

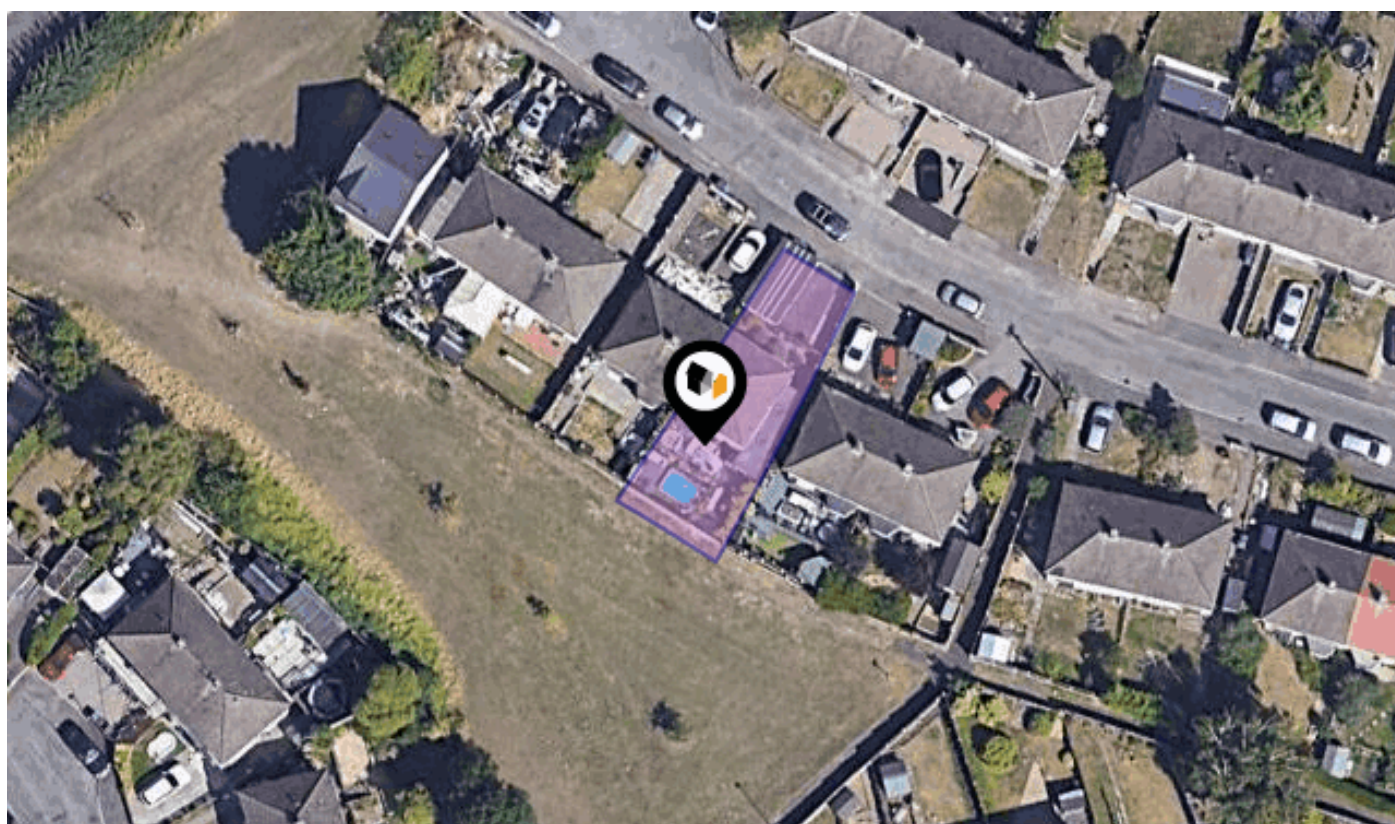


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th November 2024



HAWKSHEAD AVENUE, DERBY, DE21

Hannells

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Useful Information:

- > Much Improved & Well-Appointed Three-Bedroom Home
- > Early Viewing Is Essential
- > Freehold/Wimpey No-Fines Construction
- > EPC Rating E/Council Tax Band A
- > Fitted Kitchen & Utility Area

Property Description

An early viewing is absolutely essential to appreciate this much improved, well-presented home, ideal for a first time buyer or growing family. With contemporary, well-presented accommodation and off-road parking the property also benefits from a home office incorporating a good-sized workshop and front garden, excellent for entertaining!

