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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd May 2024



ALVASTON STREET, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > Fantastic Family Home
- > Three Bedroom, Semi Detached
- > Standard Construction
- > EPC Rating D
- > Freehold

Property Description

A beautifully well presented, three-bedroom, semi-detached family home located on the sought after Alvaston Street. The property, which is sure to be popular, is on a corner plot so offers ample, gated driveway parking, beautifully maintained south facing rear garden, an extended family room and two further reception rooms!

In brief the accommodation on offer comprises; Living room to the front, a modern fitted kitchen, separate dining room and an extended family room ideal for a play room or additional living space with sliding doors to the garden. To the first floor the property has three bedrooms, and the family bathroom. The property benefits from gas central heating by way of a combination boiler and double glazing throughout.

To the rear and wrapping around the side is a fully secure and beautifully presented, south facing garden with a patio, lawn, mature shrubs and bushes a substantial garden shed with both power and water, ideal for use as a utility area or even a garden gym/bar.

The front offers ample gated driveway parking, along with a beautifully maintained garden and a stunning cherry tree!

Alvaston Street lies convenient for local amenities including shops and schools together with excellent road links with the A50, A52, the A6 and access to East Midlands Airport and the M1 Motorway.

Call now to book a viewing as this fantastic property will not be on the market for long!!

Room Measurement & Details

Living Room: (10'0" x 16'1") 3.05 x 4.90

Dining Room: (15'0" x 10'0") 4.57 x 3.05

Kitchen: (15'0" x 6'0") 4.57 x 1.83

Family Room: (8'10" x 14'0") 2.69 x 4.27

Bedroom 1: (9'0" x 9'0") 2.74 x 2.74

Bedroom 2: (9'0" x 8'7") 2.74 x 2.62

Bedroom 3: (7'0" x 7'0") 2.13 x 2.13

Bathroom: (8'0" x 7'0") 2.44 x 2.13

Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£145
Bedrooms:	3	Tenure:	Freehold
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY466592		
UPRN:	100030284244		

Local Area

Local Authority:	Derby	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	15 mb/s	38 mb/s	1000 mb/s
Flood Risk:				
• Rivers & Seas	Very Low			
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



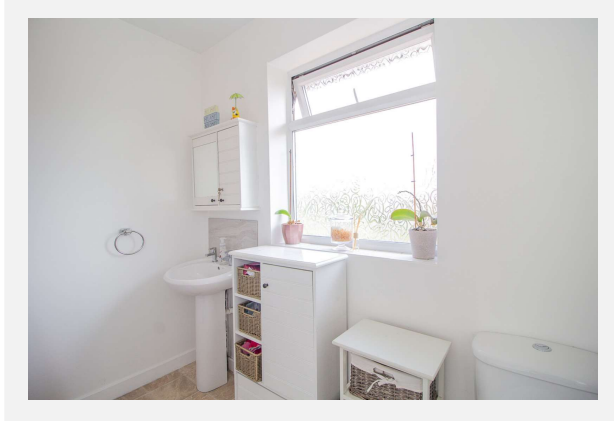
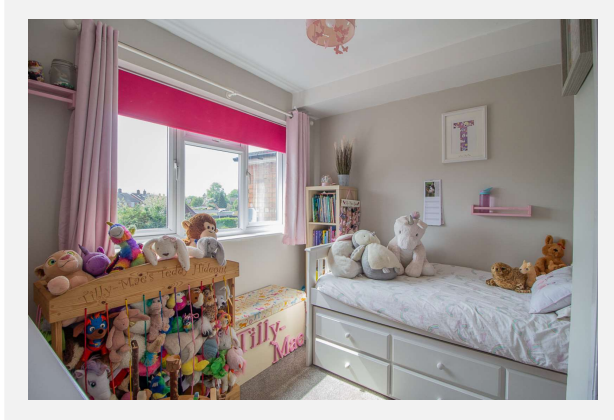
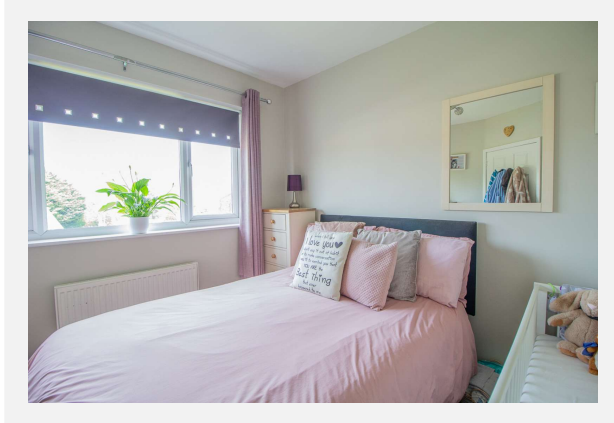
Planning records for: *154, Alvaston Street, Alvaston, Derby, DE24 0PD*

Reference - 19/00381/FUL	
Decision:	Decided
Date:	14th March 2019
Description:	Use of dwelling house for child minding

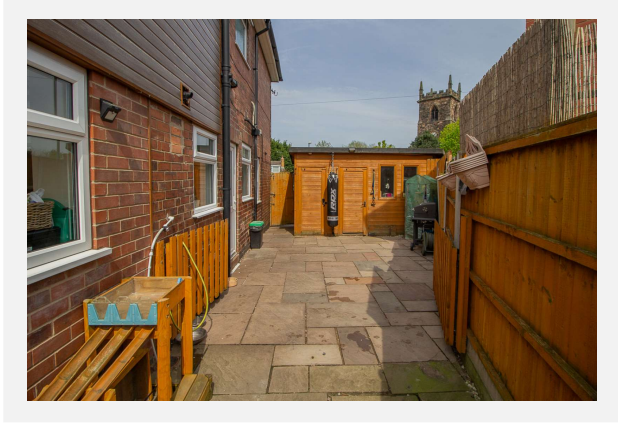
Gallery Photos



Gallery Photos



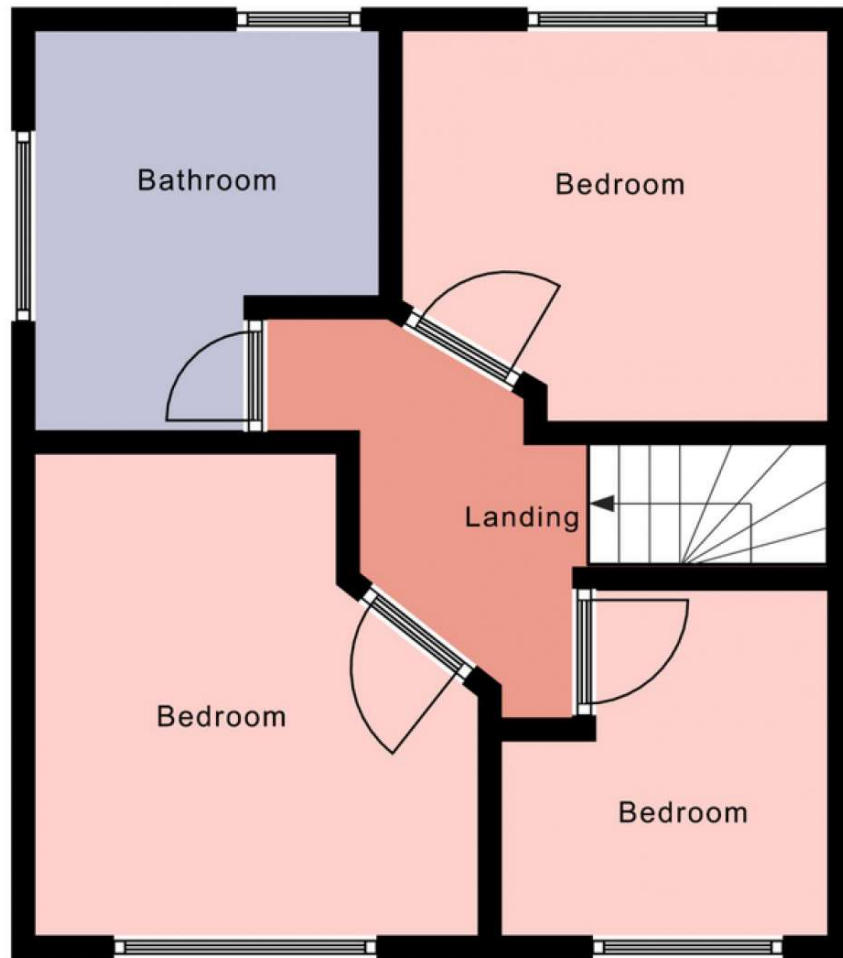
Gallery Photos



ALVASTON STREET, ALVASTON, DERBY, DE24



ALVASTON STREET, ALVASTON, DERBY, DE24



Property EPC - Certificate



Alvaston Street, Alvaston, DE24

Energy rating

D

Valid until 07.03.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

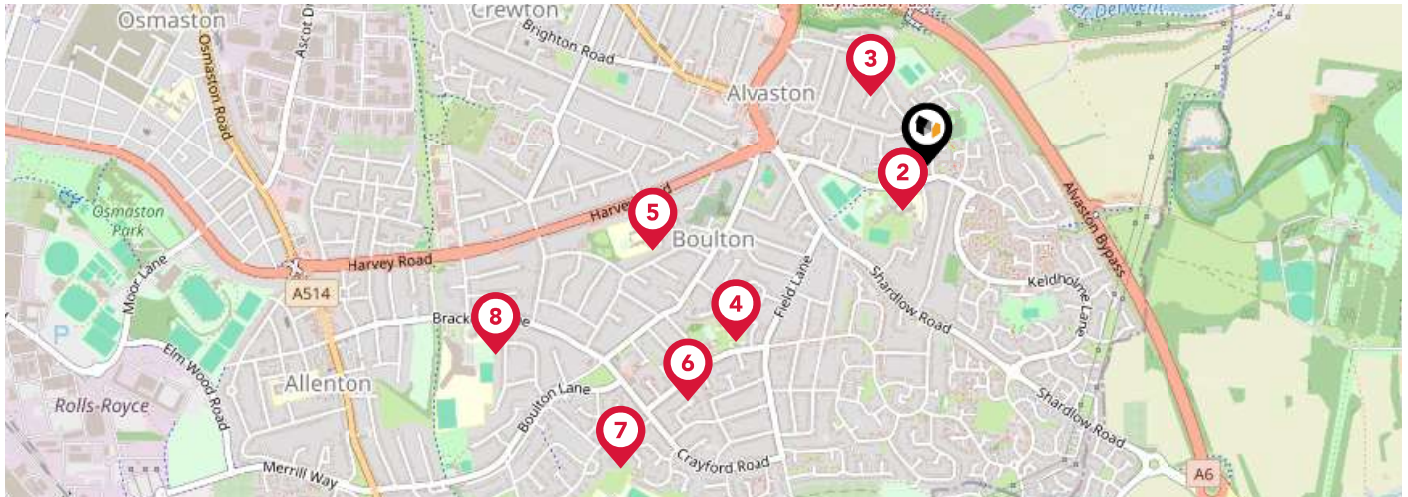
EPC - Additional Data



Additional EPC Data

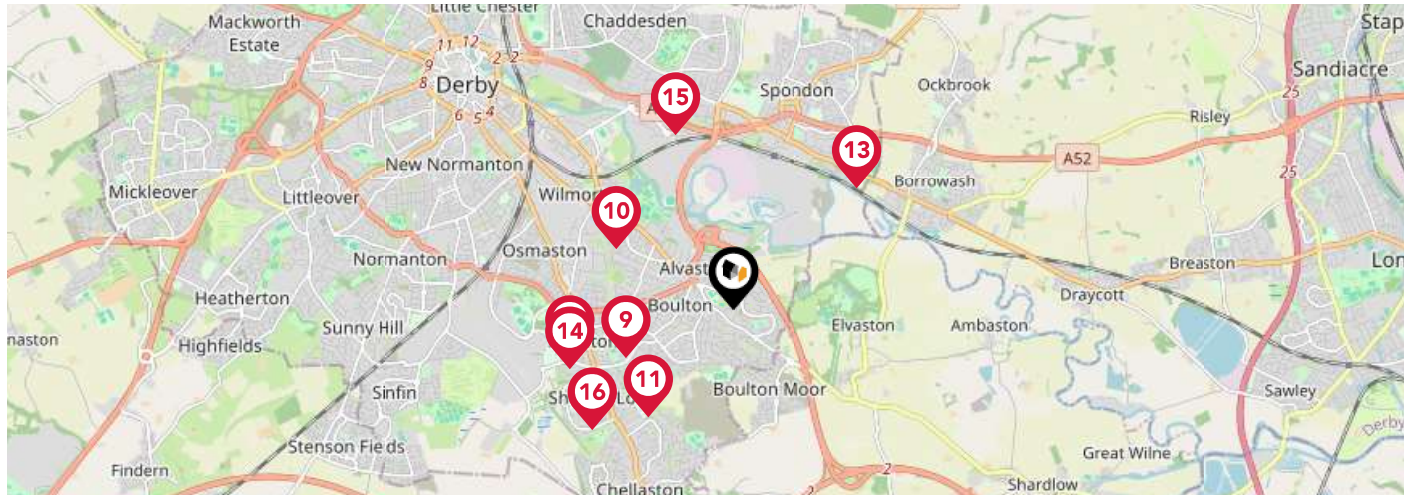
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 m ²

Area Schools



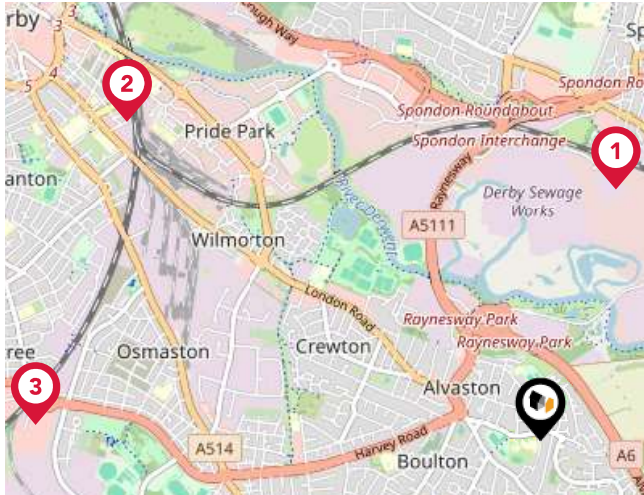
		Nursery	Primary	Secondary	College	Private
1	Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



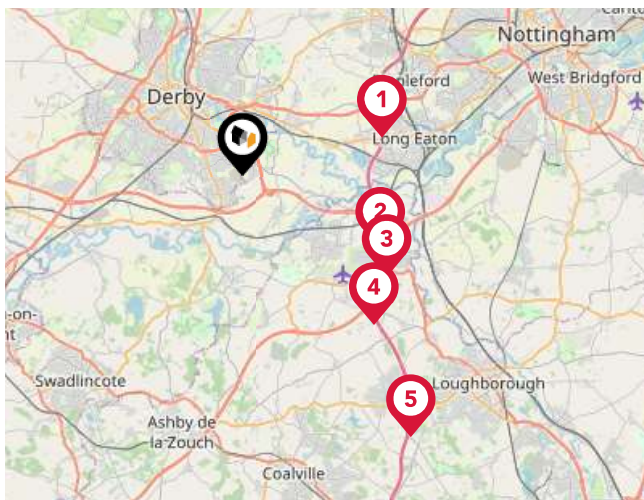
		Nursery	Primary	Secondary	College	Private
	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.19	<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:1.22	<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:1.53	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.66	<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:1.67	<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	1.17 miles
2	Derby Rail Station	2.33 miles
3	Peartree Rail Station	2.26 miles



Trunk Roads/Motorways

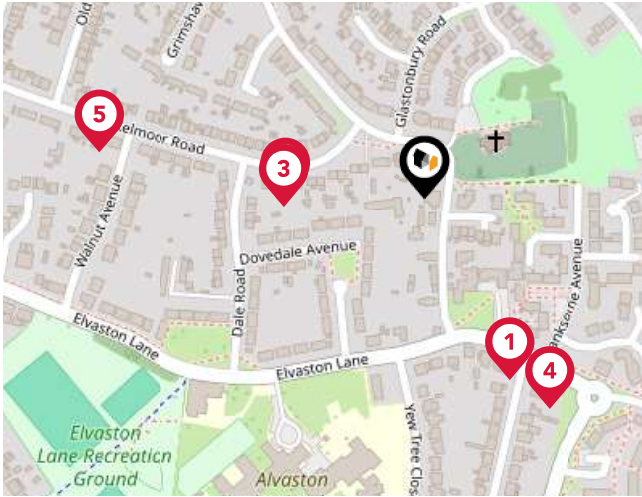
Pin	Name	Distance
1	M1 J25	5.17 miles
2	M1 J24A	5.6 miles
3	M1 J24	6.3 miles
4	M1 J23A	7.17 miles
5	M1 J23	11.18 miles



Airports/Helipads

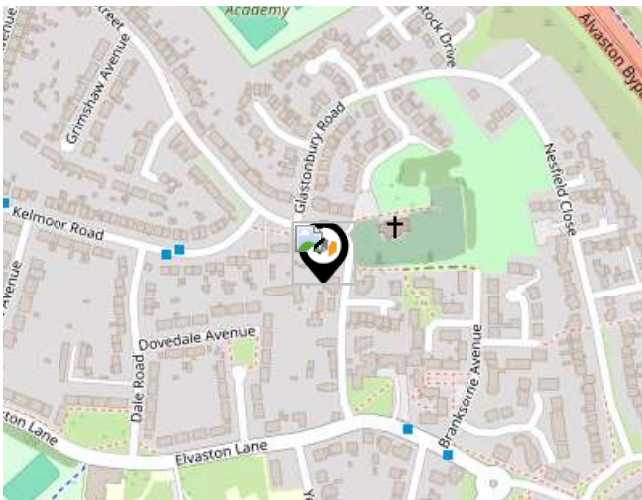
Pin	Name	Distance
1	East Midlands Airport	6.07 miles
2	Sheffield City Airport	34.59 miles
3	Coventry Airport	36.61 miles
4	Birmingham International Airport	33.31 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Branksome Avenue	0.11 miles
2	Dale Road	0.08 miles
3	Dale Road	0.08 miles
4	Branksome Avenue	0.14 miles
5	Walnut Avenue	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.96 miles
2	Toton Lane Tram Stop	6.72 miles
3	Inham Road Tram Stop	7.18 miles

Hannells About Us



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.

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

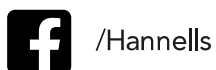


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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 procces.



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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