



SHEARWATER CLOSE, DERBY

PRICE £300,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO SHEARWATER CLOSE

IMPRESSIVE DETACHED FAMILY HOME WITH PARK VIEWS AND SOUTH-FACING GARDEN — Positioned on a private shared driveway, this well-proportioned three-bedroom detached home enjoys a particularly pleasant outlook towards mature trees, with the park beyond creating a lovely sense of space and privacy.

The property offers a practical layout designed around modern family life, with a welcoming entrance hall, generous lounge, open-plan kitchen and dining area, three bedrooms and two bathrooms. The principal bedroom benefits from a bay window overlooking the trees and a private en-suite, while the south-facing garden provides an excellent outdoor space for relaxing and entertaining.

Further benefits include an attached garage with access from the garden, recently fitted carpets to the first-floor accommodation, composite external doors and a new combi boiler fitted in October 2025. Solar panels are also installed under an existing lease, providing an additional energy-conscious feature.

THE DETAIL

The Detail

The property is approached via a private shared driveway and opens into a welcoming hallway with tiled flooring, access to the downstairs WC, lounge and staircase to the first floor. Positioned towards the front, the lounge enjoys a pleasant outlook through the bay window, with views towards the mature trees. An archway leads through into the open-plan kitchen and dining area, creating a natural connection between the main living spaces.

The kitchen is bright and practical, offering ample room for a family dining table and a range of fitted units, together with space for a freestanding fridge-freezer, dishwasher and oven. A stainless-steel sink is positioned within the kitchen, while a door provides direct access to the garden.

Upstairs, the landing benefits from a window providing natural light and access to the loft. The principal bedroom is a particularly attractive room, featuring a bay window overlooking the trees and an en-suite shower room. The second bedroom is another generous double positioned to the rear, whilst the third bedroom is situated to the front and provides a useful single bedroom or home office. The family bathroom is fitted with a bath, wash basin and WC, with tiled walls.

Outside, the south-facing garden features a lawn and patio area positioned behind the garage. The attached garage has both front and rear access, with the rear door opening directly into the garden. The house, garage and garage rear door are all fitted with composite doors. A new combi boiler was installed in October 2025, with new carpets fitted to the landing and bedrooms.

Located next to Sunnydale Park, the property is ideally placed for those who enjoy the outdoors, with excellent opportunities for walking, green space and enjoying the surrounding nature. Sunnydale Park and the nearby HTS Nature Reserve provide a wonderful setting for wildlife spotting and peaceful walks, offering a real sense of countryside while remaining within the city.

Littleover Village is close by, offering a range of shops, cafés, restaurants and everyday amenities, while Derby city centre is also easily accessible for a wider choice of shopping, leisure and employment opportunities. The location is also particularly convenient for those working at Rolls-Royce, with good access towards the site. Local bus routes provide further connectivity, with convenient access to Littleover, Sinfin, Derby and Derby Royal Hospital.

AML Verification

CB+CO





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.

