

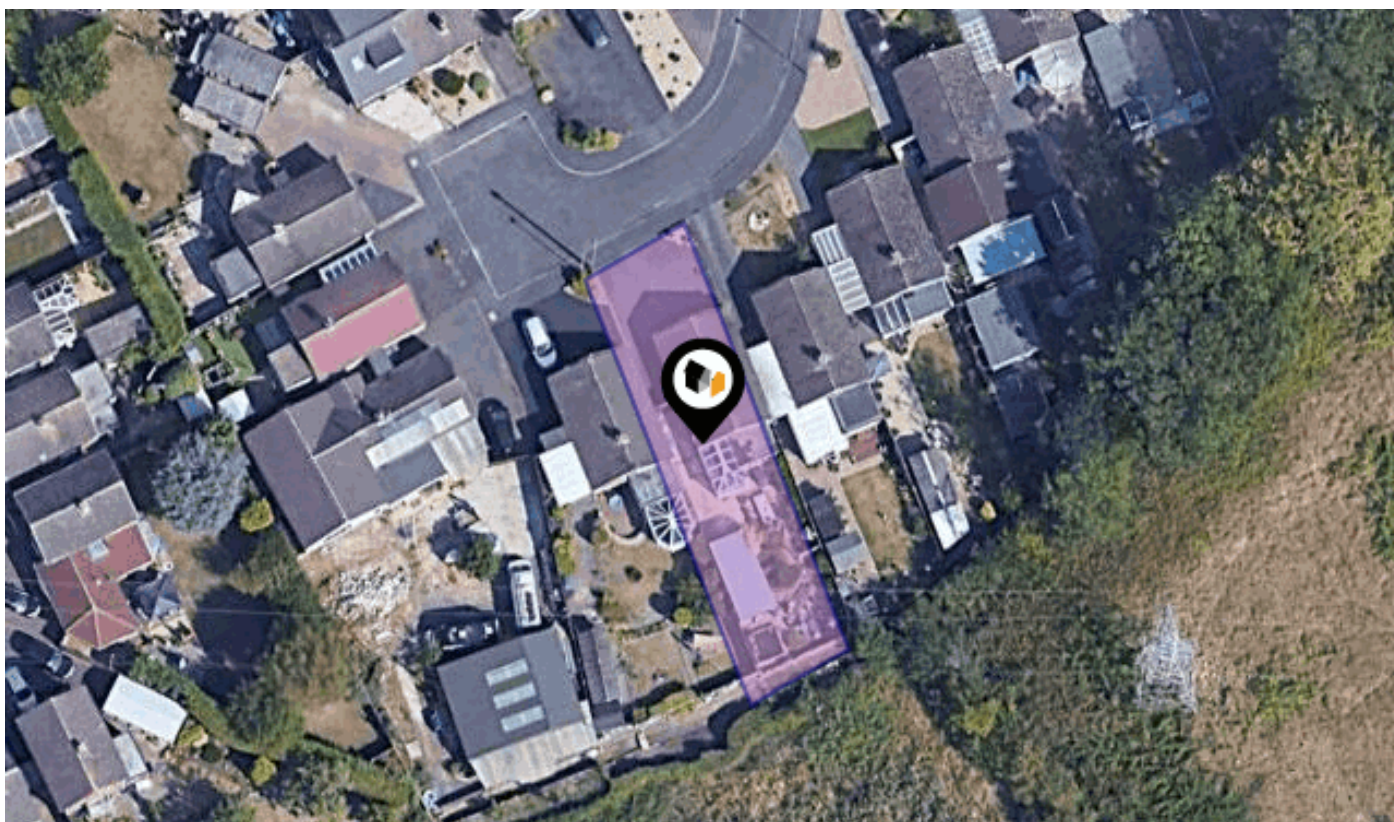


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26<sup>th</sup> February 2024



## EPWORTH DRIVE, ALVASTON, DERBY, DE24

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modernised & Extended Detached Bungalow
- > Two Good Sized Bedrooms
- > Spacious Lounge & Dining Area
- > EPC Rating D
- > Freehold

### Property Description:

**\*\* PREMIER PROPERTY \*\*** Located along a pleasant Cul-De-Sac, this modernised, refurbished and extended detached bungalow offers a most spacious lounge opening to a dining area, garden room, modern fitted shower room, driveway, garage, and good-sized south facing rear garden. Offered with no upward chain, viewing is essential to appreciate the size and standard of the accommodation on offer.

