

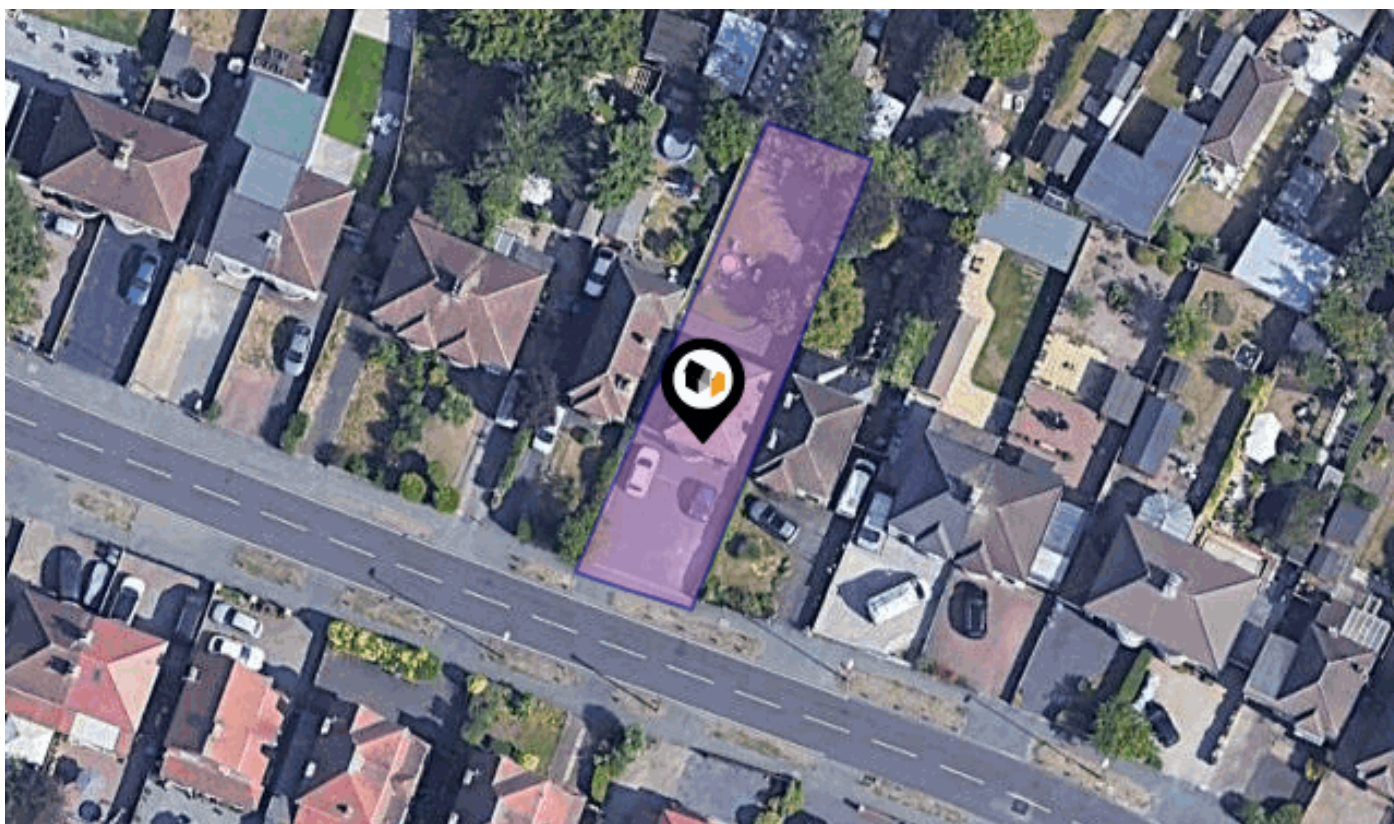


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th February 2024



BRACKENS LANE, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > Detached, Three Bedroom Home
- > EPC Rating D
- > Freehold
- > Council Tax Band C
- > Ample Driveway Parking

Property Description

Fantastic Family Home! A spacious, three bedroom, traditional detached family home located in a sought after area of Alvaston. The property is ideal for both first time buyers and the growing family and benefits from ample off road parking for multiple vehicles, a garage, extensive mature rear garden and a modern open plan kitchen/diner.

