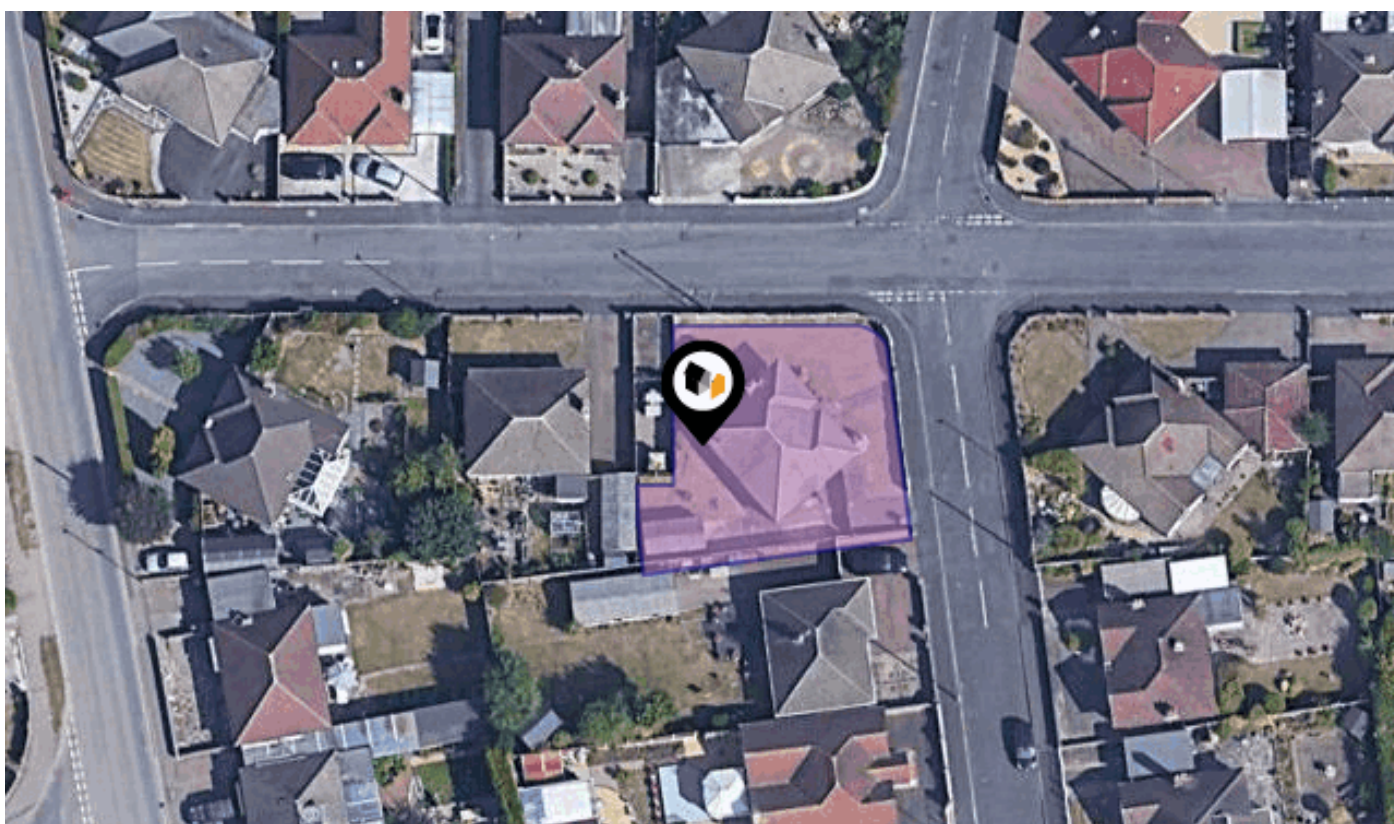




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th November 2023



GILBERT STREET, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Key Features:

- > No Upward Chain
- > Three Bedrooms
- > Freehold
- > Council Tax Band C
- > EPC Rating D

Property Description:

Wonderfully presented and well appointed, three bedroomed detached bungalow, occupying a superb location in one of Alvaston's most sought after areas. Boasting a fantastic corner plot location, an extended third bedroom, driveway parking, and offered to the market with NO UPWARD CHAIN!

