

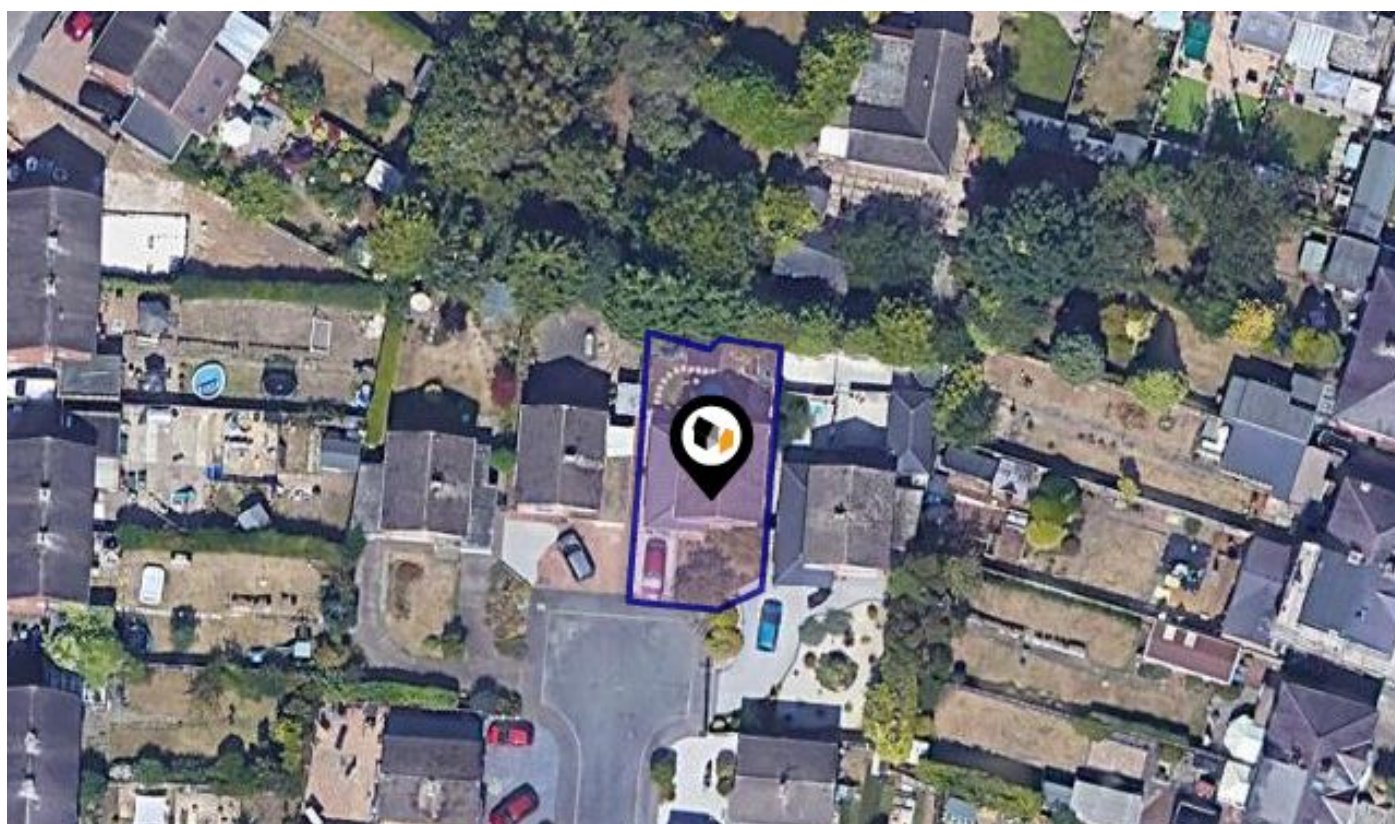


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01<sup>st</sup> October 2024



## ELLASTONE GARDENS, ALVASTON, DERBY, DE24

### Hannells

27 Shardlow Rd, Alvaston, Derby, DE24 0JG

01332 573130

alvaston@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



### **Useful Information:**

- > No Upward Chain
- > Three/Four Bedroom, Detached Property
- > EPC Rating D
- > Council Tax Band C
- > Freehold

### **Property Description**

**\*\* PREMIER PROPERTY\*\*** Situated in a sought after cul-de-sac in the highly popular Derby suburb of Alvaston is this beautifully presented, three/four bedroom detached property. Ideal for a growing family offering a versatile layout and spacious open plan living accommodation, this wonderful property features engineered oak flooring throughout, oak doors, uPVC double glazing, gas central heating, off road parking and a private and enclosed rear garden.

Benefitting from high quality stylish double glazed window, gas central heating and feature lighting, the accommodation in brief comprises: Ground floor living space with beautiful wood flooring throughout, incorporating a most generous lounge diner with duel aspect: open plan fitted kitchen with integrated appliances; utility room; ground floor reception room/bedroom four; ground floor modern fitted shower room with feature tiling and a first floor landing giving access to three good sized bedrooms and the well appointed, modern fitted family bathroom.

To the front of the property is a neat fore-garden alongside a driveway providing ample off road parking for two vehicles. To the rear is an enclosed garden with raised decked seating area, a summer house, lawn and mixed flower and shrubbery beds.

Located at the head of a cul-de-sac, the property offers easy walking access to local amenities in Alvaston, including well regarded shops, schools and transport links. An internal inspection is highly recommended.

### **Room Measurement & Details**

Hallway: (5'10" x 11'6") 1.78 x 3.51

Kitchen/Dining/Living Room: (19'5" x 23'5") 5.92 x 7.14

Utility Room: (7'5" x 4'11") 2.26 x 1.50

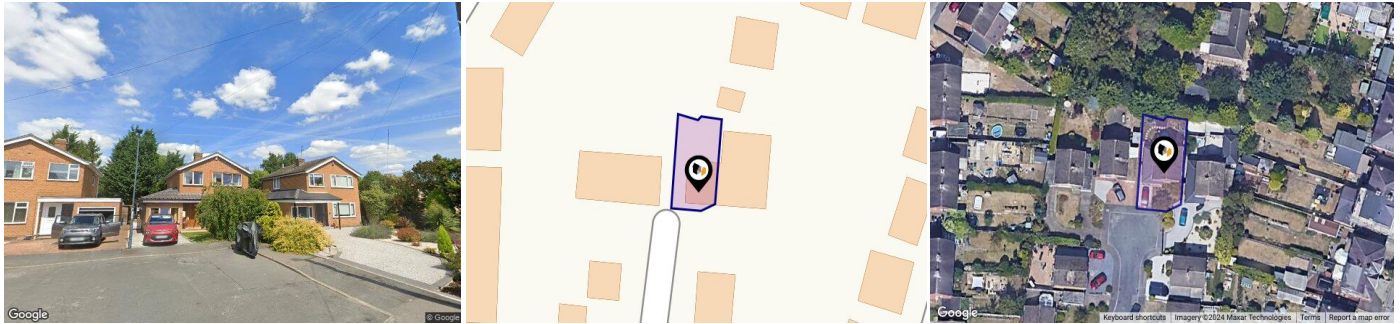
Bedroom 4/Living Room 2: (7'4" x 15'8") 2.24 x 4.78

Bedroom 1: (10'11" x 12'8") 3.33 x 3.86

Bedroom 2: (10'11" x 10'4") 3.33 x 3.15

Bedroom 3: (8'0" x 6'6") 2.44 x 1.98

Bathroom: (8'2" x 5'11") 2.49 x 1.80



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,044 ft <sup>2</sup> / 97 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,873		
<b>Title Number:</b>	DY13125		

## Local Area

<b>Local Authority:</b>	Derby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

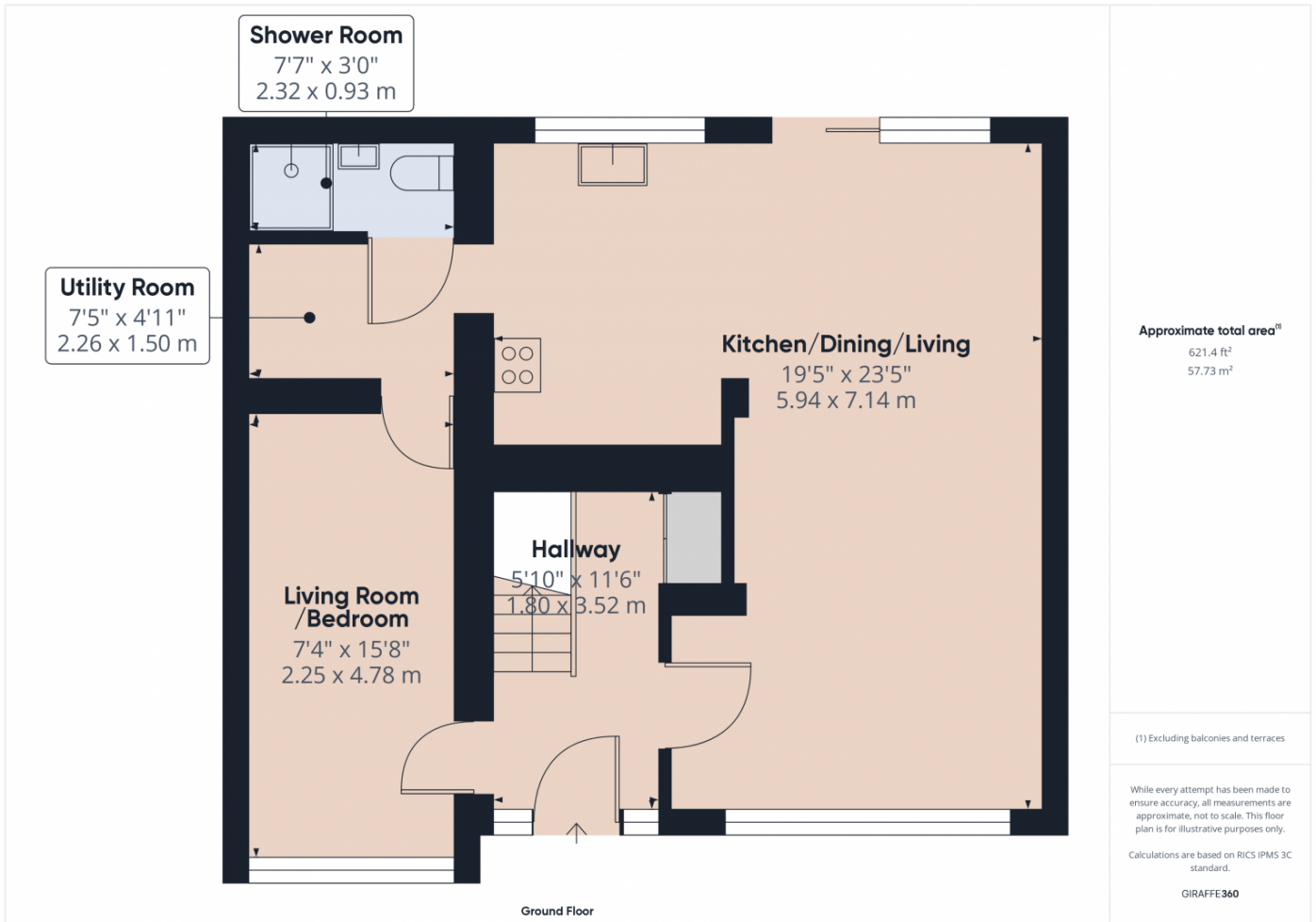


# Gallery Photos

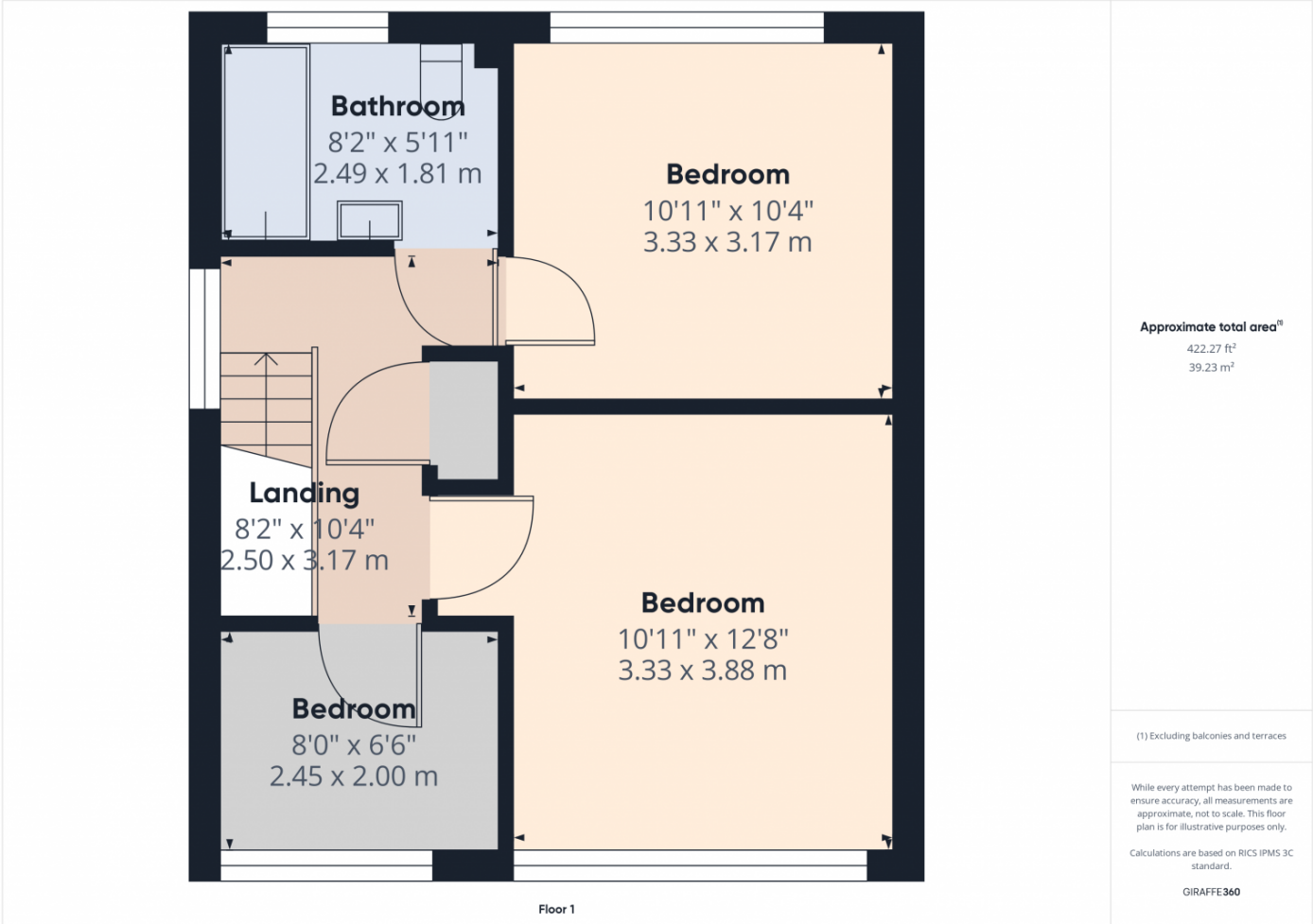




## ELLASTONE GARDENS, ALVASTON, DERBY, DE24



**ELLASTONE GARDENS, ALVASTON, DERBY, DE24**



# Property EPC - Certificate



Ellastone Gardens, Alvaston, DE24

Energy rating

# D

Valid until 27.08.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



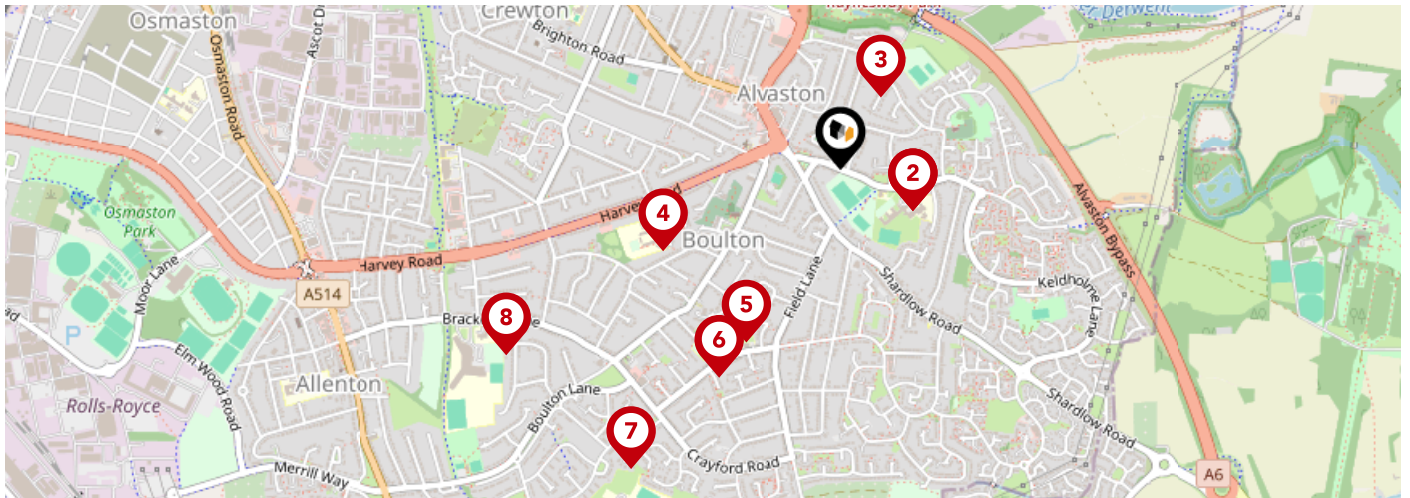
# Property

## EPC - Additional Data

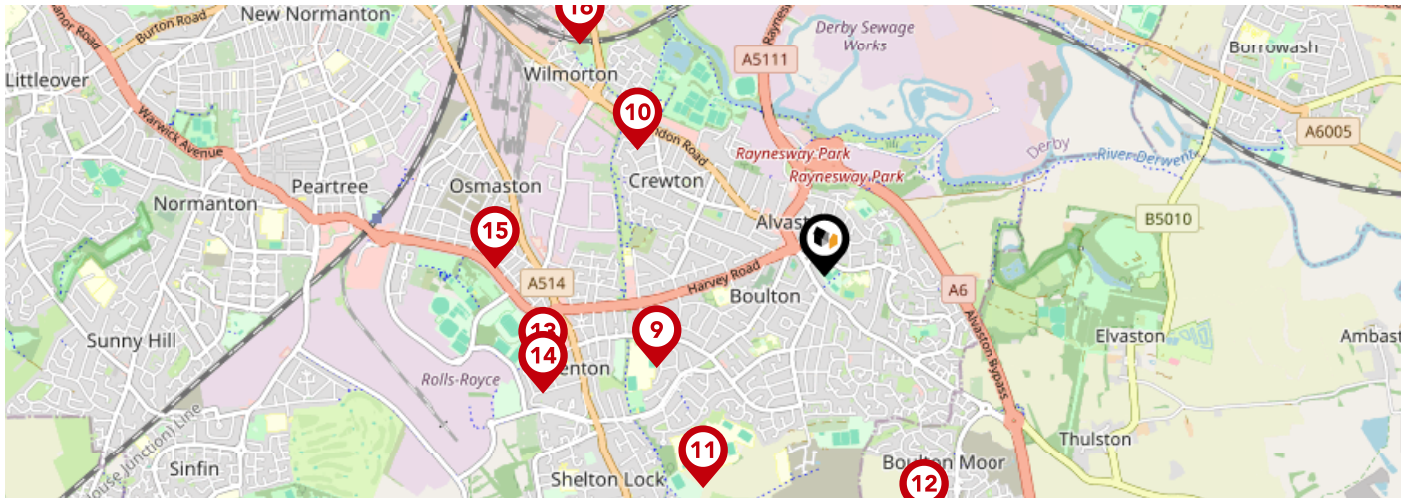


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	97 m <sup>2</sup>

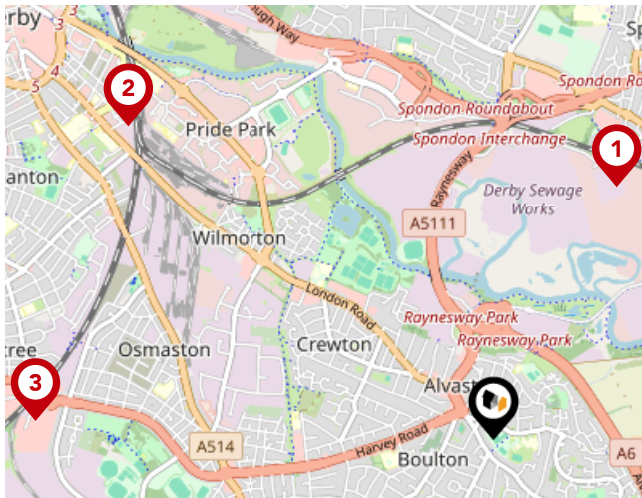


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Alvaston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Alvaston Junior Academy</b> Ofsted Rating: Good   Pupils: 330   Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Wyndham Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 475   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Oakwood Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 311   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Oakwood Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Martins School</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Landau Forte Academy Moorhead</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



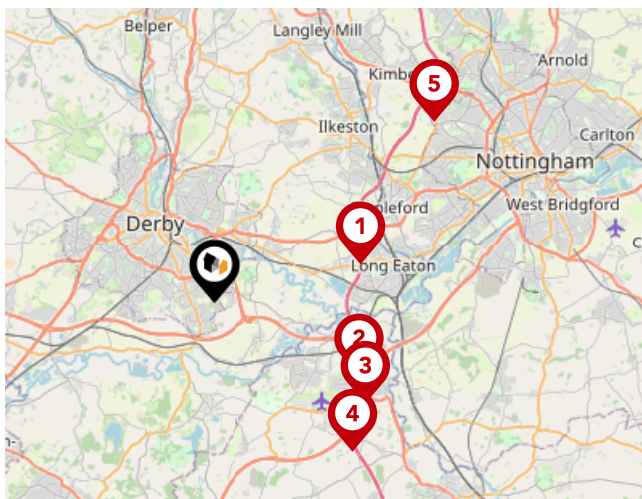
		Nursery	Primary	Secondary	College	Private
	<b>Alveston Moor Academy</b> Ofsted Rating: Requires improvement   Pupils: 880   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 638   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Noel-Baker Academy</b> Ofsted Rating: Good   Pupils: 1143   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clover Leys Spencer Academy</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lord Street Nursery School</b> Ofsted Rating: Good   Pupils: 65   Distance:1.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Allenton Primary School</b> Ofsted Rating: Good   Pupils: 327   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashwood Spencer Academy</b> Ofsted Rating: Good   Pupils: 621   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



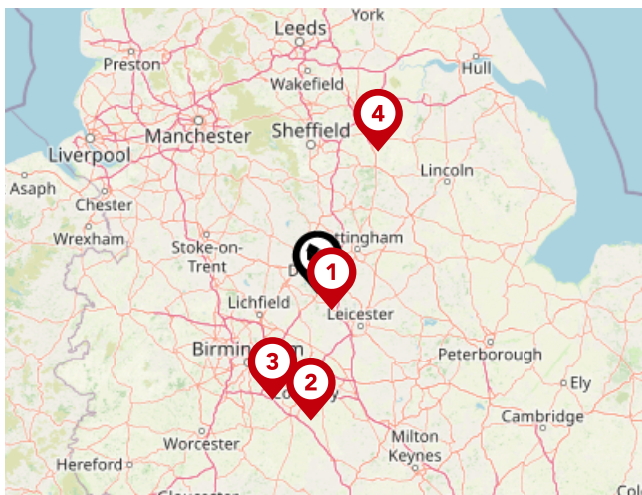
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.25 miles
2	Derby Rail Station	2.15 miles
3	Peartree Rail Station	2.05 miles



## Trunk Roads/Motorways

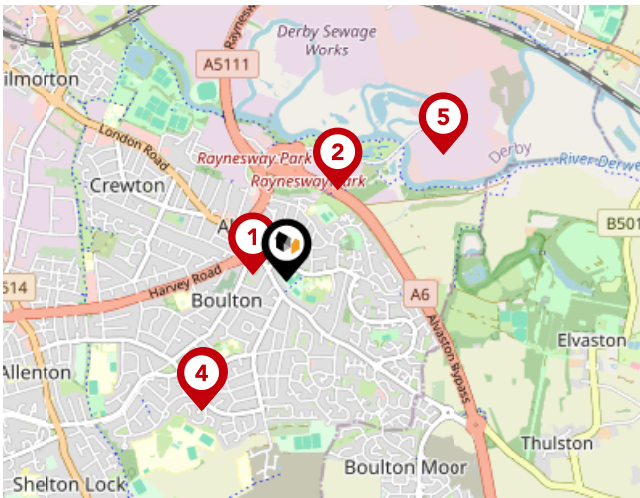
Pin	Name	Distance
1	M1 J25	5.38 miles
2	M1 J24A	5.79 miles
3	M1 J24	6.48 miles
4	M1 J23A	7.31 miles
5	M1 J26	10.16 miles



## Airports/Helipads

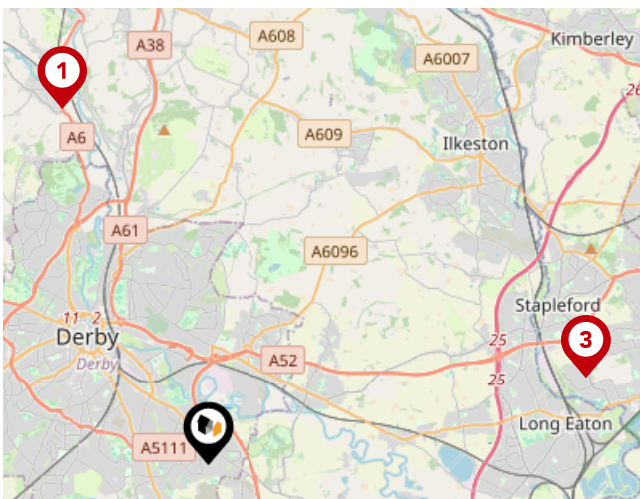
Pin	Name	Distance
1	East Mids Airport	6.23 miles
2	Baginton	36.59 miles
3	Birmingham Airport	33.22 miles
4	Finningley	43.94 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Blue Peter	0.15 miles
2	Derby Commercial Park	0.47 miles
3	Tonbridge Drive	0.68 miles
4	Tilbury Place	0.69 miles
5	Derby Commercial Park East	0.9 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.88 miles
2	Tram Park & Ride	6.94 miles
3	Toton Lane Tram Stop	6.94 miles



## 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

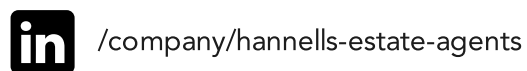
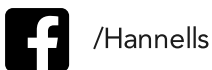


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# 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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#### Hannells

27 Shardlow Rd, Alvaston, Derby, DE24  
0JG  
01332 573130  
alvaston@hannells.co.uk  
hannells.co.uk