With uPVC double glazing and gas central heating the accommodation in brief comprises: entrance porch, entrance hallway with a beautiful stained glass original front door, spacious lounge with feature bay window to the front and gas log burner effect feature fire. To the rear is an open plan kitchen/diner with ample space for a dining table and having french doors leading out to the garden. To the first floor can be found three bedrooms, two being spacious doubles and a modern family bathroom with shower over bath.

To the front of the property is a substantial driveway providing ample off road parking for up to 6 cars and front access to the garage which has electric and lighting. To the rear of the property is a fantastic mature garden, larger than average for the area and offering ample lawn space, mature shrubs, bushes and trees, patio seating areas and secure fenced boundaries.

Brackens Lane is ideal for local amenities including shops, schools and transport links together with easy access for Derby City Centre and road links with the A50, M1 motorway and Nottingham East Midlands Airport. Viewing is highly recommended.

Please note that this property is of non-standard Stanley Concrete Block construction – please ask for more details or make further enquires with your mortgage advisor.

Room Measurement & Details

Porch: (2'4" x 6'6") 0.71 x 1.98

Hallway: (10'4" x 6'5") 3.15 x 1.96

Living Room: (14'4" x 11'6") 4.37 x 3.51

Kitchen/Diner: (11'0" x 18'6") 3.35 x 5.64

Bedroom 1: (12'0" x 11'6") 3.66 x 3.51

Bedroom 2: (10'9" x 11'7") 3.28 x 3.53

Bedroom 3: (7'6" x 6'6") 2.29 x 1.98

Bathroom: (7'2" x 6'2") 2.18 x 1.88

Property Overview



Property

Type:	Detached	Last Sold £/ft ² :	£122
Bedrooms:	3	Tenure:	Freehold
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,698		
Title Number:	DY465691		
UPRN:	100030292749		

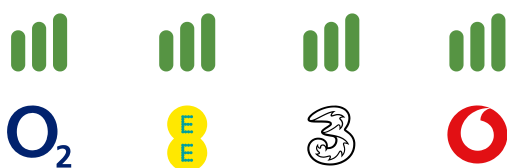
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



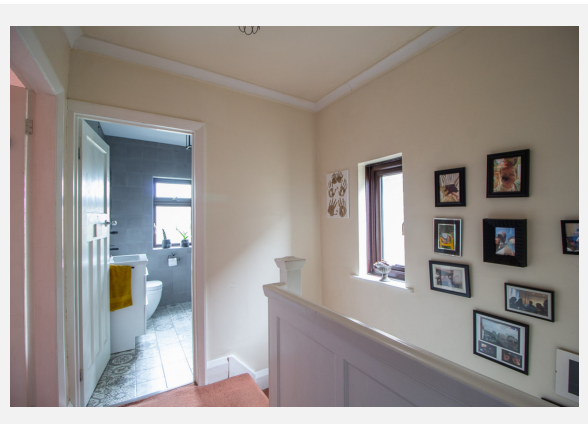
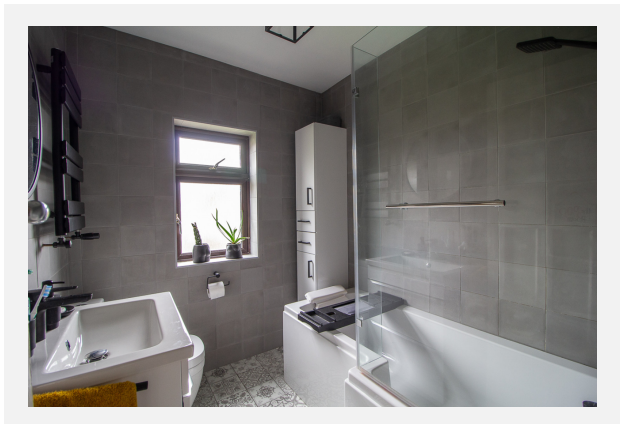
Satellite/Fibre TV Availability:



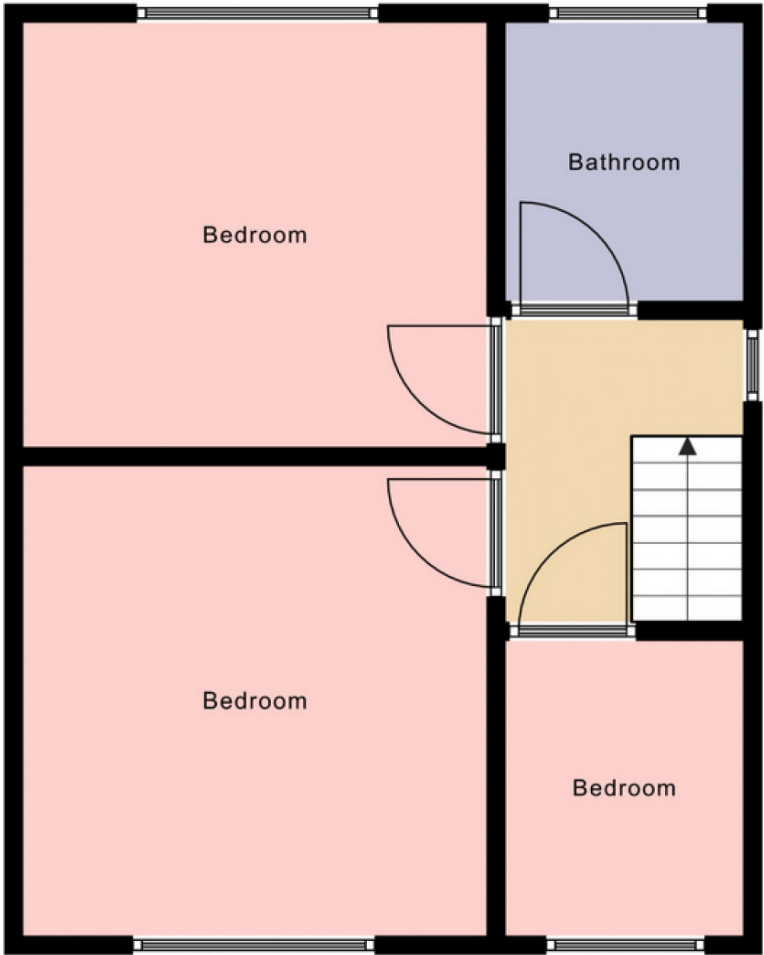
Gallery Photos



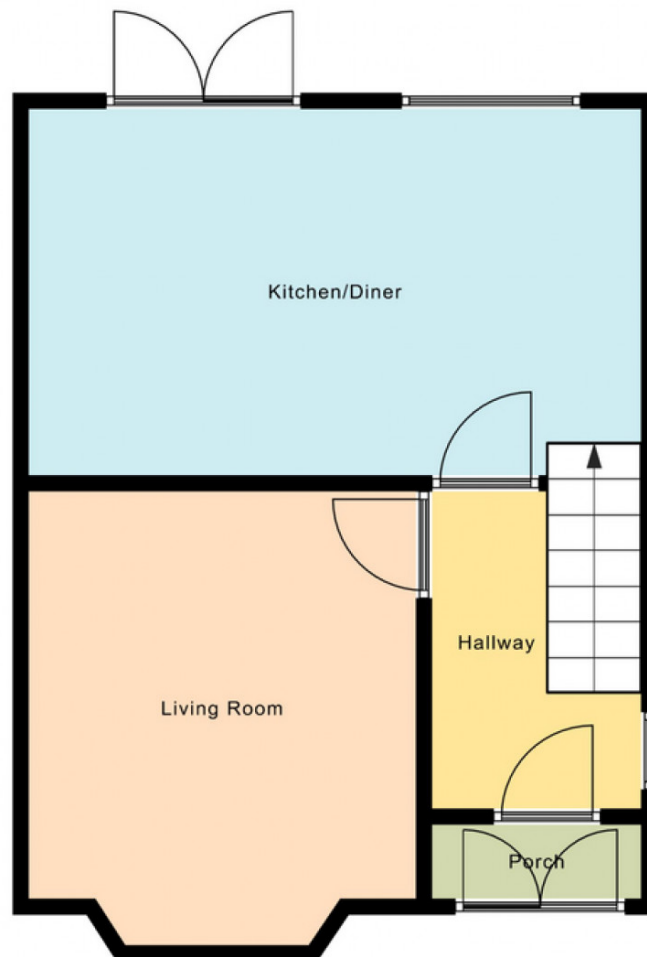
Gallery Photos



BRACKENS LANE, ALVASTON, DERBY, DE24



BRACKENS LANE, ALVASTON, DERBY, DE24



