

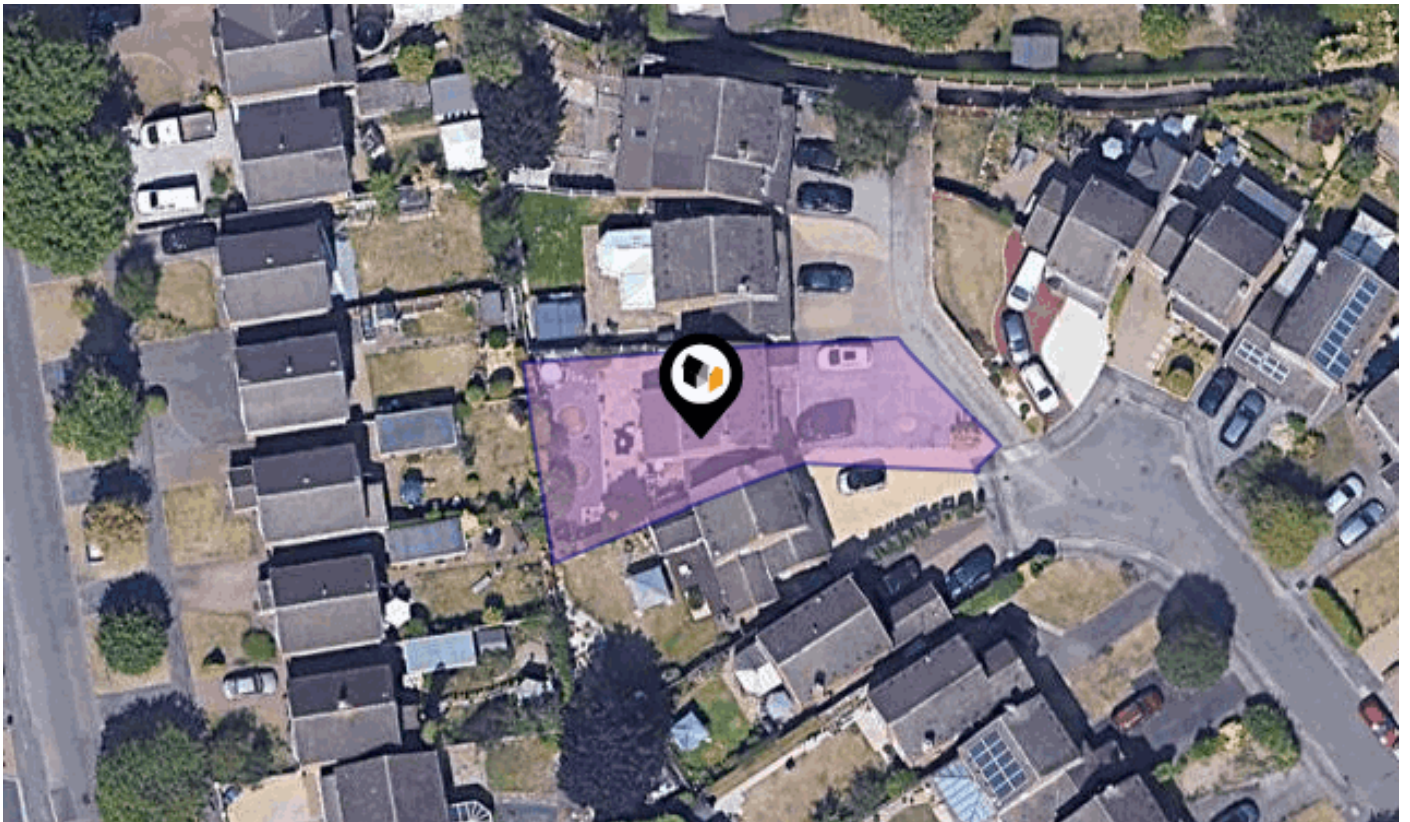


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31st January 2024



CAROLINE CLOSE, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Key Features:

- > Extended, Four Bedroom Standard Construction Detached Property
- > Ideal For A Growing Family
- > Beautifully Presented Living Accommodation
- > EPC Rating TBC
- > Council Tax Band D

Property Description

** PREMIER PROPERTY *Located on a pleasant cul-de-sac in the highly popular Derby suburb of Alvaston is this beautifully presented, extended four bedroom detached property. Perfect for a growing family, the property offer a spacious a versatile layout and features off road parking, an enclosed rear garden, uPVC double glazing and gas central heating. Caroline Close is ideally located with a footpath leading straight to Elvaston Castle and some lovely surrounding walks.