The property benefits from gas fired central heating (via a combination central heating boiler), double glazing and briefly comprises:- reception hallway opening to a useful utility room; bay fronted lounge with French doors to the front garden and feature multi-fuel fire; separate dining room and fitted kitchen with in-built oven and hob. To the first floor are three good size bedrooms, bedroom one having feature wood panelling to two walls and bedroom two with floor to ceiling wardrobes. There is a refitted contemporary bathroom with a three piece suite. Outside, the property is approached via the rear having a driveway providing off-road parking. There is also the benefit of a good size home office having an attached workshop. There is a pleasant front garden arranged for ease of maintenance incorporating decked area with pergola and artificial turf.

The property is situated towards the head of Hawkshead Avenue and is well situated for shops, schools and transport links together with excellent road links with the A52 and A38 and access to Derby City Centre. As previously mentioned, an early viewing is essential to be appreciated.

Room Measurement & Details

Reception Hallway: (6'3" x 5'9") 1.90 x 1.75

Pleasant Bay Fronted Lounge (with feature multi fuel fire): (14'7" x 10'8") 4.44 x 3.25

Dining Room: (9'11" x 8'9") 3.02 x 2.67

Fitted Kitchen: (12'0" x 10'1") 3.66 x 3.07

Utility/Side Entrance: (6'2" x 25'4") 1.88 x 7.72

First Floor Landing:

Double Bedroom One: (12'11" x 10'5") 3.94 x 3.17

Double Bedroom Two: (11'1" x 10'3") 3.38 x 3.12

Bedroom Three: (9'10" x 7'3") 3.00 x 2.21

Contemporary Refitted Bathroom: (7'8" x 5'5") 2.34 x 1.65

Outside:

The property is approached via the rear elevation and provides off-road parking via a driveway at the head of the rear garden. There is also a good size home office incorporating a workshop attached. There is decked steps and gated access leading to the property and the side elevation with log store. This leads to the front garden, excellent for entertaining with artificial turfed area and decked patio areas with pergola.

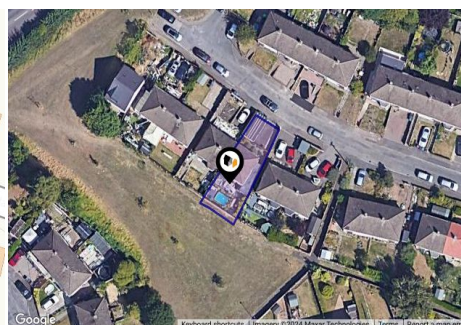
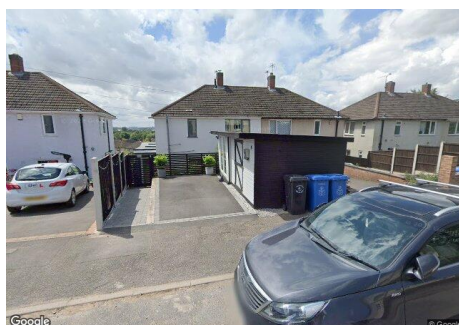
Additional note:

This property is Wimpey No-Fines construction. The property has also been insulated.

KFB - Key Facts For Buyers



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY220746

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2	35	1000
mb/s	mb/s	mb/s

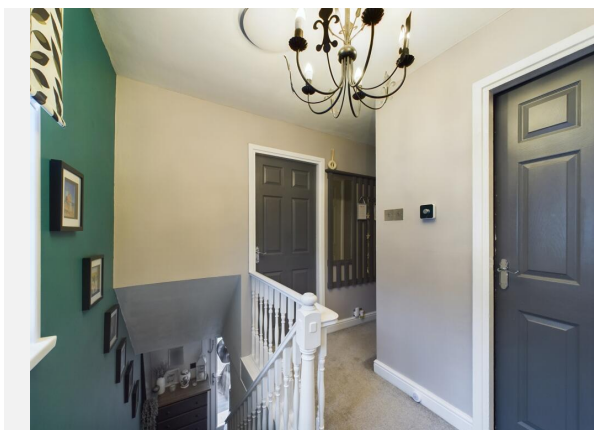
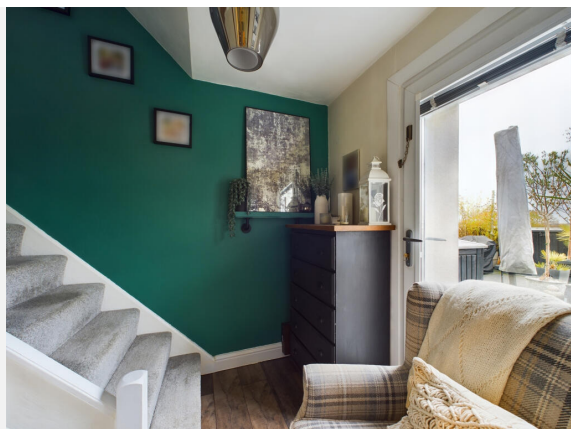
Mobile Coverage:
(based on calls indoors)

