



Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

20 Rykneld Way, Littleover, Derby, DE23 4AS

A well presented three bedroomed semi-detached house which benefits from gas central heating, double glazing, sizeable mature garden and from being within the popular Littleover Community School Catchment. NO CHAIN.

£215,000



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DIRECTIONS

Leave Derby City Centre along Burton Road and at the traffic lights, proceed straight over through the shopping facilities at Littleover. At the roundabout continue onto Pastures Hill and at the next roundabout continue straight over onto Rykneld Road. Proceed past the Hollybrook Pub before turning right onto Rykneld Way where the property is situated on the right hand side clearly identified by our For Sale Board.

A well appointed, three bedroomed family house which in brief comprises entrance hall with staircase leading to the first floor, lounge with open plan access to dining room and lean to rear conservatory. Recently refitted kitchen with understairs storage and access to the rear. To the first floor, there are three bedrooms and a bathroom with shower attachment over the bath.

A particular feature of this house is the long lawned garden to the rear which is bordered by mature trees and hedges. To the front elevation is a tarmac car standing area with paved driveway leading to a single detached garage.

Littleover is a popular village approximately three miles south west of the vibrant City Centre of Derby with its wealth of bars, restaurants and the Intu Shopping Centre. The village of Littleover is a short distance away and also offers shops, pubs, restaurants as well as medical facilities. This house benefits from being within the popular Littleover Community School Catchment and is also within walking distance of Derby Boys Grammar School and Derby High School. The property is perfectly located for ease of access to the A38 giving onward travel to the A50 and A52 and is well served by local bus routes.

This property very well presented and ideally suits a family. It is within Littleover Community School catchment area and should be viewed to be fully appreciated.

Entering the property through double glazed front door with frosted double glazed window into spacious entrance hall with laminate floor, galleried staircase leading to the first floor and radiator.

LOUNGE 10'7" x 14'6" (3.23m x 4.42m)

Spacious lounge with a double glazed window overlooking the front elevation, decorative feature fireplace and TV point. Open plan access to dining room.



DINING ROOM 9'1" x 8'8" (2.77m x 2.64m)

With radiator and double glazed patio doors to lean to conservatory.



CONSERVATORY 14'9" x 7'9" (4.50m x 2.36m)

With windows overlooking the rear garden, double doors opening to the patio, power and light.



KITCHEN 7'4" x 8'9" (2.24m x 2.67m)

Recently refitted with a range of quality work surfacing, preparation areas, wall and base cupboards and integrated electric oven, four ring gas hob and shaped extractor over. The kitchen has a sink with drainer and mixer tap beneath a double glazed window into the lean to conservatory and there is space for a free standing fridge/freezer space for a washing machine useful kitchen drawers and useful understairs storage cupboard. The kitchen has a double glazed door leading to the rear with frosted glass window, there are tiled walls with a complimentary tiled floor.



FIRST FLOOR LANDING

With double glazed window to the side elevation and useful storage cupboard. Access to loft, smoke alarm

MASTER BEDROOM ONE 10'7" x 12'6" (3.23m x 3.81m)

With double glazed window overlooking the front elevation, radiator.



BEDROOM TWO 10'9" x 10'8" (3.28m x 3.25m)

With double glazed window overlooking the rear elevation, radiator.



BEDROOM THREE 5'9" x 8'9" (1.75m x 2.67m)

(The corner of the room is taken up by the bulkhead over the stairs which would reduce this overall measurement)

With double glazed window overlooking the front elevation, radiator.





BATHROOM 5'9" x 5'9" (1.75m x 1.75m)

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath. This room has complimentary tiling, tiled floor, frosted double glazed window to the rear elevation and heated towel rail.



OUTSIDE

A particular feature of his property is the generous garden to the rear which is laid mainly to lawn with a range of hedges mature trees and garden shed. The front has been laid for ease of maintenance and offers car standing and there is a paved driveway leading to the side of the house

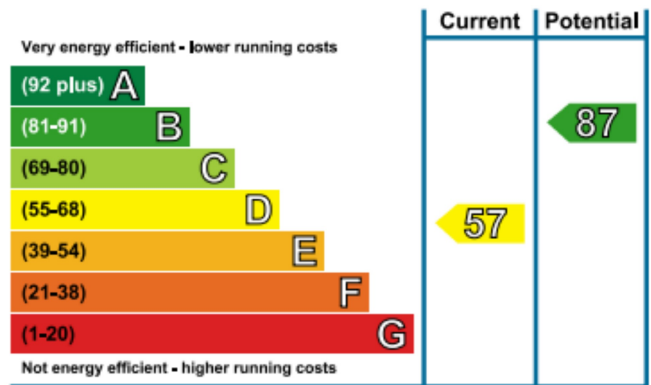
and a single detached garage.



VIEWINGS

Strictly by appointment through Boxall Brown & Jones of Allestree.

EPC



Also Offices At:

4 Blenheim Parade, Allestree, Derby, DE22 2GP Tel: 01332 553838 Fax: 01332 557437 Email: allestree@boxallbrownandjones.co.uk

The Studio, Queen Street, Belper, Derbyshire, DE56 1NR Tel: 01773 880788 Email: belper@boxallbrownandjones.co.uk

Cashel House, 15 Thayer Street, London, W1U 3JT Tel: 0870 112 7099

GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

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