The bungalow has gas central heating by way of a combination boiler and double glazing throughout and the accommodation on offer briefly comprises; Entrance hallway, bay fronted living room and a fitted kitchen with ample space for a breakfast table. The bay fronted master bedroom is a spacious double with ample space for wardrobes, along with two further double bedrooms and the family bathroom.

Outside, the front of the property being on a corner plot has lawns wrapping around, with a fenced boundary and off street driveway parking. The rear garden is low maintenance and mainly laid to lawn with secure fenced boundaries and the garage. There is side gated access where the driveway runs down to the rear.

Gilbert Street is ideally located in a quiet position in Alvaston and this fantastic bungalow must be viewed to truly appreciate the standard and size of accommodation on offer.

Room Measurements & Details:

Kitchen: 11' 5" x 12' 7" (3.48m x 3.83m)

Living Room: 12' 7" x 12' 5" (3.83m x 3.78m)

Bedroom 1: 12' 7" x 12' 9" (3.83m x 3.88m)

Bedroom 2: 11' 0" x 9' 9" (3.35m x 2.97m)

Bedroom 3: 12' 1" x 9' 6" (3.68m x 2.89m)

Bathroom: 8' 5" x 6' 9" (2.56m x 2.06m)

Property Overview



Property


Type: Detached
Bedrooms: 3
Floor Area: 828 ft² / 77 m²
Plot Area: 0.09 acres
Year Built : 1930-1949
Council Tax : Band C
Annual Estimate: £1,698
Title Number: DY17159
UPRN: 100030316792

Tenure: Freehold

Local Area

Local Authority: Derby City
Conservation Area: No
Flood Risk:
• Rivers & Seas Very Low
• Surface Water Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s **71** mb/s **1000** mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



