

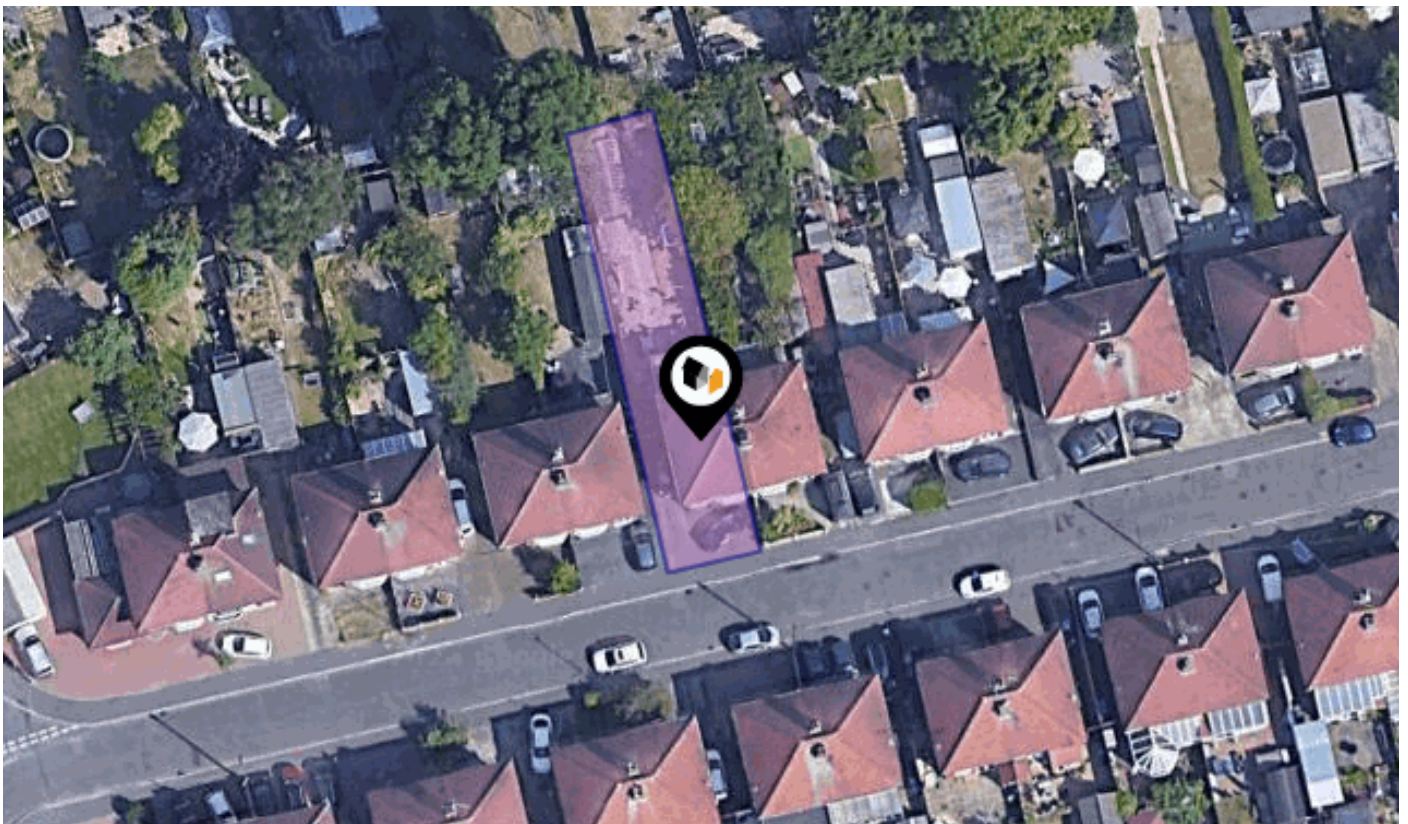


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th March 2024



FIELD DRIVE, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

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

Property Description

An exceptionally spacious and thoughtfully extended, three bedroomed, bay fronted, semi-detached family home featuring a superb extended kitchen and an open plan living/family room space offering ample space for the growing family. The property has been maintained by the current owners to a high standard throughout and has a substantial garden, ample driveway parking and much more!

