

# Ryknelnd Way

Littleover, Derby, DE23 4AS

John  
German









# Rykneld Way

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£550,000

Elegant 1950's detached with lovely proportions.  
Extensive double width plot with beautiful,  
landscaped gardens. Potential to extend or  
possibly build a second property subject to  
planning. At the head of a quiet cul-de-sac in this  
sought after part of Littleover backing onto fields.





Rykeld Way is a sought after location on the edge of Littleover. 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. There are a number of local schools covering all age ranges including 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.

The property is fitted with double glazing and central heating with a new boiler installed 2021.

Entrance to the property is via a front storm porch with a tiled canopy and a quarry tiled floor. A hardwood entrance door opens into a spacious entrance hall with doors leading off to the ground floor living spaces, a courtesy door into the garage and stairs rising to the first floor.

Located off the hallway is a ground floor cloak/guest WC fitted with a low flush WC and hand washbasin, window to the front, hanging space for coats and built-in storage cupboard.

The main living room has a lovely triple aspect with window to the front, rear and sides providing plenty of natural light and views over the gardens. The fireplace forms a focal point to the room with a decorative surround, decorative beamed ceiling. The dining/sitting room is a generous space which currently forms a dual function with space for a small dining table as well room for companion seating in front of a feature fireplace with built-in storage on either side, window overlooking the rear garden.

The breakfast kitchen is fitted with a comprehensive range of base and eye level units with roll edge work surfaces matching central island unit with dropped breakfast bar, built-in eye level double oven, halogen hob with extractor hood over, integrated fridge and freezer, space for washing machine and dishwasher, tiled floor, window to the rear, entrance door to the rear garden.

On the first floor stairs lead to a lovely partially galleried landing with a window to the front and doors leading off to the bedrooms, bathroom and a separate WC.

The bathroom is fitted with a walk-in bath, pedestal washbasin, airing cupboard, PVC panelling and a window to the front. The master bedroom is a stunning room with dual aspect windows providing lovely views over the front and rear gardens. There is an extensive range of fitted bedroom furniture providing loads of storage. Both remaining bedrooms are great sizes, have fitted furniture and overlook the rear garden.

Outside, the property is situated in a commanding position at the head of the cul-de-sac behind a lovely formal front garden with a low wall front boundary. A driveway provides ample off-road parking as well as access to both garages. Double gates to the side of the property provide access to the stunning fully enclosed and private rear garden. The garden was lovingly landscaped by the original owner of the property with expansive lawned areas, herbaceous beds and borders, ornamental trees, and a spectacular meandering water feature with ornamental bridges and a summerhouse. There are two greenhouses, a garden shed and a polytunnel tucked away in the corner which is a dream come true for garden enthusiasts.

**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:** Driveway and garages **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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

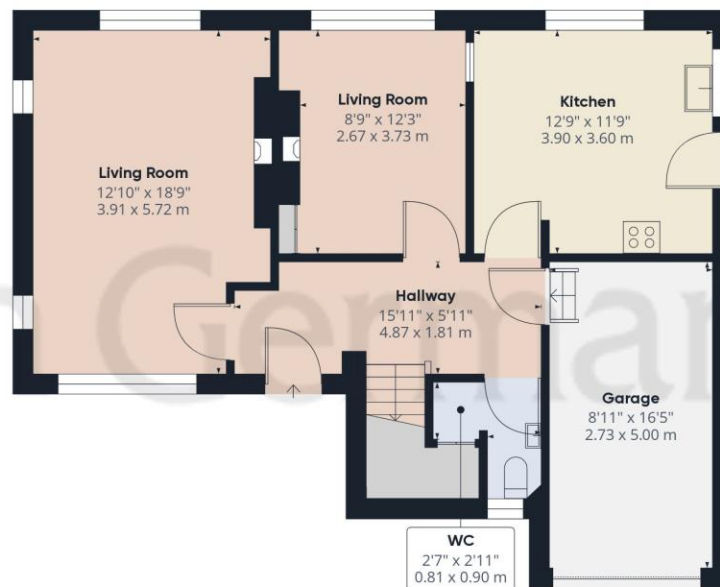
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA04102024







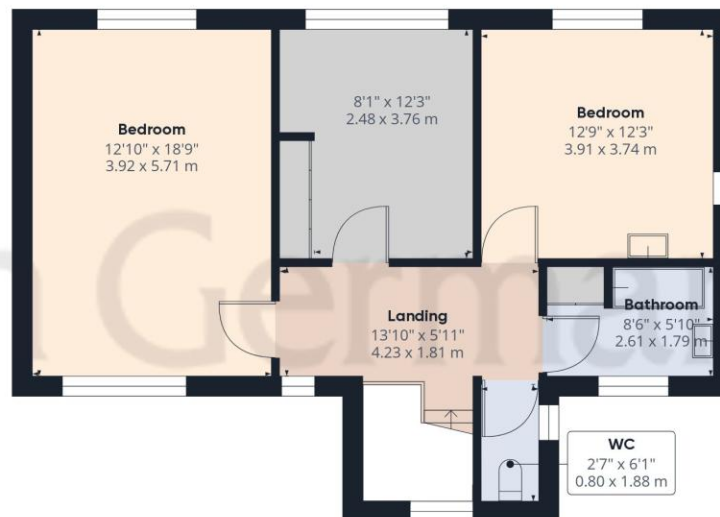


Ground Floor

Approximate total area<sup>(1)</sup>

1483.81 ft<sup>2</sup>

137.85 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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