



SHIREGATE GARDENS, LITTLEOVER, DERBY

PRICE £375,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO SHIREGATE GARDENS

IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME IN HEATHERTON VILLAGE – GRIFFE FIELD PRIMARY SCHOOL CATCHMENT – Situated within the popular Heatherton Village development in Littleover, this well-proportioned detached home occupies a pleasant cul-de-sac position and offers generous accommodation, versatile living space and a practical layout ideally suited to modern family life.

The property provides an excellent balance of reception space and everyday functionality, with a bright entrance hallway, spacious lounge, separate dining room and a versatile converted garage currently used as a playroom. This additional room offers considerable flexibility and could equally serve as a home office, gym or further reception room.

The fitted kitchen provides a contemporary setting with gloss white cabinetry, wood-effect worktops and a range of integrated appliances, while the dining room enjoys direct access to the rear garden.

Upstairs are three comfortable double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a family bathroom. Outside, there is driveway parking for two cars, gated side access and a mainly lawned rear garden with patio, providing a pleasant space for outdoor enjoyment.

THE DETAIL

The Detail

The property is entered via a bright and welcoming hallway, finished with laminate flooring and providing access to the principal ground floor rooms, the staircase to the first floor and a useful downstairs WC. The hallway creates a good first impression, with the accommodation arranged to provide both comfortable family living and useful flexibility.

The lounge is a particularly generous reception room, benefiting from a bay window to the front which allows plenty of natural light into the space. Laminate flooring runs throughout, while a fireplace with surround provides an attractive focal point. Double doors open directly into the dining room, creating a natural connection between the two reception spaces and making this an excellent arrangement for entertaining.

The dining room features laminate flooring and patio doors opening onto the rear garden, providing a pleasant outlook and easy access outside. The kitchen is fitted with gloss white cupboards complemented by wood-effect worktops and grey tiled flooring, with a useful breakfast bar providing an informal spot for dining or enjoying a morning coffee. There is space for a large fridge freezer and washing machine, together with an integrated dishwasher, oven and gas hob. A door provides direct access to the garden. A particularly versatile feature is the converted garage, currently utilised as a playroom. This additional room offers considerable flexibility and could readily adapt to suit individual requirements, whether as a home office, gym, hobby room or further reception space.

Upstairs, a bright landing leads to three double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room with a mains shower, wash basin and WC. Bedrooms two and three are both well-sized doubles, with one also benefiting from fitted wardrobes. The family bathroom provides a bath with mains shower over, wash basin and WC.

Outside, the front of the property provides driveway parking for two cars, with gated side access leading through to the rear garden. The garden is mainly laid to lawn with a patio area, providing a practical and enjoyable outdoor space for relaxing or entertaining.

Situated within the popular Heatherton Village development in Littleover, the property enjoys a desirable residential setting with excellent access to local amenities and everyday facilities. The property is within the Griffie Field Primary School catchment area, making the location particularly appealing to families. Littleover offers a wide range of shops, cafés, restaurants, schools and other amenities, with Mickleover also close by providing further facilities. The area is well placed for access to Derby city centre and the surrounding road network, providing a convenient base for commuting and everyday life. The combination of a peaceful cul-de-sac position, popular residential location and access to local amenities makes this an appealing family home.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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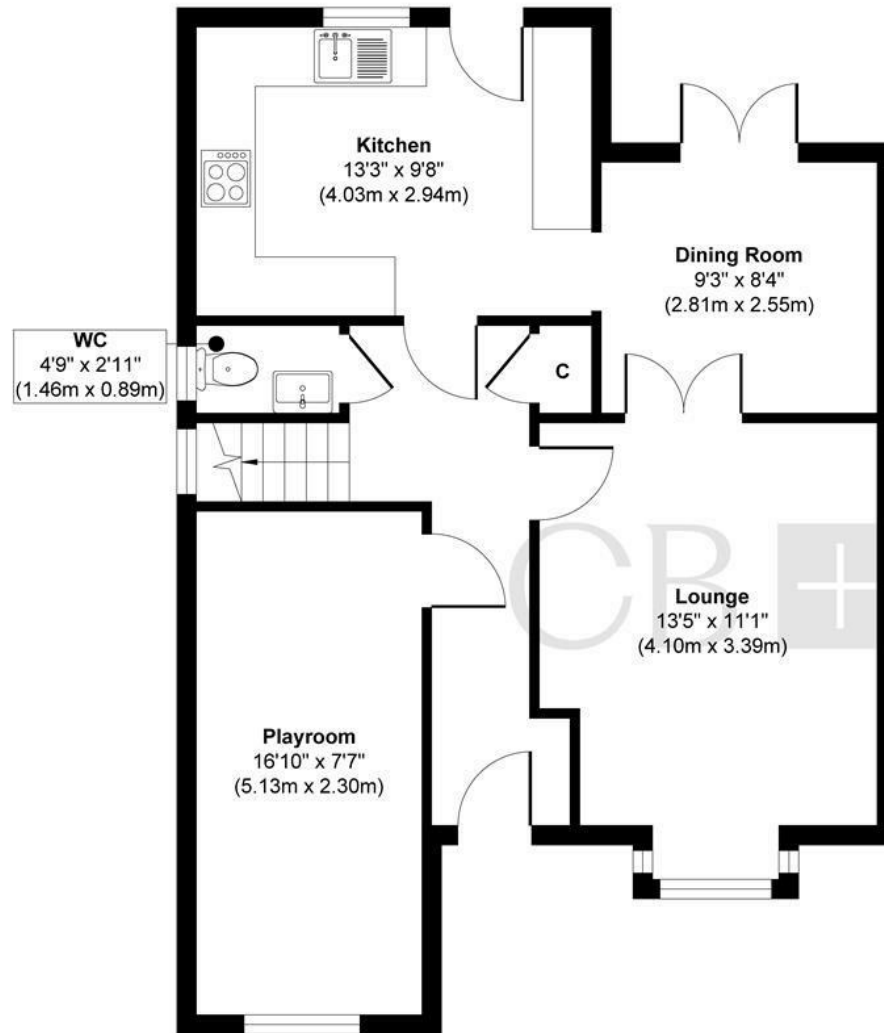




