

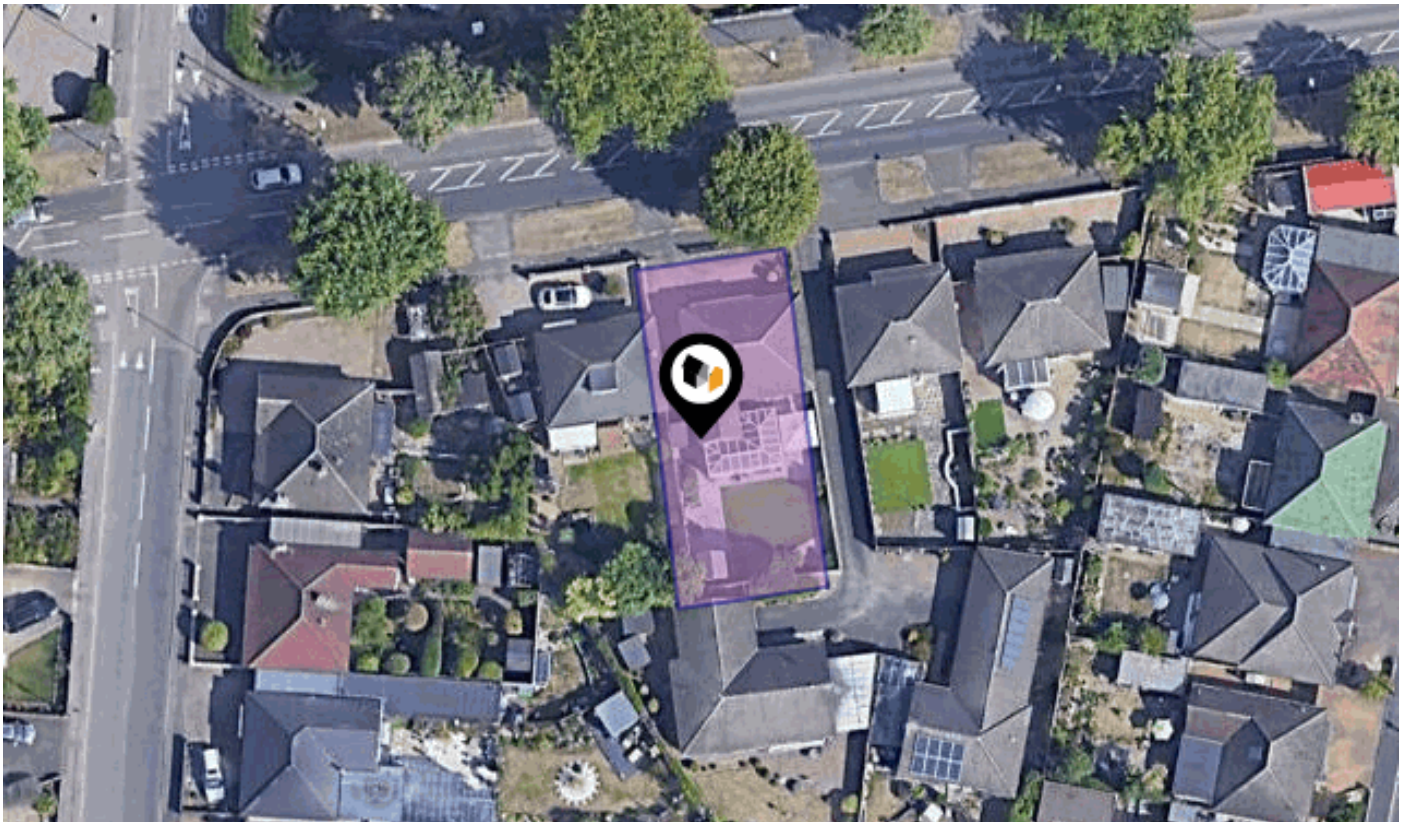


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st March 2024



HOLBROOK ROAD, ALVASTON, DERBY, DE24

Hannells

27 Shardlow Rd, Alvaston, Derby, DE24 0JG

01332 573130

alvaston@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Detached, Two Bedroom, Bungalow
- > EPC Rating TBC
- > Council Tax Band C
- > Freehold
- > Standard Construction

