

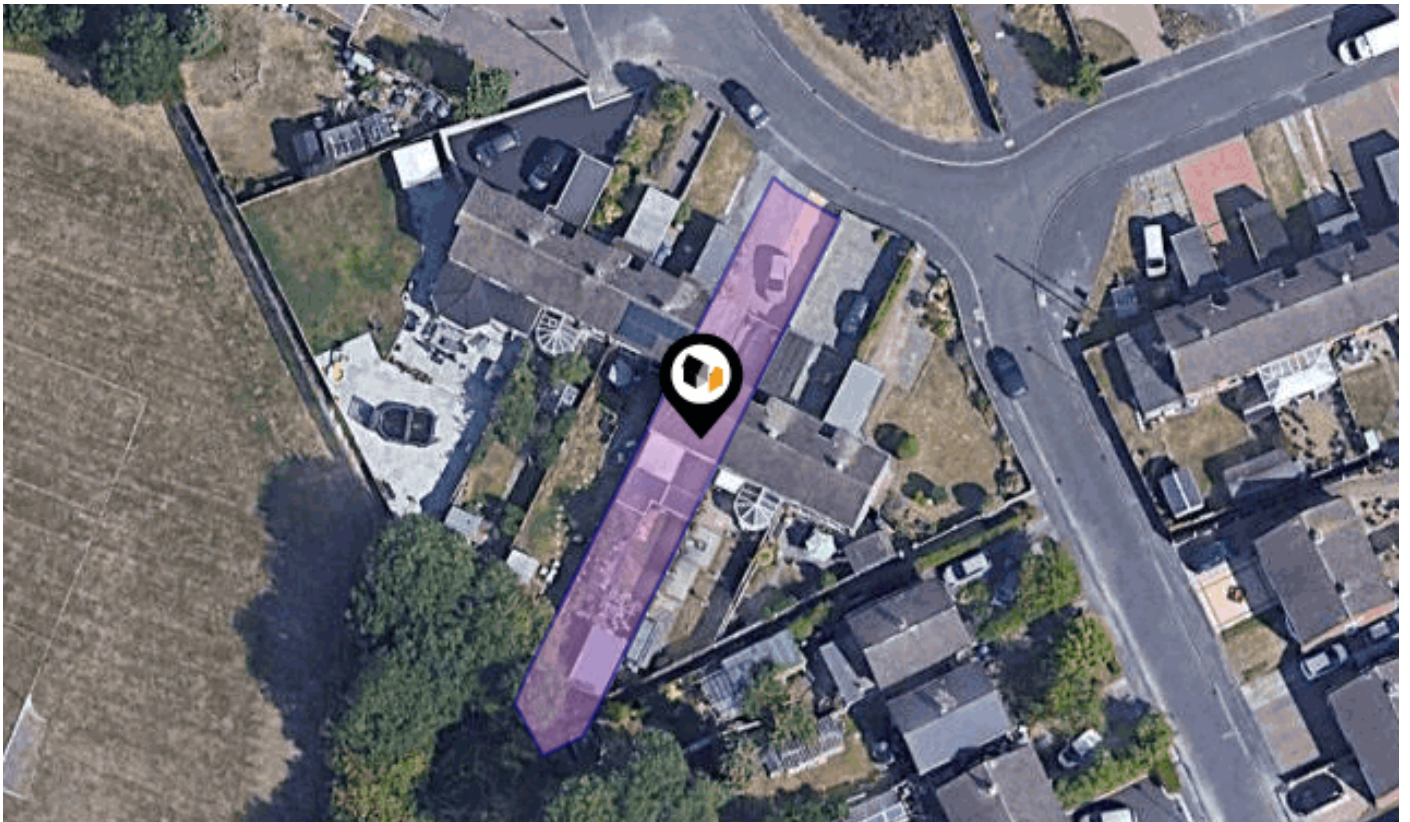


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> April 2024



**DENSTONE DRIVE, ALVASTON, DERBY, DE24**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Wonderfully Versatile Family Home
- > Three Bedrooms
- > Mid Terrace - Standard Construction
- > EPC Rating D
- > Council Tax Band A

### Property Description:

A beautifully presented three bedroom town house boasting an extended and extremely spacious ground floor offering ample living space, a south facing rear garden along with ample driveway parking for multiple vehicles!