In brief, the accommodation comprises; entrance hallway, downstairs cloakroom/WC, a spacious lounge with a feature electric fireplace, study/playroom, a dining room with french doors giving access to the rear garden and a breakfast kitchen having integrated appliances together with a separate utility room. Found to the first floor are four bedrooms with two of the bedrooms having fitted wardrobes, first floor landing with loft access and a family bathroom together with a three piece suite.

At the front of the property is a driveway providing off road parking for several vehicles, shrubbery beds and a secure gate giving access to the rear of the property. To the rear is a enclosed garden with a patio area, lawn, slate shingle beds, shrubbery beds, fenced boundaries and a garden shed.

Caroline Close is just a short distance from the A6 and A50, and also has easy access to the A52 and access to the M1 so has excellent road links in and out of Derby.

Room Measurement & Details

Hallway: (11'4" x 5'9") 3.45 x 1.75

WC: (2'8" x 8'4") 0.81 x 2.54

Lounge: (21'5" x 11'7") 6.53 x 3.53

Dining Room: (8'11" x 9'7") 2.72 x 2.92

Kitchen: (9'4" x 13'7") 2.84 x 4.14

Utility Room: (2'8" x 8'4") 0.81 x 2.54

Study/Playroom: (12'1" x 7'8") 3.68 x 2.34

Landing: (4'11" x 8'7") 1.50 x 2.62

Bedroom: (11'11" x 13'2") 3.63 x 4.01

Bedroom: (9'8" x 12'3") 2.95 x 3.73

Bedroom: (9'2" x 9'3") 2.79 x 2.82

Bedroom: (9'3" x 7'6") 2.82 x 2.29

Bathroom: (15'1" x 7'8") 4.60 x 2.34
KFB - Key Facts For Buyers



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£1,910		
Title Number:	DY122274		
UPRN:	100030298258		

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)

11 mb/s	52 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

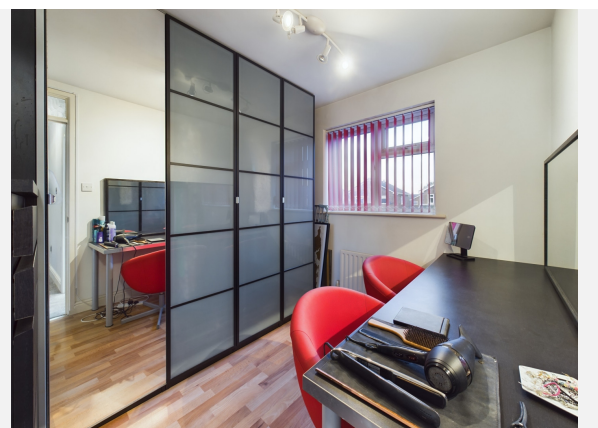


Satellite/Fibre TV Availability:



Gallery Photos





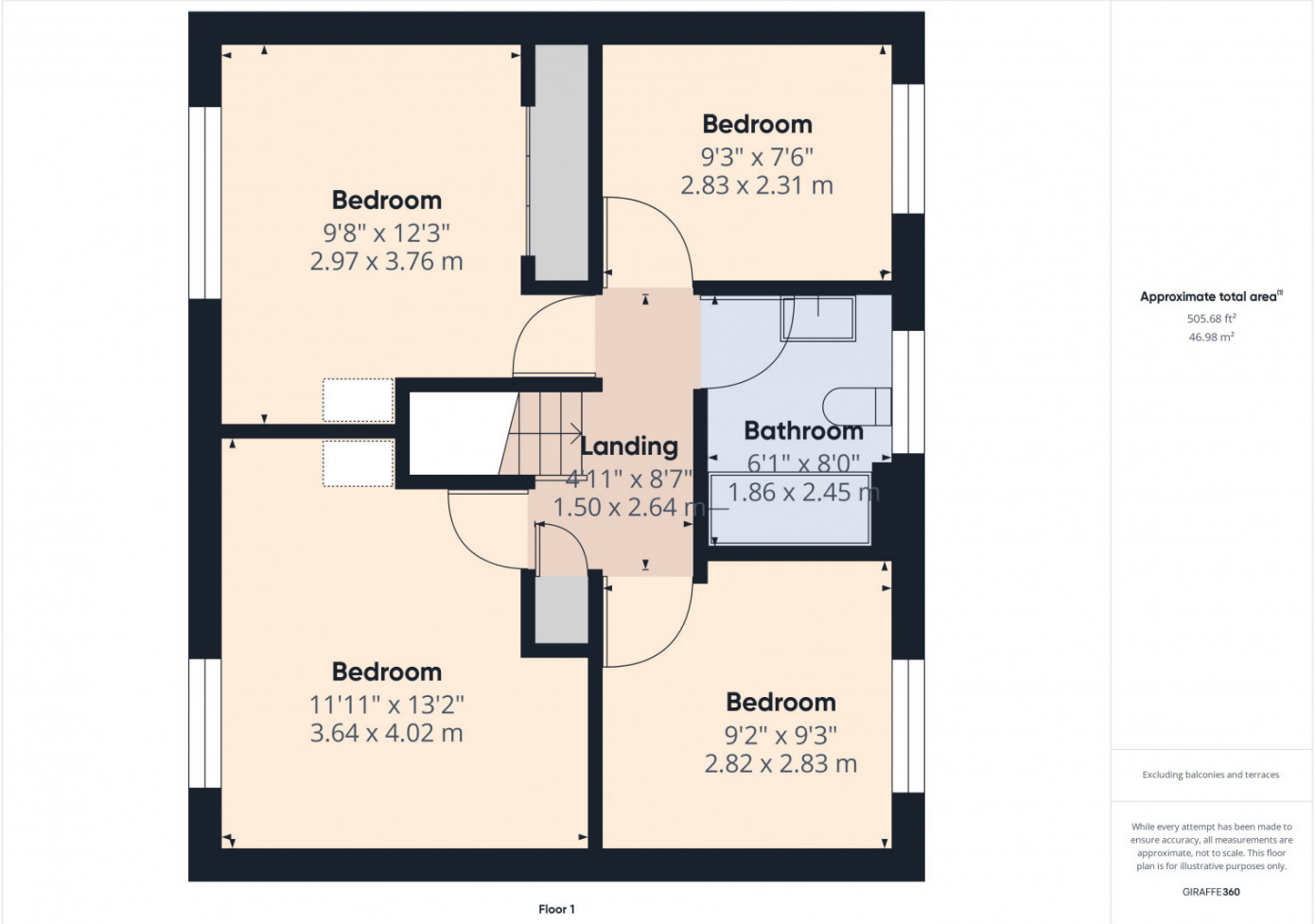
Gallery Photos



CAROLINE CLOSE, ALVASTON, DERBY, DE24



CAROLINE CLOSE, ALVASTON, DERBY, DE24



Property EPC - Certificate



DERBY, DE24

Energy rating

D

Valid until 15.09.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

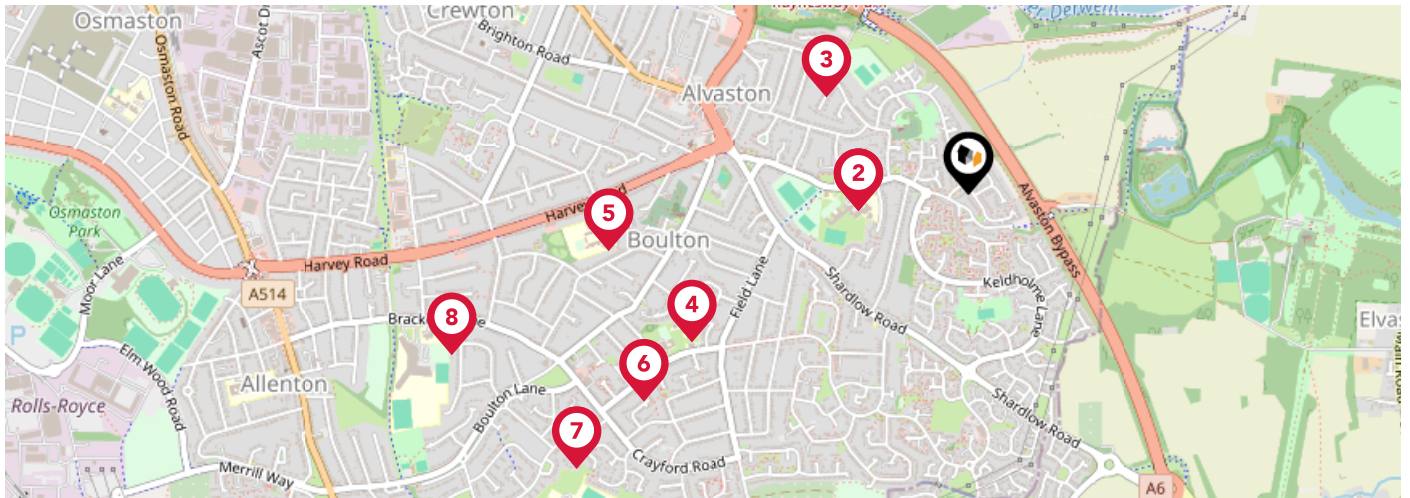
EPC - Additional Data



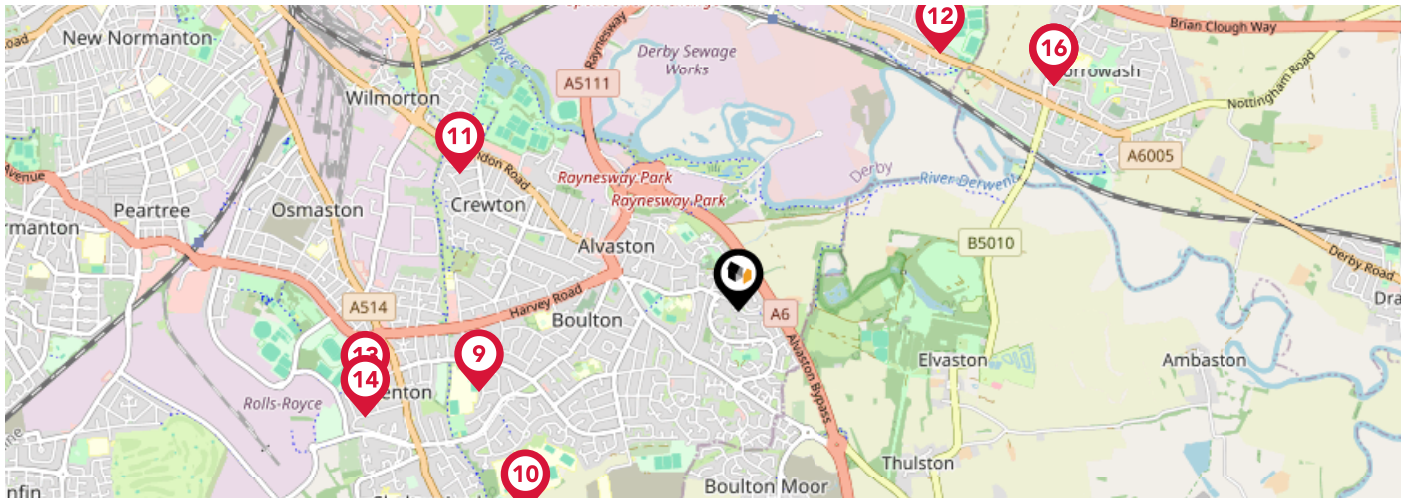