Property Description

An opportunity arises to acquire this fully refurbished and beautifully modernised two bed roomed, double fronted detached bungalow, located in the highly popular area of Alvaston. This fantastic bungalow has been upgraded throughout by the current owner and finished to an exceptionally high standard and benefits from uPVC double glazing, gas central heating via combination boiler, extended, refitted kitchen/diner, modern family bathroom, off road parking and a generous, landscaped low maintenance south facing rear garden. This property simply must be viewed!

The bungalow on offer briefly comprises; entrance porch leading through to a hallway, bay fronted lounge with feature fire, a modern, recently updated open plan kitchen/diner with a range of expertly fitted units, ample storage, integrated appliances, space for a dining table and a stable door out to the side. French doors lead into the conservatory which stretches the whole rear of the bungalow and has fitted blinds, a ceiling fan and central heating. The property also features two good sized double bedrooms, the master with fitted wardrobes and a fantastic modern fitted bathroom, again with ample fitted storage.

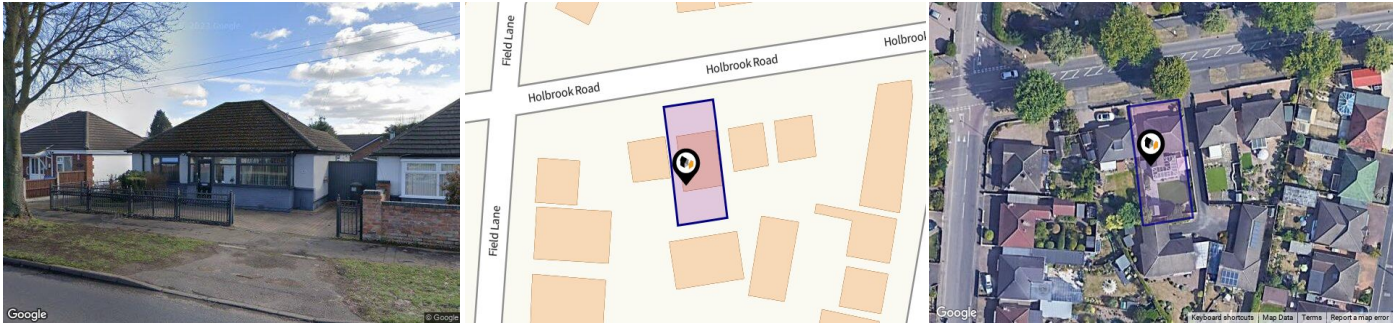
Outside, sitting to the front of the property is a gated driveway providing off road parking for multiple cars and gates leading down the side of the bungalow and the rear garden. The rear features a stunning, south facing landscaped garden with artificial lawn and patio seating areas, fence boundaries, shrubs and bushes and a garden shed.

Holbrook Road lies convenient for local amenities including shops, schools, together with good road links with A50, A52 and the M1 motorway and access to East Midlands Airport.

Room Measurement & Details:

- Porch: (4'4" x 4'5") 1.32 x 1.35
- Hallway: (13'8" x 4'5") 4.17 x 1.35
- Living Room: (12'11" x 12'6") 3.94 x 3.81
- Kitchen: (9'11" x 10'8") 3.02 x 3.25
- Dining Area: (10'0" x 9'0") 3.05 x 2.74
- Sun Room: (7'4" x 18'1") 2.24 x 5.51
- Bedroom 1: (12'10" x 10'8") 3.91 x 3.25
- Bedroom 2: (9'9" x 9'9") 2.97 x 2.97
- Bathroom: (6'10" x 8'8") 2.08 x 2.64