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge opening to a dining area overlooking the rear garden and in-turn opening to a spacious conservatory/garden room; modern newly re-fitted kitchen with integrated appliances; two good sized bedrooms and a modern fitted shower room.

To the front of the property is a neat fore-garden area with mixed flower and shrubbery beds along with a driveway providing ample off-road parking and having gated access alongside the property to a detached garage at the rear.

To the rear is a mature south facing garden with patio seating area, further raised decked area, a mix of flower and shrubbery beds and a water feature.

Epworth drive is conveniently located for local amenities and has excellent travel links with the A50, M1 motorway and East Midlands Airport.

### Room Measurement & Details:

Lounge: (16'9" x 10'9") 5.11 x 3.28

Dining Area: (8'7" x 7'8") 2.62 x 2.34

Garden Room/Conservatory: (12'8" x 7'11") 3.86 x 2.41

Kitchen: (8'9" x 7'9") 2.67 x 2.36

Bedroom One: (12'10" x 10'10") 3.91 x 3.30

Bedroom Two: (9'6" x 7'9") 2.90 x 2.36

Shower Room: (7'3" x 4'3") 2.21 x 1.30

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£179
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,698		
<b>Title Number:</b>	DY47488		
<b>UPRN:</b>	100030312419		

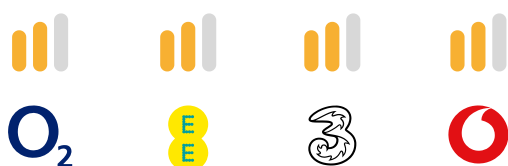
## Local Area

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

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

<b>9</b> mb/s	<b>60</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Gallery Photos