Property EPC - Certificate



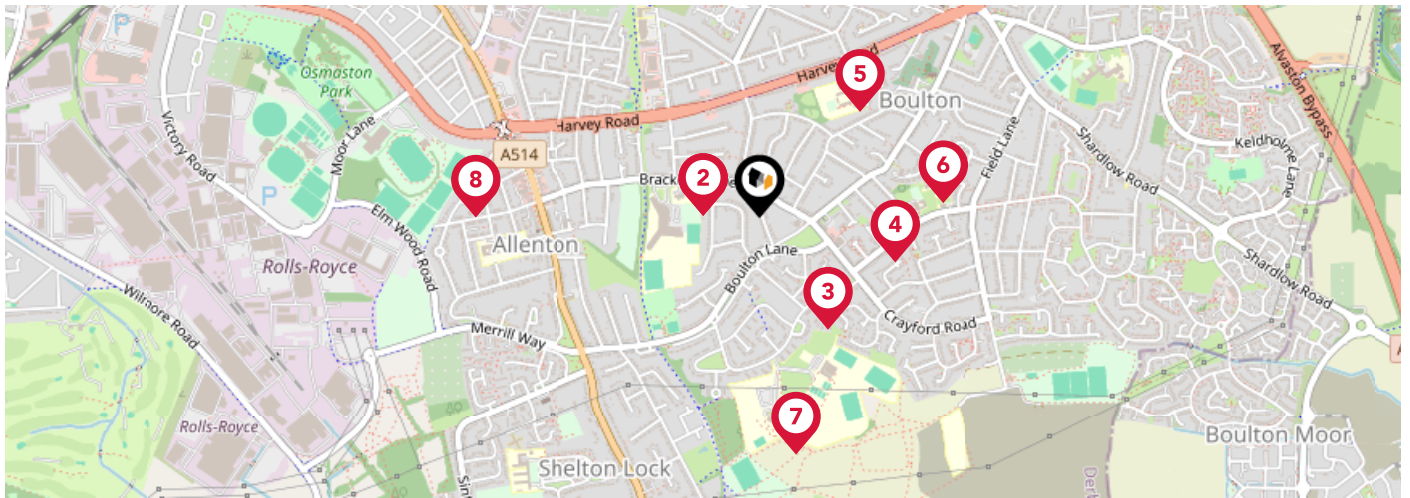
Alvaston, DE24

Energy rating

D

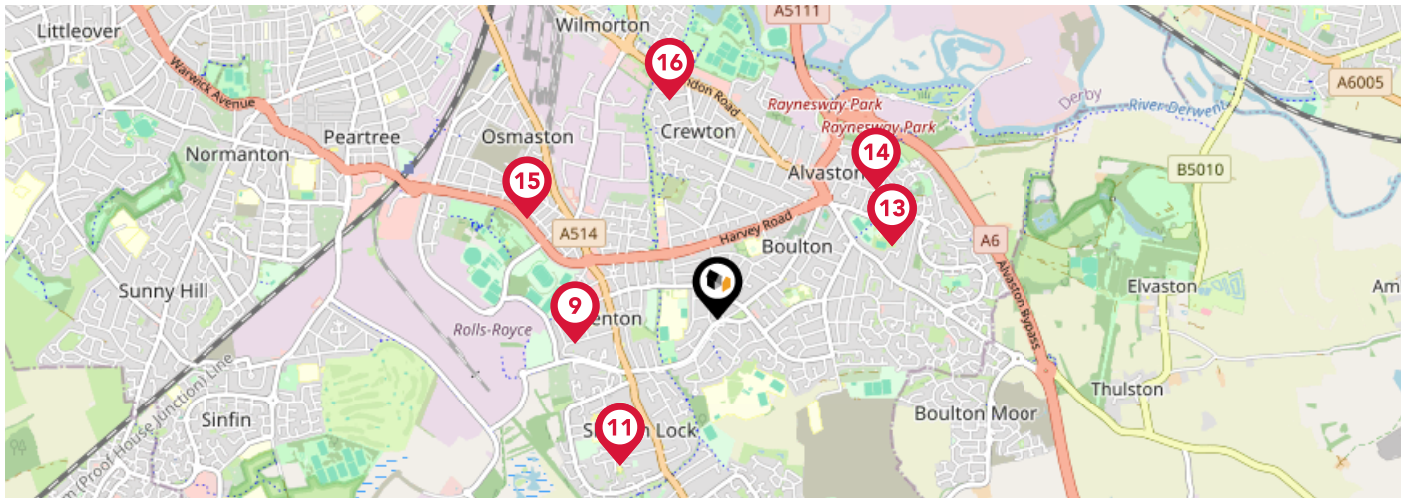
Valid until 15.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