Having gas central heating by way of a combination boiler, double glazing throughout and the accommodation in brief comprises: Entrance hallway with understairs storage, living room to the front with bay window, opening through to second sitting room/dining room and a modern open plan kitchen diner with ample space for a dining table, separate utility area, and french doors out to the garden. To the first floor are two double bedrooms, the master having a bay window overlooking the front and fitted wardrobes, a third bedroom also with fitted wardrobes and a spacious family bathroom, all finished to an excellent standard.

The front of the property provides a driveway offering off road parking and whilst to the rear is a private, landscaped garden with patio seating areas, lawn, a detached garage and secure fenced boundaries.

Field Drive is conveniently located close to the amenities of Alvaston, Rolls Royce, good schools and excellent road links to the A50, A52, M1 and A6. This beautiful family home is not one to be missed so call now to book a viewing!!!

Room Measurement & Details

Bay Fronted Living Room: (12'3" x 10'5") 3.73 x 3.17

Sitting/Dining Room: (13'8" x 10'5") 4.17 x 3.17

Kitchen/Diner: (11'6" x 16'6") 3.51 x 5.03

Utility Area: (6'2" x 6'3") 1.88 x 1.90

Bedroom 1: (12'1" x 10'8") 3.68 x 3.25

Bedroom 2: (14'2" x 10'4") 4.32 x 3.15

Bedroom 3: (8'6" x 6'6") 2.59 x 1.98

Bathroom: (8'4" x 6'6") 2.54 x 1.98

Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£168
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,486		
Title Number:	DY361381		
UPRN:	100030314183		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1000 mb/s

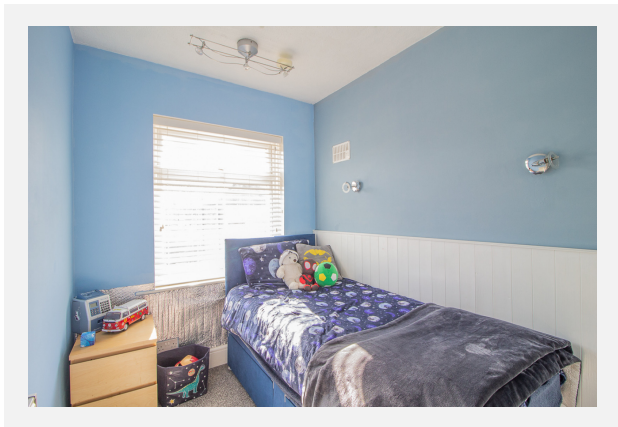
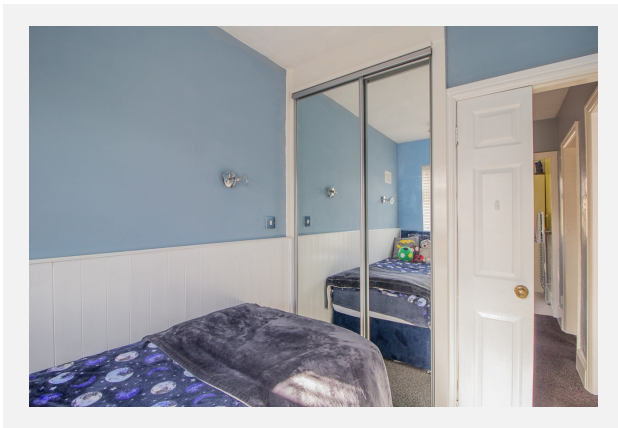
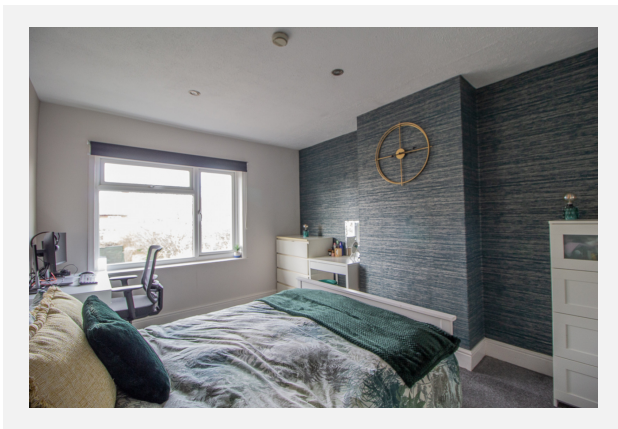
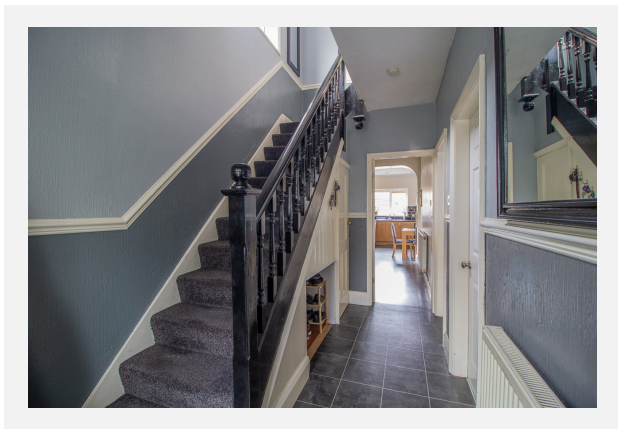
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