## EPWORTH DRIVE, ALVASTON, DERBY, DE24



# Property EPC - Certificate



Alvaston, DERBY, DE24

Energy rating

# D

Valid until 22.02.2034

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



# Property

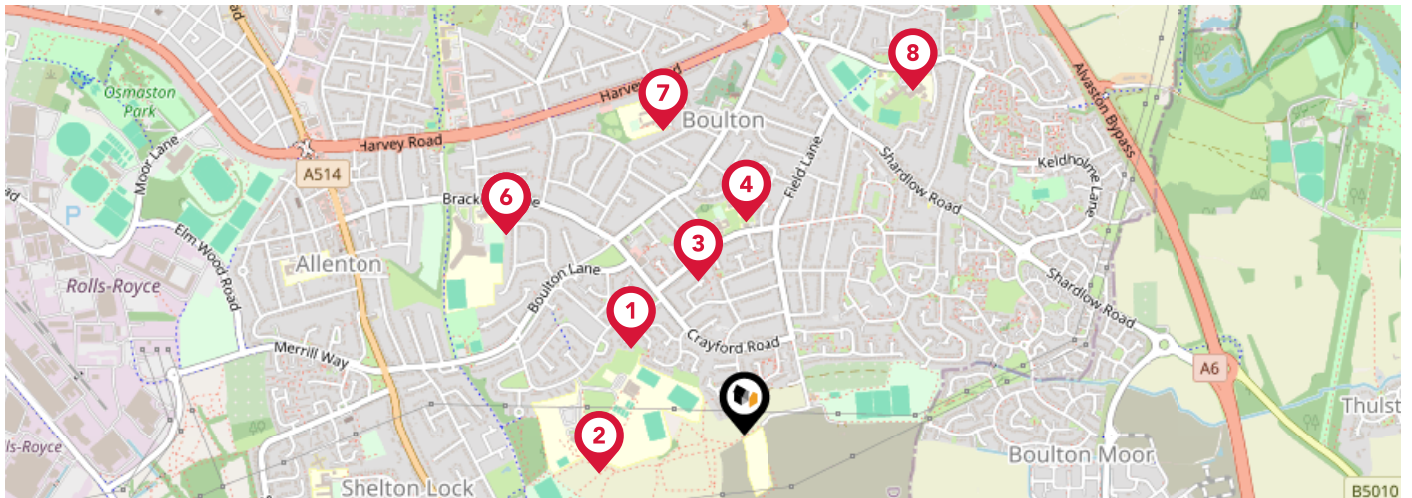
## EPC - Additional Data



### Additional EPC Data

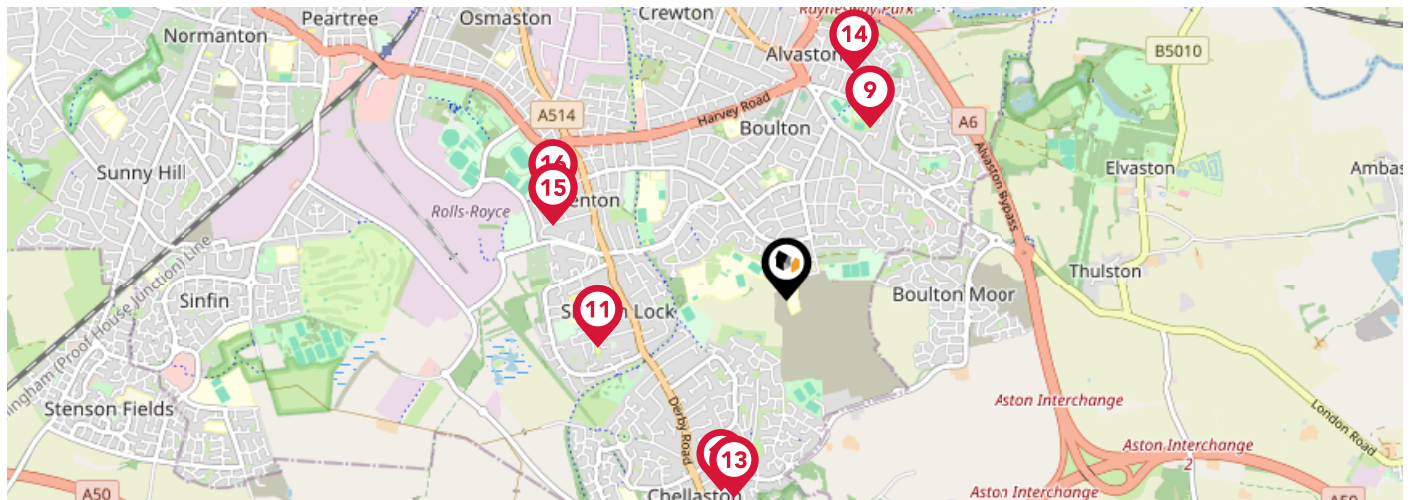
<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Area Schools



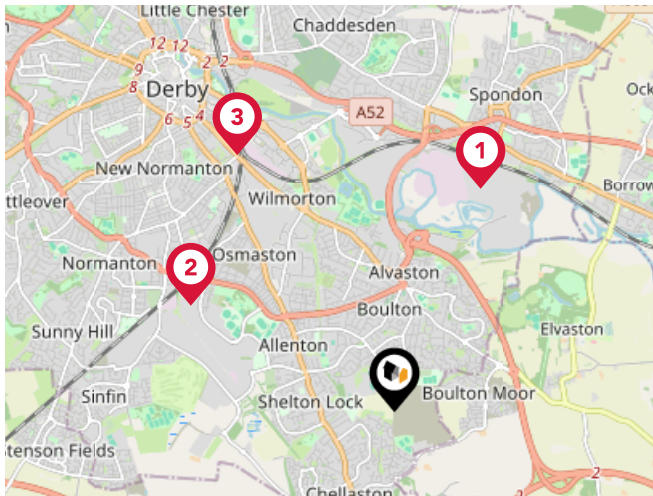
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Martins School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Noel-Baker Academy</b> Ofsted Rating: Good   Pupils: 993   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oakwood Junior School</b> Ofsted Rating: Good   Pupils: 347   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Oakwood Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 337   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Landau Forte Academy Moorhead</b> Ofsted Rating: Requires Improvement   Pupils: 243   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Alveston Moor Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wyndham Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 466   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Alveston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



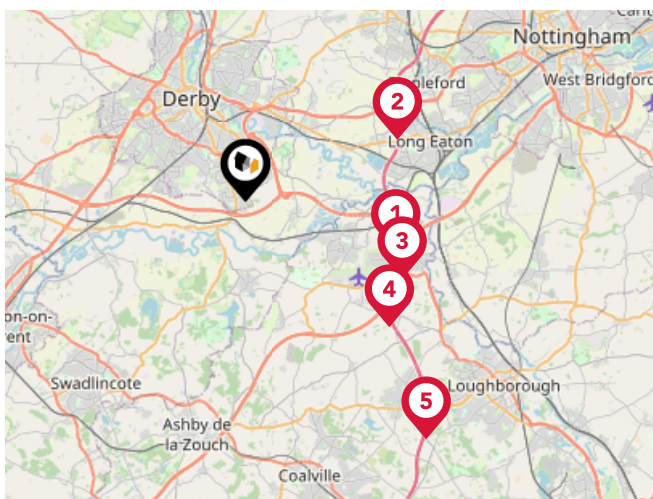
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Alveston Junior Academy</b> Ofsted Rating: Good   Pupils: 339   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Shelton Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 244   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Shelton Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Chellaston Junior School</b> Ofsted Rating: Good   Pupils: 503   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Chellaston Infant School</b> Ofsted Rating: Good   Pupils: 361   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Allenton Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Lord Street Nursery School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.13</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



