

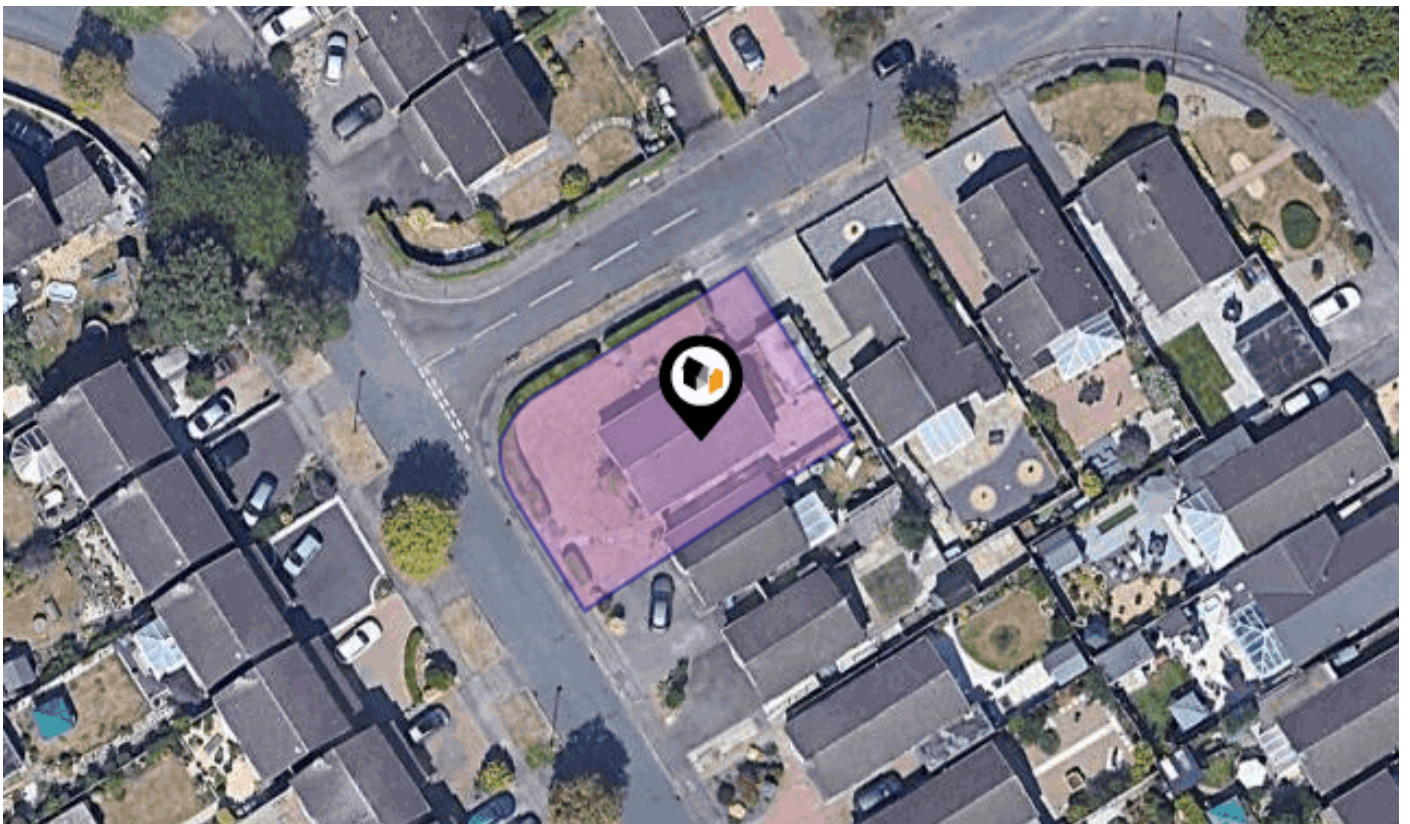


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22<sup>nd</sup> March 2024



## STOCKER AVENUE, ALVASTON, DERBY, DE24

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Superb Corner Plot
- > Three Bedroom, Detached Bungalow
- > EPC Rating D
- > Council Tax Band C
- > Driveway & Garage

### Property Description:

\*\*\* PREMIER PROPERTY\*\*\* Situated on a fantastic corner plot is this well presented, three bedrooms detached bungalow located in the highly popular area of Alvaston. Offering spacious living accommodation, the property features gas central heating by way of a gas combination boiler, a low maintenance private and enclosed rear garden along with beautifully maintained front gardens, off road driveway parking with a garage and uPVC double glazing.

