

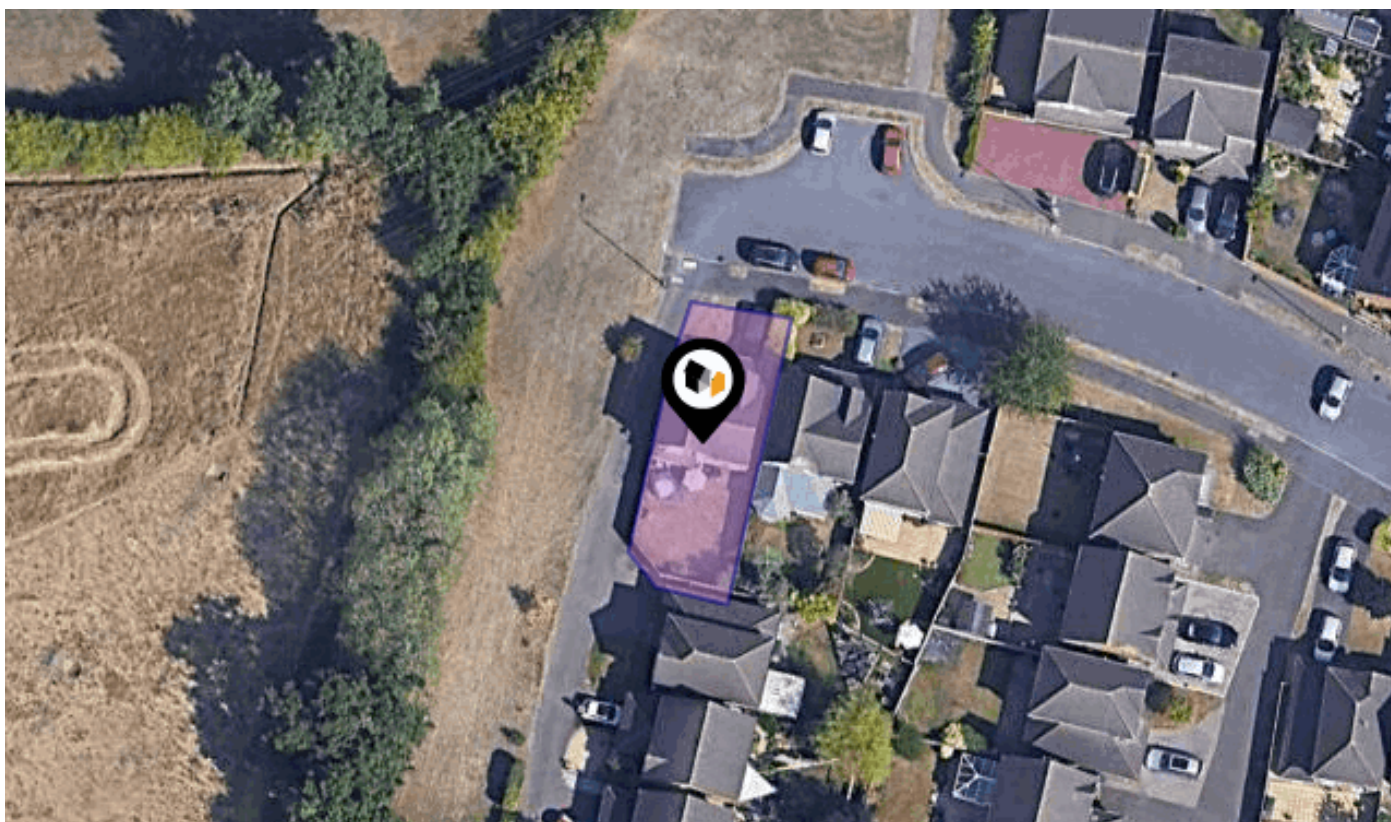


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th April 2024



MILL HILL, BOULTON MOOR, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > Detached Family home
- > Three Bedrooms
- > Council Tax Band D
- > EPC Rating D
- > Corner Plot Overlooking A Green space

Property Description:

Superbly spacious three bedroom, detached family home, located at the head of a quiet cul-de-sac in the sought after Boulton Moor. The property has been redecorated throughout and has brand new carpets making it move in ready, along with being situated on a fantastic plot and benefitting from three spacious bedrooms, two receptions rooms, driveway parking and a garage!

In brief the accommodation on offer comprises: Entrance hallway leading into living room, sperate dining room, fitted kitchen, utility room and W.C. To the first floor the stairs open onto the landing which leads though to the spacious master bedroom with space for wardrobes and the ensuite shower room. The second bedroom is a superbly spacious double with ample space for wardrobes and having fitted storage over the stairs, along with a further third double bedroom and the family bathroom. The property has double glazing and gas central heating by way of a recently updated condensing boiler throughout.

Outside of the property there is off road driveway parking and a well maintained garden to the front and to the rear the garden has lawn, a decked seating area and secure fenced boundaries with gated access to the front.

Mill Hill is ideally located for the local amenities of both Alvaston and Chellaston including shops and schools, together with excellent road links with the A50 being close by, access to East Midlands Airport and the M1 Motorway.

Room Measurement & Details

Living Room: (13'4" x 10'4") 4.06 x 3.15

Dining Room: (9'4" x 7'6") 2.84 x 2.28

Kitchen: (9'3" x 9'7") 2.82 x 2.92

Utility Room: (5'1" x 5'5") 1.55 x 1.65

W.C: (3'8" x 4'9") 1.12 x 1.45

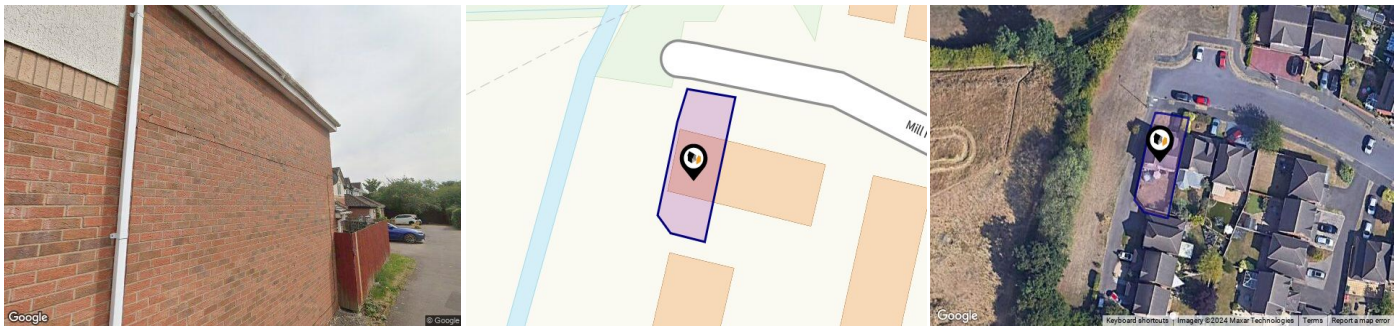
Bedroom 1: (13'5" x 8'7") 4.09 x 2.61

En-Suite: (8'3" x 7'9") 2.51 x 2.36

Bedroom 2: (8'8" x 13'5") 2.64 x 4.09

Bedroom 3: (9'8" x 7'5") 2.94 x 2.26

Bathroom: (5'7" x 6'5") 1.70 x 1.95



Property

Type:	Detached	Last Sold £/ft²:	£84
Bedrooms:	3	Tenure:	Freehold
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.05 acres		
Year Built :	1999		
Council Tax :	Band D		
Annual Estimate:	£2,129		
Title Number:	DY318040		
UPRN:	200003148643		

Local Area

Local Authority:	Derbyshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		6	1000
• Rivers & Seas	Very Low	mb/s	mb/s
• Surface Water	Very Low		



Mobile Coverage:
(based on calls indoors)

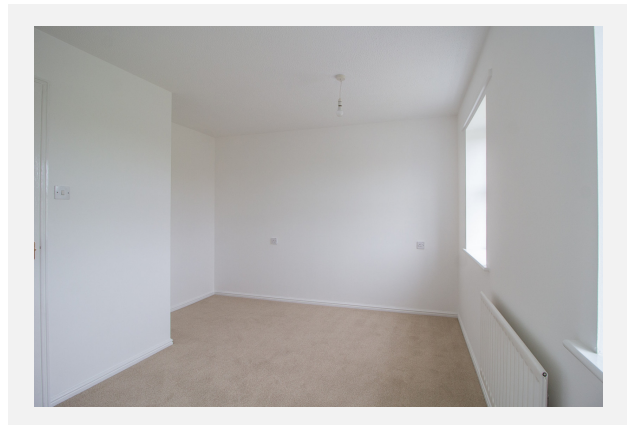


Satellite/Fibre TV Availability:



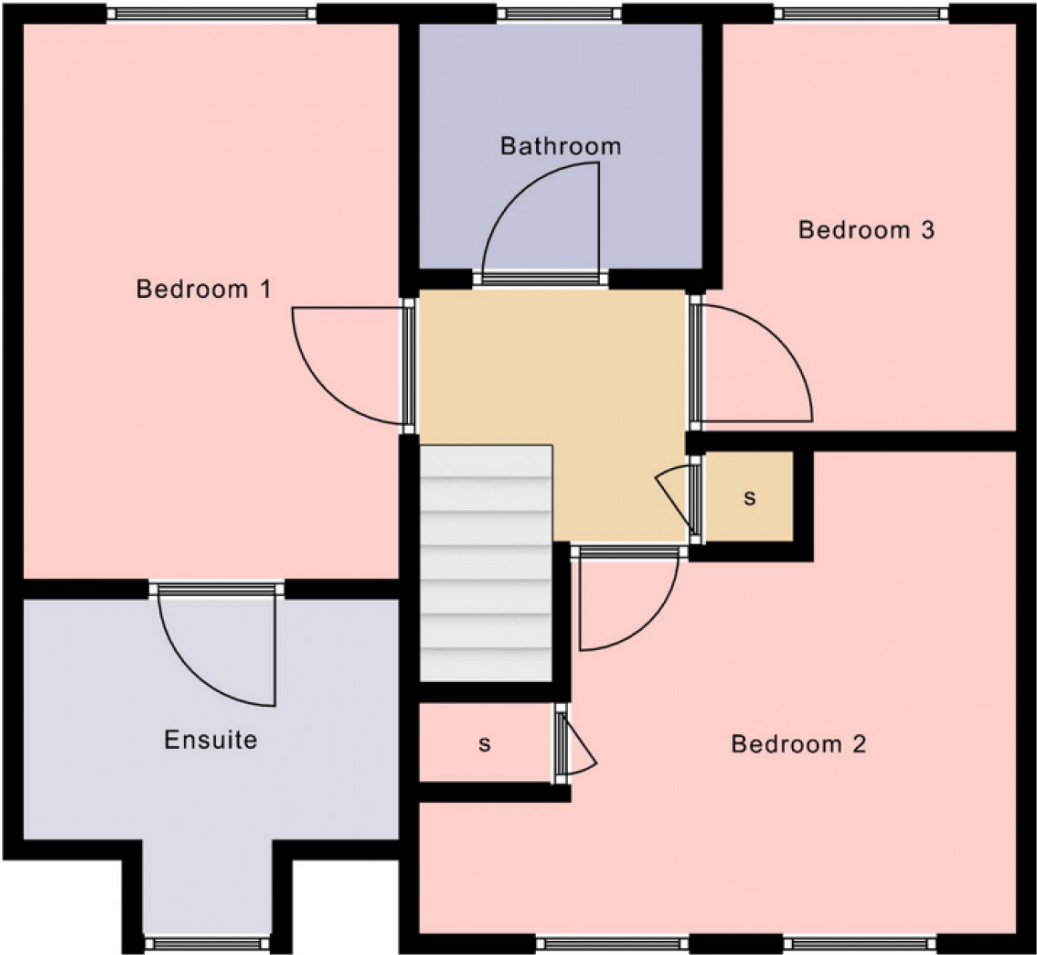
Gallery Photos







MILL HILL, BOULTON MOOR, DERBY, DE24



MILL HILL, BOULTON MOOR, DERBY, DE24



Property EPC - Certificate



Mill Hill, Boulton Moor, DE24

Energy rating

D

Valid until 09.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

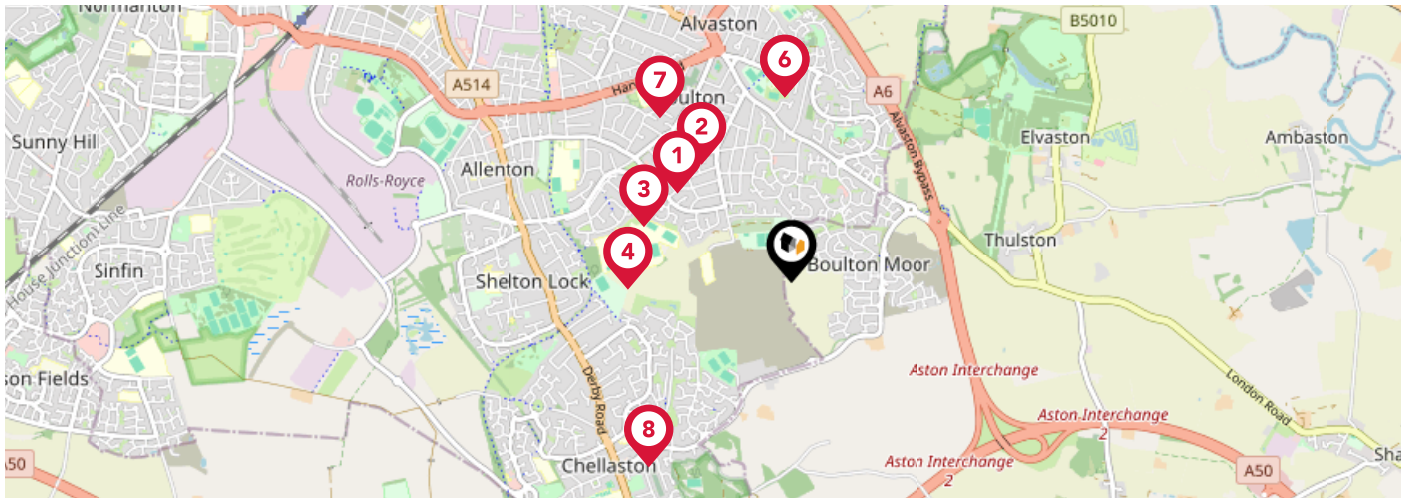
EPC - Additional Data



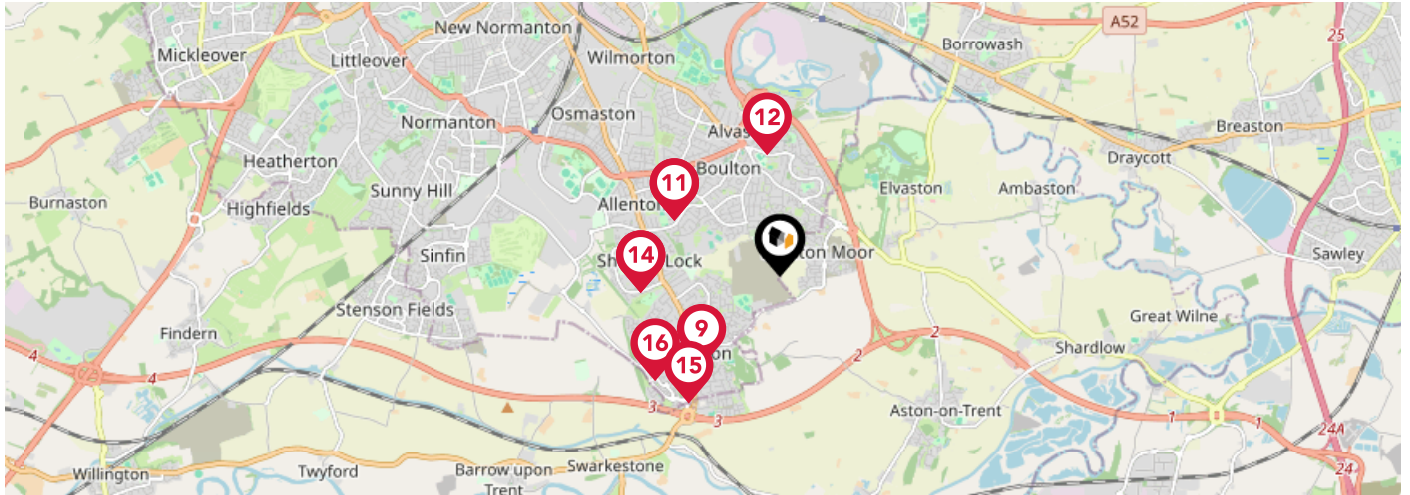
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	92 m ²

Area Schools

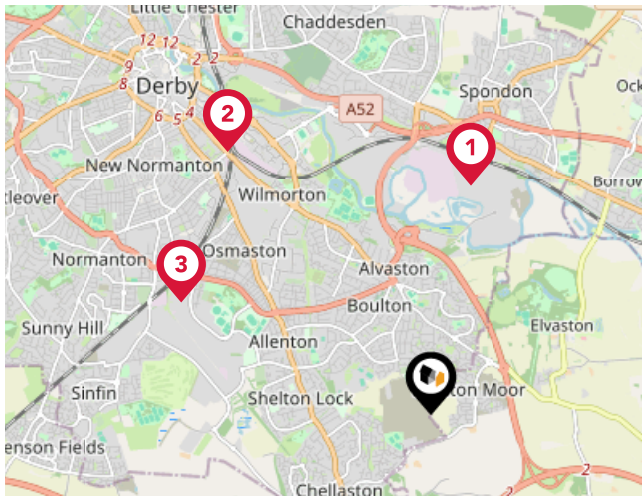


		Nursery	Primary	Secondary	College	Private
1	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.67	<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:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:0.73	<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:0.83	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chellaston Infant School Ofsted Rating: Good Pupils: 361 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



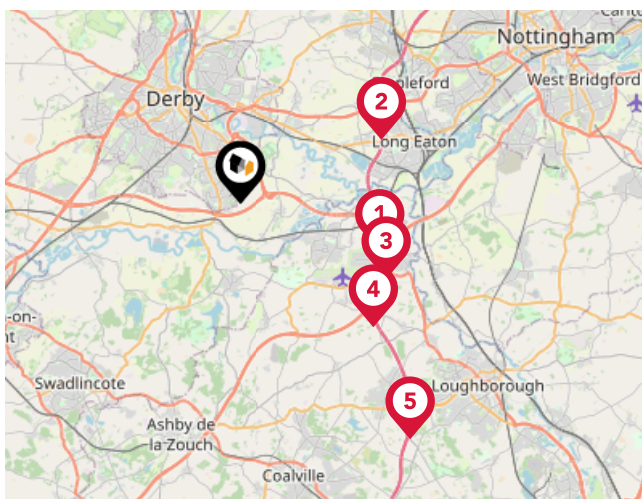
		Nursery	Primary	Secondary	College	Private
9	Chellaston Junior School Ofsted Rating: Good Pupils: 503 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Shelton Infant School Ofsted Rating: Requires Improvement Pupils: 244 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shelton Junior School Ofsted Rating: Good Pupils: 279 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chellaston Academy Ofsted Rating: Serious Weaknesses Pupils: 1741 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Homefields Primary School Ofsted Rating: Outstanding Pupils: 365 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



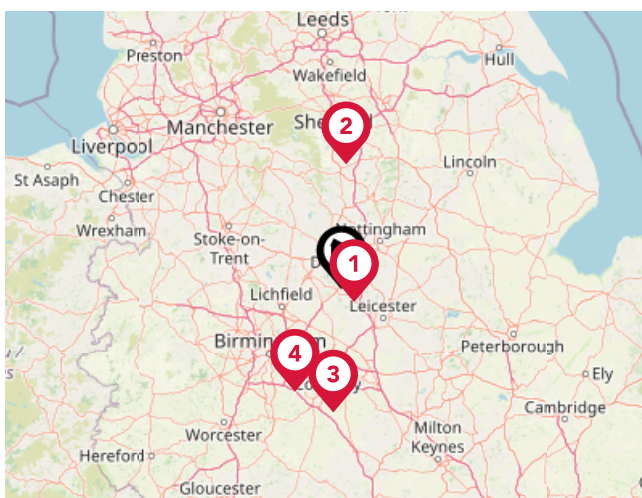
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.08 miles
2	Derby Rail Station	2.97 miles
3	Peartree Rail Station	2.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J24A	5.26 miles
2	M1 J25	5.51 miles
3	M1 J24	5.84 miles
4	M1 J23A	6.53 miles
5	M1 J23	10.43 miles

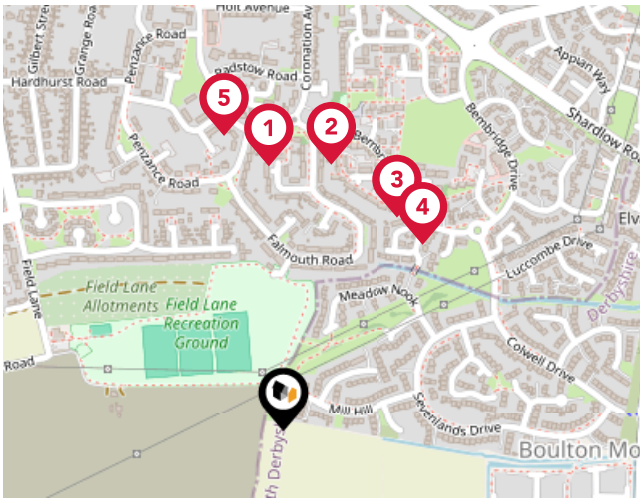


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	5.38 miles
2	Sheffield City Airport	35.52 miles
3	Coventry Airport	35.68 miles
4	Birmingham International Airport	32.46 miles

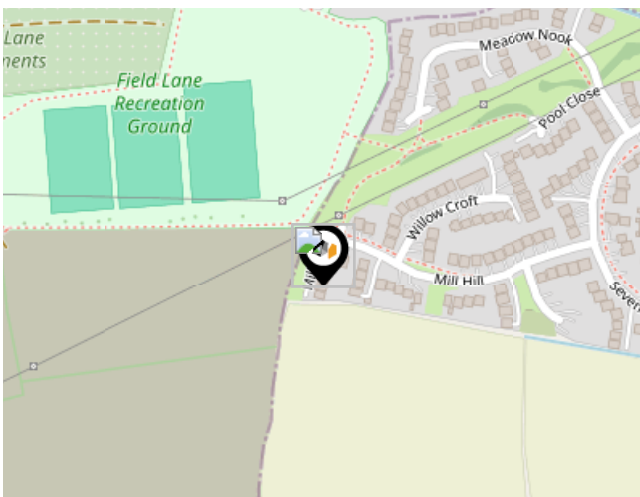
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Penzance Road	0.29 miles
2	Bembridge Drive	0.3 miles
3	Newport Court	0.27 miles
4	Newport Court	0.26 miles
5	The Cornishman	0.34 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.8 miles
2	Toton Lane Tram Stop	7.02 miles
3	Inham Road Tram Stop	7.47 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

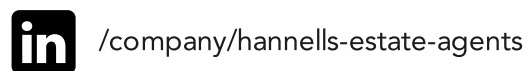
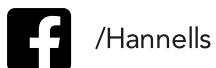


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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