



Rykneld Way, Littleover DERBY DE23 4AT

welcome to

Rykneid Way, Littleover DERBY

A beautifully presented and deceptively spacious two-bedroom detached bungalow occupying a generous plot in the sought-after suburb of Littleover. Featuring an open-plan dining kitchen, cosy lounge, mature gardens, garage and plentiful storage, this charming home is ready to move into.



Porch

A useful entrance space offering shelter and practical storage, opening into the main hallway.

Entrance Hall

Central and well-proportioned, providing access to all rooms and reinforcing the ease of single-storey living. Featuring solid, engineered wood flooring with under-floor heating.

Lounge

13' 3" x 11' 7" (4.04m x 3.53m)

A bright and welcoming room with french doors opening to the rear garden, and a feature fireplace housing a log-burning stove, creating an inviting focal point and a warm, cozy atmosphere.

Kitchen Diner

23' 11" x 11' 5" (7.29m x 3.48m)

An impressive open-plan space fitted with modern units with complementary wooden worktops and wood-effect flooring, an integrated oven and gas hob, space and plumbing for further appliances, a substantial walk-in pantry, and a convenient breakfast bar with space for stools. The dining area offers ample room for dining/living furniture, with french doors opening directly to the raised decking in the rear garden, perfect for al-fresco dining.

Bedroom One

12' 8" x 11' 7" (3.86m x 3.53m)

A generous double bedroom with ample space for wardrobes and bedroom furniture.

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

Another well-proportioned double bedroom, ideal for guests, family members or home office use.

Shower Room

Fitted with a modern walk-in shower enclosure, wash hand basin and contemporary tiling.

Separate W/C

Comprising a W/C and wash hand basin, with under-floor heating.

Outside

The rear garden is thoughtfully landscaped and full of character, incorporating mature planting, lawned areas and a raised timber deck ideal for outdoor seating. A timber store/outbuilding provides valuable versatility, while the garage provides further storage, with the driveway allowing off-road parking for multiple vehicles.

Local Area

Littleover is one of Derby's most sought-after residential suburbs, renowned for its strong community feel, excellent local amenities and access to well-regarded schools.

The area offers a range of shops, cafés, supermarkets and healthcare facilities, with attractive green spaces and parkland nearby.

Transport links are excellent, providing easy access to Derby city centre, Royal Derby Hospital, the A38, A50 and onward connections to the motorway network. This makes Littleover a popular choice for both professionals and downsizers seeking convenience without compromising on tranquillity.



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welcome to

Rykneld Way, Littleover DERBY

- DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS
- QUIET CUL-DE-SAC LOCATION IN A SOUGHT-AFTER AREA OF LITTLEOVER CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- OPEN-PLAN KITCHEN DINER WITH SEPARATE LOUNGE
- MODERN SHOWER ROOM WITH SEPARATE W/C
- MATURE, LANDSCAPED GARDENS WITH RAISED DECKING SEATING AREA AND OUTBUILDING

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109558 - 0003

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