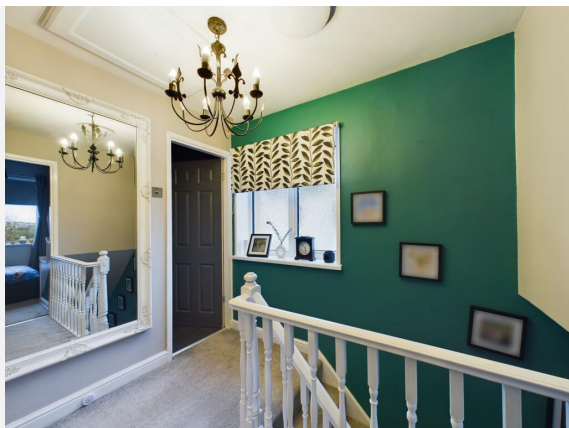


Satellite/Fibre TV Availability:



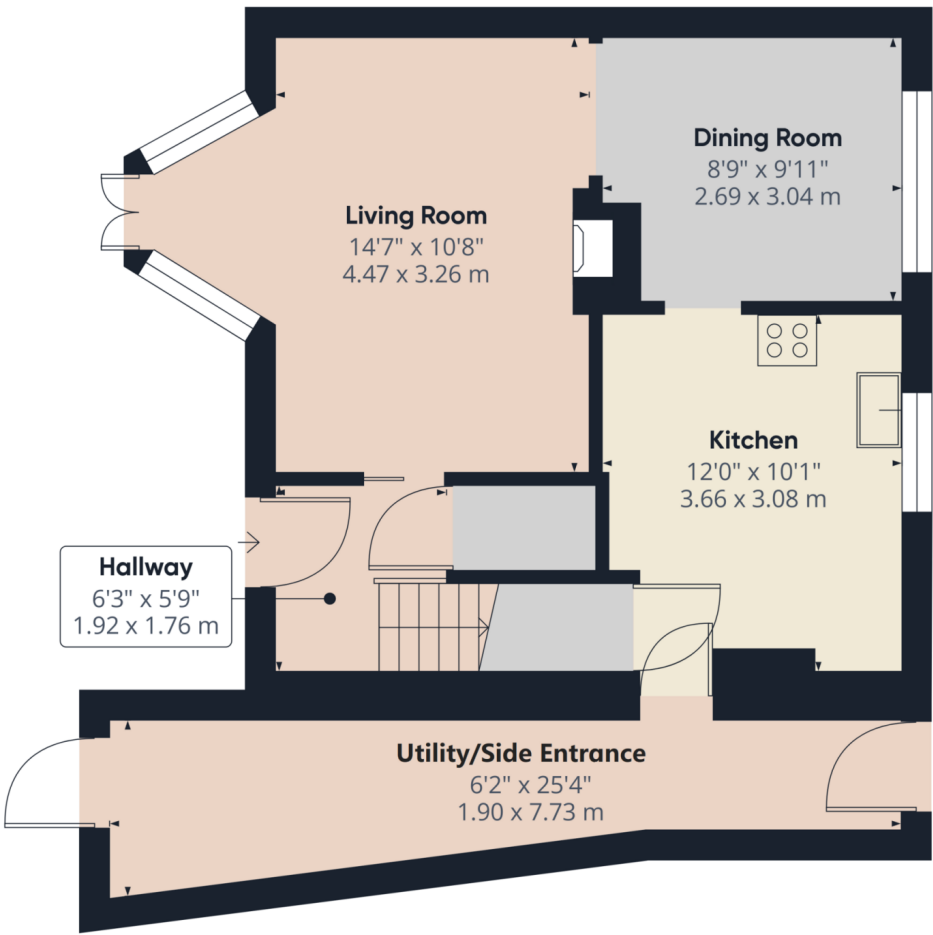








HAWKSHEAD AVENUE, DERBY, DE21



