

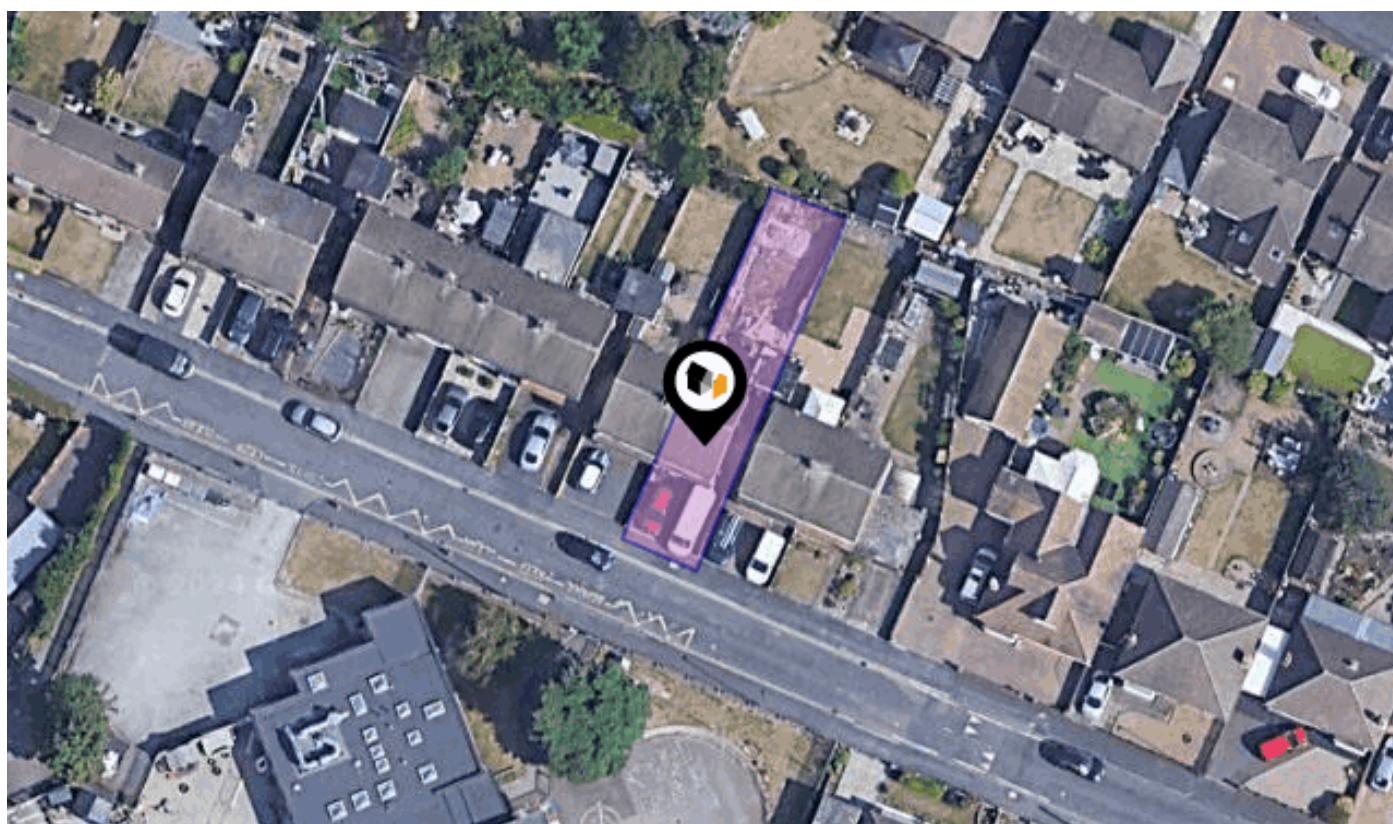


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th April 2024



WALDENE DRIVE, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Bedroom Semi Detached
- > Standard Construction
- > EPC Rating C
- > Council Tax Band A
- > Freehold

Property Description:

An excellent opportunity arises for a first time buyer, investor or family to purchase this fantastic two bedroomed semi-detached property, located in the popular area of Alvaston. Having a modern and well maintained interior throughout, the property benefits from two spacious double bedrooms, gas central heating, a landscaped rear garden featuring a garden home bar. In brief, the accommodation comprises; entrance hall, spacious living room and an open plan modern fitted kitchen with oven and hob, ample space for appliances and a breakfast table, along with understairs storage. Found to the first floor are two double bedrooms, both with fitted storage; and the family bathroom.

Found to the front of the property is a driveway providing off road parking and side gated access to the rear garden. To the rear of the property is a very good size garden beautifully landscaped whilst being low maintenance with patio, brick built shed with electric and lighting, planted shrubs and bushes, and secure fenced boundaries. A slate path leads down to a hidden area at the rear with a fantastic home bar and two further spaces, one currently used as a gym but versatile to be used as you wish with electric and ample storage space.

Waldene Drive is very conveniently located for excellent schools, local bus routes, local amenities and easy access to the major road links - this property is not to be missed!! Call now to book a viewing!!

Room Measurement & Details:

Kitchen/Diner: (7'0" x 16'0") 2.13 x 4.88

Living Room: (14'0" x 12'0") 4.27 x 3.66

Bedroom 1: (10'0" x 15'0") 3.05 x 4.57

Bedroom 2: (9'0" x 11'11") 2.74 x 3.63

Bathroom: (5'8" x 5'10") 1.73 x 1.78



Property

Type:	Semi-Detached	Last Sold £/ft²:	£147
Bedrooms:	2	Tenure:	Freehold
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY30118		
UPRN:	100030369750		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

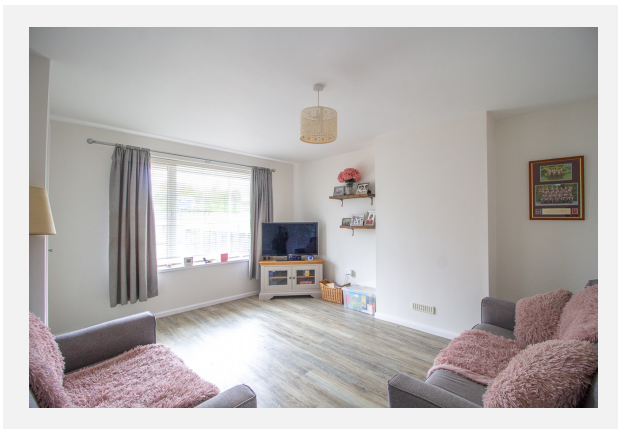
12 mb/s	55 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

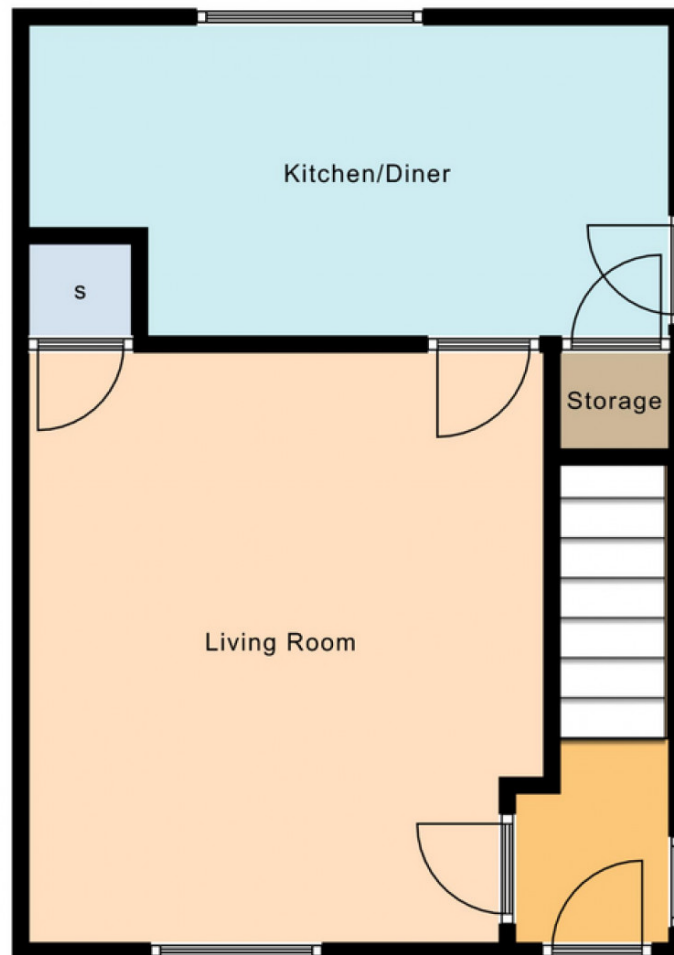




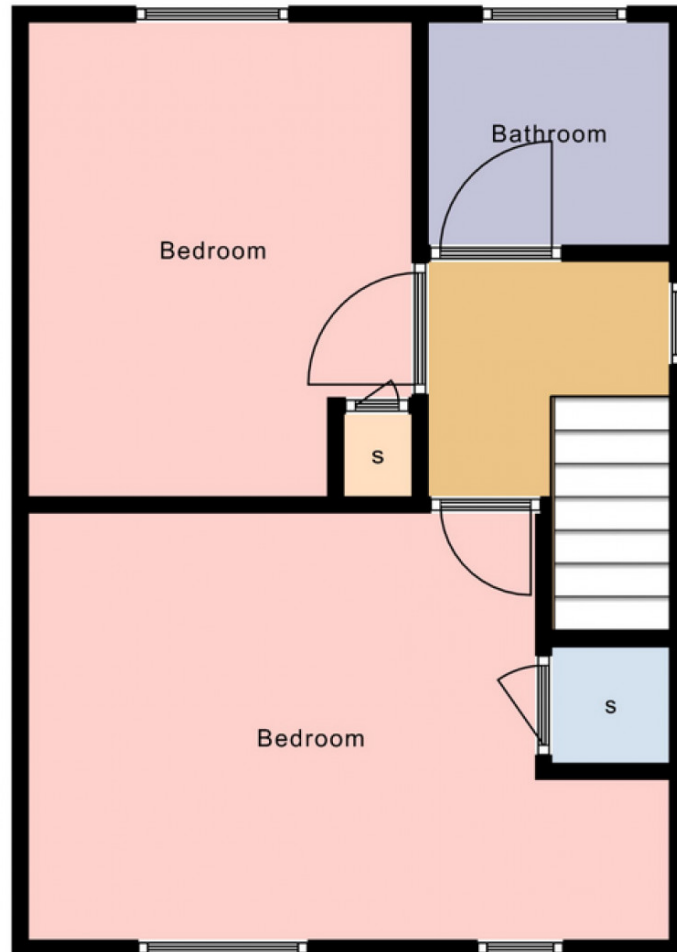
Gallery Photos



WALDENE DRIVE, ALVASTON, DERBY, DE24



WALDENE DRIVE, ALVASTON, DERBY, DE24



Property EPC - Certificate



Alvaston, DERBY, DE24

Energy rating

C

Valid until 07.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

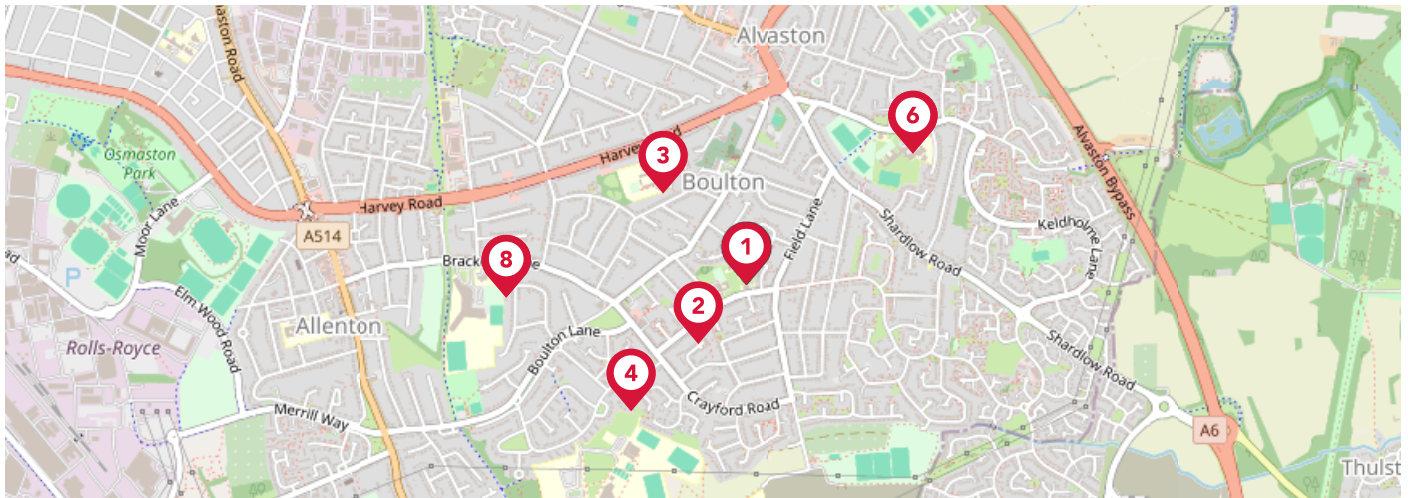
Property

EPC - Additional Data

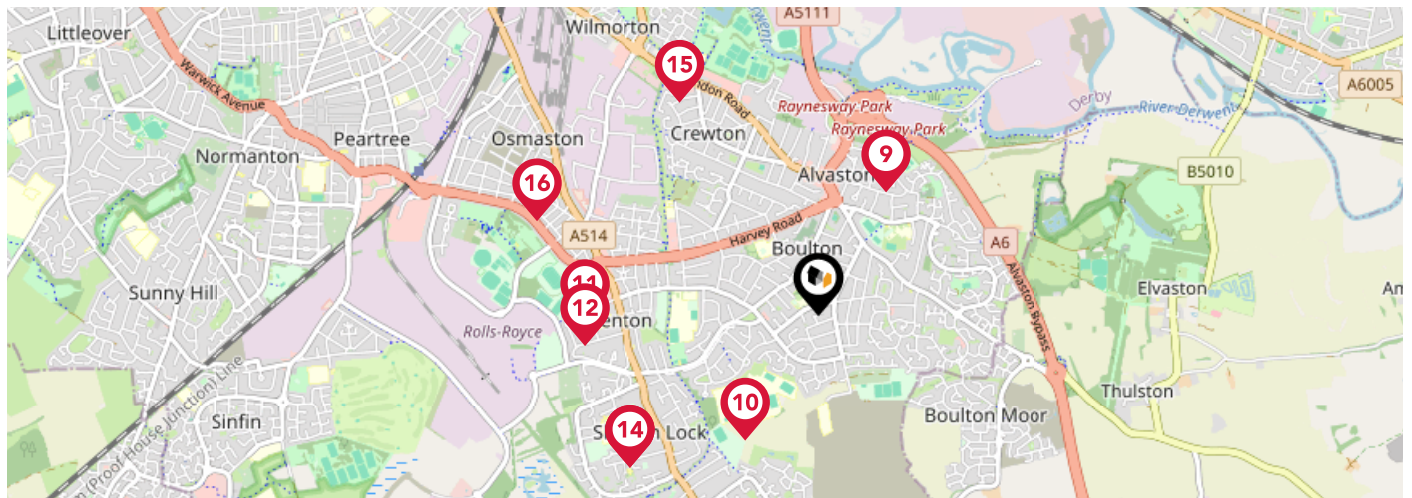


Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	60 m ²

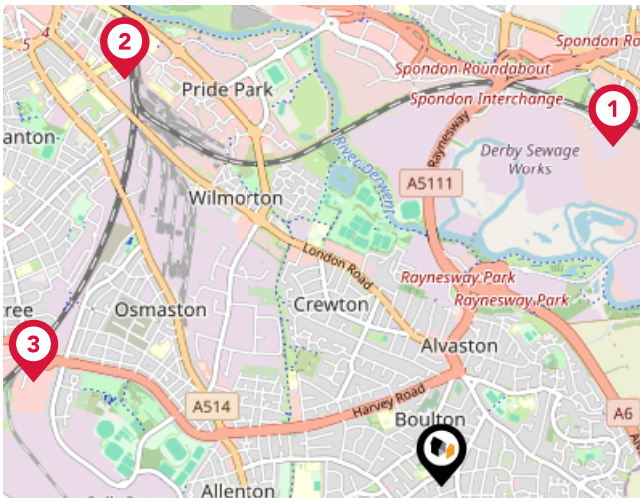


	Nursery	Primary	Secondary	College	Private
<p>1 Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance: 0</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



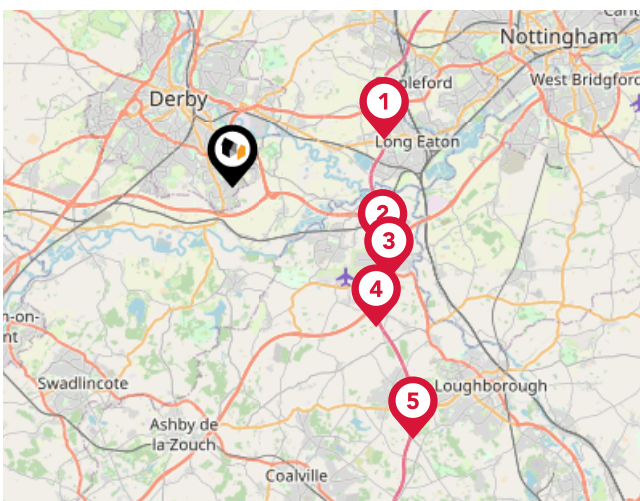
		Nursery	Primary	Secondary	College	Private
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:0.65	<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:1.04	<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:1.05	<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:1.08	<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:1.08	<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:1.13	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



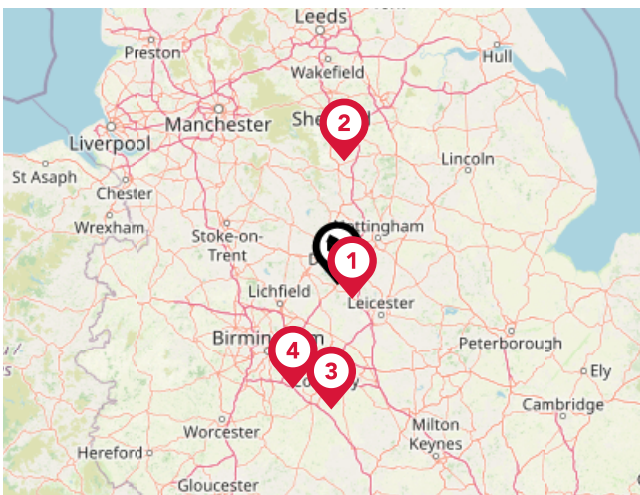
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.7 miles
2	Derby Rail Station	2.3 miles
3	Peartree Rail Station	1.88 miles



Trunk Roads/Motorways

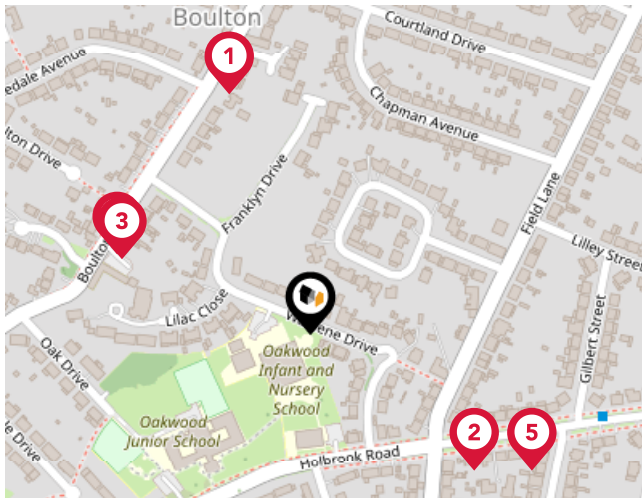
Pin	Name	Distance
1	M1 J25	5.69 miles
2	M1 J24A	5.82 miles
3	M1 J24	6.45 miles
4	M1 J23A	7.18 miles
5	M1 J23	11.09 miles



Airports/Helipads

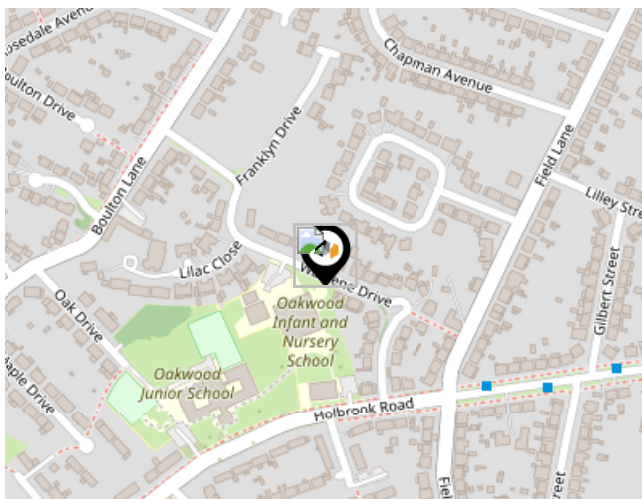
Pin	Name	Distance
1	East Midlands Airport	6.05 miles
2	Sheffield City Airport	35.01 miles
3	Coventry Airport	36.19 miles
4	Birmingham International Airport	32.78 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Courtland Drive	0.14 miles
2	Gilbert Street	0.12 miles
3	Franklyn Drive	0.11 miles
4	Franklyn Drive	0.12 miles
5	Gilbert Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.17 miles
2	Toton Lane Tram Stop	7.24 miles
3	Inham Road Tram Stop	7.7 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.



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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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