

CURRAN
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Amber Lodge, Rykneld Road

Littleover

£375,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SPACIOUS EXTENDED DETACHED BUNGALOW WITH GATED DRIVEWAY -

An extended and well maintained detached bungalow, occupying this highly sought after position close to excellent local shops and amenities. This property offers around 1300 square feet of extended living accommodation with spacious living room, spacious conservatory, two/three bedrooms, shower room and bathroom with feature slipper bath. The property stands back from road with a gated driveway and generous frontage with detached brick built garage. There is also a low maintenance enclosed rear garden.





The Detail

An extended and well maintained detached bungalow, occupying this highly sought after position close to excellent local shops and amenities. This property offers around 1300 square feet of extended living accommodation offering generous room proportions and a delightful position, set back from Rykneld Road behind a gated driveway with generous frontage with block paved driveway leading to a single detached brick built garage and beautiful landscaped rear gardens.

The accommodation has the benefit of a combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance into a well appointed breakfast kitchen with integrated appliances and breakfast bar, generous lounge with feature fireplace with log burner, spacious conservatory with separate utility room. There is an inner hallway giving access to two generous double bedrooms at the rear and a well appointed shower room. There is also access off the breakfast kitchen leading to bedroom three/study which also leads to a further bathroom.

Outside, the property is set back from the road behind a gated driveway with space for around three to four cars and this leads to a detached single garage with a generous amount of space to the left hand side providing further potential for additional parking or space for a garage extension (subject to necessary planning consent being obtained) There are beautiful landscaped gardens with shaped lawn and well stocked planting borders to the front. There are low maintenance gravelled gardens to the side and rear with planting borders, shed and a fence panelled boundary.







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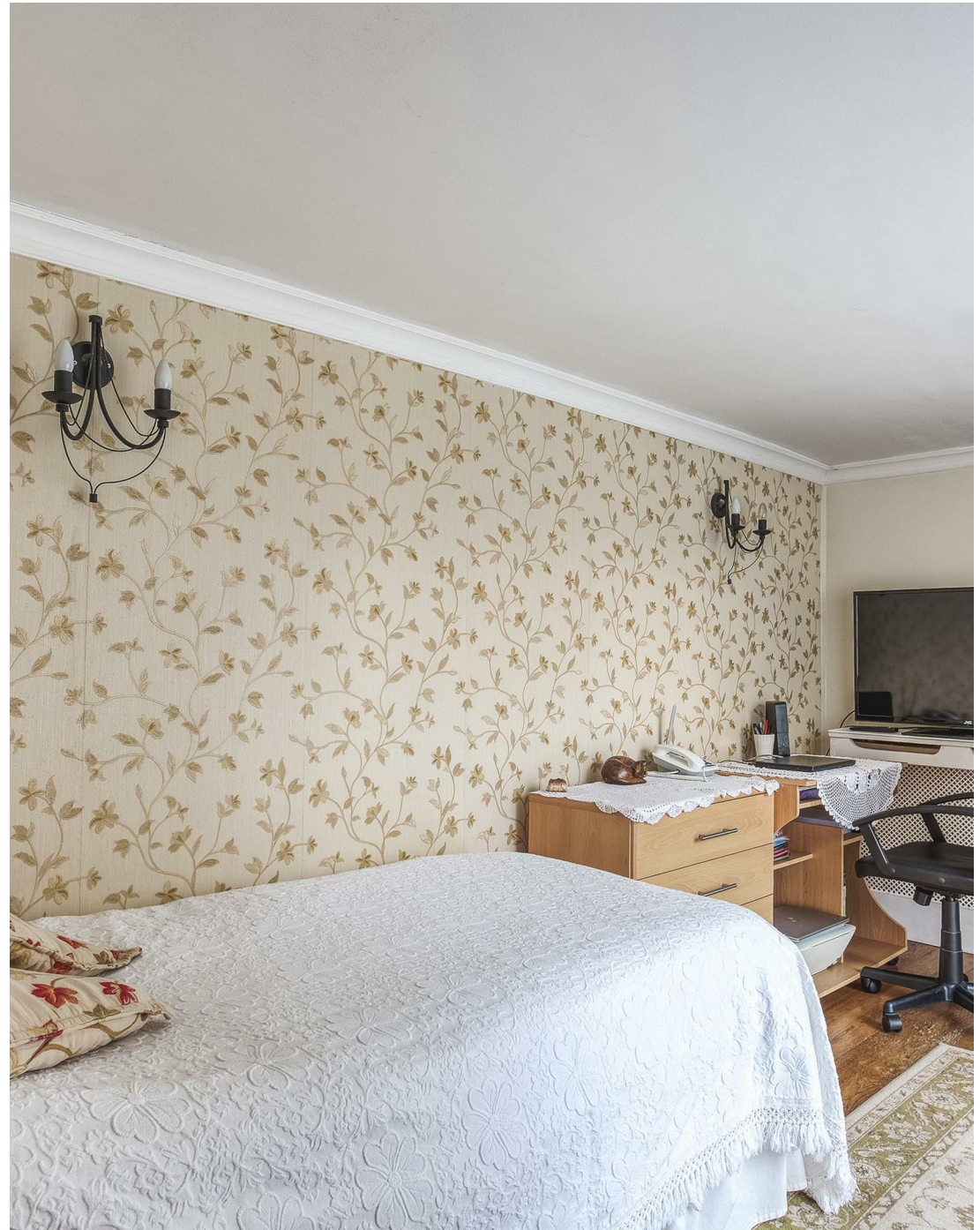
The Location

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 and an Aldi supermarket close by.

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.

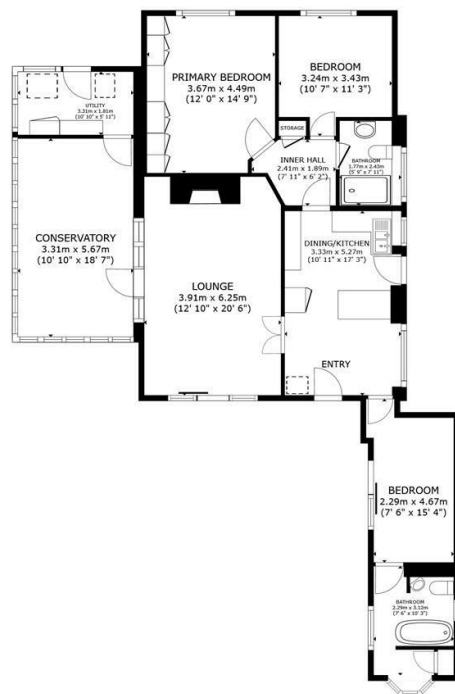
This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network.









FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 124.0 sq.m. (1,334 sq.ft.)
TOTAL : 124.0 sq.m. (1,334 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Spacious Extended Detached Bungalow
- Well Maintained & Presented
- Well Appointed Breakfast Kitchen with Breakfast Bar
- Spacious Lounge with Feature Fireplace with Log Burner
- Spacious Conservatory & Utility Room
- Two/Three Bedrooms, Shower Room & Bathroom
- Generous Frontage with Gated Driveway & Detached Single Garage
- Delightful Landscaped Front Garden & Low Maintenance Rear Garden
- Littleover School Catchment - Located just a short away
- Close to Excellent Local Shops & Amenities

Size

Approx 1334.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's *Talk*

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