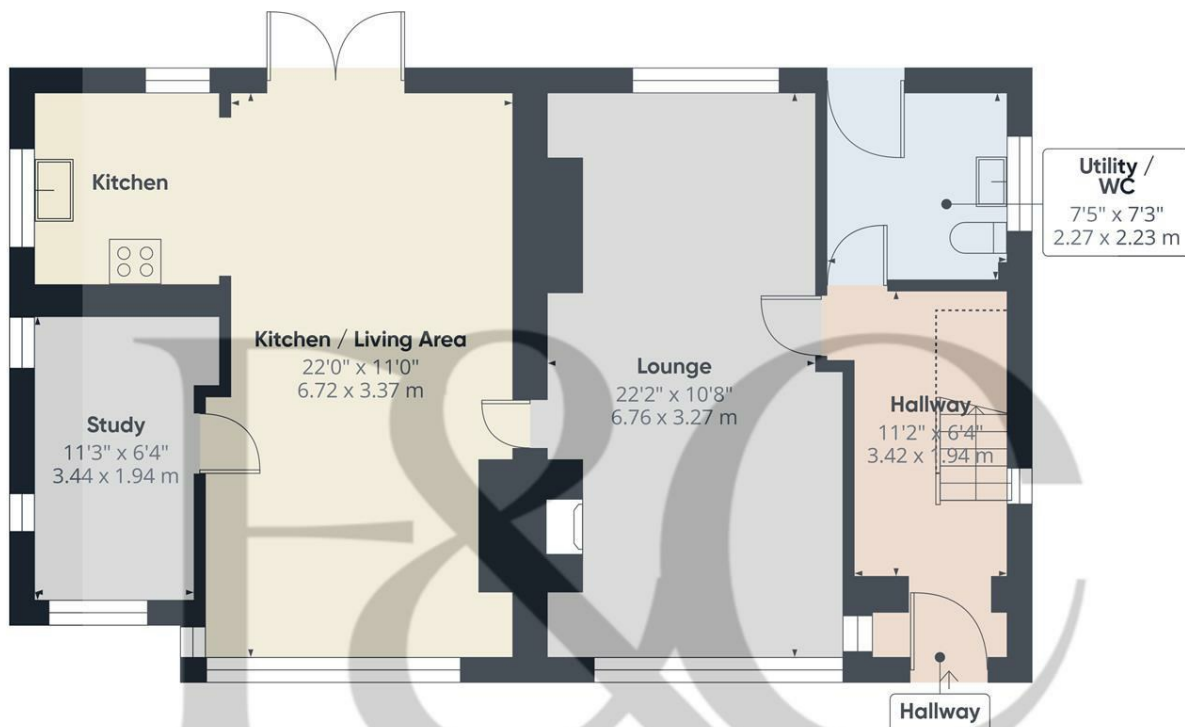
The property occupies a sizeable plot, set back from the road behind a U-shaped, horseshoe tarmac driveway with lawn fore-garden and mature tree. The driveway extends down the side of the property and leads to a detached garage.

Immediately to the rear of the property is a large patio/terrace, this drops down to an impressive lawn with mature Willow tree, mixed hedging and timber framed summerhouse. There is a pleasant outlook and a good degree of privacy. The well established garden is also a great habitat for wildlife.



Council Tax Band E





Floor 0

Approximate total area[®]

769 ft²
71.5 m²

Reduced headroom

17 ft²
1.6 m²

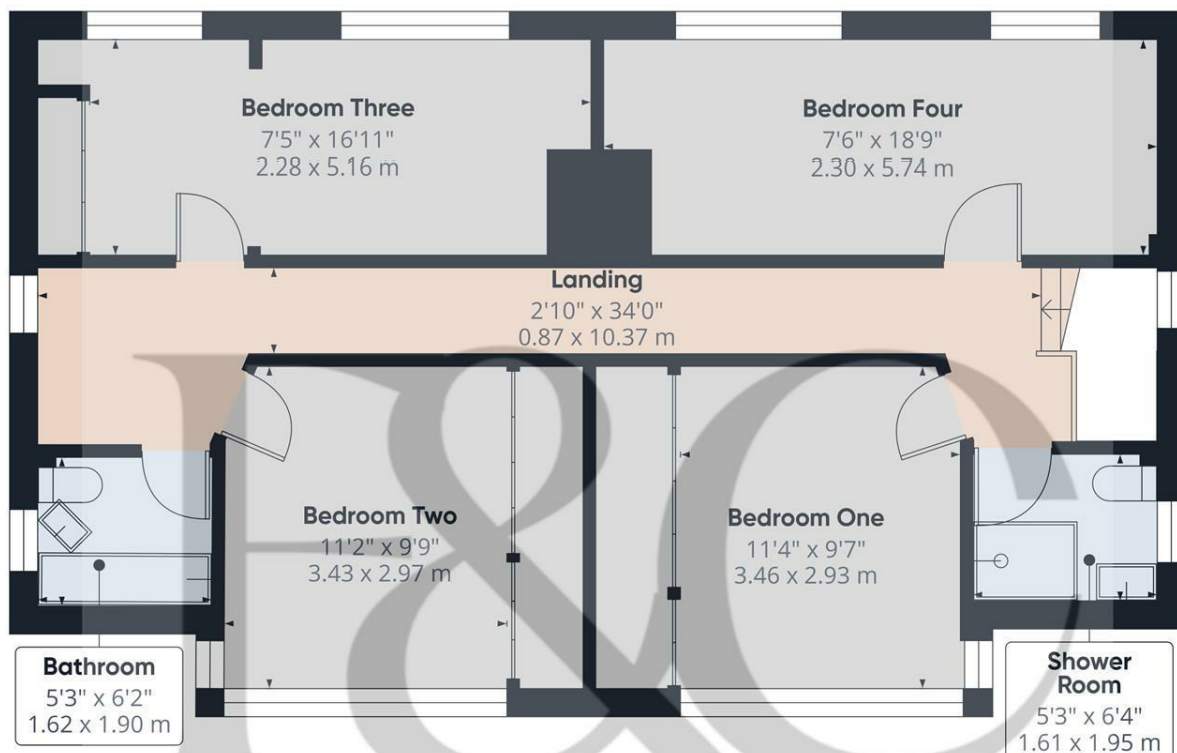
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]

741 ft²
68.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: E
Tenure: Freehold

