



Oak Farm 137 Rykneld Road, Littleover Derby, DE23 4AL Offers Over £399,000

AN APPEALING , PERIOD, FORMER FARMHOUSE, set in delightful mature gardens of approximately 1/4-acre, within this premier, mature residential location, The property is available with IMMEDIATE VACANT POSSESSION, and offers the discerning purchaser an excellent opportunity to acquire an attached spacious home, ripe for refurbishment, and structural extension, if so required and subject to obtaining the necessary permissions. There is a substantial brick Garage & Workshop, which affords the potential for a dependent relative annex, or additional living space, again subject to planning. Having the benefit of gas central heating, the accommodation briefly comprises: -

GROUND FLOOR, Enclosed Entrance Porch, Reception Hall, Sitting Room, separate Dining Room, Dining Kitchen, Utility Room, Cloaks/WC, and Garden Room. FIRST FLOOR, landing, Four well-proportioned Bedrooms, and spacious Bathroom. OUTSIDE, large detached brick Garage with adjoining brick Workshops, and delightful, secluded gardens. EPC E (2023), Council Tax Band F.

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The Property

A period former attached Farmhouse, set well back from Rykneld Road, in delightful mature gardens. The property offers the discerning purchaser an excellent opportunity to acquire a spacious Family Home, ripe for refurbishment, and structural extension, together with the potential to convert the garage & workshop into a dependent relative annex or additional living space, if so required and subject to obtaining the usual planning and building regulation approvals. The property is offered with immediate vacant possession, and comprises; entrance porch, reception hall, two reception rooms, kitchen, utility room, cloaks/WC, garden room, four bedrooms, bathroom, garage, workshops, and delightful secluded gardens.



Location

The property enjoys a premier and mature location within the popular suburb of Littleover, within walking distance of schooling, close to open countryside, and within easy driving distance of the Royal Derby Hospital, and the A38 and A50 for commuting further afield. Littleover affords a range of amenities to include; day-to-day shopping, eateries, doctors and dentist surgeries, places of worship, hair and beauty salons, public houses, and a regular bus service to Derby city centre.

Directions

When leaving Derby city centre by vehicle, proceed along Burton Road continuing through the ring road traffic lights and through Littleover centre, then on reaching the traffic island continue straight across into Pastures Hill, which in turn becomes Rykneld Road, to find the property on the right-hand side.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13327

ACCOMMODATION

Having the benefit of gas central heating, the detailed accommodation comprises: -

GROUND FLOOR

Enclosed Entrance Porch

Having part-multi-pane double-glazed entrance door, and part-multi-pane glazed inner door opening to the: -

Spacious Reception Hall

Having stripped-wood flooring, central heating radiator, and two wall light points.



Inner Hall

Having stairs to the first floor with understairs store, and sash window.

Cloaks/WC

Having suite comprising; high-level WC, and wash hand basin with tiled splashback.

Sitting Room

4.50m x 3.96m (14'9" x 13'0")

Having full-width, random-stone fireplace with stone display shelving, stone hearth, and open fire-grate, together with central heating radiator.



Dining Room

3.94m x 3.45m (12'11" x 11'4")

Having windows to the front enjoying views over the garden, side window, and central heating radiator.

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Dining Kitchen

5.66m x 2.79m (18'7" x 9'2")

Having fittings comprising; two double base units, and drawers, together with quarry-tiled floor, windows to the side and rear, ample work surface areas with tiled splashbacks, central heating radiator, multi-pane glazed door opening to the garden room, and further door opening to the: -



Utility Room

2.82m x 2.34m max (9'3" x 7'8" max)

Having white Belfast sink unit, plumbing for automatic washing machine, quarry-tiled floor, store cupboards, walk-in shelved pantry, and fitted boiler/airing cupboard housing a wall-mounted gas central heating boiler, and hot water cylinder, providing domestic hot water and central heating.

Garden Room

6.02m x 1.52m (19'9" x 5'0")

Having four arched multi-pane glazed windows overlooking the courtyard garden, part-glazed French door opening to the patio, and tiled floor.



FIRST FLOOR

Spacious Landing

Having central heating radiator, and glazed rooflight.

Bedroom One

4.50m x 3.96m (14'9" x 13'0")

Having windows to the front and side, and central heating radiator.

Bedroom Two

5.49m x 2.82m (18'0" x 9'3")

Having windows to the rear and side, and central heating radiator.



Bedroom Three

3.96m x 3.45m (13'0" x 11'4")

Having windows to the front and side, and central heating radiator.



Bedroom Four

3.45m x 2.74m (11'4" x 9'0")

Having period cast-iron fireplace, built-in wardrobes with shelf cupboard and top cupboards, and central heating radiator.

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Spacious Bathroom

3.05m x 2.39m (10'0" x 7'10")

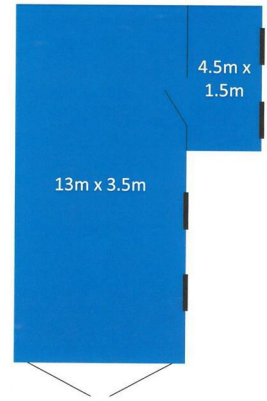
Having suite comprising; claw-foot bath, low-level WC, and wash hand basin, together with heated chrome towel rail, double glazed window, and access to the loft space, via a loft ladder, the loft space being part-boarded.



