

CURRAN  
BIRDS  
+ CO

Rykneld Road  
Littleover, Derby  
£270,000





# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT - An extended and well-maintained detached family home, occupying this sought-after Rykneld Road, being ideally positioned for access to excellent local amenities at Heatherton Village and located within a short walk of Littleover Community School.

The property in brief comprises an entrance hallway, well appointed ground-floor shower room, lounge with feature fireplace and open plan access to a dining room. There is doorway access to an extended dining kitchen with range cooker and separate utility room. The first floor landing leads to three bedrooms with the primary bedroom being a spacious double bedroom.

Externally, a concrete driveway offers generous parking and leads to a detached garage/workshop, while the enclosed rear garden provides a private outdoor retreat.









## The Detail

Stepping into the entrance hallway, you are welcomed by dark oak engineered wood flooring, built-in storage, and a staircase leading to the first floor. The ground floor includes a stylish contemporary shower room fitted with a modern three-piece suite including a low flush wc, wash hand basin and a double-width walk-in shower.

The property offers two reception rooms with a spacious lounge with characterful feature fireplace, dark oak engineered wood flooring and bay window to the front elevation. There is open plan access to the dining room with continuation of the dark oak engineered wood floor. The dining room gives access to the extended dining kitchen, fitted with panelled units, quartz effect worktops, and is complemented by a Baumatic stainless steel dual fuel range cooker. A separate utility room provides additional worktop space, appliance storage, and plumbing for a washing machine.

Upstairs, three well-proportioned bedrooms include a spacious primary bedroom with built-in wardrobes. There are two further single bedrooms both with built in wardrobes and useful storage.

Externally, the home benefits from a concrete driveway with decorative metal gates, a detached garage/workshop with power and lighting. There is a particularly private enclosed rear garden with a block-paved covered seating area, raised planting beds, lawn and a generous raised level timber decked seating area.











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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.





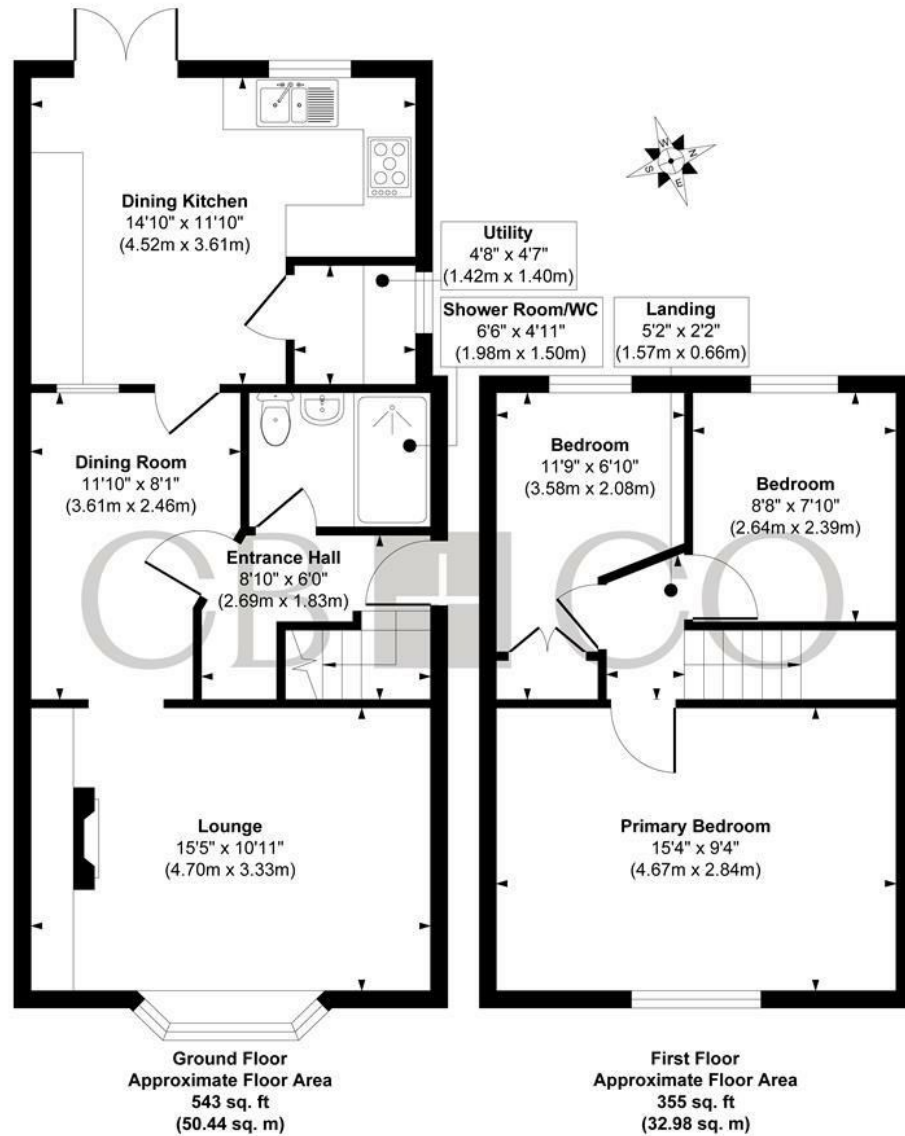








## Rykneld Road, Littleover



## The Particulars

- Extended Traditional Detached Home
- Littleover School Catchment Area
- Well Maintained Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hallway & Ground Floor Contemporary Shower Room WC
- Lounge with Open Plan Access to Dining Room
- Extended Dining Kitchen with Range Cooker
- Three Bedrooms
- Generous Driveway, Detached Garage/Workshop & Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities at Heatherton Village

### Size

Approx 898.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C



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Let's *Talk*

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