



Rykneld Way
Littleover DERBY

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Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom detached bungalow, situated on a lovely road in the desirable area of Littleover. Conveniently located, the property is well connected to main transport routes in-and-out of Derby and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with a gated garden that has been finished to an immaculate standard along with a driveway providing off road parking whilst also pushing the property away from the roadside for enhanced privacy. Internally, the property has been finished to a lovely standard throughout and offers a spacious property consisting of: a wonderful lounge, a beautiful kitchen which offers ample storage and integrated appliances, pantry area, modified garage space, a stand alone shower room, separate W/C along with two great sized, double bedrooms! Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a beautiful decking seating area and an extensive sized lawn area, with a high level of privacy, the garden presents the perfect relaxation area. Viewing of this lovely property is essential!

Entrance Hall

Engineered Wooden flooring with under floor heating, window to front elevation x2, loft access, pendant light, electric radiator.

Living Room

Wooden flooring, patio doors leading to rear garden, log burner, pendant light, wall light x2, central heating radiator.

Kitchen

Wooden flooring, window to front elevation, window to side elevation, built in pantry cupboard, cupboards over counters, pendant light x2, integrated oven & hobs, plumbing for washer, tiled flooring, patio doors leading to rear garden, central heating radiator.

Bedroom One

Wooden flooring, window to rear elevation, central heating radiator, pendant light, integrated wardrobe.

Bedroom Two

Wooden flooring, pendant light, window to front elevation, central heating radiator.

Shower Room

Tiled flooring, floor to ceiling wall tiles, pendant light, hand wash basin, window to front elevation, walk in shower, central heating radiator.

W/C

Carpet flooring, low level flush W/C, hand wash basin, pendant light.

Garage

Concrete flooring, pendant light, door leading to rear garden, workbench, storage aspect.

Front Garden

Well maintained lawn, driveway providing off road parking, access to garage.

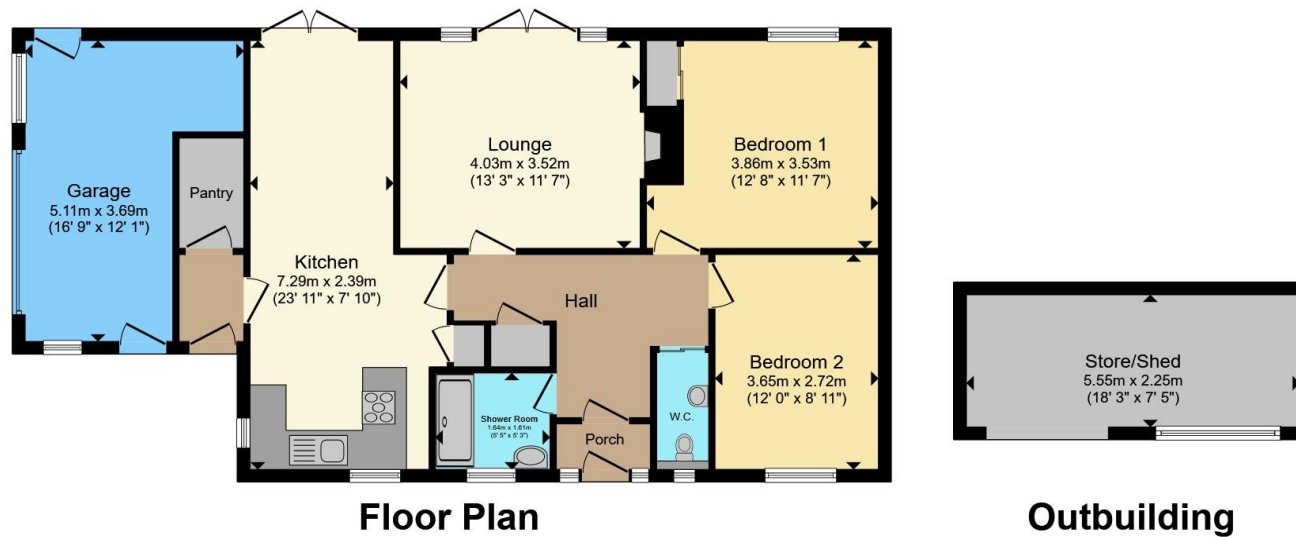
Rear Garden

Enclosed rear garden, high level of privacy, decking seating area, well maintained lawn area, storage space/shed.









Total floor area 107.7 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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