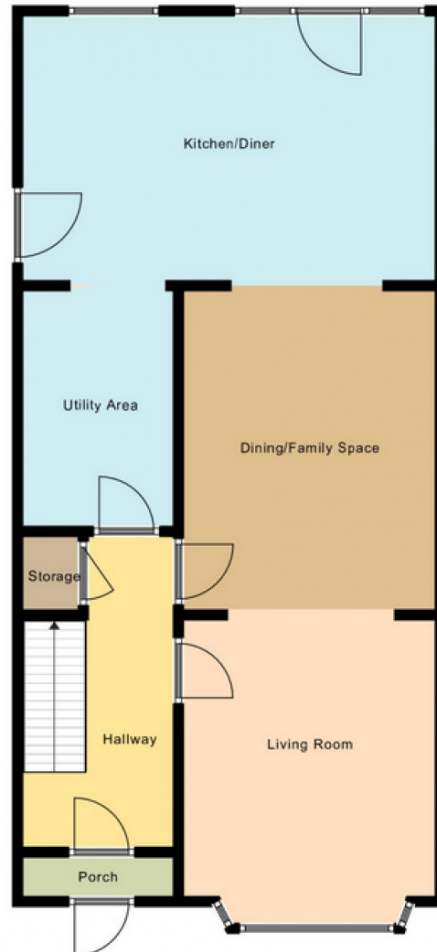




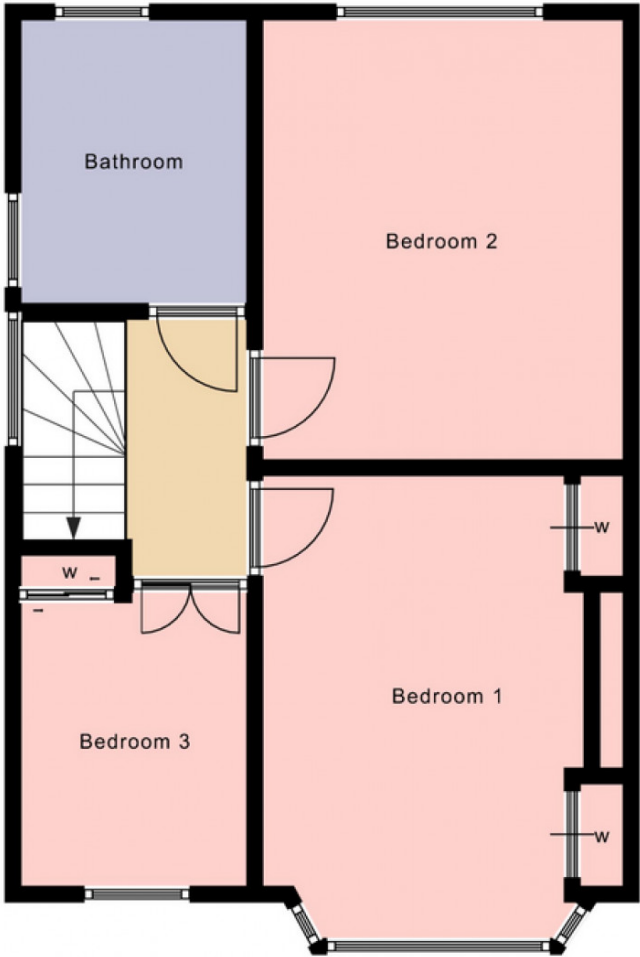




FIELD DRIVE, ALVASTON, DERBY, DE24



FIELD DRIVE, ALVASTON, DERBY, DE24



Property EPC - Certificate



Field Drive, Alvaston, DE24

Energy rating

D

Valid until 01.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

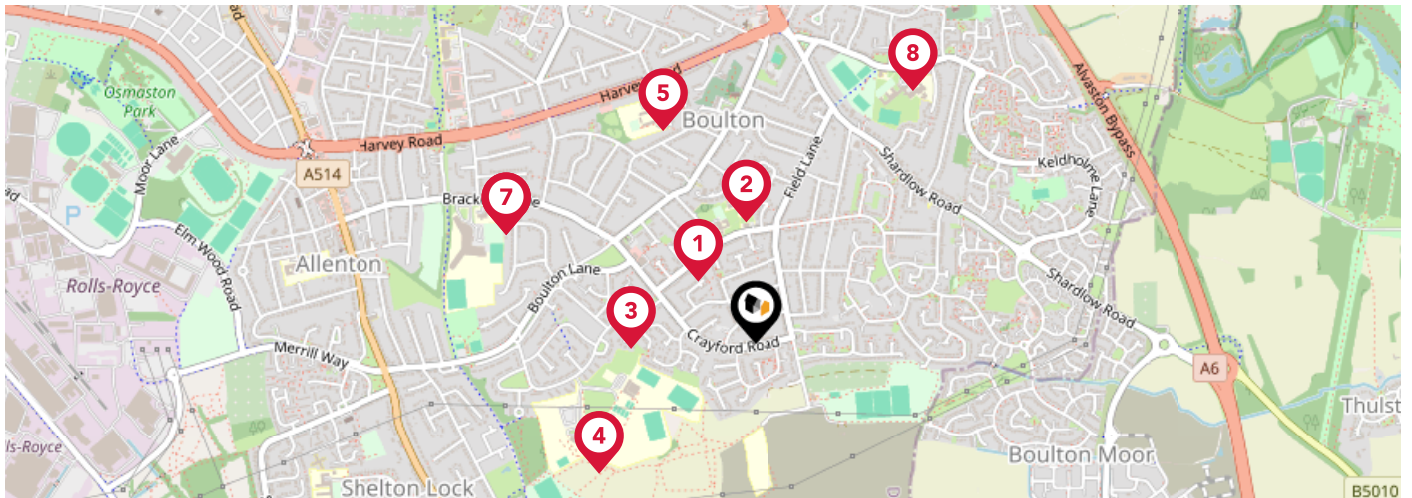
EPC - Additional Data



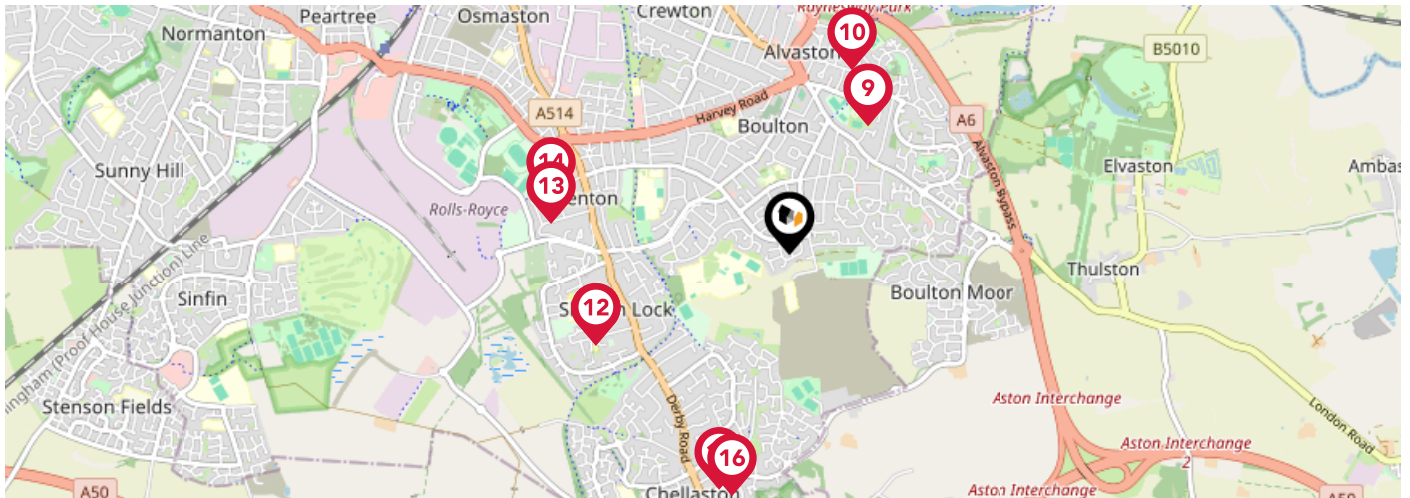
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	105 m ²

Area Schools

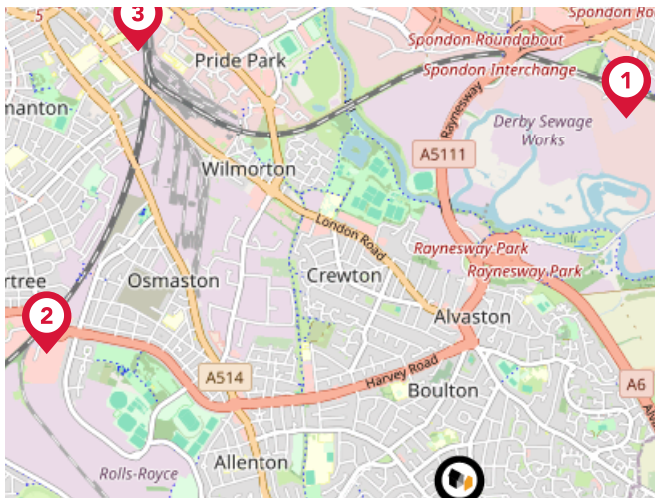


