

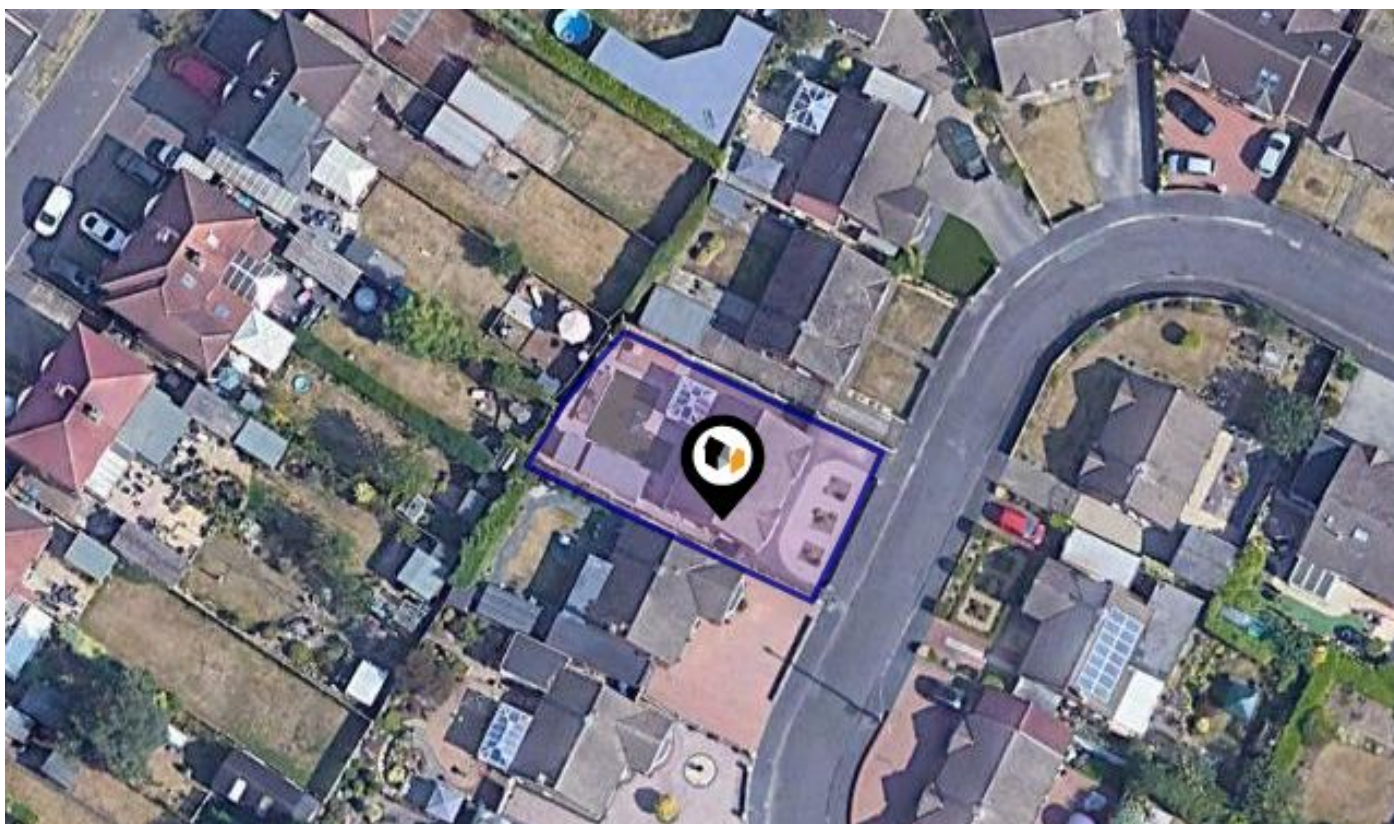


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th March 2024



GARTH CRESCENT, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > Modernised Detached Bungalow
- > High Specification Fitted Dining Kitchen
- > EPC Rating E (Completed Prior To Modernisation)
- > Council Tax Band C
- > Freehold

Property Description

*** PREMIER PROPERTY *** Modernised throughout, this simply stunning detached bungalow has been finished throughout to a high specification with updated windows and doors throughout, a log burning stove, a modern kitchen and bathroom, and a fantastic low maintenance garden - this bungalow simply must be viewed.