In brief, the accommodation comprises; entrance hallway, a spacious lounge with dual aspect windows, a modern fitted kitchen diner having a range of integrated appliances, a breakfast bar and ample space for a dining table, three bedrooms with the two doubles having fitted wardrobes and a fantastic modern fitted bathroom having a four piece suite.

A very well presented lawned garden wraps around the front and side of the property with hedge boundaries and a driveway providing off road parking is located at the side with a detached garage. Access to the rear of the property is located either side of the property, where a private and enclosed, low maintenance patio garden is found.

Stocker Avenue 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 along with being in a fantastic position ideally located for walks to Elvaston Castle.

### Room Measurement & Details

Hallway: (8'8" x 6'0") 2.64 x 1.83

Lounge: (15'7" x 12'6") 4.75 x 3.81

Kitchen Diner: (15'7" x 11'2") 4.75 x 3.40

Bedroom: (12'0" x 11'2") 3.66 x 3.40

Bedroom: (9'11" x 12'5") 3.02 x 3.78

Bedroom: (6'7" x 9'1") 2.01 x 2.77

Bathroom: (8'8" x 8'0") 2.64 x 2.44

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£199
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,698		
<b>Title Number:</b>	DY41898		
<b>UPRN:</b>	100030362951		

## Local Area

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

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

<b>12</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Gallery Photos





# Gallery Photos



## STOCKER AVENUE, ALVASTON, DERBY, DE24



# Property EPC - Certificate



Stocker Avenue, Alvaston, DE24

Energy rating

# D

Valid until 15.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



