

Rykneild Way, Littleover, Derby

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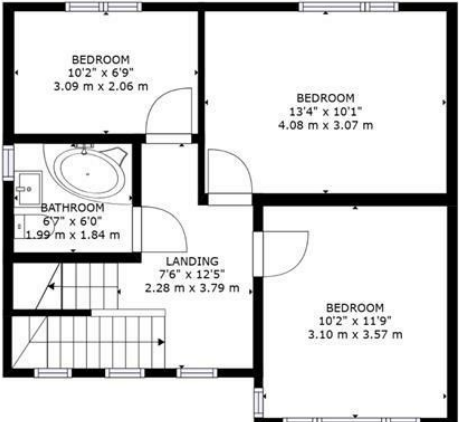
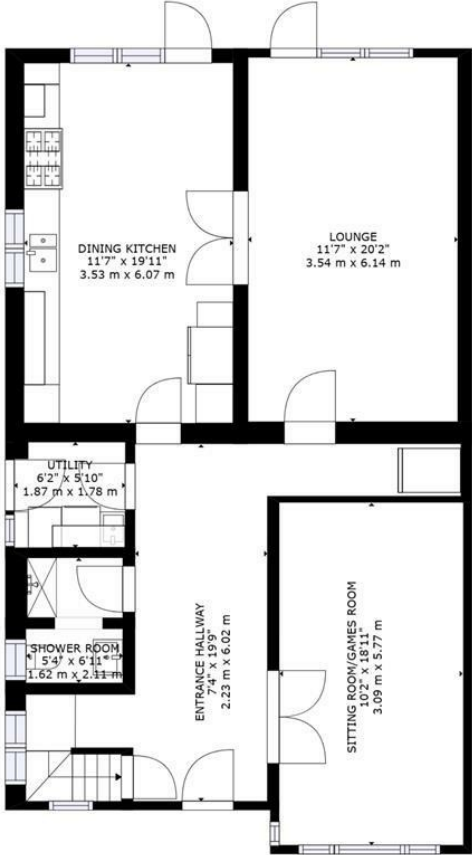


Rykneld Way, Derby, DE23 4AS

Price £535,000



Floor Plan



TOTAL: 1822 sq. ft, 170 m2
 FLOOR 1: 1019 sq. ft, 95 m2, FLOOR 2: 503 sq. ft, 47 m2, FLOOR 3: 300 sq. ft, 28 m2
 EXCLUDED AREAS: CRAWL SPACE: 8 sq. ft, 1 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







LITTLEOVER SCHOOL CATCHMENT AREA - A most spacious extended detached family home, set within this most generous mature plot and offering over 1800 square feet of accommodation over three floors. The property has been fitted with contemporary fittings throughout and offers a generous single storey extension to the rear with spacious lounge and dining kitchen. The property also offers a spacious attic conversion with primary bedroom and contemporary en-suite shower room.

The property has the benefit of gas central heating and replacement uPVC double glazed windows and the accommodation in brief comprises: spacious entrance hallway, ground floor shower room wc, utility room, sitting room/games room, spacious lounge and dining kitchen.

The first floor landing leads to three well proportioned bedrooms and contemporary bathroom. The second floor landing leads to a spacious attic conversion with primary bedroom and contemporary en-suite shower room.

Outside, the property also benefits from a generous enclosed private rear garden with spacious block paved effect patio area, extensive area laid to lawn with a fence panelled and hedgerow boundary.

- Spacious Extended Detached Family Home with Attic Conversion
- Littleover School Catchment Area
- Delightful Cul-de-Sac Position
- Well Presented & Contemporary Fittings Throughout
- Gas Central Heating & Replacement uPVC Double Glazing
- Entrance Hallway, Shower Room WC & Utility Room
- Sitting Room/Games Room, Lounge & Spacious Dining Kitchen
- Four Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Generous Driveway & Extensive Mature Rear Garden
- Easy Access to Excellent Local Shops & Amenities







LOCALITY & AMENITIES

Littleover is a highly sought after suburb of Derby, approximately 3 miles from the City centre, and offers an excellent range of local amenities in the village centre including supermarket, Post Office, petrol station and a further range of retail outlets. The property is also situated just a short drive away from Mickleover Village Centre which also offers a good range of local shops, amenities and a major supermarket. There are also local shops and amenities available in Heatherton Village.