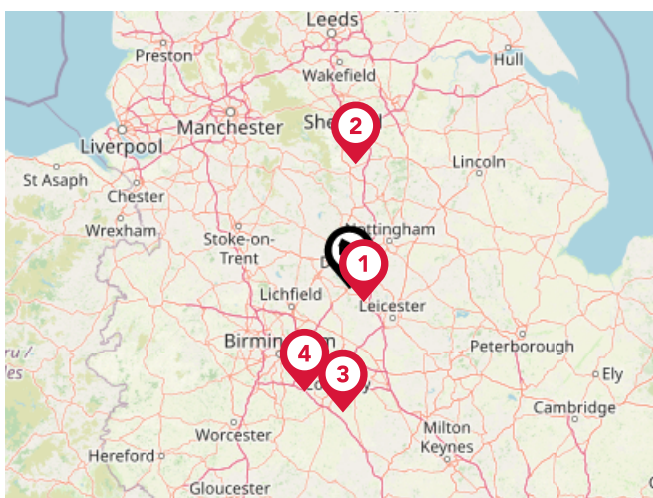
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.14 miles
2	Peartree Rail Station	2.05 miles
3	Derby Rail Station	2.69 miles



## Trunk Roads/Motorways

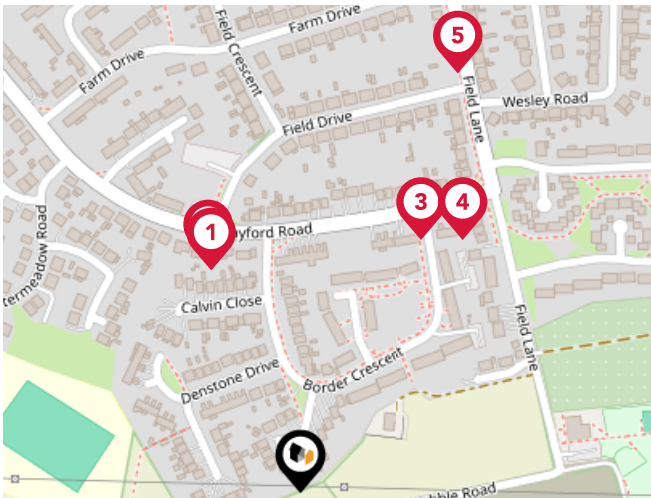
Pin	Name	Distance
1	M1 J24A	5.66 miles
2	M1 J25	5.86 miles
3	M1 J24	6.23 miles
4	M1 J23A	6.86 miles
5	M1 J23	10.71 miles



## Airports/Helipads

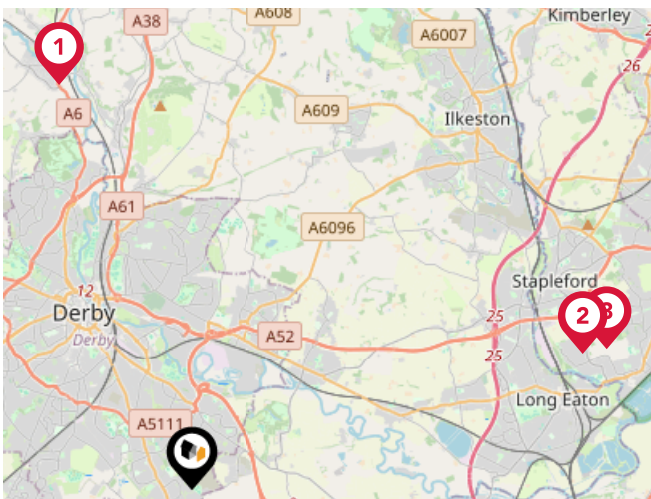
Pin	Name	Distance
1	East Midlands Airport	5.71 miles
2	Sheffield City Airport	35.48 miles
3	Coventry Airport	35.71 miles
4	Birmingham International Airport	32.34 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Silver Ghost	0.13 miles
2	Silver Ghost	0.14 miles
3	Border Crescent	0.16 miles
4	Border Crescent	0.17 miles
5	Field Lane	0.25 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.61 miles
2	Toton Lane Tram Stop	7.38 miles
3	Inham Road Tram Stop	7.84 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

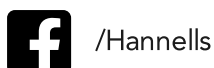


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

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