Property Overview



Property

Type: Detached
Bedrooms: 2
Plot Area: 0.09 acres
Council Tax : Band C
Annual Estimate: £1,698
Title Number: DY33019
UPRN: 100030323947

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s
80 mb/s
1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



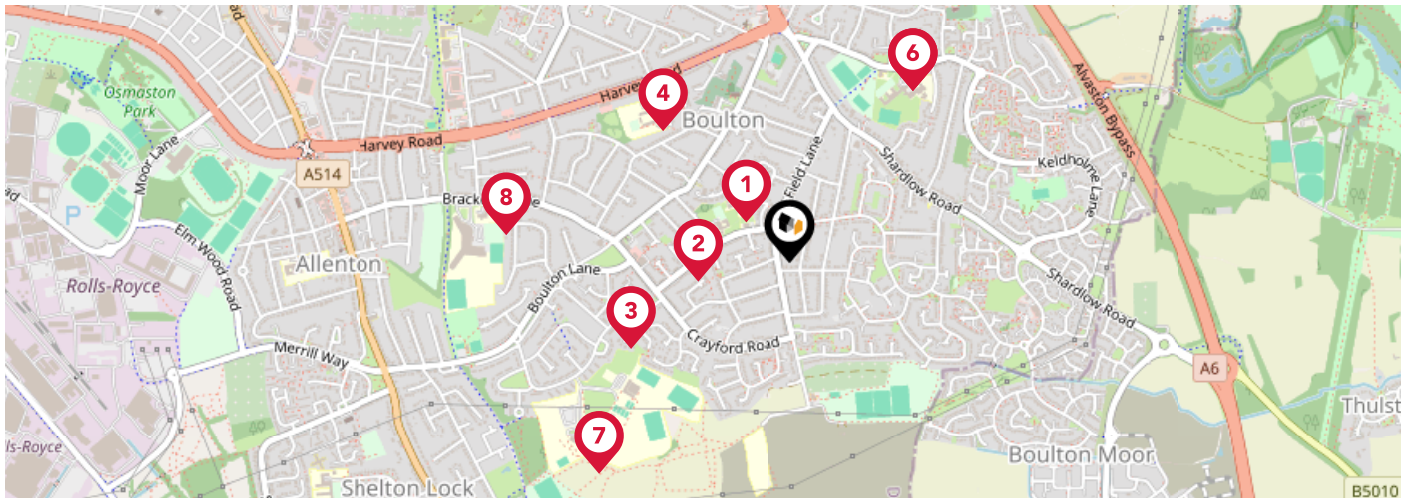
Gallery Photos



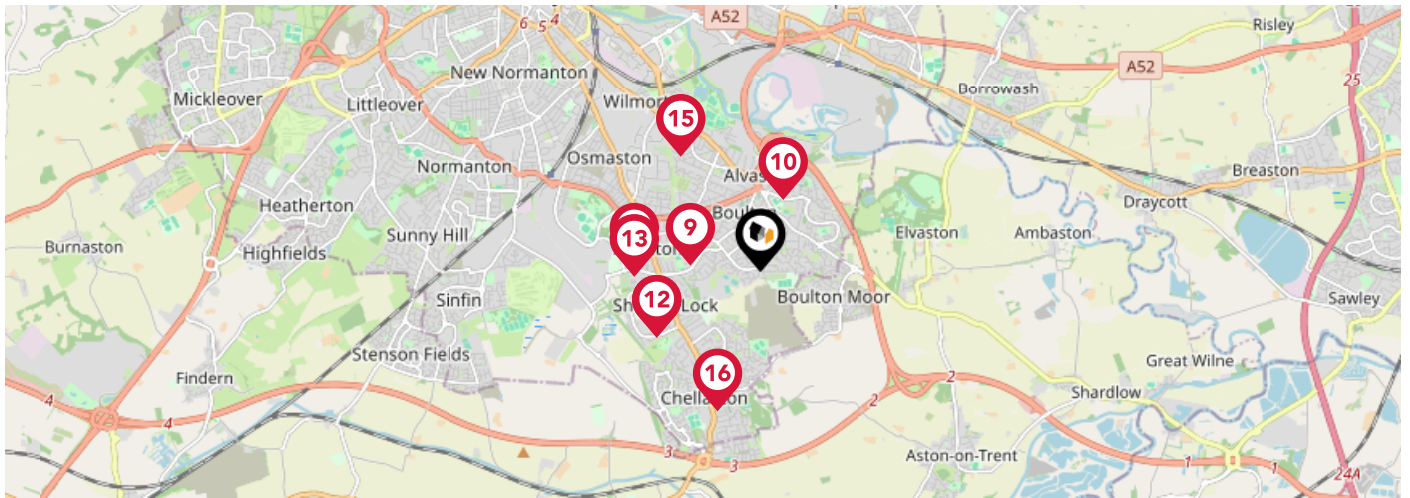
HOLBROOK ROAD, ALVASTON, DERBY, DE24



Area Schools

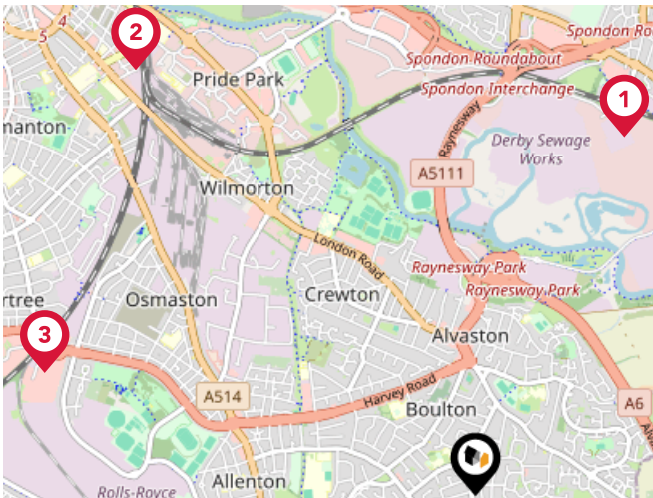


		Nursery	Primary	Secondary	College	Private
1	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.21	<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:0.4	<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:0.41	<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:0.47	