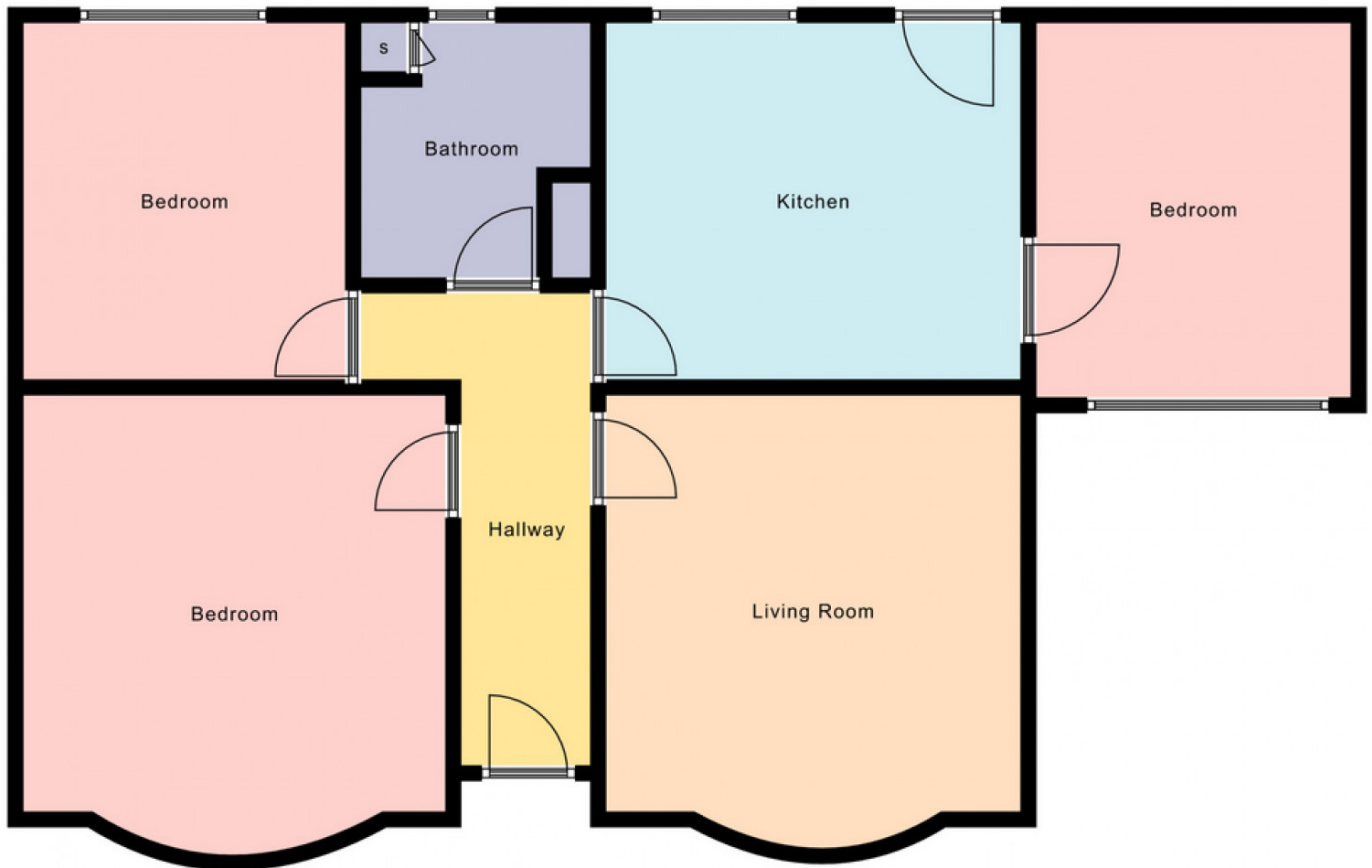
Gallery Photos



Gallery Photos



GILBERT STREET, ALVASTON, DERBY, DE24



Property EPC - Certificate



DERBY, DE24

Energy rating

D

Valid until 01.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

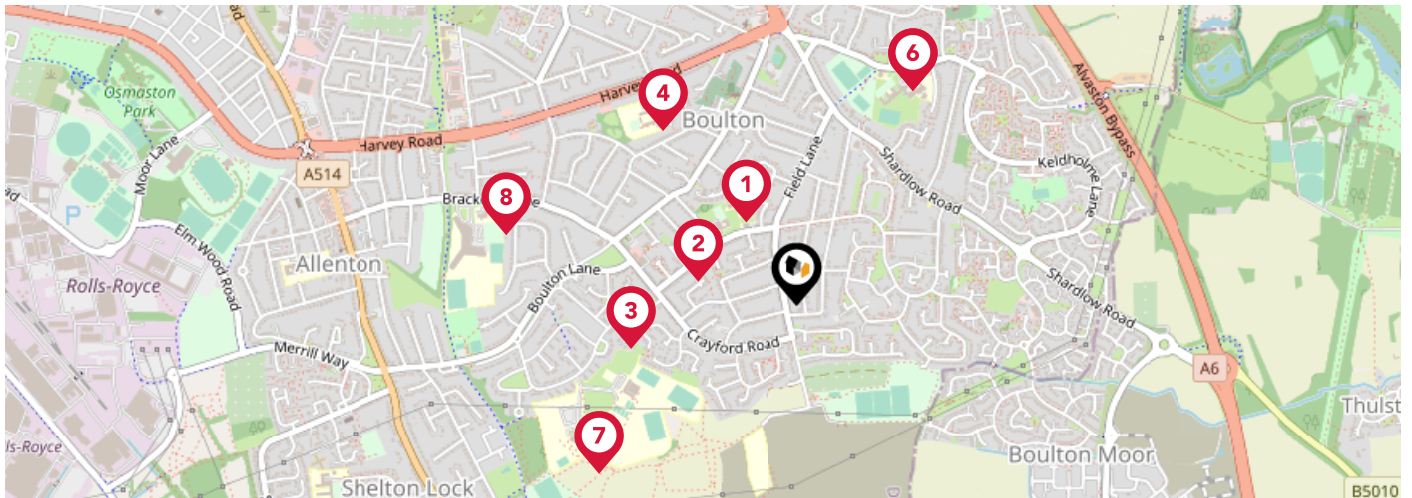
EPC - Additional Data



Additional EPC Data

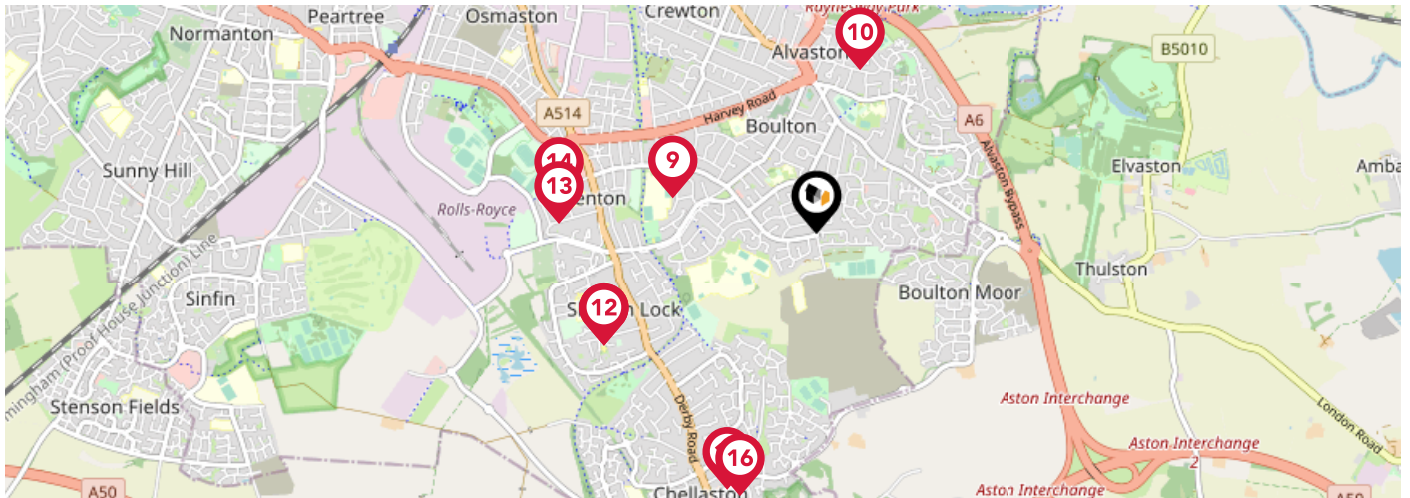
Property Type:	Detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	77 m ²

Area Schools



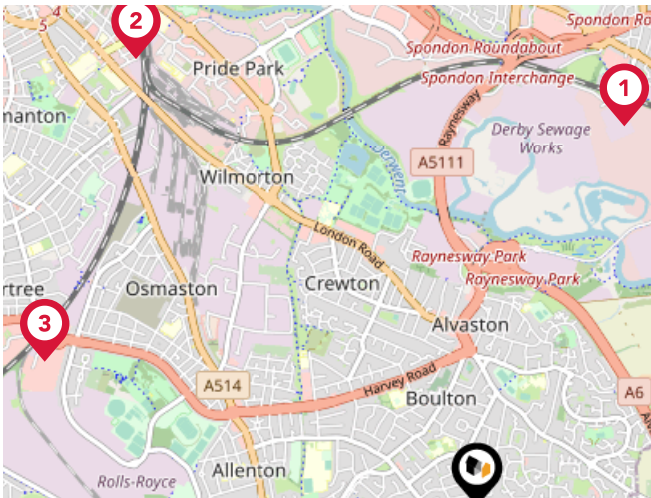
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1	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