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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 27% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	116 m ²

Area Schools

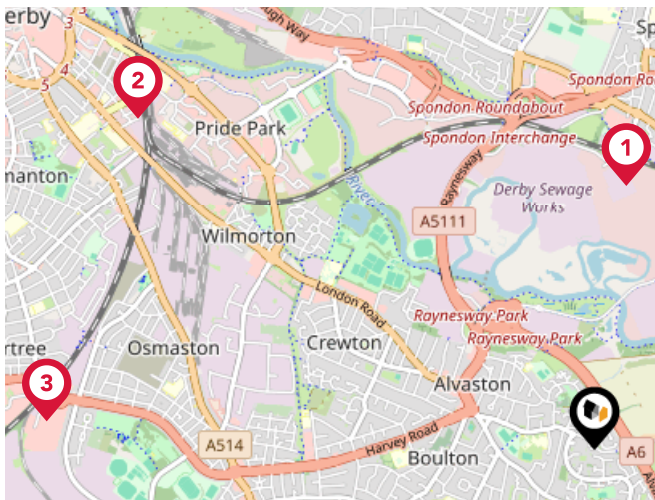


	Nursery	Primary	Secondary	College	Private
1 Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:1.07	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



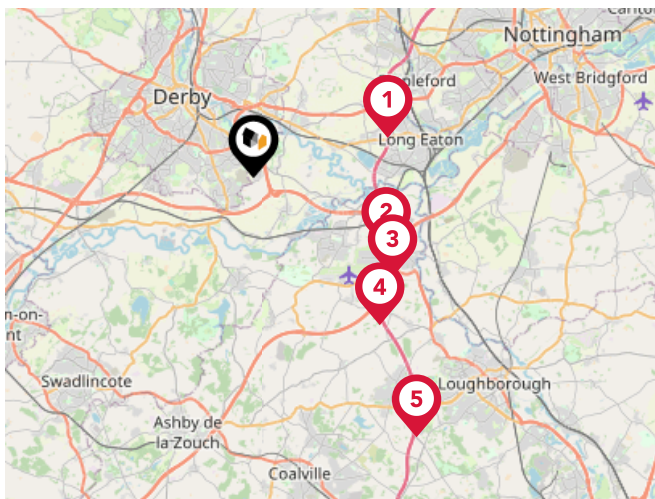
		Nursery	Primary	Secondary	College	Private
	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



