

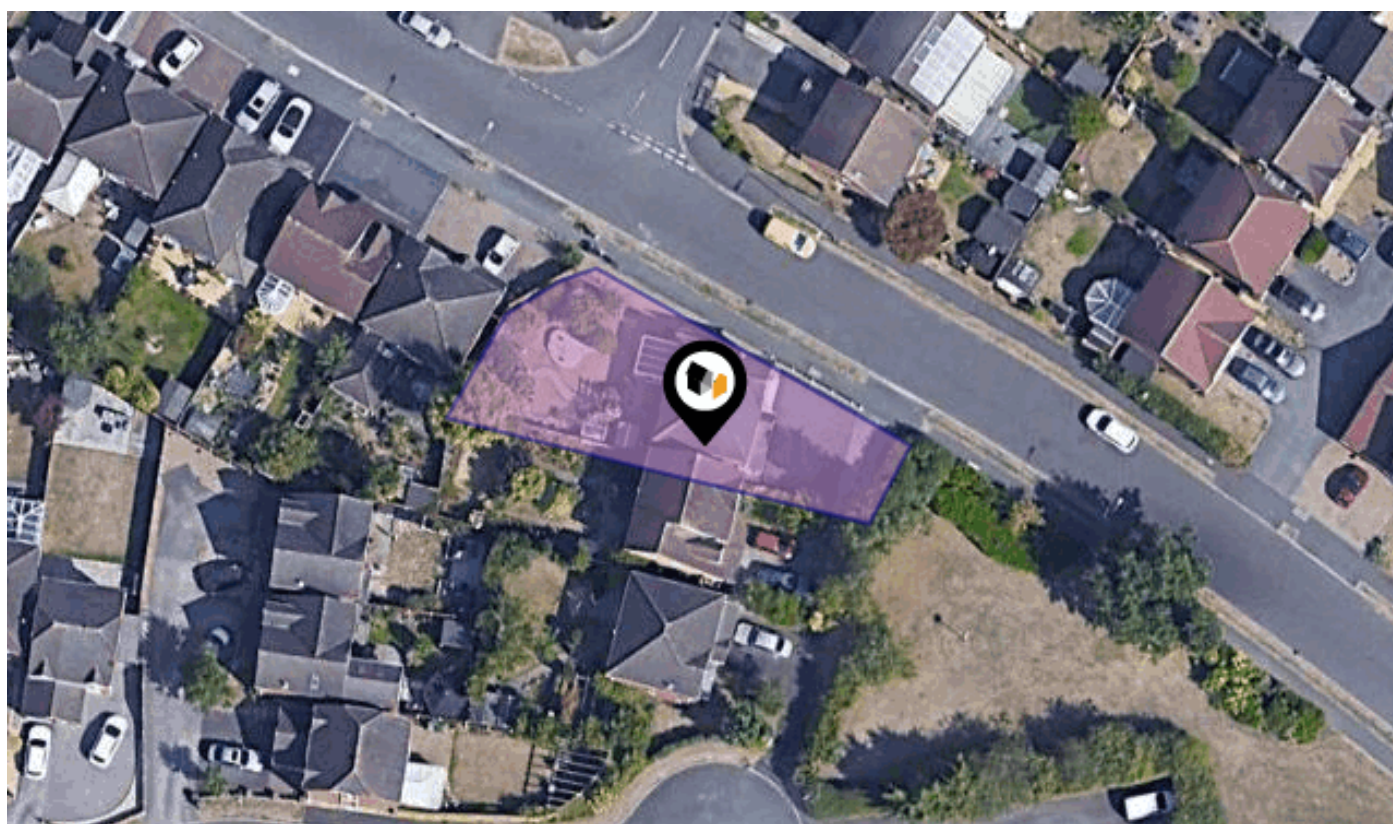


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23<sup>rd</sup> February 2024