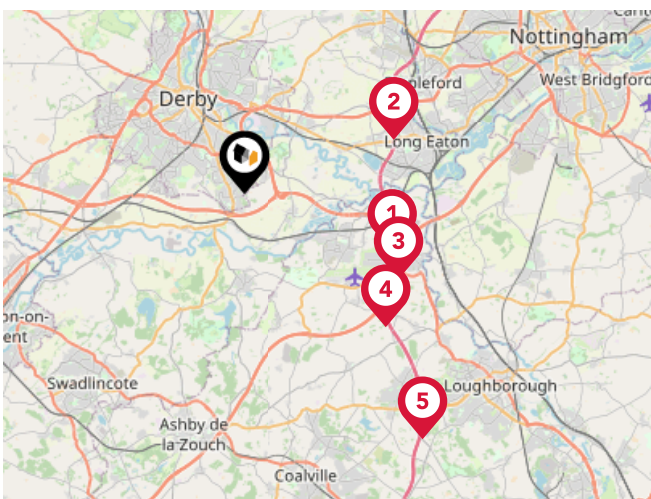
	Nursery	Primary	Secondary	College	Private
<p>9 Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Shelton Infant School Ofsted Rating: Requires Improvement Pupils: 244 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Shelton Junior School Ofsted Rating: Good Pupils: 279 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Chellaston Junior School Ofsted Rating: Good Pupils: 503 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Chellaston Infant School Ofsted Rating: Good Pupils: 361 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