OUTSIDE

Large Detached Garage & Workshops

Comprising: -



Front Garage Area

7.19m x 3.73m (23'7" x 12'3")



Rear Garage Area/Workshop One

4.29m x 3.89m (14'1" x 12'9")



Workshop Two

3.96m x 1.70m (13'0" x 5'7")

Brick Coal Store

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Mature Gardens

Extending to approximately 1/4-acre, comprising: -



Front Garden

The property is set well back from Rykneld Road, behind a deep, mature front garden, having lawns, well-stocked shrub and flower borders, ornamental fish pond, and mature trees, together with long driveway to the garage affording ample car standing spaces.

Rear/Side Garden

Secluded courtyard-style garden, having paved patio, and small lawn.



ADDITIONAL INFORMATION

****PLEASE NOTE AS OF JANUARY 2024 THIS PROPERTY HAS NOW BEEN CLEARED OF FURNITURE AND IS NOT AS APPEARS IN THE BROCHURE****

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Council Tax

From enquiries of the VOA Website, we understand that the property currently falls within council tax band F, with Derby City Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Do you need a Survey?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

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Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.


We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.


In order to carry out the identity checks, we will need to request the following: -

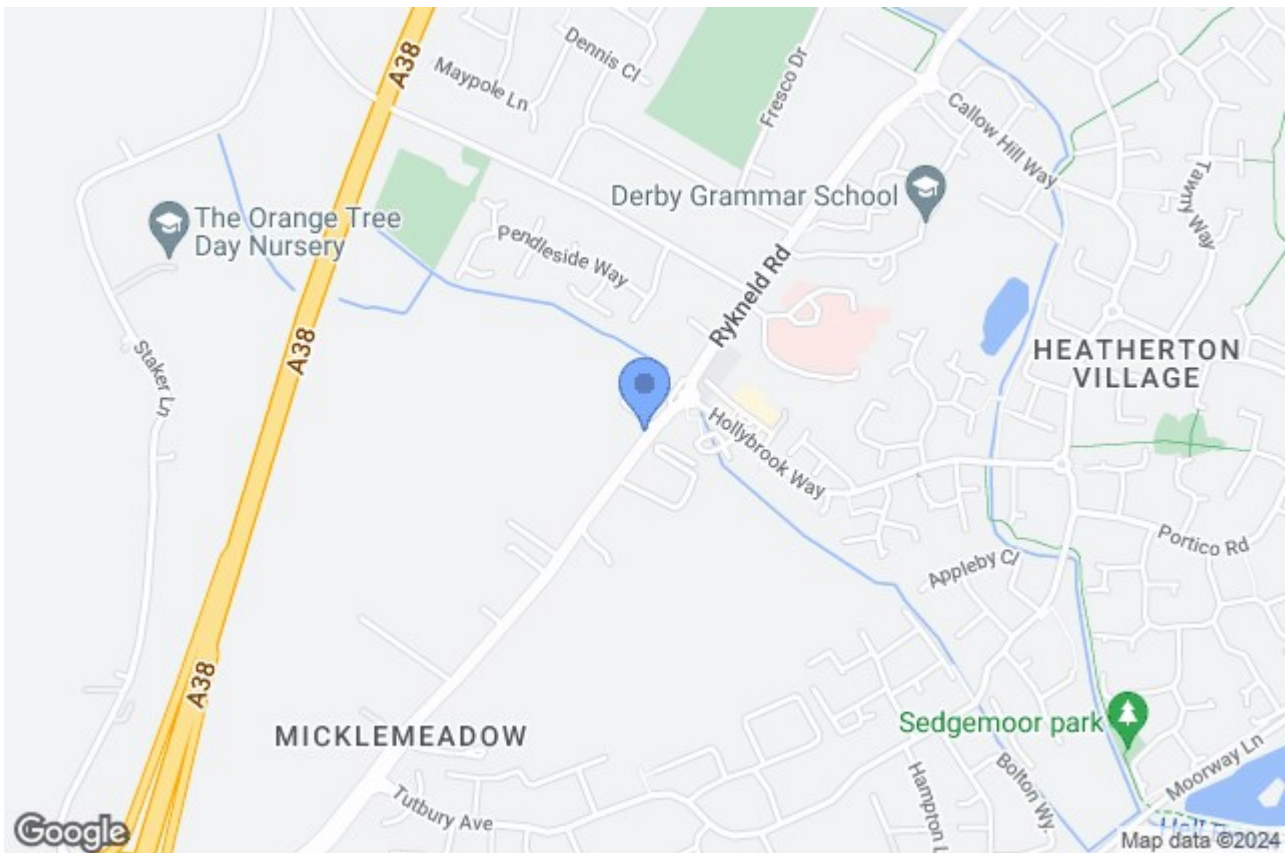
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13327

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