The property also falls within the catchment area for the noted Littleover Community School which is located just a few minutes walk away. 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.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

19'9 x 7'4 (6.02m x 2.24m)

Entrance through composite double glazed entrance door into the entrance hallway. Fitted with ceramic tiled floor with feature edging, staircase leading through to the first floor landing, under stairs storage cupboard, recessed LED downlighters, floor mounted period style column radiator and contemporary panelled doors giving access through to ground floor wet room / WC, utility room, dining kitchen, lounge and sitting room / games room. Off the hallway there is a Boiler Area which houses the wall mounted Vaillant central heating boiler together with useful appliance space.

Ground Floor Shower Room WC

Fitted with white low level WC with chrome push button flush, ceramic wash hand basin standing on a Quartz shelf with a white high gloss vanity unit below with chrome Monoblock mixer tap. Shower area with wall mounted chrome mains fed shower unit with rain shower head above and has wet room with drainage. Porcelain tiled floor, ceramic tiled walls, extractor fan, recessed LED downlighters and uPVC obscure glazed window to the side elevation.

Utility Room

6'2 x 5'10 (1.88m x 1.78m)

Fitted with cream high gloss fronted units comprising base unit, wall mounted units with handleless design, roll edged laminated granite work surface over and metro style tiled splashback. Stainless steel sink drainer unit with chrome mixer tap, low level appliance space with plumbing for an automatic washing machine and space for dryer, uPVC double glazed window to the side elevation and composite double glazed entrance door giving access through to the side driveway.

Sitting Room/Games Room

18'11 x 10'2 (5.77m x 3.10m)

Accessed through double opening contemporary doors and is fitted with wall mounted curved up-lighters x2, uPVC double glazed window to the front elevation and uPVC double glazed window to the side elevation.

Lounge

20'2 x 11'7 (6.15m x 3.53m)

Fitted with grey wood grain effect laminate flooring, two central heating radiators, TV point, recessed LED downlighters, two Velux windows to the side elevation and aluminium bi-folding doors giving access through to the rear garden. There are double opening contemporary panelled doors giving access through to the:

Spacious Dining Kitchen

19'11 x 11'7 (6.07m x 3.53m)

Fitted with a range of cream high gloss fronted units with handleless design, wall, base and drawer units with pan drawer and tall cupboards. Roll edged laminated granite effect work surface over with metro style tiled splashbacks. Stainless steel dual fuel Range cooker with gas hob, double electric oven and grill plus stainless steel extractor unit over. Recessed LED downlighters, two Velux double glazed windows to the side elevation a further uPVC double glazed window to the side elevation and aluminium bi-folding doors giving access through to the rear garden.

FIRST FLOOR

Staircase leading through to the first floor landing from the spacious entrance hallway.

Landing

has three feature uPVC double glazed windows to the front elevation, central heating radiator, smoke alarm and further staircase leading through to the second floor. Doors giving access through to three bedrooms and contemporary bathroom.

Bedroom Two

13'4 x 10'1 (4.06m x 3.07m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

11'9 x 10'2 (3.58m x 3.10m)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Four

10'2 x 6'9 (3.10m x 2.06m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

Contemporary Bathroom

6'7 x 6'0 (2.01m x 1.83m)

Fitted with a corner bath with shower over, pedestal wash hand basin with chrome Monoblock mixer tap over and low level WC with chrome push button flush. Chrome ladder style heated towel rail, marble effect ceramic tiled floor and walls, extractor fan, uPVC obscure glazed window to the side elevation.

SECOND FLOOR

Staircase leading through to the second floor from the first floor landing.

Landing

Has useful built-in cupboard built into the eaves and doorway access to the primary bedroom.

Primary Bedroom

20'10 x 13'3 (6.35m x 4.04m)

Fitted with central heating radiator, TV point, recessed LED downlighters, access to two storage areas into the eaves and uPVC double glazed window to the rear elevation.