**COLWELL DRIVE, BOULTON MOOR, DERBY, DE24**

## Hannells

27 Shardlow Rd, Alvaston, Derby, DE24 0JG

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### Useful Information:

- > Four Bedroom Detached Home
- > Master En-Suite, Cloakroom, Family Bathroom & Ground Floor Shower Room
- > Lounge, Dining Room & Additional Sitting Room
- > Fitted Kitchen & Utility Room
- > EPC Rating C

### Property Description:

**\*\* PREMIER PROPERTY \*\*** Spacious and well presented, this four bedroomed detached home stands on a generous plot with a beautiful rear garden and is brought to the market with no upward chain. Offering three reception rooms, a conservatory, and a master en-suite, it simply must be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Porch; entrance hall; spacious lounge with feature fireplace; separate dining room with sliding doors opening to the conservatory; third reception room/sitting room with additional ground floor W.C and shower room; well-appointed fitted kitchen; utility room; cloakroom with W.C; first floor landing; master bedroom with en-suite shower room; three further good sized bedrooms and a well-appointed fitted family bathroom.

To the front of the property is a generous driveway providing ample off-road parking. To the rear is a beautiful mature garden with patio seating area, lawn, gravel pathways and beds, mature fruit trees and a range of mixed flower and shrubbery beds.

Offered for sale with no upward chain.

Colwell Drive lies conveniently for local amenities, including shops and schools as well as great road and public transport links to Derby, Alvaston and Rolls Royce. A viewing is essential to appreciate the size and position of the accommodation on offer.

### Room Measurement & Details:

- Entrance Porch: (4'2" x 3'8") 1.27 x 1.12
- Lounge: (15'6" x 13'3") 4.72 x 4.04
- Dining Room: (9'0" x 8'0") 2.74 x 2.44
- Sitting Room: (12'9" x 8'3") 3.89 x 2.51
- Ground Floor Shower Room: (8'0" x 3'10") 2.44 x 1.17
- Kitchen: (11'9" x 9'0") 3.58 x 2.74
- Utility Room: (5'0" x 4'10") 1.52 x 1.47
- Cloakroom: (4'9" x 3'7") 1.45 x 1.09
- Garden Room/Conservatory: (9'11" x 9'10") 3.02 x 3.00
- Bedroom One: (11'3" x 10'0") 3.43 x 3.05
- En-Suite: (5'7" x 5'3") 1.70 x 1.60
- Bedroom Two: (13'11" x 8'7") 4.24 x 2.62
- Bedroom Three: (11'2" x 9'3") 3.40 x 2.82

Bedroom Four: (8'7" x 8'6") 2.62 x 2.59

Bathroom: (6'8" x 6'1") 2.03 x 1.85  
**KFB** - Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,237 ft <sup>2</sup> / 115 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,392		
<b>Title Number:</b>	DY265937		
<b>UPRN:</b>	200003149454		

## Local Area

<b>Local Authority:</b>	Derbyshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>62</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:









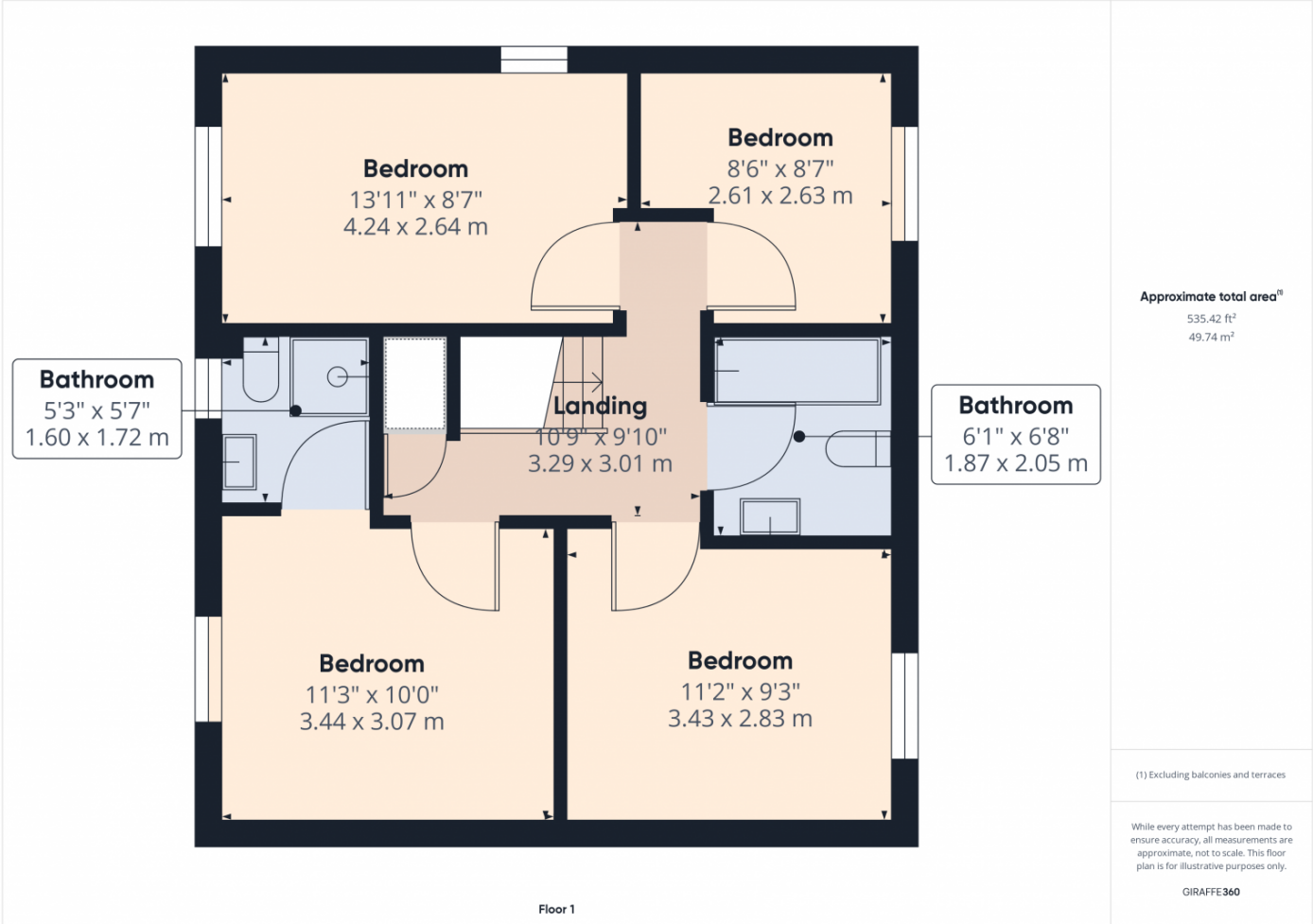




## COLWELL DRIVE, BOULTON MOOR, DERBY, DE24



## COLWELL DRIVE, BOULTON MOOR, DERBY, DE24



# Property EPC - Certificate



Energy rating

C

Valid until 12.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

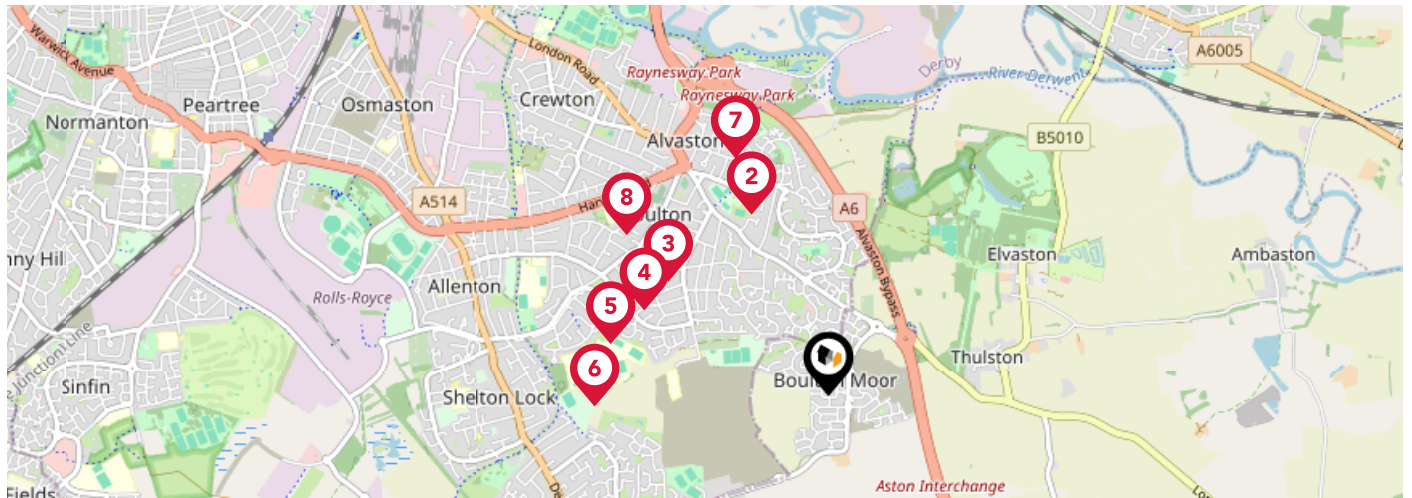
# Property

## EPC - Additional Data

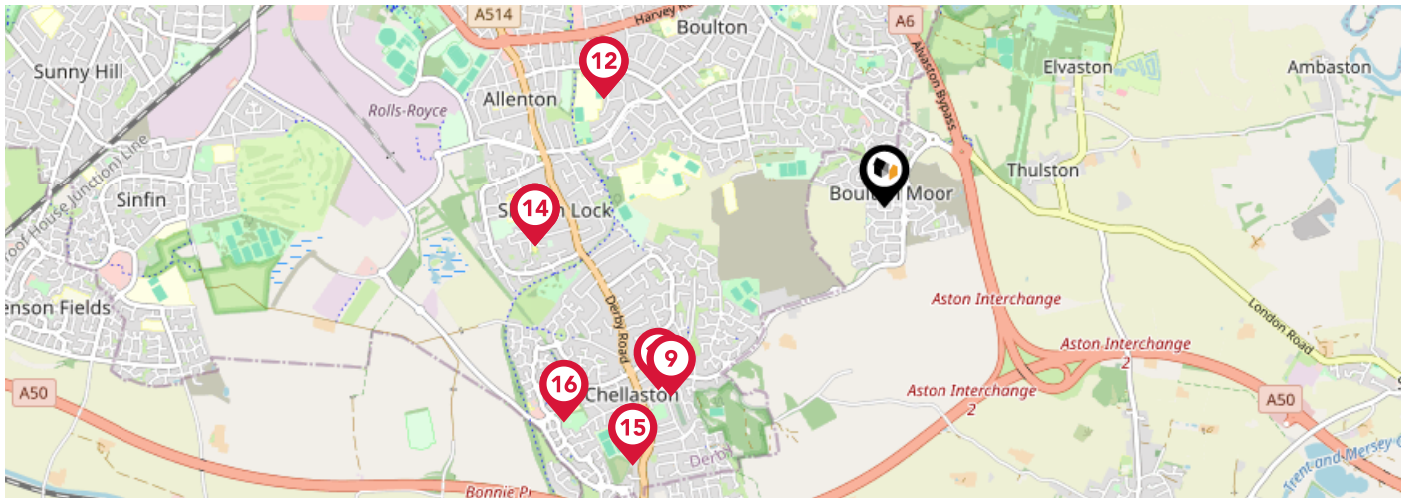


### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	115 m <sup>2</sup>

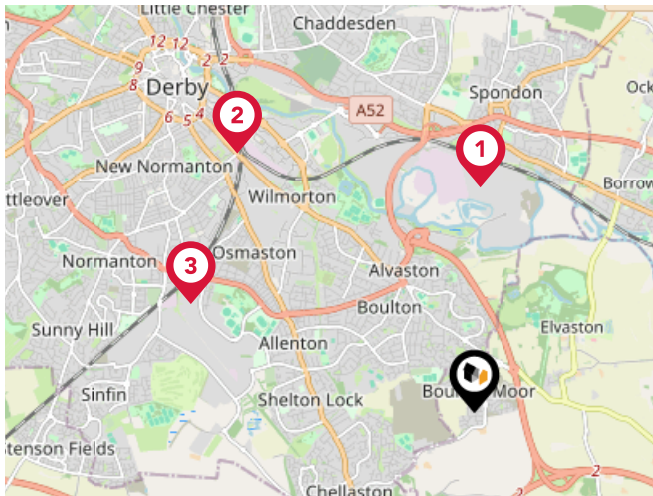


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Alvaston Infant and Nursery School</b></p> <p>Ofsted Rating: Good   Pupils: 320   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Alvaston Junior Academy</b></p> <p>Ofsted Rating: Good   Pupils: 339   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Oakwood Infant and Nursery