<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:0.47	<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:0.64	<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:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



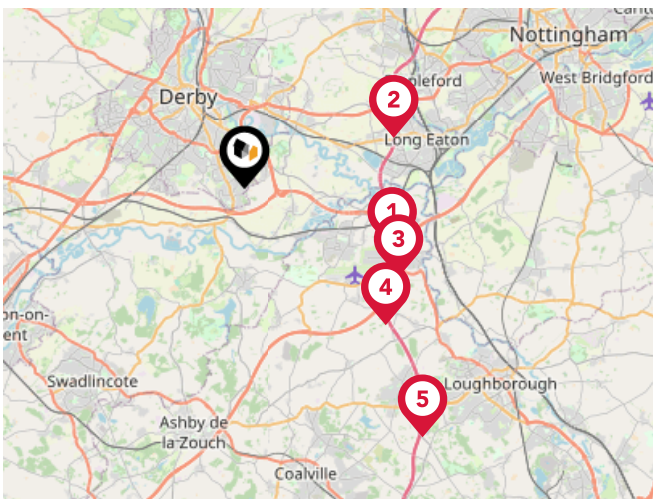
	Nursery	Primary	Secondary	College	Private
<p>9 Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.67</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:1.11</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:1.11</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:1.14</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:1.14</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Chellaston Junior School Ofsted Rating: Good Pupils: 503 Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