# Property

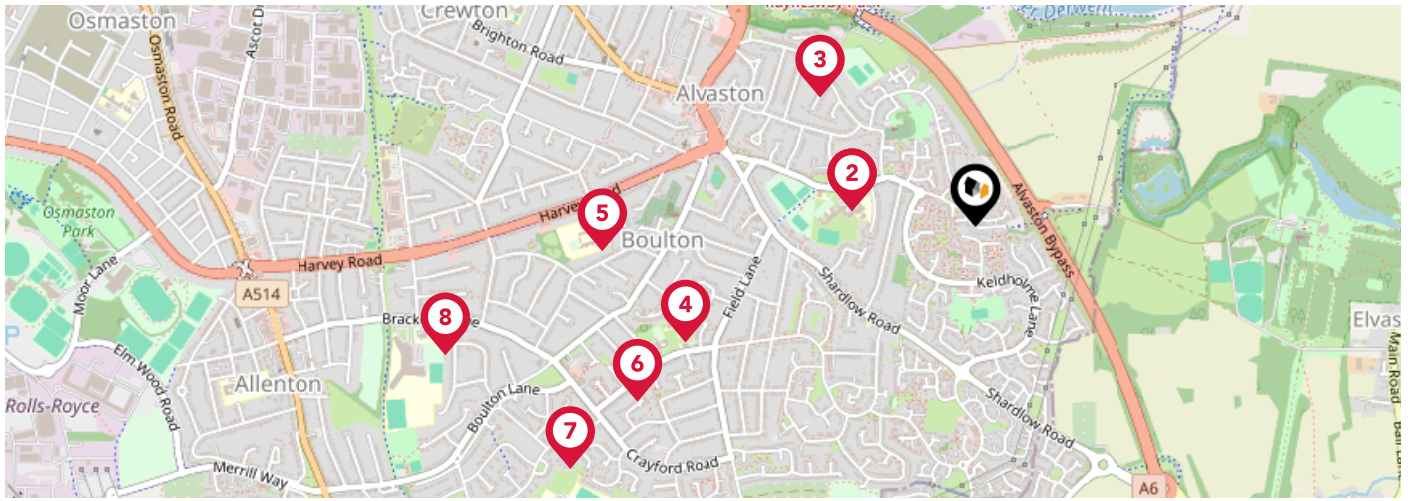
## EPC - Additional Data



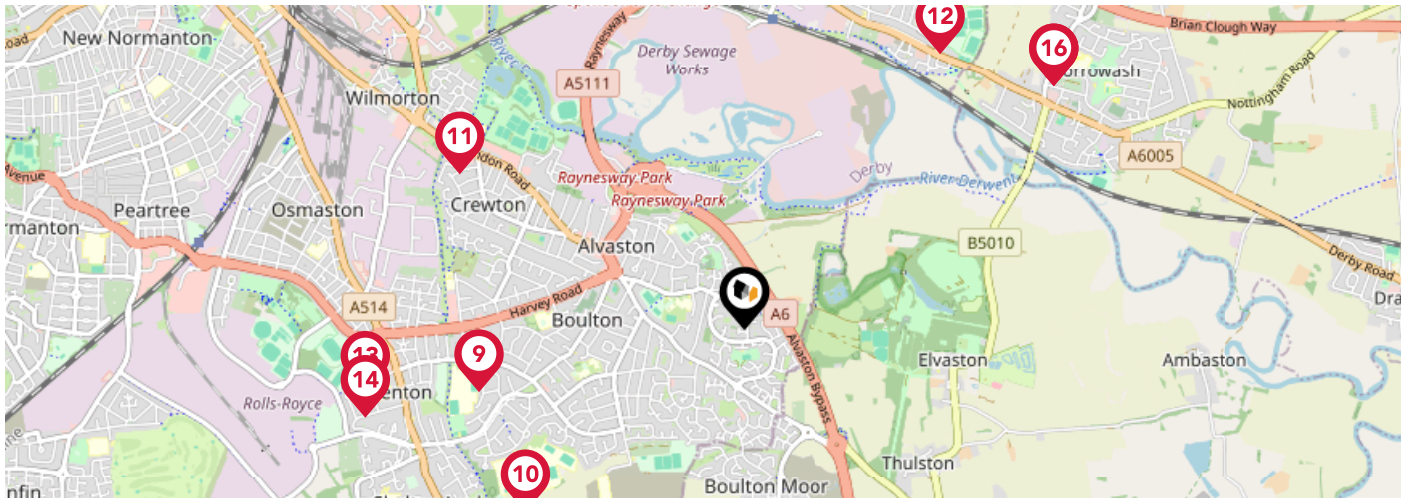
### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 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, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

# Area Schools

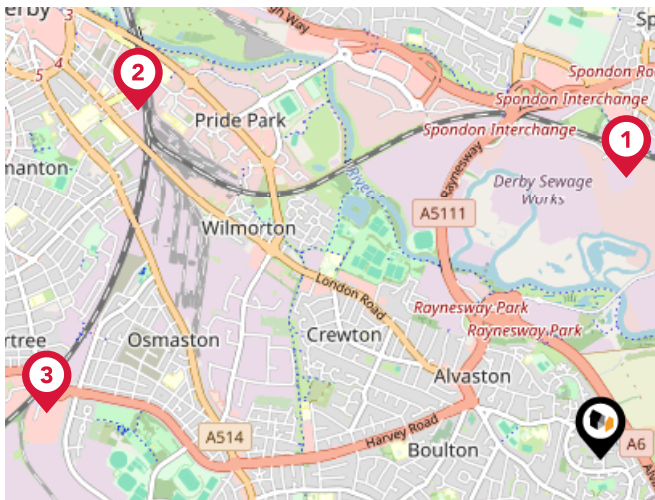


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Alvaston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Alvaston Junior Academy</b> Ofsted Rating: Good   Pupils: 339   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:0.45	<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:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wyndham Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 466   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oakwood Junior School</b> Ofsted Rating: Good   Pupils: 347   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Martins School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Landau Forte Academy Moorhead</b> Ofsted Rating: Requires Improvement   Pupils: 243   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



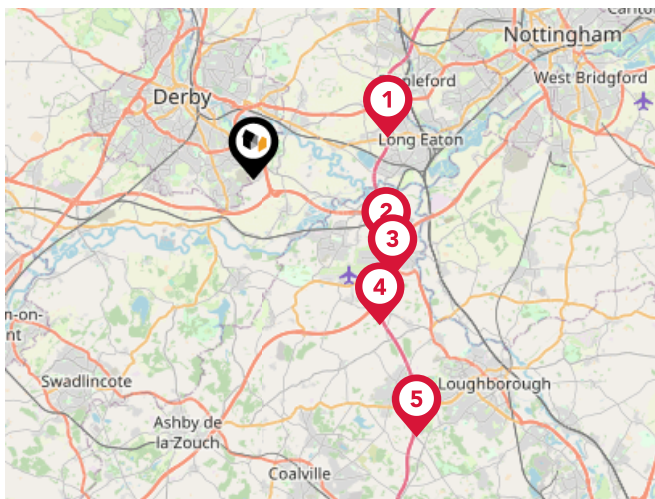
		Nursery	Primary	Secondary	College	Private
	<b>Alvaston Moor Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Noel-Baker Academy</b> Ofsted Rating: Good   Pupils: 993   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 680   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Asterdale Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lord Street Nursery School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Allenton Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbrook Infant School</b> Ofsted Rating: Good   Pupils: 150   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



