

Rykneln Road

Littleover, Derby, DE23 4BG

John German





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Offers Over £600,000

Lovely period home set well back from the road with two stunning balcony windows overlooking its substantial plot. Having been recently updated with a range of improvements including a lovely new kitchen and new bathrooms throughout you can just move in and relax.

There are a range of local retail outlets within walking distance of the property as well as in the centre of Littleover and nearby Mickleover. The property also falls within the catchment area for the noted Littleover Community School. Private education is also within walking distance at Derby High School and Derby Grammar School for boys. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital. Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network and there is a regular local bus service.

Entrance into the property is via a spacious entrance hall with stairs leading off to the first floor featuring an intricately patterned cast-iron balustrade, coved ceilings with an archway through to the sitting room/study and a very useful understairs cloaks cupboard. The floor has been recently retiled, and the connecting doors have been replaced with modern oak panel doors.

The main lounge is open plan to the dining room creating a lovely open and sociable space perfect for larger families or when entertaining. The fireplace forms the focal point of the lounge with an elegant, polished stone surround, an inset living flame gas fire and granite hearth. Moulded coving to the ceiling and oak floors that run through an archway into the dining room. The dining room as well as oak flooring also has matching coving and French doors that provide access directly out onto the rear patio.

Between the dining room and the kitchen is a small lobby area with oak flooring and oak panel doors that open into a very useful pantry and into the ground floor guest WC. The WC has been fully refitted with full height ceramic tiling, ceramic tiled floor, a modern vertical radiator, low flush WC and a vanity wash basin with storage beneath, window to the rear.

The kitchen has also recently been fully refitted with a range of base units with integrated dishwasher, granite worksurfaces above with an inset ceramic sink unit with mixer tap and a matching backplate above a range cooker (available by separate negotiation) extractor hood over, ceramic tiled splashbacks, matching freetwork inspired eye level display cabinets, ceramic tiled floor, ceiling spotlighting, windows to the side and rear and an entrance door to the rear garden. Spaces have been left for a washing machine and an American style fridge freezer.

To the right hand side of the entrance is a lovely second sitting room or home office with a bay window overlooking the front garden, oak flooring and a coved textured ceiling.

On the first floor stairs rise up to a split galleried landing with a wrought-iron balustrade, oaks doors lead off to the bedrooms, shower room and bathroom.

To the front of the property are two double bedrooms one of which has a spectacular Juliet balcony with views over the front garden. To the rear is a further double bedroom this time with a shallow balcony that you can step out onto and stunning views of the rear garden. The fourth bedroom is also located on the rear and is a smaller single bedroom with views over the rear garden.

The bedrooms are all served by a family bathroom plus a further shower room both of which have been fully refitted and are fully tiled with high end finishes bathroom comprising vanity washbasin with storage beneath, low flush WC and a stunning roll top slipper bath. The Shower room has a walk-in double shower with drench rain shower head.

Outside the property sits a long way back from the road behind a wide grass verge which leads onto a large lawned front garden set with cypress trees and olive trees an extensive block paved driveway provides parking lots of off road parking as well as access to the attached single garage.

To the rear there is a sizable rear garden which enjoys a good degree of privacy being mainly laid to lawn with shrub and herbaceous borders and an extensive block paved patio area adjacent to the rear of the house.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

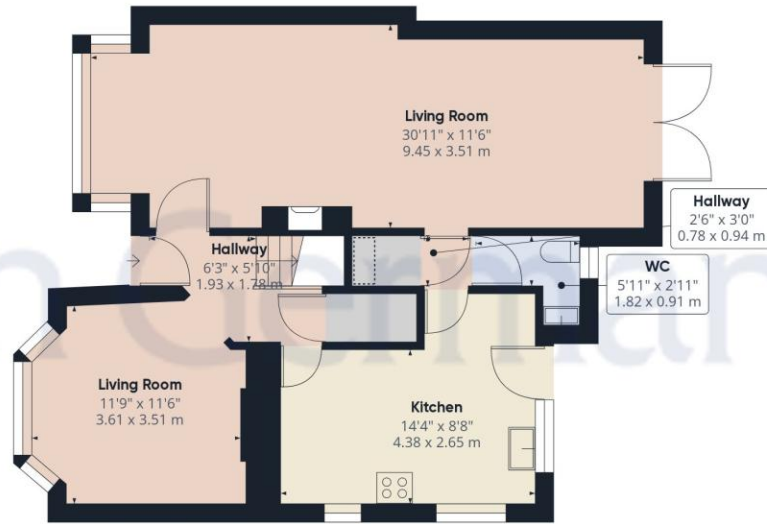
Local Authority/Tax Band: Derby City Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

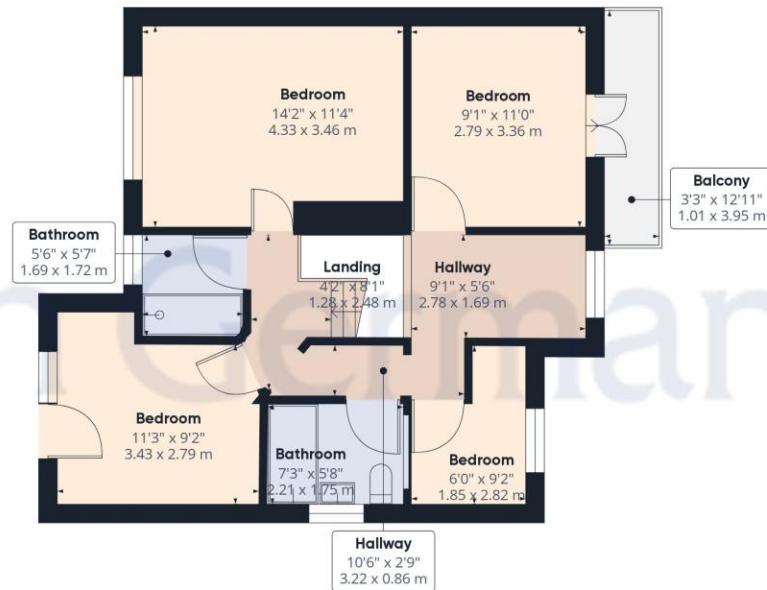
Our Ref: JGA29042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1351.1 ft²
125.52 m²

Reduced headroom

3.81 ft²
0.35 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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