		Nursery	Primary	Secondary	College	Private
1	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.27	<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:0.28	<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:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Alveston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Alveston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



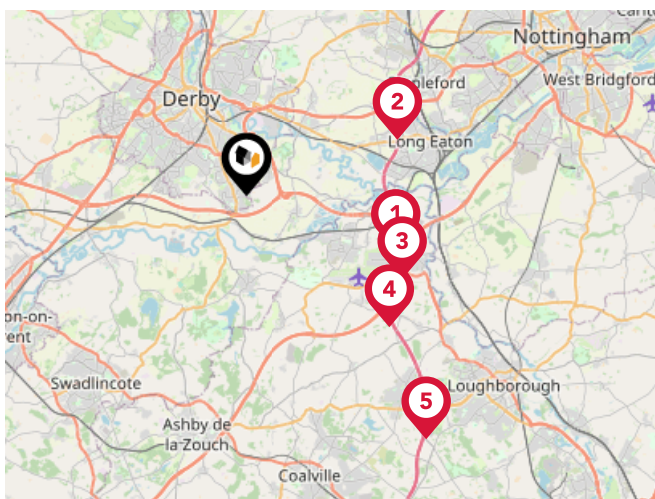
	Nursery	Primary	Secondary	College	Private
<p>9 Alveston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Shelton Infant School Ofsted Rating: Requires Improvement Pupils: 244 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Shelton Junior School Ofsted Rating: Good Pupils: 279 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:1.09</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Chellaston Junior School Ofsted Rating: Good Pupils: 503 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Chellaston Infant School Ofsted Rating: Good Pupils: 361 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



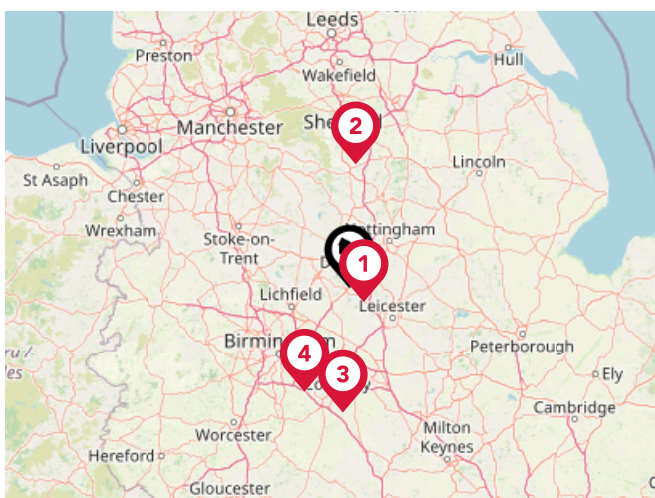
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.94 miles
2	Peartree Rail Station	1.99 miles
3	Derby Rail Station	2.53 miles



Trunk Roads/Motorways

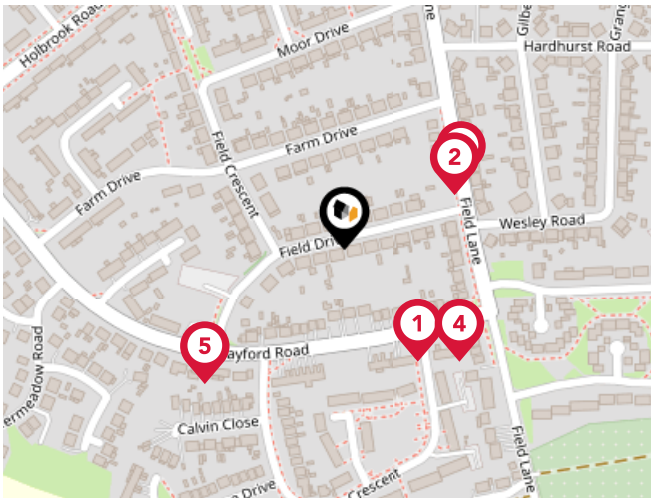
Pin	Name	Distance
1	M1 J24A	5.7 miles
2	M1 J25	5.76 miles
3	M1 J24	6.3 miles
4	M1 J23A	6.98 miles
5	M1 J23	10.86 miles



Airports/Helipads

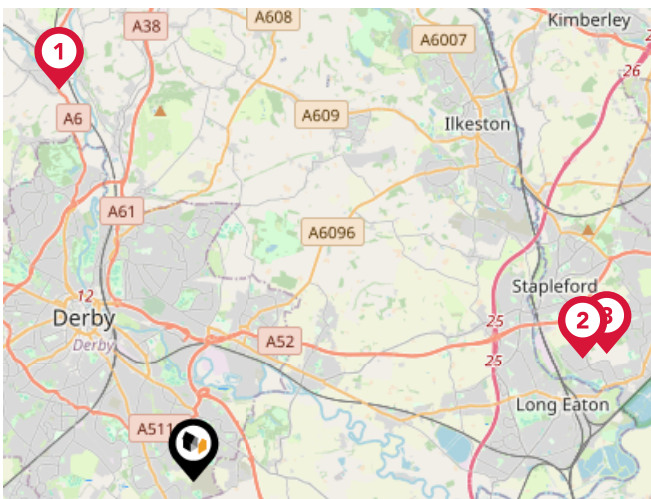
Pin	Name	Distance
1	East Midlands Airport	5.84 miles
2	Sheffield City Airport	35.28 miles
3	Coventry Airport	35.92 miles
4	Birmingham International Airport	32.54 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Border Crescent	0.08 miles
2	Field Lane	0.07 miles
3	Field Lane	0.08 miles
4	Border Crescent	0.09 miles
5	Silver Ghost	0.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.43 miles
2	Toton Lane Tram Stop	7.29 miles
3	Inham Road Tram Stop	7.75 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

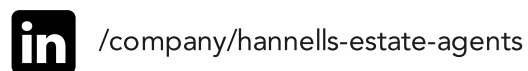
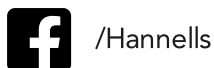


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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