Contemporary En-Suite Shower Room

6'5 x 5'3 (1.96m x 1.60m)

Fitted with contemporary three-piece suite with low level WC with chrome push button flush, ceramic wash hand basin with chrome Monoblock mixer tap standing on a white high gloss vanity unit with double opening cupboard doors below. Corner shower with double opening glazed doors, wall mounted chrome mains fed shower unit with shower attachment and rain shower head above. Wall mounted mirror bathroom cabinet, modern chrome ladder style heated towel rail, ceramic tiled floor, ceramic tiling to the walls, extractor fan and uPVC obscure glazed window to the side elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

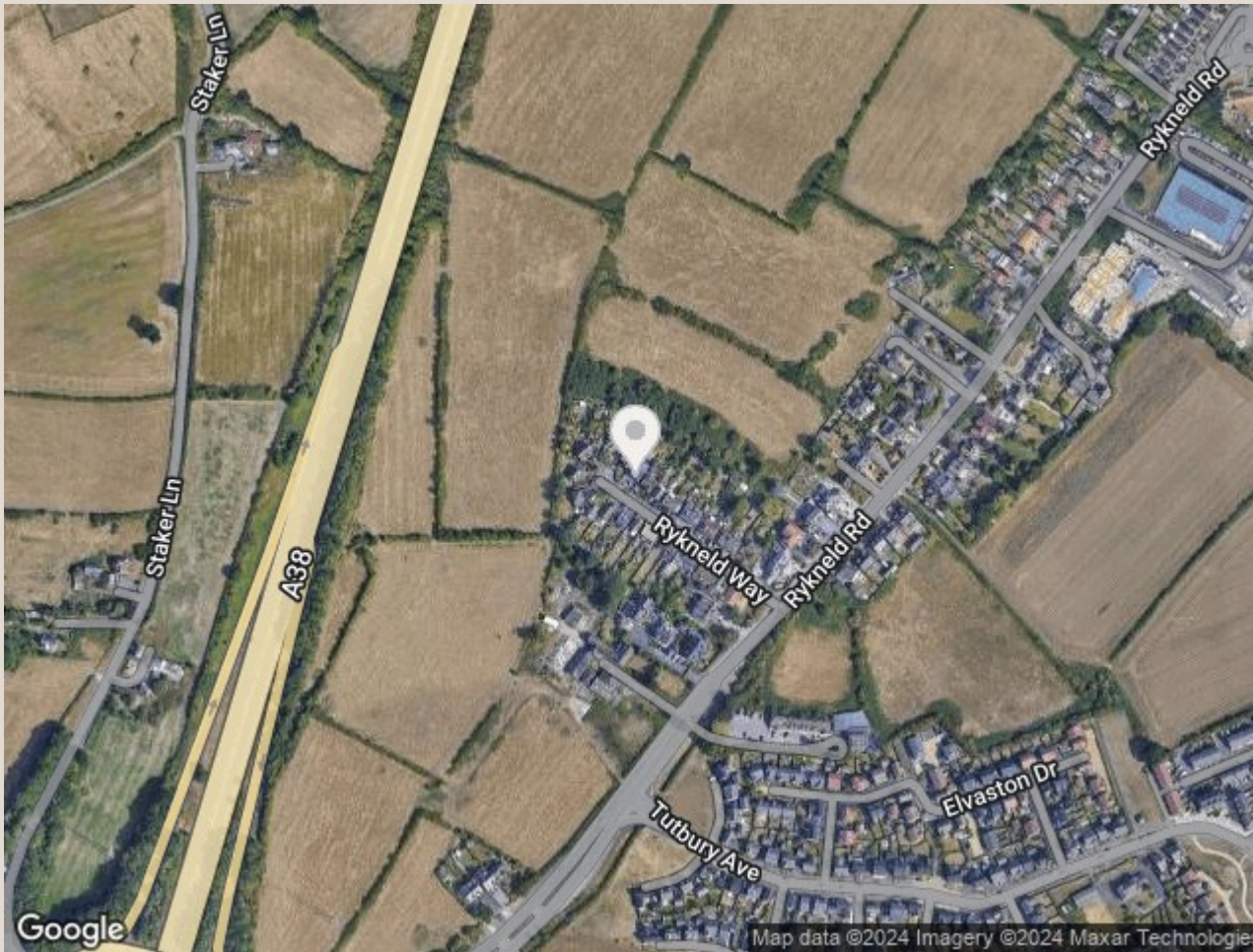
To the front of the property there is a walled forecourt garden with generous tarmacadamed driveway providing off road car standing for around three to four vehicles and the driveway continues to the side of the property with timber gated access leading into the extensive enclosed rear garden.

Generous Enclosed Rear Garden

The extensive enclosed rear garden has a generous press concrete block paved effect patio area, extensive lawn and fence panelled boundary. There is outside security lighting and outside power socket.

Council Tax Band - D

Derby City Council



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

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