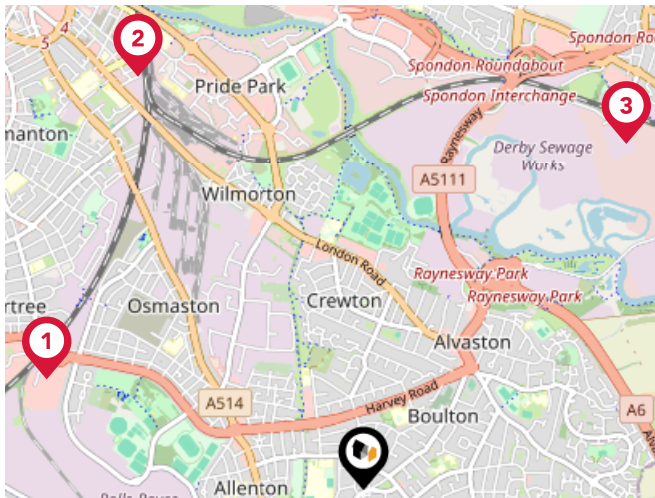
		Nursery	Primary	Secondary	College	Private
1	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.32	<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:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.41	<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:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



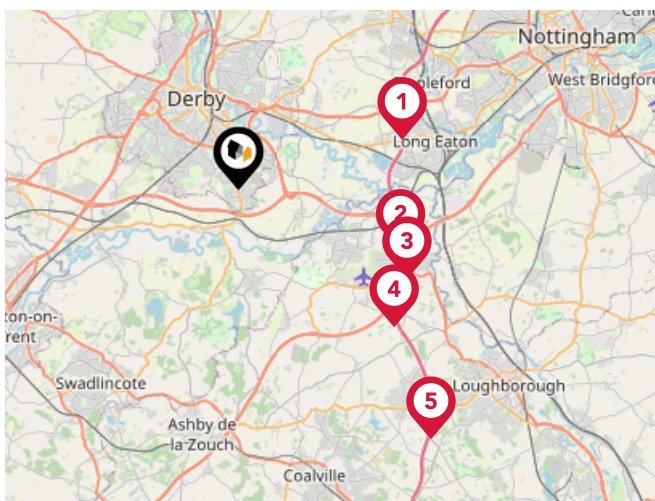
	Nursery	Primary	Secondary	College	Private
<p>9 Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Shelton Infant School Ofsted Rating: Requires Improvement Pupils: 244 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Shelton Junior School Ofsted Rating: Good Pupils: 279 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ashwood Spencer Academy Ofsted Rating: Requires Improvement Pupils: 628 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