Benefiting from gas central heating and double glazing throughout, the accommodation briefly comprises; entrance porch, entrance hallway, a dual aspect living room with french doors into the fantastic conservatory; modern fitted kitchen; and separate dining room to the room. To the first floor is the master bedroom with fitted wardrobes and stair access up to the boarded loft, ideal for storage. There are two further bedrooms, the family bathroom with shower over bath and a landing storage cupboard.

To the rear of the property is a well-maintained south facing garden with lawn area, decked seating areas, mature shrubs and bushes, a garden shed and secure fenced boundaries, having gated access out of the rear. To the front can be found a substantial driveway providing ample parking for several cars, along with a low maintenance gravelled front garden.

Denstone drive is very conveniently located for local bus routes, local amenities, walking distance to good schools and easy access to the major road links - this property is not to be missed!! Call now to book a viewing!!

### Room Measurement & Details

Living Room: (20'2" x 9'9") 6.15 x 2.97

Kitchen: (16'1" x 9'0") 4.90 x 2.74

Conservatory: (19'2" x 10'4") 5.84 x 3.15

Dining Room: (15'4" x 7'9") 4.67 x 2.36

Bedroom 1: (12'8" x 9'9") 3.86 x 2.97

Bedroom 2: (7'1" x 11'11") 2.16 x 3.63

Bedroom 3: (6'9" x 8'2") 2.06 x 2.49

Bathroom: (5'9" x 6'0") 1.75 x 1.83

# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	775 ft <sup>2</sup> / 72 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY10909
UPRN:	100030308292

Last Sold £/ft <sup>2</sup> :	£156
Tenure:	Freehold

## Local Area

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

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

<b>8</b> mb/s	<b>41</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

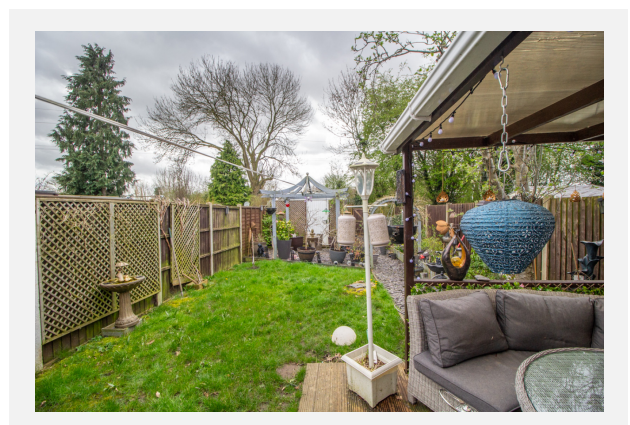
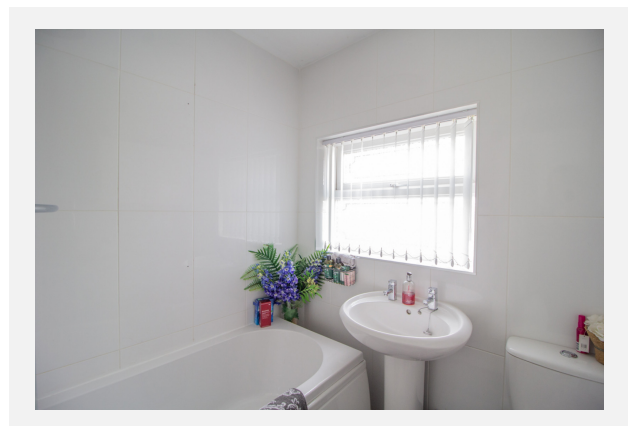
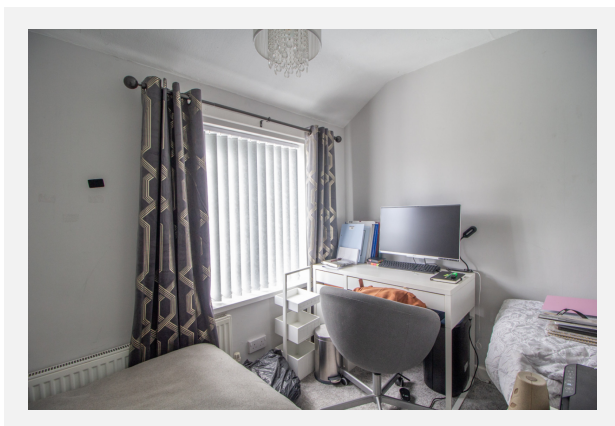
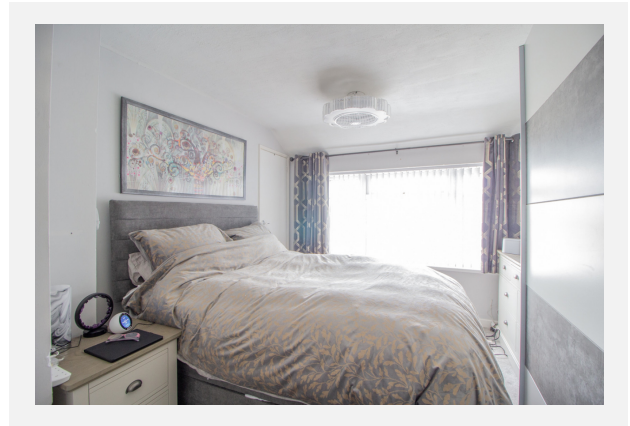
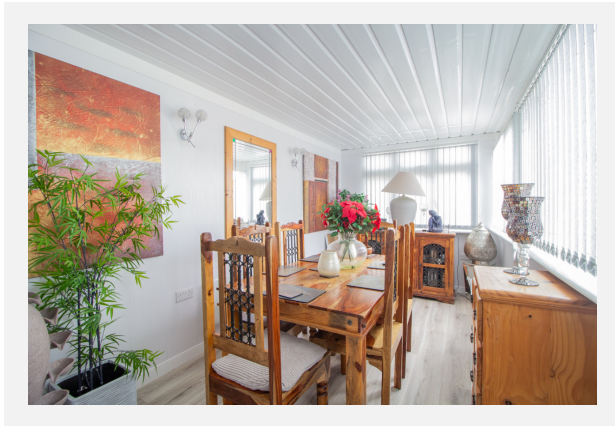