Located in a pleasant crescent and with a beautiful landscaped garden, this delightful detached home benefits from uPVC double glazing and gas central heating and the accommodation in brief comprises: Entrance hall; spacious lounge with feature bay window and log burning stove; modern and well-appointed fitted kitchen diner; a modern shower room; master bedroom with fitted wardrobes; second double bedroom currently configured as a second sitting room with French doors opening to a uPVC double glazed conservatory.

To the front of the property is a beautifully presented, low maintenance fore garden alongside a driveway providing ample off-road parking and having gated access to the side. To the rear is a beautifully landscaped and low maintenance enclosed garden with patio, artificial lawn, decked seating area, raised planters and two timber stores.

Located to offer easy access to all the amenities that Alvaston has to offer, including shops and transport links, this detached home must be viewed.

Room Measurement & Details

Hallway: (14'2" x 5'0") 4.32 x 1.52

Living Room: (12'4" x 13'8") 3.76 x 4.17

Kitchen/Diner: (11'3" x 13'7") 3.43 x 4.14

Conservatory: (10'2" x 8'0") 3.10 x 2.44

Bedroom 1: (13'3" x 11'9") 4.04 x 3.58

Bedroom 2: (11'9" x 10'9") 3.58 x 3.28

Shower Room: (7'9" x 6'0") 2.36 x 1.83



Property

Type:	Detached	Last Sold £/ft²:	£350
Bedrooms:	2	Tenure:	Freehold
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,698		
Title Number:	DY508364		
UPRN:	100030316316		

Local Area

Local Authority:	Derby	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	54	1000
• Rivers & Seas	Very Low	mb/s	mb/s	mb/s
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



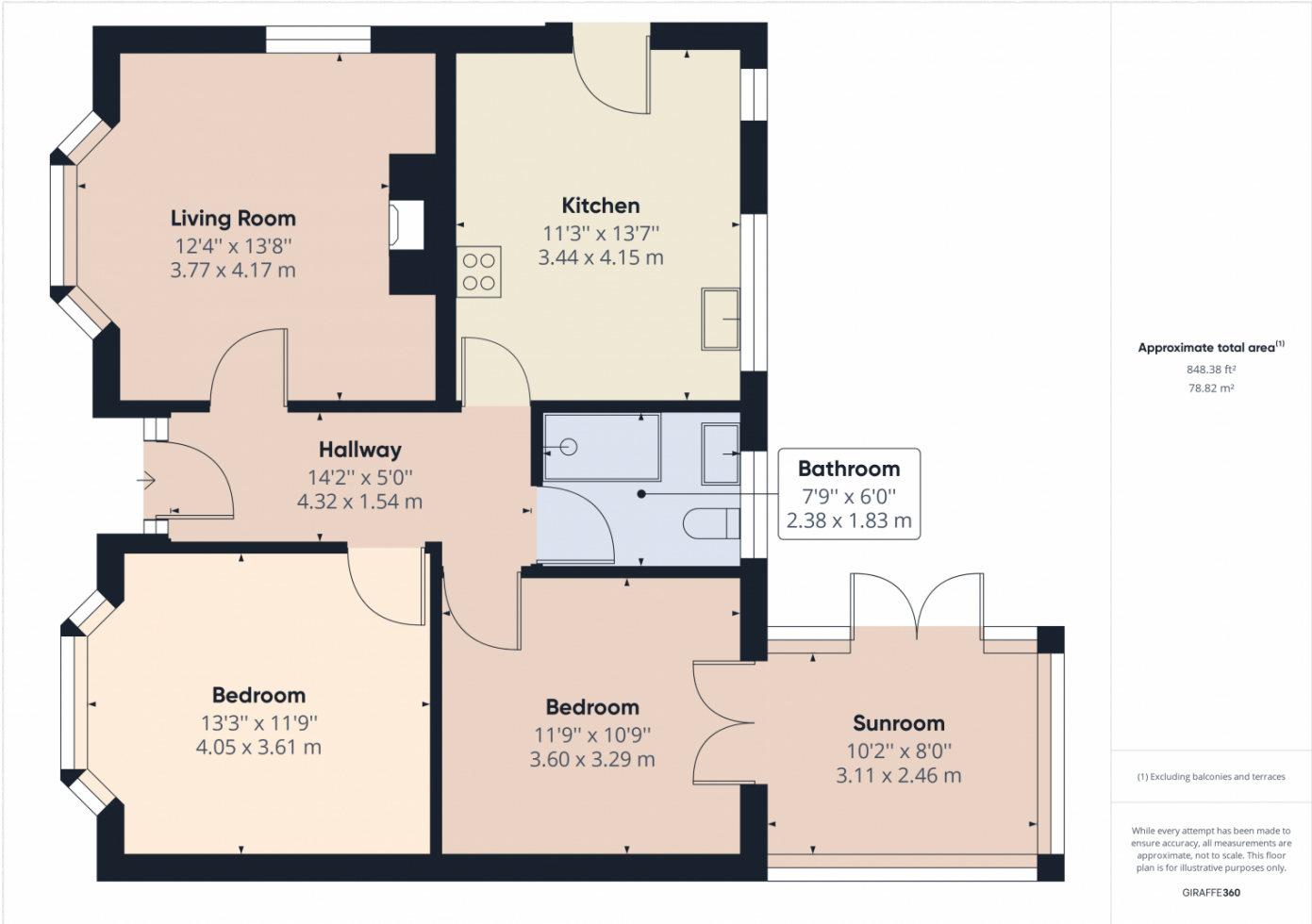
Satellite/Fibre TV Availability:







GARTH CRESCENT, ALVASTON, DERBY, DE24



Property EPC - Certificate



Garth Crescent, Alvaston, DERBY, DE24

Energy rating

E

Valid until 18.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

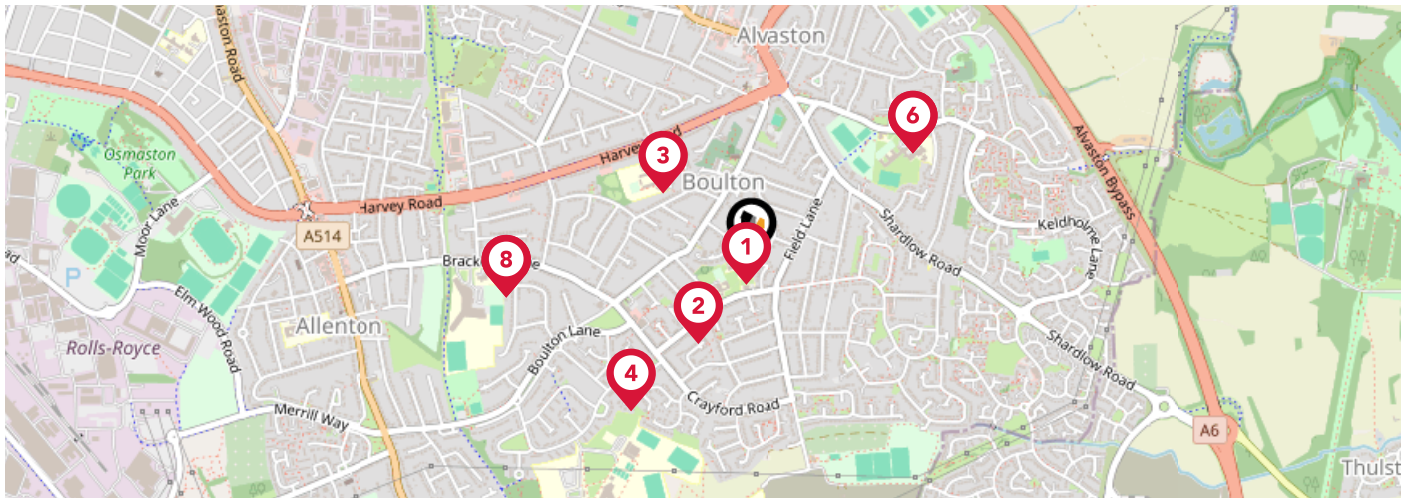
Property

EPC - Additional Data

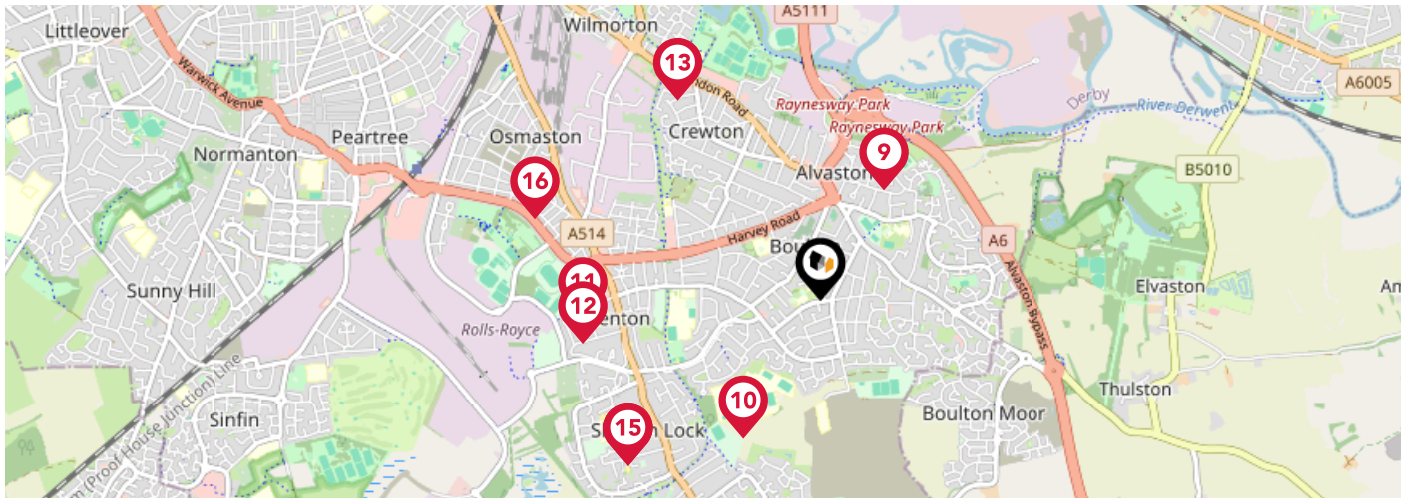


Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 56% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	72 m ²

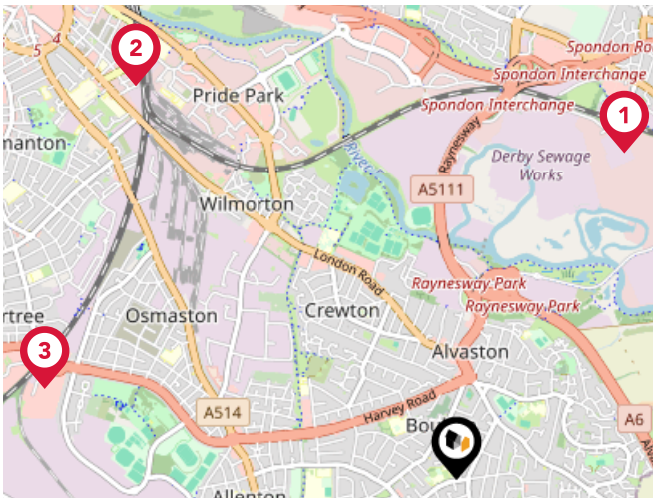


		Nursery	Primary	Secondary	College	Private