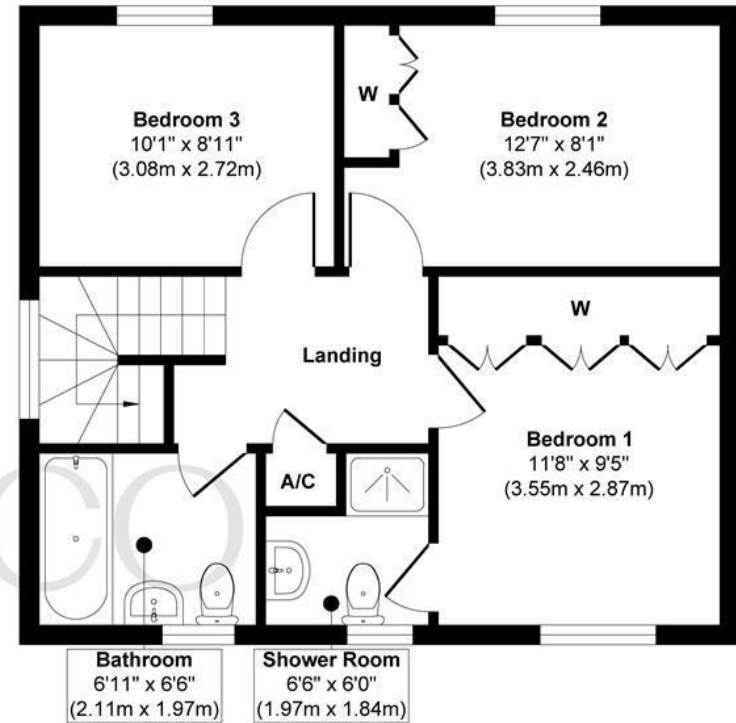




Shiregate Gardens



Ground Floor
Approximate Floor Area
619 sq. ft
(57.56 sq. m)



First Floor
Approximate Floor Area
456 sq. ft
(42.40 sq. m)

Approx. Gross Internal Floor Area 1075 sq. ft / 99.96 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1075.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Three Bedroom Detached Family Home – A well-proportioned detached property offering three comfortable double bedrooms alongside generous and versatile ground floor accommodation.
- Popular Heatherton Village Location – Situated within the desirable Heatherton Village development in Littleover, offering a well-established residential setting that is particularly suited to family living.
- Griffe Field Primary School Catchment – Located within the catchment area for Griffe Field Primary School, an important consideration for families looking for a well-connected home in the area.
- Desirable Cul-De-Sac Position – Enjoying a pleasant position within a cul-de-sac, providing a quieter residential setting away from through traffic.
- Two Driveway Parking Spaces – The front of the property benefits from driveway parking for two vehicles, providing convenient off-road parking for residents and visitors.
- Three Generous Double Bedrooms – All three bedrooms are well-proportioned doubles, providing comfortable sleeping accommodation and flexibility for family members, guests or additional uses.
- Principal Bedroom With En-Suite – The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, providing useful storage and added convenience.
- Spacious Lounge With Bay Window – A generous main reception room featuring a front-facing bay window, laminate flooring and a fireplace with surround, creating a comfortable space for relaxing.
- Versatile Converted Garage/Playroom – The converted garage is currently used as a playroom but offers excellent flexibility and could be adapted into a home office, gym, hobby room or additional reception space.
- Mainly Lawned Rear Garden With Patio – The rear garden combines a mainly lawned area with a patio, providing a practical outdoor space for relaxing, entertaining and family enjoyment.

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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