

**3 Rykneld Way
Littleover
Derby
DE23 4AT**

£315,000



- Superbly Presented
- Traditional three bedroom semi detached
- Oozing character and charm
- Fabulous garden plot
- Up to date kitchen and bathroom
- Parking for several vehicles
- Two lovely reception rooms
- Close to local amenities

GENERAL INFORMATION

THE PROPERTY

Sitting conveniently on Rykneld Way in Littleover, this immaculately presented semi-detached house, built between 1930 and 1939, offers a delightful blend of original character and modern convenience. With three bedrooms, a stylishly appointed bathroom, and a modern kitchen, this residence is perfect for families.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The property boasts two reception rooms, including a cosy sitting room and a spacious lounge and dining area, which features French doors that open onto the garden, creating a seamless connection between indoor and outdoor living. It also features an open fire in a period-style fireplace. The superbly fitted kitchen, complete with a utility cupboard, is designed for both functionality and style.

The first floor houses three comfortable bedrooms, each retaining the charm of period features, while the bathroom is tastefully presented, ensuring a relaxing retreat.





Outside, the property continues to impress with a generous garden that is a true highlight. The front of the house features a driveway with parking for vehicles, while the rear garden showcases a period blue brick patio that leads to a large, sweeping lawn with mature trees and shrubs, providing a tranquil space for relaxation and outdoor activities. Additionally, a garage offers further convenience.

This lovely home combines period elegance with modern living, making it an ideal choice.

LOCATION

Rykneld Way sits conveniently off Rykneld Road, which gives excellent access to the A38 and A50 for onward travel to Birmingham, Lichfield, Uttoxeter, Burton upon Trent and Nottingham. Derby City centre is a short drive away with a wealth of shopping and leisure facilities, and the

surrounding location offers Supermarkets, convenience stores, and independent schooling.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

2.12m x 3.49m (6'11" x 11'5")

Has attractive original wood flooring, stairs off to first floor, period style radiators, ceiling light point, door to dining room and further door that opens through to the sitting room.

SITTING ROOM

3.65m x 3.33m into chimney breast (11'11" x 10'11" into chimney breast)

This attractive room has a window to the front aspect with bespoke fitted shutters, picture rail, ceiling light point and radiator.

LOUNGE DINER

4.50m max 3.50m min x 6.11m (14'9" max 11'5" min x 20'0")

Another attractive room with large French doors leading out onto the rear terrace, there are ceiling light points, picture rail, the feature of the room is a beautiful Adam style fireplace with tiled hearth, wrought iron inset and an open fire, there is a door to the kitchen and a useful under stairs storage area.

FITTED KITCHEN

3.50m x 2.03m (11'5" x 6'7")

This is attractively fitted with a range of base cupboards, drawers and matching wall mounted cabinets, granite worktops are inset with a stainless steel Franke sink and mixer taps and four ring Bosch induction hob, integrated appliances include a double oven, fridge and freezer, there is a window that looks out to the rear aspect, recessed ceiling down lights, attractive tiled flooring, arch door to the side aspect and a utility cupboard.



UTILITY

1.04m x 1.1m (3'4" x 3'7")

Has provision for washing machine and the domestic hot water and central heating Worcester Bosch boiler is also housed here, ceiling light point and worktop.

FIRST FLOOR

Stairs rise to:

LANDING

Having a window to the side aspect with bespoke shutters and doors leading off.

BEDROOM ONE

3.66m x 3.32m to window (12'0" x 10'10" to window)

A lovely bedroom with neutral decor, window to the front aspect with bespoke shutters, radiator, ceiling light point and original stripped floor boards.

BEDROOM TWO

3.45m x 3.35m into chimney breast (11'3" x 10'11" into chimney breast)

Having windows over looking the attractive rear garden and fitted with bespoke shutters, radiator, ceiling light point and original stripped timber flooring.



BEDROOM THREE

2.12m x 2.40m (6'11" x 7'10")

Has a window to the front aspect with bespoke shutters, radiator, ceiling light point and a bespoke built storage cupboard with shelving ideal for linen.

FITTED BATHROOM

2.25m x 2.21m to window (7'4" x 7'3" to window)

This attractive bathroom has a P shaped bath with mixer taps and separate shower over with waterfall and hand held heads, wall mounted vanity unit with storage and built in W.C., there is a contemporary heated towel rail, recessed ceiling down lights, attractive in built shelving for storage and matching tiled floors and walls.

OUTSIDE

The property sits back off Rykneld Way behind a block paved driveway with herbaceous shrubs, there is a wide path down the side of the property which opens up into the most attractive and enclosed rear garden with shaped lawns, herbaceous borders, fruit trees and an attractive period style brick paved patio, there is a sectional garage with a pedestrian door leading out onto the patio and has power and light.



TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

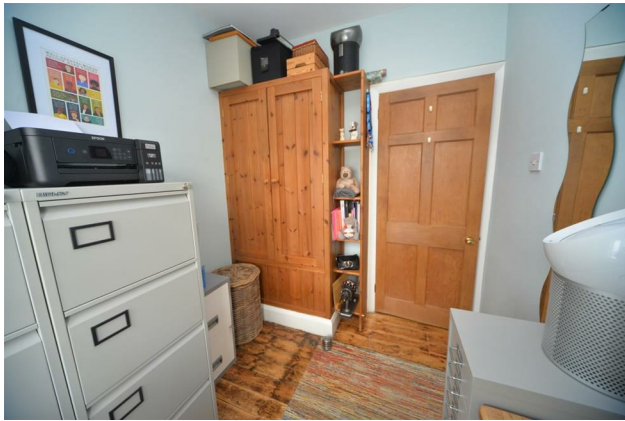
COUNCIL TAX BAND

Derby City - Band

CURRENT UTILITY SUPPLIERS

Gas

Electric



Oil
Water - Mains
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS
BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE

REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS
Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

FLOOD DEFENCE
We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING
Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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