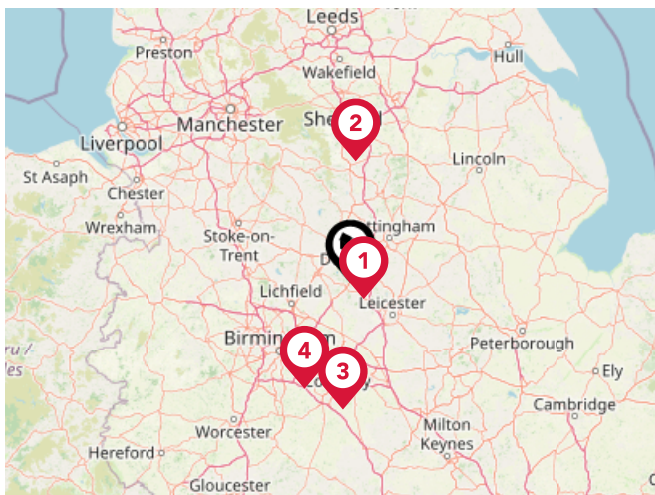
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.26 miles
2	Derby Rail Station	2.59 miles
3	Peartree Rail Station	2.48 miles



## Trunk Roads/Motorways

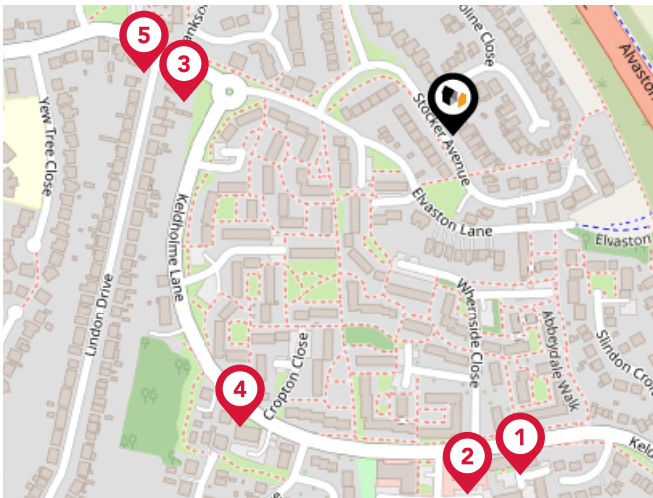
Pin	Name	Distance
1	M1 J25	5 miles
2	M1 J24A	5.35 miles
3	M1 J24	6.05 miles
4	M1 J23A	6.92 miles
5	M1 J23	10.94 miles



## Airports/Helipads

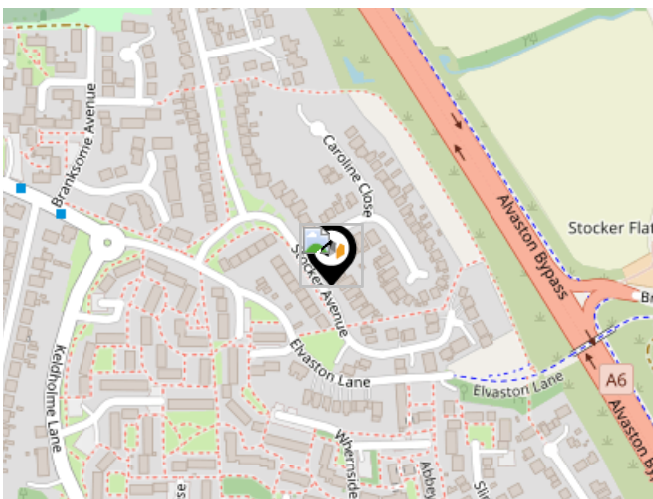
Pin	Name	Distance
1	East Midlands Airport	5.82 miles
2	Sheffield City Airport	34.72 miles
3	Coventry Airport	36.49 miles
4	Birmingham International Airport	33.28 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	James Wyatt	0.19 miles
2	James Wyatt	0.2 miles
3	Branksome Avenue	0.15 miles
4	Stonesdale Court	0.2 miles
5	Branksome Avenue	0.18 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.17 miles
2	Toton Lane Tram Stop	6.54 miles
3	Inham Road Tram Stop	7 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

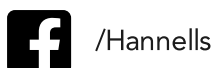


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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