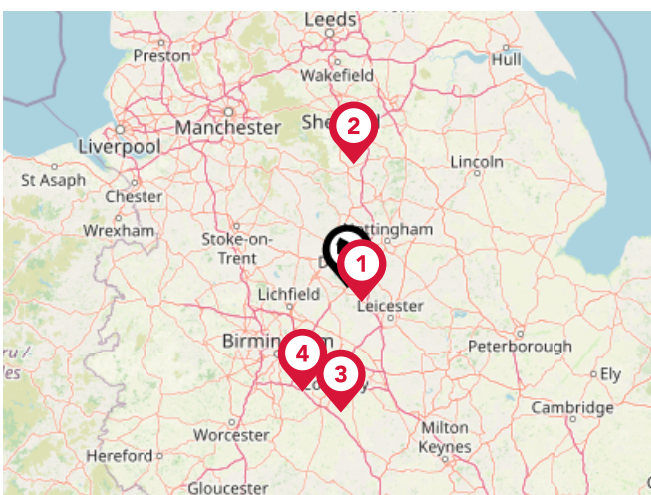
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	1.82 miles
	Derby Rail Station	2.52 miles
	Peartree Rail Station	2.04 miles



Trunk Roads/Motorways

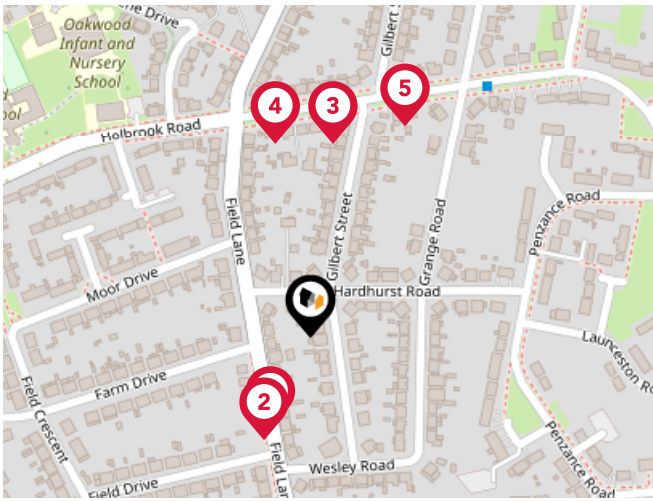
Pin	Name	Distance
	M1 J24A	5.65 miles
	M1 J25	5.65 miles
	M1 J24	6.27 miles
	M1 J23A	6.97 miles
	M1 J23	10.88 miles



Airports/Helipads

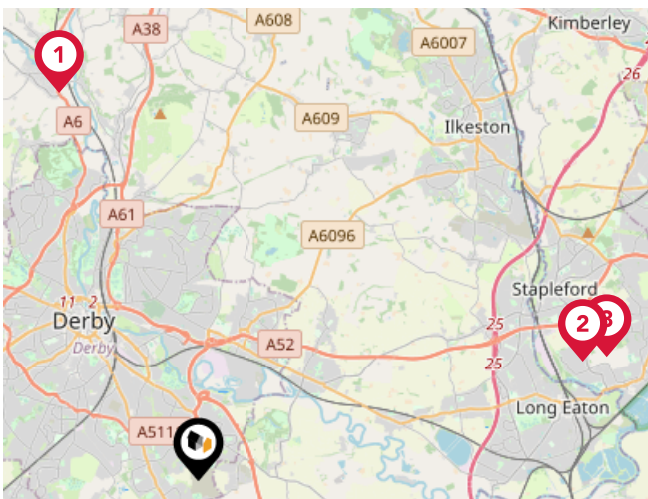
Pin	Name	Distance
	East Midlands Airport	5.84 miles
	Sheffield City Airport	35.18 miles
	Coventry Airport	36.01 miles
	Birmingham International Airport	32.66 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Field Lane	0.06 miles
2	Field Lane	0.06 miles
3	Gilbert Street	0.11 miles
4	Gilbert Street	0.11 miles
5	Grange Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.38 miles
2	Toton Lane Tram Stop	7.18 miles
3	Inham Road Tram Stop	7.64 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



Hannells

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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