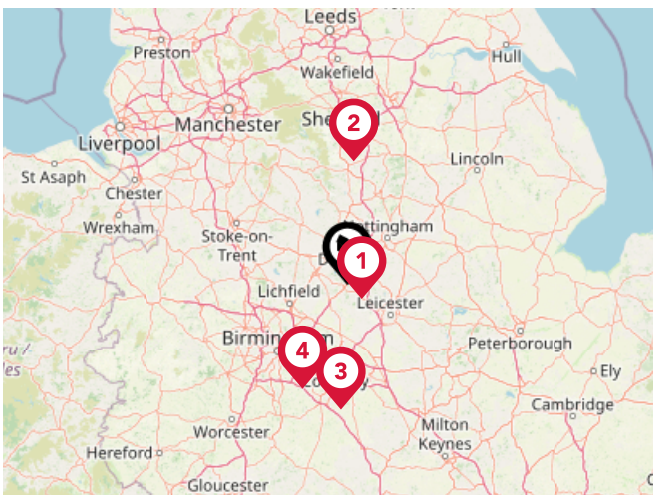
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.74 miles
2	Derby Rail Station	2.43 miles
3	Peartree Rail Station	2 miles



Trunk Roads/Motorways

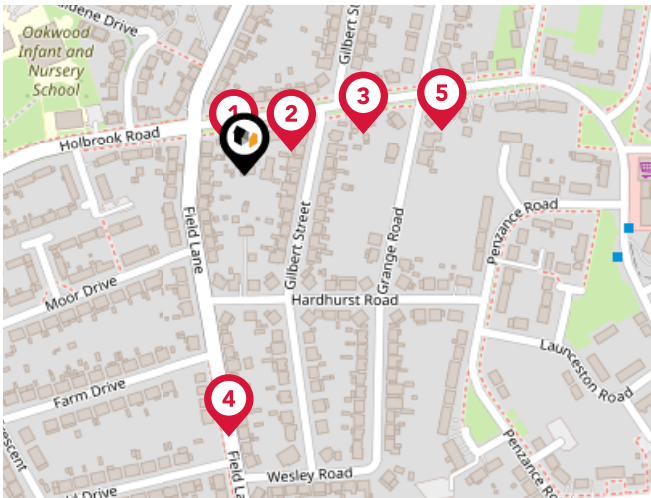
Pin	Name	Distance
1	M1 J24A	5.7 miles
2	M1 J25	5.63 miles
3	M1 J24	6.32 miles
4	M1 J23A	7.05 miles
5	M1 J23	10.96 miles



Airports/Helipads

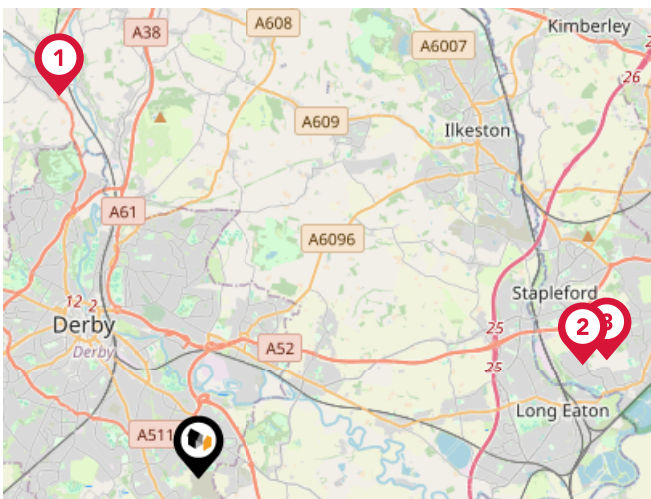
Pin	Name	Distance
1	East Midlands Airport	5.91 miles
2	Sheffield City Airport	35.09 miles
3	Coventry Airport	36.11 miles
4	Birmingham International Airport	32.74 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gilbert Street	0.01 miles
2	Gilbert Street	0.03 miles
3	Grange Road	0.07 miles
4	Field Lane	0.15 miles
5	Grange Road	0.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.28 miles
2	Toton Lane Tram Stop	7.17 miles
3	Inham Road Tram Stop	7.63 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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

27 Shardlow Rd, Alvaston, Derby, DE24
0JG
01332 573130
alvaston@hannells.co.uk
hannells.co.uk