# Gallery Photos







# Gallery Photos





**DENSTONE DRIVE, ALVASTON, DERBY, DE24**



**DENSTONE DRIVE, ALVASTON, DERBY, DE24**





# Property EPC - Certificate



Denstone Drive, Alvaston, DE24

Energy rating

# D

Valid until 22.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# Property

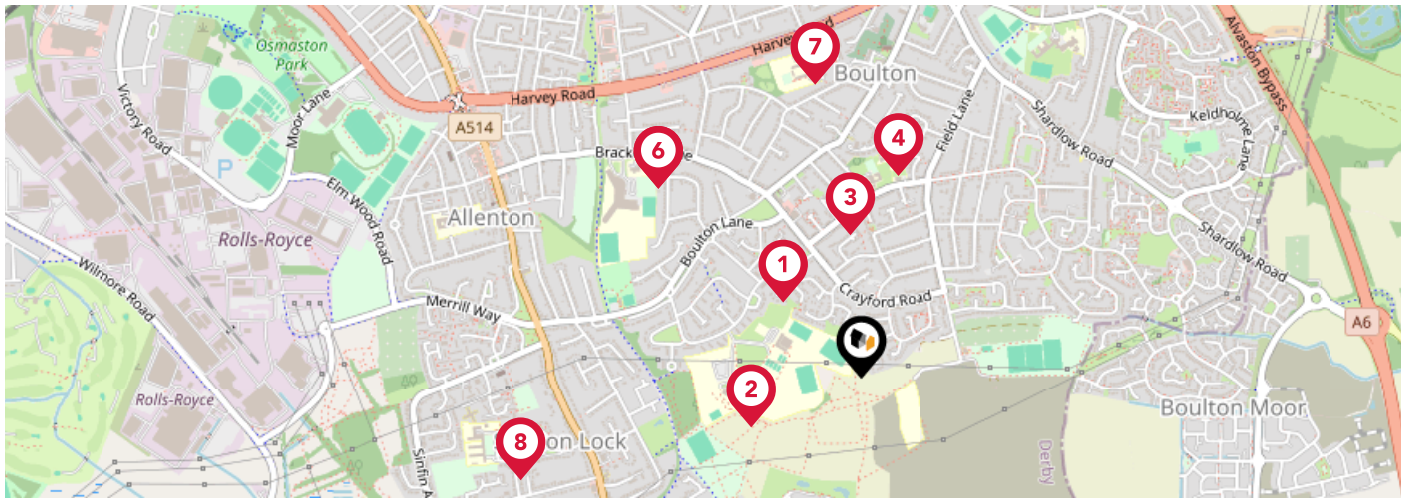
## EPC - Additional Data



### Additional EPC Data

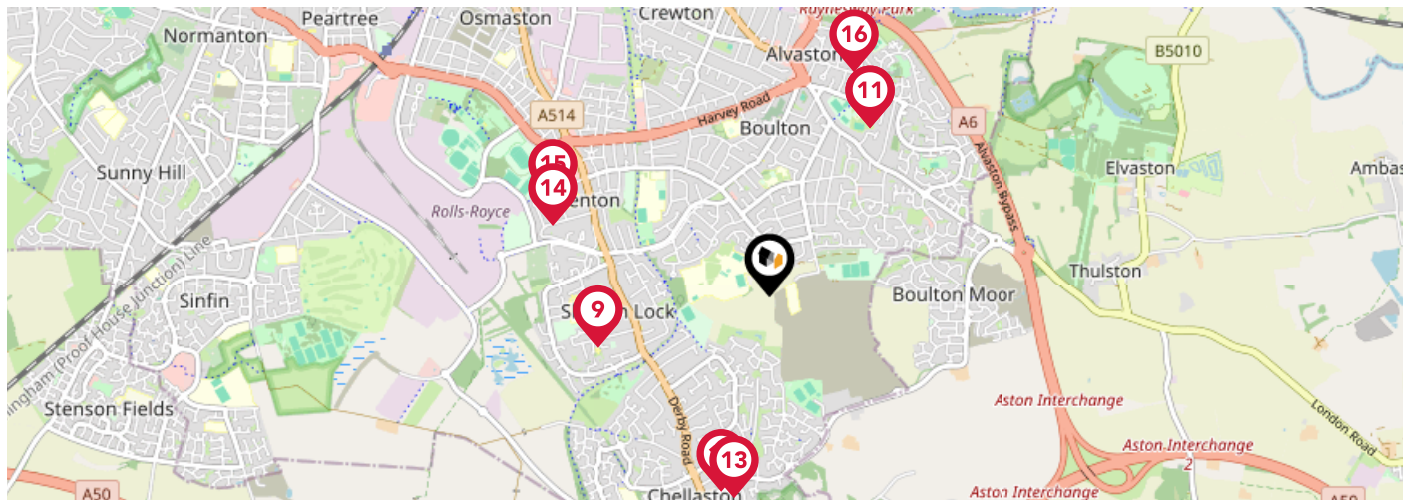
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 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>	Average
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 62% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>





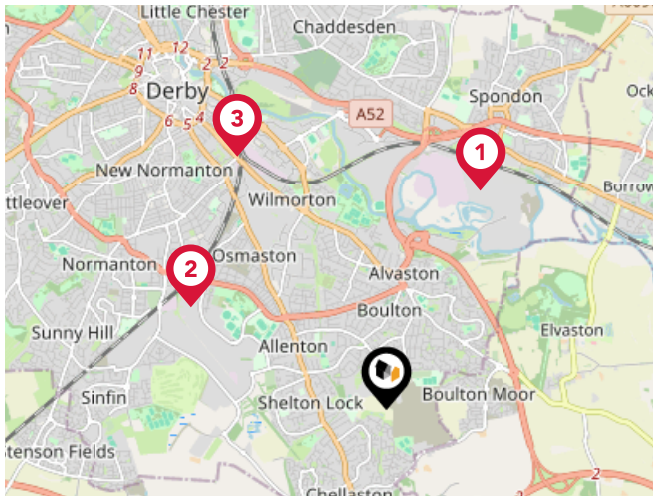
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Martins School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Noel-Baker Academy</b> Ofsted Rating: Good   Pupils: 993   Distance:0.27	<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:0.32	<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:0.46	<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:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Alvaston Moor Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.62	<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:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Shelton Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 244   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



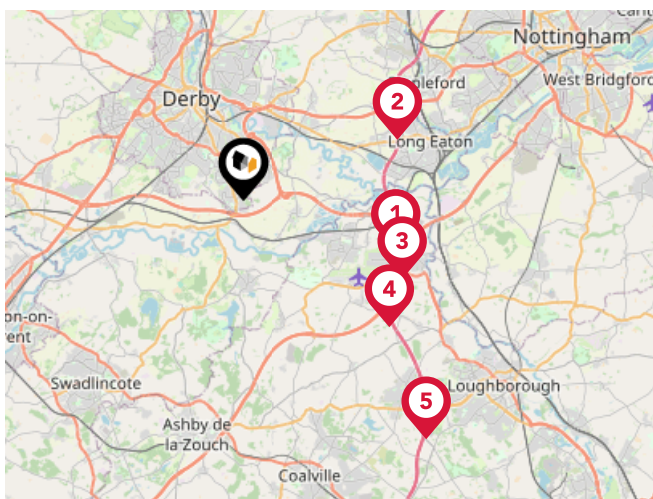
	Nursery	Primary	Secondary	College	Private
<p><b>9 Shelton Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Alveston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Alveston Junior Academy</b> Ofsted Rating: Good   Pupils: 339   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 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 Chellaston Infant School</b> Ofsted Rating: Good   Pupils: 361   Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Allenton Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Lord Street Nursery School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.05</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 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"/>

# Area Transport (National)



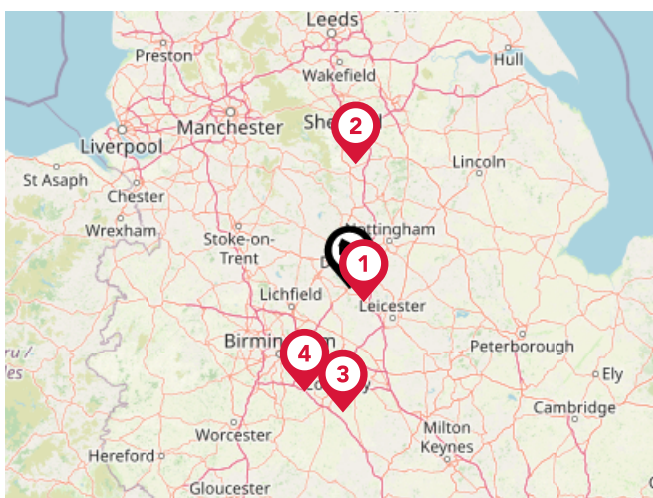
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.14 miles
2	Peartree Rail Station	1.97 miles
3	Derby Rail Station	2.63 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J24A	5.74 miles
2	M1 J25	5.92 miles
3	M1 J24	6.31 miles
4	M1 J23A	6.94 miles
5	M1 J23	10.78 miles

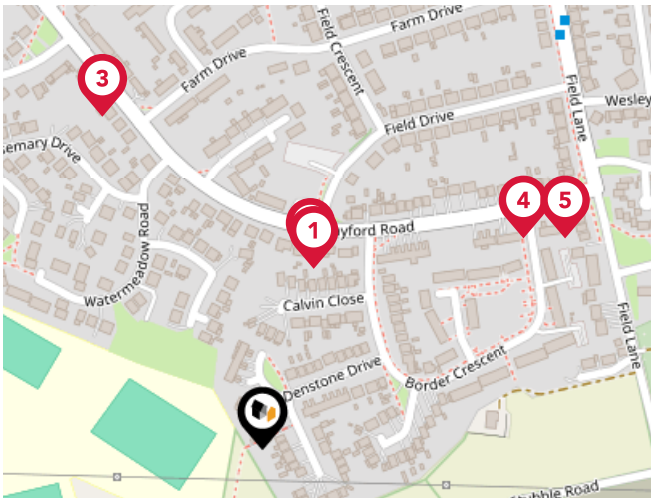


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	5.79 miles
2	Sheffield City Airport	35.46 miles
3	Coventry Airport	35.73 miles
4	Birmingham International Airport	32.34 miles

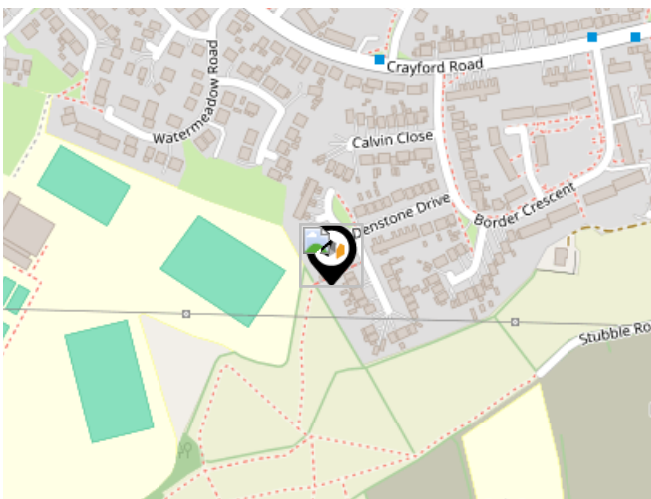


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Silver Ghost	0.1 miles
2	Silver Ghost	0.11 miles
3	Crayford Road	0.21 miles
4	Border Crescent	0.19 miles
5	Border Crescent	0.21 miles



## Local Connections

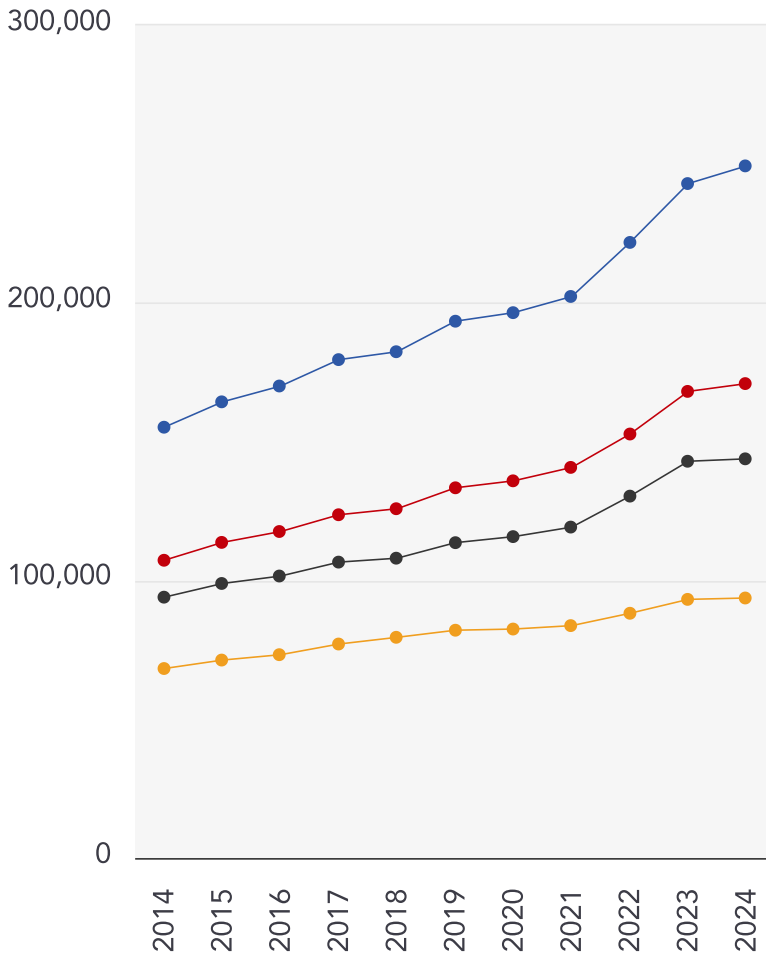
Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.57 miles
2	Toton Lane Tram Stop	7.45 miles
3	Inham Road Tram Stop	7.91 miles



# Market House Price Statistics



10 Year History of Average House Prices by Property Type in DE24



Detached

**+60.65%**

Semi-Detached

**+59.33%**

Terraced

**+53.03%**

Flat

**+37.21%**



## 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.

# 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.



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# 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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