

Rykned Road

Littleover, Derby, DE23 4BH



Superbly presented recently modernised three bedroom semi-detached property, enjoying a popular location

£300,000

John German 

Location - The property is situated on the popular Rykneld Road which boasts ease of access to comprehensive facilities of schooling such as Derby Grammar, Derby High School and the popular Littleover Community School. Ease of access is also available to the Nuffield Hospital, local shops and recreational facilities available at Heatherton Village and fast road networks to the A38 and A50.

Accommodation - On The Ground Floor -

Entrance Hall - Pine stripped staircase, wooden flooring, radiator, understairs boot cupboard.

Guest Cloakroom - Low level w.c., wash hand basin, tiled flooring.

Lounge - 4.15m x 3.6m (13'7" x 11'9") - Decorative marble fireplace with recently installed electric fire, decorating coving, TV point, wall lights, built in bench seating, radiator.

Open Plan Living Breakfast Kitchen - Comprising:

Dining Area - 3.8m x 3.36m (12'5" x 11'0") - Wooden flooring, decorative coving, magnificent feature brick exposed chimney with brick hearth and wood burning stove, radiator.

Kitchen Area - 2.6m x 2.58m (8'6" x 8'5") - 11/2 bowl inset sink unit with base cupboard under, comprehensive range of oak units with base and drawers, work surfaces over, tiled surrounds, complementary wall mounted cupboards, integrated recently installed dishwasher, tall fridge/freezer, Range type cooker with large extractor hood offering gas and electric cooking facilities to be included, integrated washing machine to be included, complementary wall mounted cupboards in china display cabinet, french door providing access to the:

Conservatory - 3.6m x 3.56m (11'9" x 11'8") - Wooden flooring, door to the rear off, radiator.

On The First Floor - Landing -

Bedroom One To Front - 3.7m x 3.49m (12'1" x 11'5") - Radiator.

Bedroom Two - 3.8m x 3.3m (12'5" x 10'9") - Radiator, access to large boarded attic.

Bedroom Three - 2.76m x 2.1m (9'0" x 6'10") - Radiator.

Family Bathroom - Low level w.c., pedestal wash hand basin, free-standing vanity wash hand basin with cupboard under, tiled flooring with underfloor heating, heated chrome towel rail, tiled walls, spotlighting, extractor fan.

Outside & Gardens - There is an established mature garden with patio, lawns and well stocked borders, raised decking area ideal for alfresco dining, two timber garden stores. There is a deep foregarden mainly laid to lawn with flowering borders and adjacent driveway leading to the:

Garage - 5.46m x 2.27m (17'10" x 7'5") - Power, lighting, up and over door.

Ground Floor



First Floor







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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