CB+CO



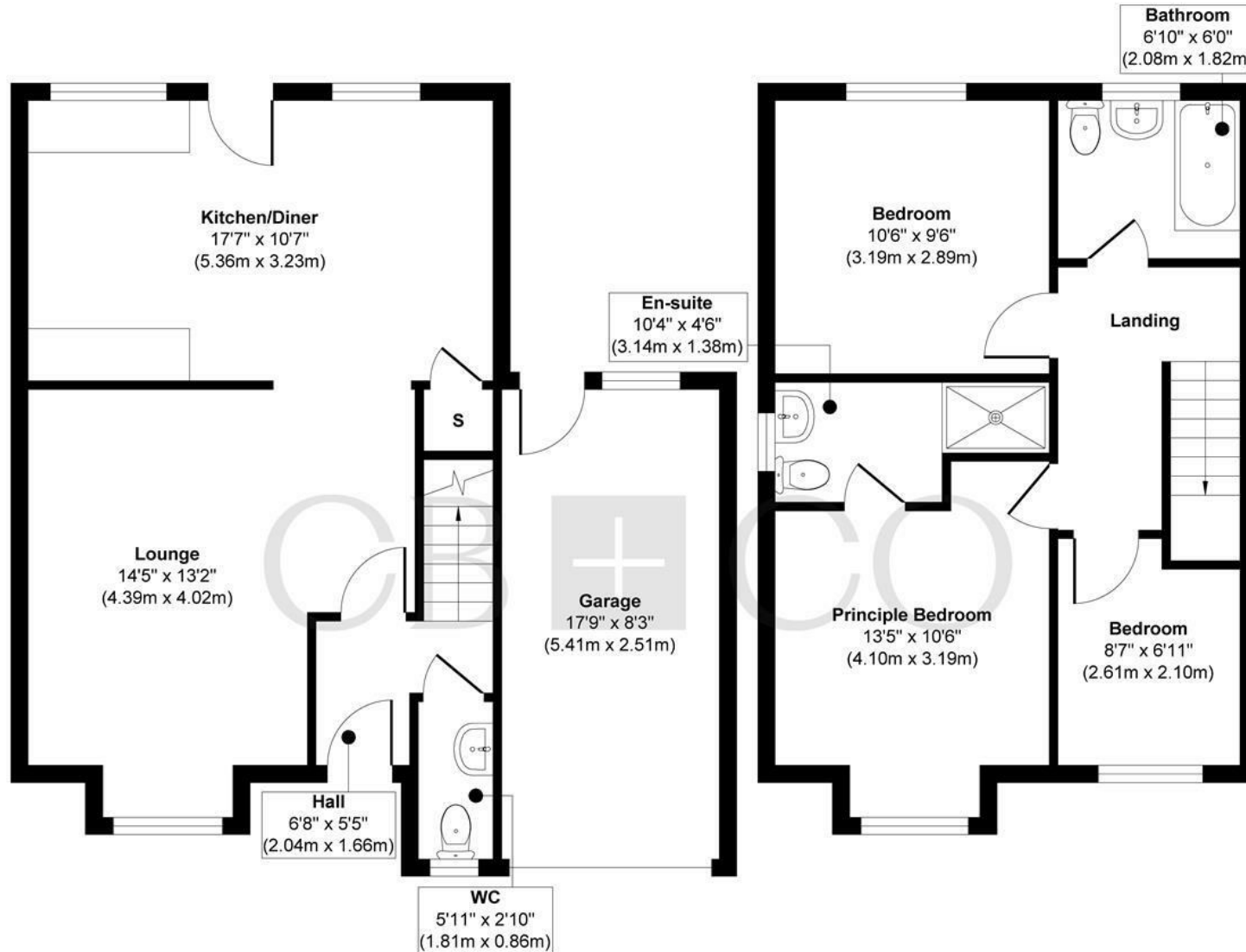








Shearwater Close



Ground Floor
Approximate Floor Area
613 sq. ft
(57.00 sq. m)

First Floor
Approximate Floor Area
451 sq. ft
(41.95 sq. m)

Approx. Gross Internal Floor Area 1064 sq. ft / 98.95 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1064.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

C

- Three Bedroom Detached Home With Generous And Practical Accommodation Arranged Over Two Floors.
- Private Shared Driveway Offering A Quiet Approach And A Pleasant Residential Setting.
- Pleasant Tree-Lined Outlook Enjoying Views Towards Mature Trees With The Park Situated Beyond.
- Open-Plan Kitchen And Dining Area Providing A Sociable Space With Room For Family Dining And Direct Garden Access.
- Bay-Fronted Lounge Offering A Comfortable Main Reception Room With A Pleasant Outlook To The Front.
- Principal Bedroom With Bay Window with Tree Views And En Suite Shower Room.
- South-Facing Garden With A Lawn And Patio Area Providing A Pleasant Outdoor Space For Relaxing And Entertaining.
- Attached Garage With Both Front And Rear Access, Including A Door Opening Directly Onto The Garden.
- New Combi Boiler Fitted In October 2025, Providing A Recent Heating Upgrade.
- Leased Solar Panels Installed Under A 25-Year Lease With A Shade Greener, Commencing In 2012.

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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