1	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.43	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



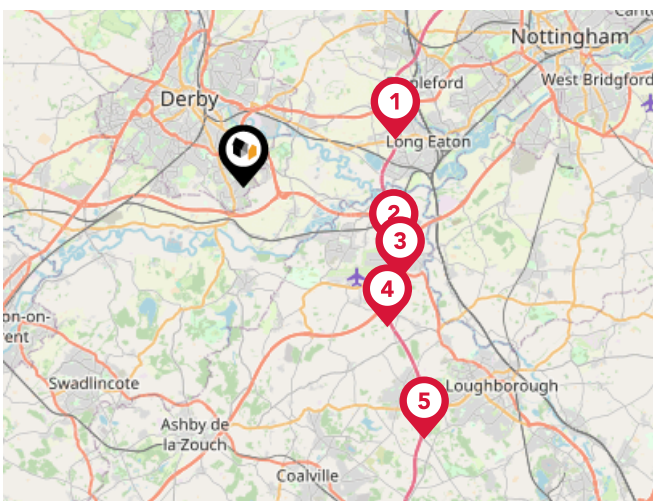
		Nursery	Primary	Secondary	College	Private
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelton Infant School Ofsted Rating: Requires Improvement Pupils: 244 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelton Junior School Ofsted Rating: Good Pupils: 279 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashwood Spencer Academy Ofsted Rating: Requires Improvement Pupils: 628 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



