

CURRAN
BIRDS
+ CO

To Let
01332 411050
CURRANBIRDS.CO
CURRAN
BIRDS
+ CO

Rykneld Way, Littleover
£1,650pcm

CURRAN BIRDS + CO

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



ELEGANT 1950s DETACHED HOME – Positioned at the head of a peaceful cul-de-sac in the heart of Littleover, this beautifully proportioned four-bedroom detached residence combines timeless 1950s charm with exceptional space and character. Offering an elegant reception room, a stylish breakfast kitchen and four generous bedrooms, the home sits within stunning landscaped gardens that back onto open fields. With a bright, welcoming interior and superb outdoor space, this property offers an enviable lifestyle in one of Derby's most desirable locations – ideal for families and professionals seeking both tranquillity and convenience.









CURRAN BIRDS + CO







The *Particulars*

- Elegant 1950s Detached Home With Timeless Character And Style
- Four Spacious Bedrooms Offering Flexible Family Living
- Beautiful Reception Room Filled With Natural Light
- Stylish Breakfast Kitchen With Central Island And Garden Access
- Beautifully Landscaped Rear Garden
- Tranquil Cul-De-Sac Setting In A Prestigious Littleover Location
- Ample Driveway Parking And Attractive Front Garden
- Bright, Airy Interiors With Tasteful Décor Throughout
- Within Walking Distance Of Derby High And Derby Grammar Schools
- Perfectly Positioned For Rolls-Royce, Royal Derby Hospital And A38/A50 Links

Size

Approx 1463.90 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

E

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved