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Shearwater Close, Derby

£340,000



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



**HIGH SPECIFICATION, EXTENDED BUNGALOW, WITH PARKSIDE SETTING** – Positioned at the head of a peaceful cul-de-sac in Littleover, Shearwater Close offers an impressive blend of contemporary design and flexible living. This fully modernised home has been renovated to a high standard throughout and enjoys an attractive outlook across the adjoining park from the front rooms, with a landscaped garden to the rear.

The impressive open-plan kitchen, dining and living space provides a versatile environment for both everyday living and entertaining, with bi-fold doors opening onto the garden. Three well-proportioned bedrooms, a high-specification bathroom and integral garage complete the accommodation, making this an exceptional opportunity for buyers seeking quality, space and a lifestyle connected to outdoor living.





## The Detail

The accommodation has been thoughtfully extended and comprehensively upgraded to create a cohesive, high-quality interior finished to an excellent standard throughout. A welcoming entrance hallway with engineered wood flooring leads through to the impressive open-plan kitchen, dining and living space at the rear, measuring approximately 300 sq ft and designed with flexibility in mind for both everyday living and entertaining. The kitchen area features shaker-style units, roll-edge work surfaces, tiled splashbacks, an integrated oven, gas hob with stainless steel hood and a central island with breakfast bar and storage. Recessed lighting and contemporary radiators complete the space, while bi-fold doors open directly onto the garden.

The separate front lounge provides a quieter reception area, enjoying a comfortable carpeted finish and views across the park. There are three generously sized bedrooms, including a principal bedroom with fitted mirrored wardrobes overlooking the rear garden. The four-piece family bathroom is finished to a high specification with a deep bath, concealed taps, a large walk-in rainfall shower with Crittall-style screen, vanity storage, heated towel rail and illuminated mirror. A separate WC with skylight adds further practicality, along with a partly boarded loft space and recently fitted uPVC double glazed windows throughout (installed in 2025).

Outside, the landscaped rear garden has been arranged for ease of use and outdoor living, with a porcelain-tiled patio, lawn and raised sleeper planting beds. The garden backs directly onto the park, creating a pleasant outlook and added sense of space. To the front, a tarmac driveway provides off-road parking for multiple vehicles and leads to the attached garage with electric doors.







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## The Location

Sunnyhill offers a well-established residential setting on the southern edge of Derby, popular for its balance of everyday convenience and access to open green space. The property enjoys immediate proximity to parkland and walking routes, creating a natural extension of the home for dog walks, morning runs or time outdoors.

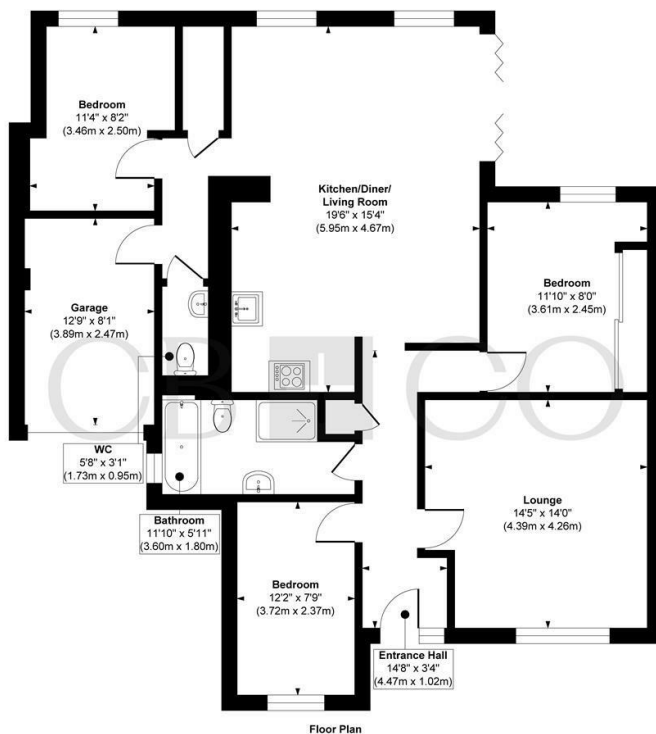
Local amenities are easily reached, including neighbourhood shops, takeaways and independent cafés, while larger supermarkets and retail facilities are available a short drive away. Nearby areas such as Littleover provide a wider choice of restaurants, pubs and leisure facilities. The location is also well placed for access to the city centre, Rolls-Royce, and the Royal Derby Hospital, with straightforward road connections and regular public transport links.







### Shearwater Close



Approx. Gross Internal Floor Area 1141 sq. ft / 106.00 sq. m

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

Produced by Elements Property

## The Particulars

- Extended And Fully Modernised Detached Bungalow
- Head Of Cul-De-Sac Position, Parkside Setting
- Impressive 300 Sq Ft Open Plan Kitchen Living Space
- Bi-Fold Doors Opening Onto Landscaped Garden
- Three Generous Bedrooms With Fitted Storage
- High Specification Four Piece Family Bathroom
- Separate Contemporary Cloakroom WC
- Landscaped Rear Garden With Porcelain Patio And Raised Beds
- Integral Garage With Electric Roller Door
- Approved Planning Permission For Loft Extension

### Size

Approx 1141.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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*Let's Talk*

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