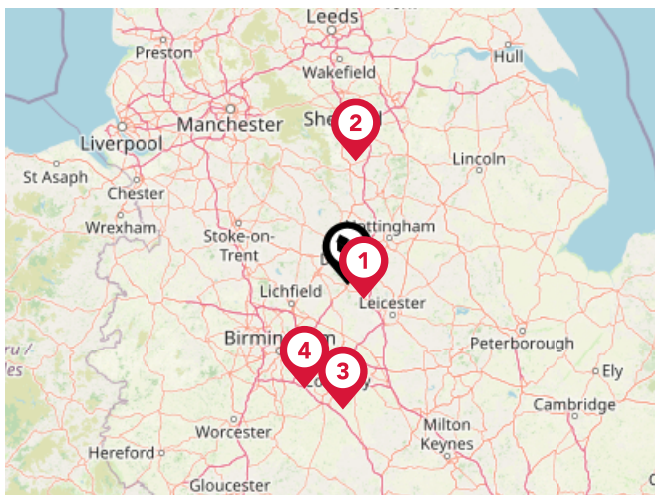
National Rail Stations

Pin	Name	Distance
1	Peartree Rail Station	1.5 miles
2	Derby Rail Station	2.1 miles
3	Spondon Rail Station	1.94 miles



Trunk Roads/Motorways

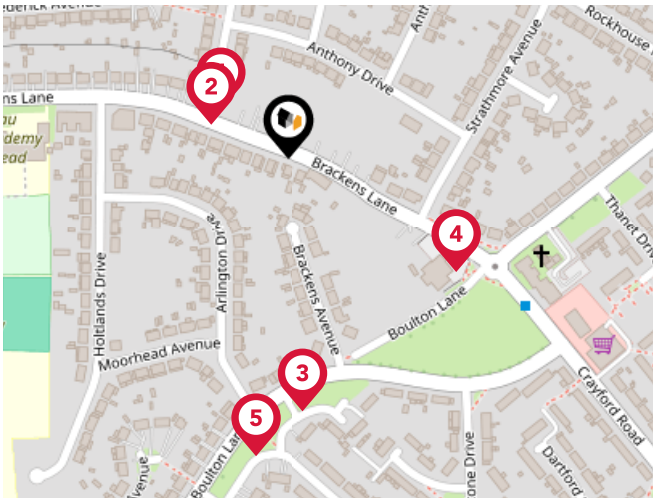
Pin	Name	Distance
1	M1 J25	6.09 miles
2	M1 J24A	6.19 miles
3	M1 J24	6.8 miles
4	M1 J23A	7.46 miles
5	M1 J23	11.31 miles



Airports/Helipads

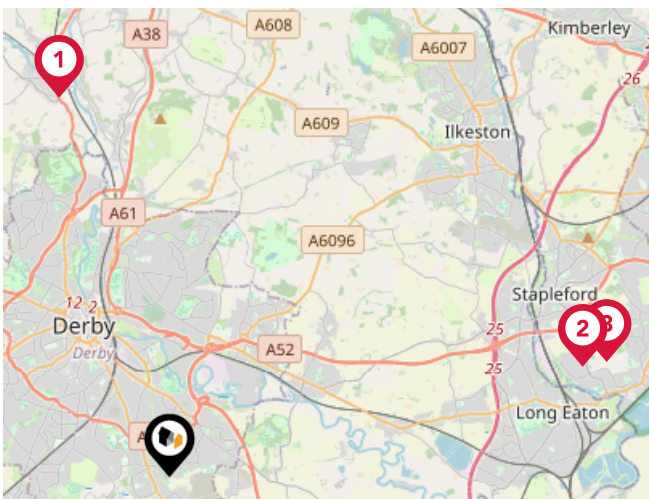
Pin	Name	Distance
1	East Midlands Airport	6.31 miles
2	Sheffield City Airport	35.06 miles
3	Coventry Airport	36.14 miles
4	Birmingham International Airport	32.6 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brackens Lane	0.05 miles
2	Brackens Lane	0.05 miles
3	Arlington Drive	0.14 miles
4	The Brackens	0.11 miles
5	Arlington Drive	0.17 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.07 miles
2	Toton Lane Tram Stop	7.64 miles
3	Inham Road Tram Stop	8.1 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.

Hannells Testimonials



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

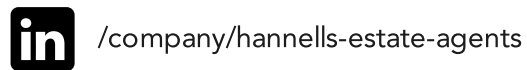
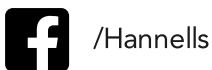


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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