School</b></p> <p>Ofsted Rating: Good   Pupils: 337   Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Oakwood Junior School</b></p> <p>Ofsted Rating: Good   Pupils: 347   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Martins School</b></p> <p>Ofsted Rating: Outstanding   Pupils:0   Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Noel-Baker Academy</b></p> <p>Ofsted Rating: Good   Pupils: 993   Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St John Fisher Catholic Voluntary Academy</b></p> <p>Ofsted Rating: Good   Pupils: 230   Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Wyndham Primary Academy</b></p> <p>Ofsted Rating: Outstanding   Pupils: 466   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



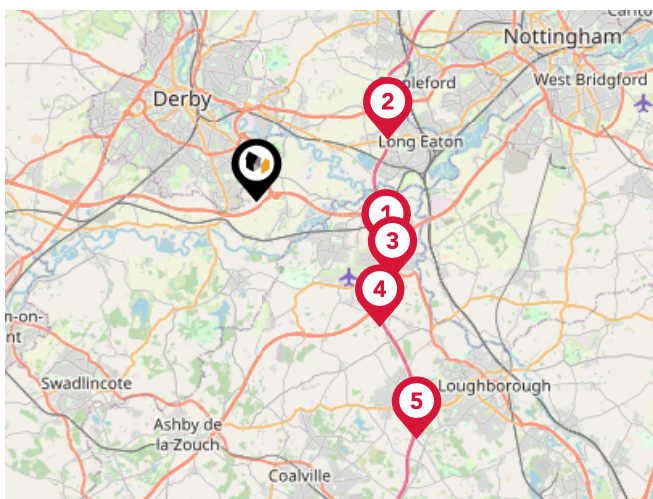
		Nursery	Primary	Secondary	College	Private
	<b>Chellaston Infant School</b> Ofsted Rating: Good   Pupils: 361   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chellaston Junior School</b> Ofsted Rating: Good   Pupils: 503   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Landau Forte Academy Moorhead</b> Ofsted Rating: Requires Improvement   Pupils: 243   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alvaston Moor Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shelton Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 244   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shelton Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chellaston Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 1741   Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homefields Primary School</b> Ofsted Rating: Outstanding   Pupils: 365   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