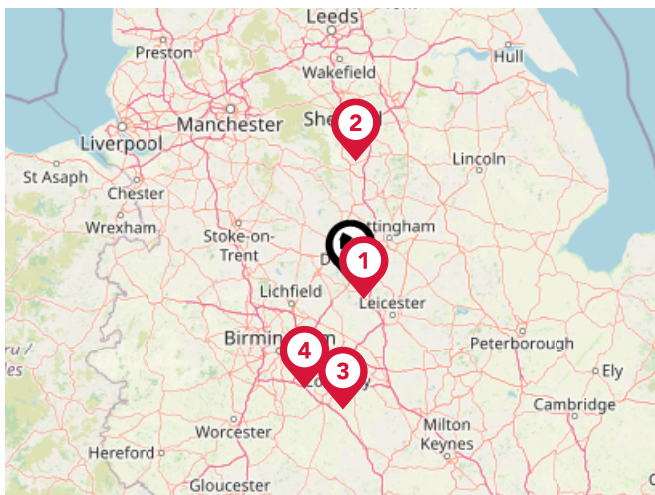
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.19 miles
2	Derby Rail Station	2.52 miles
3	Peartree Rail Station	2.45 miles



Trunk Roads/Motorways

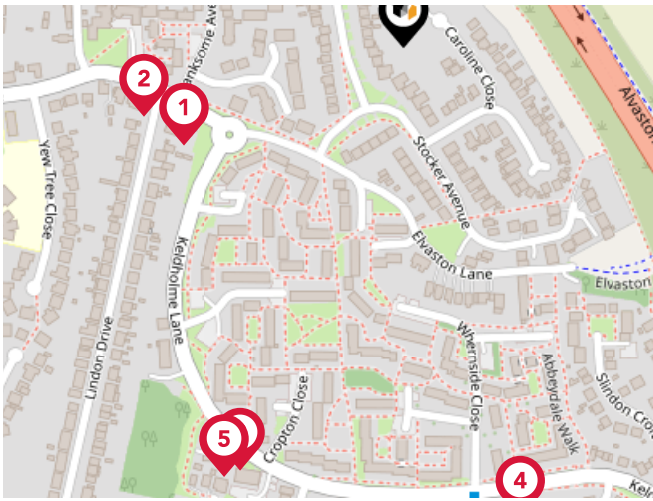
Pin	Name	Distance
1	M1 J25	5 miles
2	M1 J24A	5.4 miles
3	M1 J24	6.11 miles
4	M1 J23A	7 miles
5	M1 J23	11.02 miles



Airports/Helipads

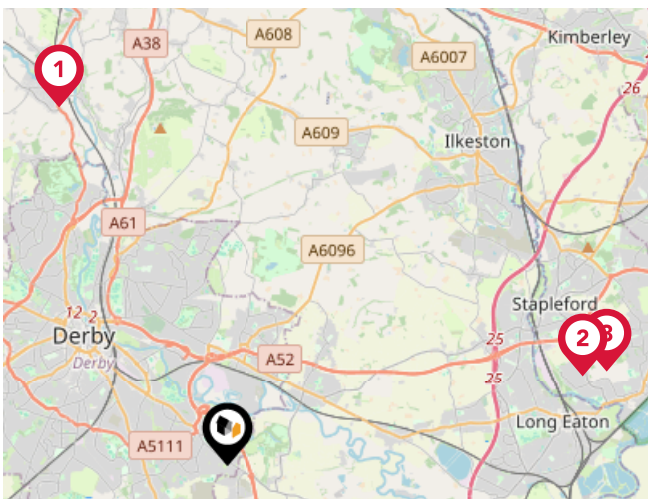
Pin	Name	Distance
1	East Midlands Airport	5.9 miles
2	Sheffield City Airport	34.65 miles
3	Coventry Airport	36.56 miles
4	Birmingham International Airport	33.33 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Branksome Avenue	0.13 miles
2	Branksome Avenue	0.15 miles
3	Stonesdale Court	0.25 miles
4	James Wyatt	0.27 miles
5	Stonesdale Court	0.26 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.09 miles
2	Toton Lane Tram Stop	6.55 miles
3	Inham Road Tram Stop	7.01 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

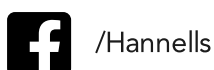


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

Data Quality

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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