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Rykneld Way
Littleover, Derby
£440,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL CATCHMENT AREA - A spacious, extended three double-bedroom detached family home, set within a generous, mature plot and offering over 1,500 square feet of floor area including a large single detached garage and study/home office. The property also features a stunning primary bedroom suite, featuring a vaulted ceiling, en-suite shower room and superb views over the rear garden.

The property benefits from gas central heating and double glazing, and briefly comprises: an entrance porch, hallway, downstairs wc, spacious living room, and an impressive open-plan kitchen and dining area with bi-fold doors opening onto the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary bathroom, with the primary bedroom having an en-suite shower room.

Externally, there is a front garden and a side driveway leading to a spacious, recently constructed brick-built detached garage. This also benefits from a separate study/home office to the rear, enjoying delightful views over the garden. The generous enclosed rear garden features an extensive paved patio area, a large lawn, and a wildlife garden section.





The Detail

This attractive and thoughtfully extended home on Rykneld Way, Littleover, Derby offers an excellent blend of character features and modern open-plan living, complemented by a particularly generous rear garden—making it ideal for families.

A timber-built entrance porch leads into a welcoming hallway with solid oak flooring. From here, access flows seamlessly into the main living areas, including a cosy yet spacious sitting room featuring a stone fireplace, beamed ceiling, and sliding doors.

The heart of the home is the impressive open-plan kitchen, living and dining extension. The kitchen is fitted with cream units, granite worktops, and a central island, while bi-fold doors and Fakro windows flood the space with natural light and provide effortless access to the rear garden. This layout creates a highly sociable and versatile environment for everyday living.

Upstairs, three well-proportioned bedrooms are arranged off a bright landing. The standout primary suite features a vaulted ceiling, dressing area, and Juliet balcony, along with a private en suite shower room,. Two further double bedrooms are served by a family bathroom.

To the front, a block-paved driveway provides off-road parking for up to three vehicles, alongside a well-maintained garden and an EV charging point. A good-sized detached single garage, with an adjoining study, offers additional flexibility—ideal for home working.

A particular highlight of the property is the extensive rear garden, which enjoys a high degree of privacy and features a patio seating area, lawn, planted borders, and a wildlife garden section.







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The Location

Littleover is a highly sought after suburb of Derby, approximately 3 miles from the City centre, and offers an excellent range of local amenities in the village centre including supermarket, Post Office, petrol station and a further range of retail outlets. The property is also situated just a short drive away from Mickleover Village Centre which also offers a good range of local shops, amenities and a major supermarket. There are also local shops and amenities available in Heatherton Village.

The property also falls within the catchment area for the noted Littleover Community School which is located just a few minutes walk away. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

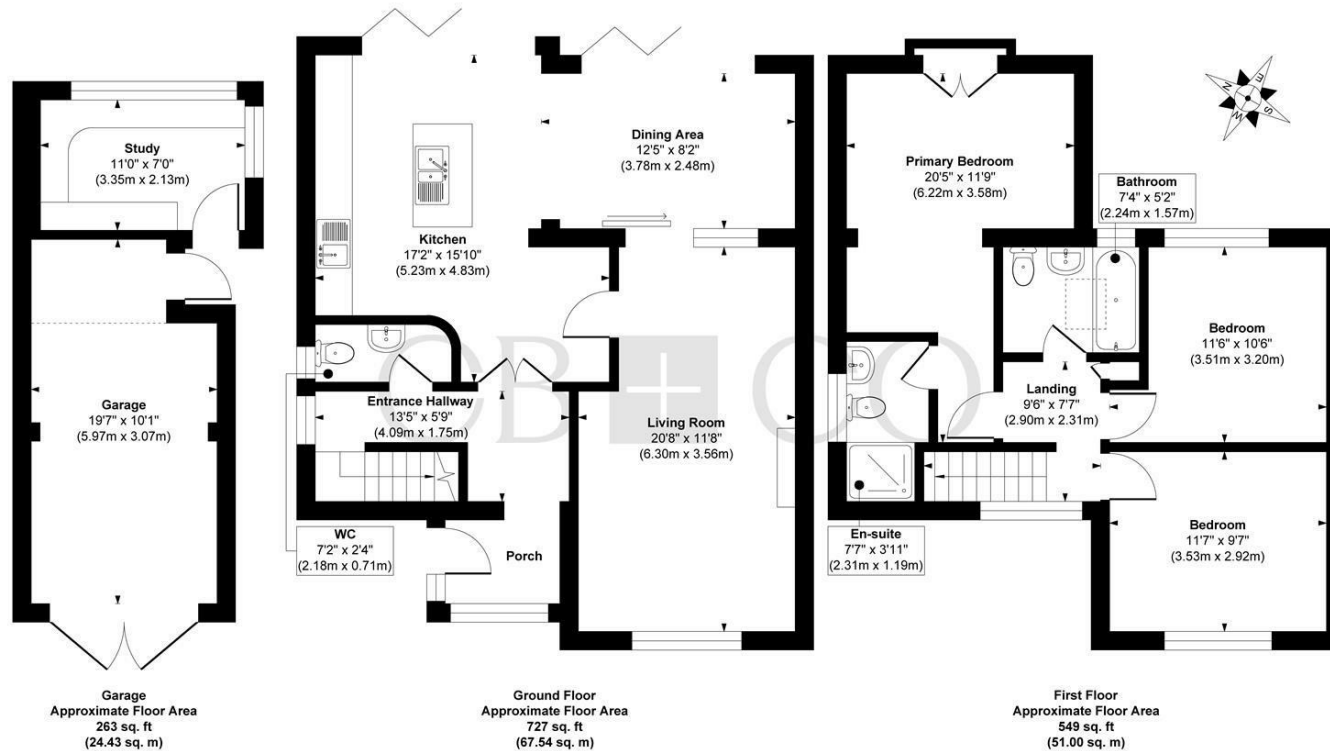
Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network.







Ryknelnd Way, Littleover, Derby



Approx. Gross Internal Floor Area 1539 sq. ft / 142.97 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Extended Three Double Bedroom Detached Home with Large Garden Plot
- Littleover School Catchment Area
- Delightful Cul-de-Sac Position off Ryknelnd Road
- Over 1500 Square Feet of Floor Area Including Garage
- Entrance Porch, Hallway, Downstairs WC & Spacious Living Room
- Superb Plan Kitchen & Dining Area with Bi-Folding Doors
- Three Double Bedrooms, Bathroom & Superb Primary Bedroom Suite with En-Suite
- Driveway, EV Charging Point & Large Single Detached Garage with Study
- Most Generous Mature Garden Plot with Large Single Detached Garage with Study
- Close to Excellent Local Shops & Amenities

Size

Approx 1539.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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