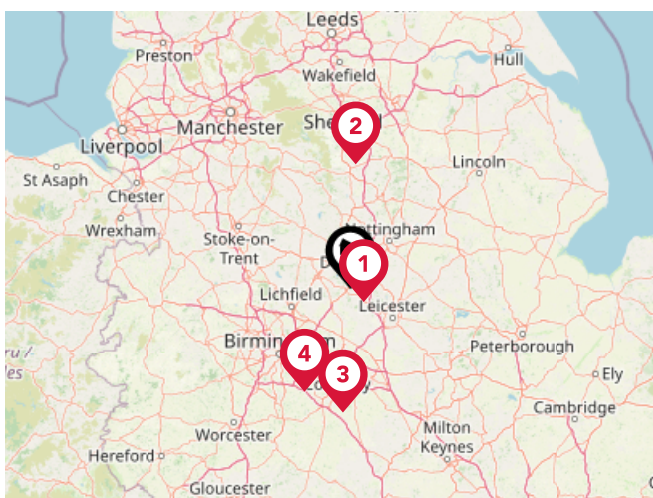
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.03 miles
2	Derby Rail Station	3.15 miles
3	Peartree Rail Station	2.72 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J24A	4.97 miles
2	M1 J25	5.22 miles
3	M1 J24	5.58 miles
4	M1 J23A	6.32 miles
5	M1 J23	10.27 miles

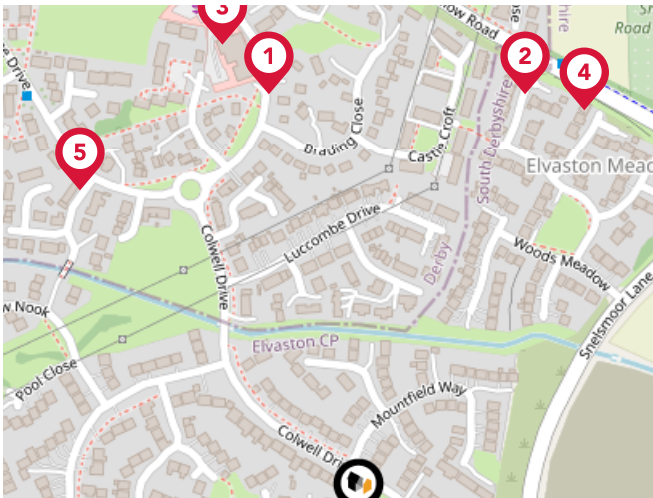


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	5.19 miles
2	Sheffield City Airport	35.48 miles
3	Coventry Airport	35.73 miles
4	Birmingham International Airport	32.6 miles

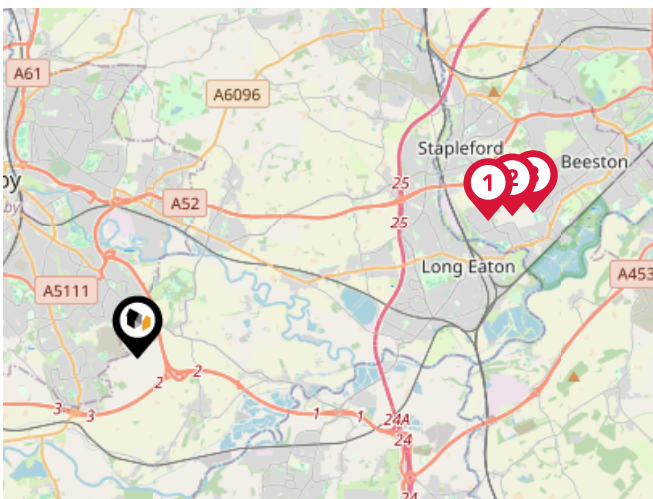


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	The Needles	0.24 miles
2	Shardlow Road	0.26 miles
3	The Needles	0.28 miles
4	Shardlow Road	0.26 miles
5	Newport Court	0.24 miles



## Local Connections

Pin	Name	Distance
1	Toton Lane Tram Stop	6.72 miles
2	Inham Road Tram Stop	7.17 miles
3	Eskdale Drive Tram Stop	7.52 miles



## Hannells

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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

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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

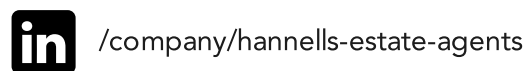
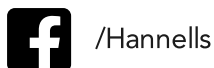


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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