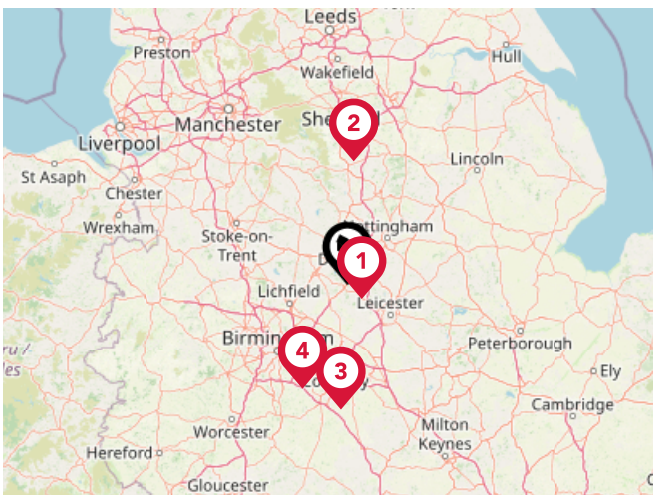
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.64 miles
2	Derby Rail Station	2.27 miles
3	Peartree Rail Station	1.88 miles



Trunk Roads/Motorways

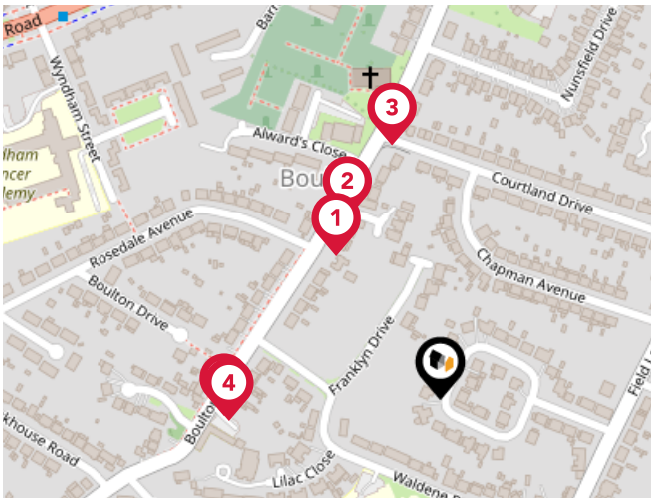
Pin	Name	Distance
1	M1 J25	5.66 miles
2	M1 J24A	5.83 miles
3	M1 J24	6.47 miles
4	M1 J23A	7.21 miles
5	M1 J23	11.13 miles



Airports/Helipads

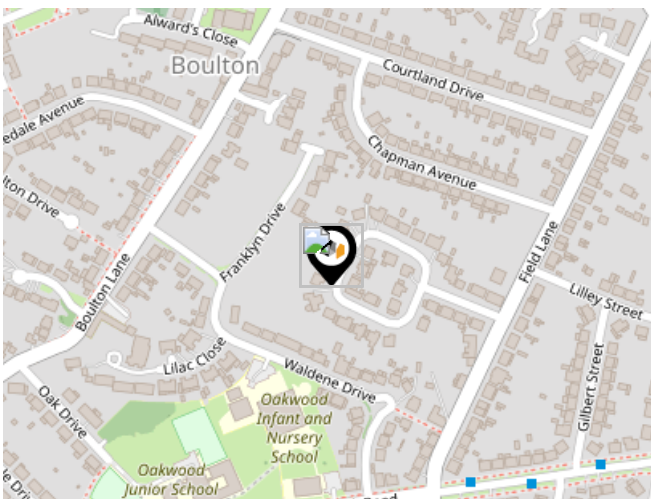
Pin	Name	Distance
1	East Midlands Airport	6.08 miles
2	Sheffield City Airport	34.95 miles
3	Coventry Airport	36.24 miles
4	Birmingham International Airport	32.84 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Courtland Drive	0.1 miles
2	Courtland Drive	0.11 miles
3	St Marys Church	0.14 miles
4	Franklyn Drive	0.12 miles
5	Franklyn Drive	0.12 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.12 miles
2	Toton Lane Tram Stop	7.21 miles
3	Inham Road Tram Stop	7.67 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.



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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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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