Ground Floor

Approximate total area¹⁾
574.26 ft²
53.35 m²

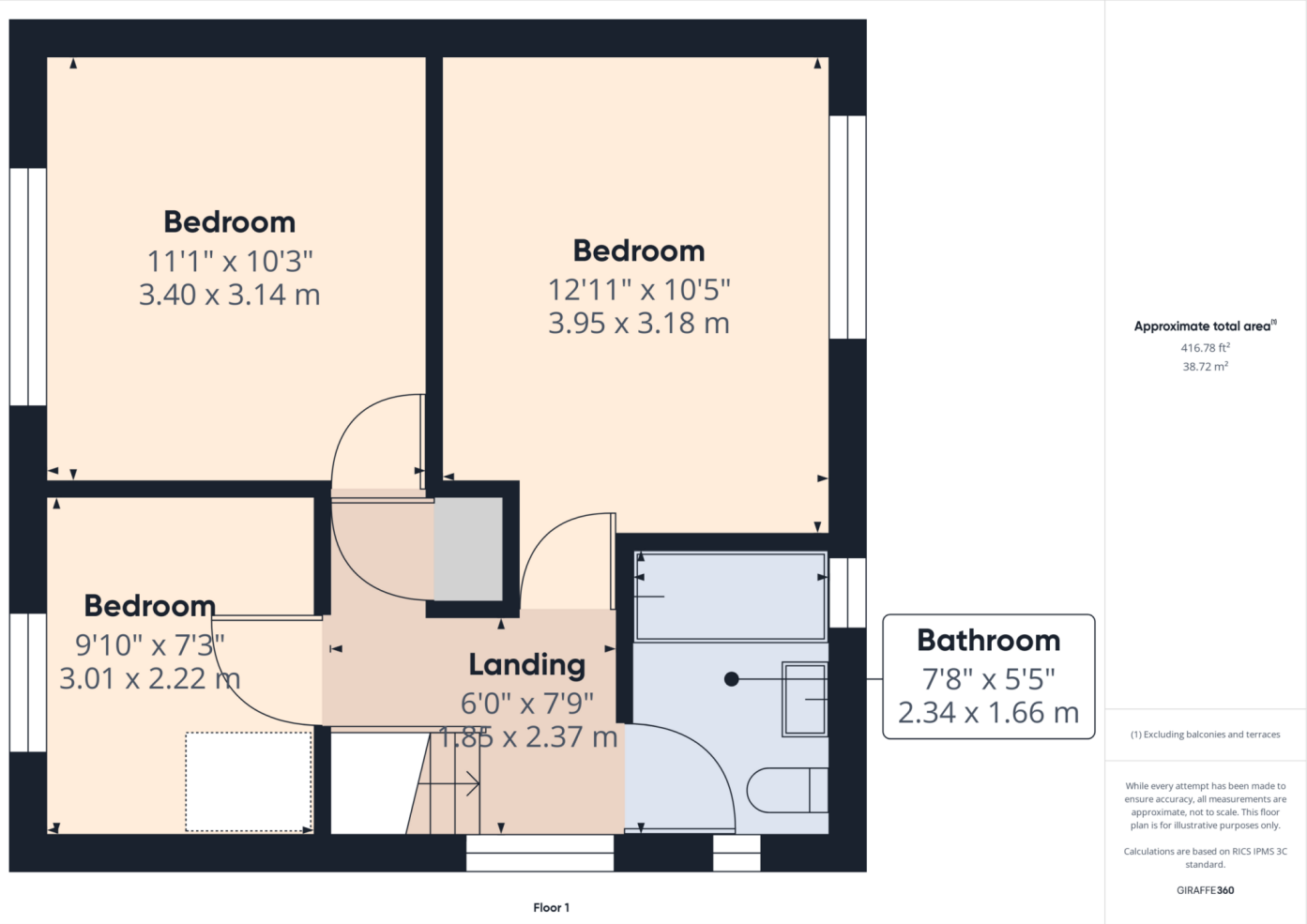
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

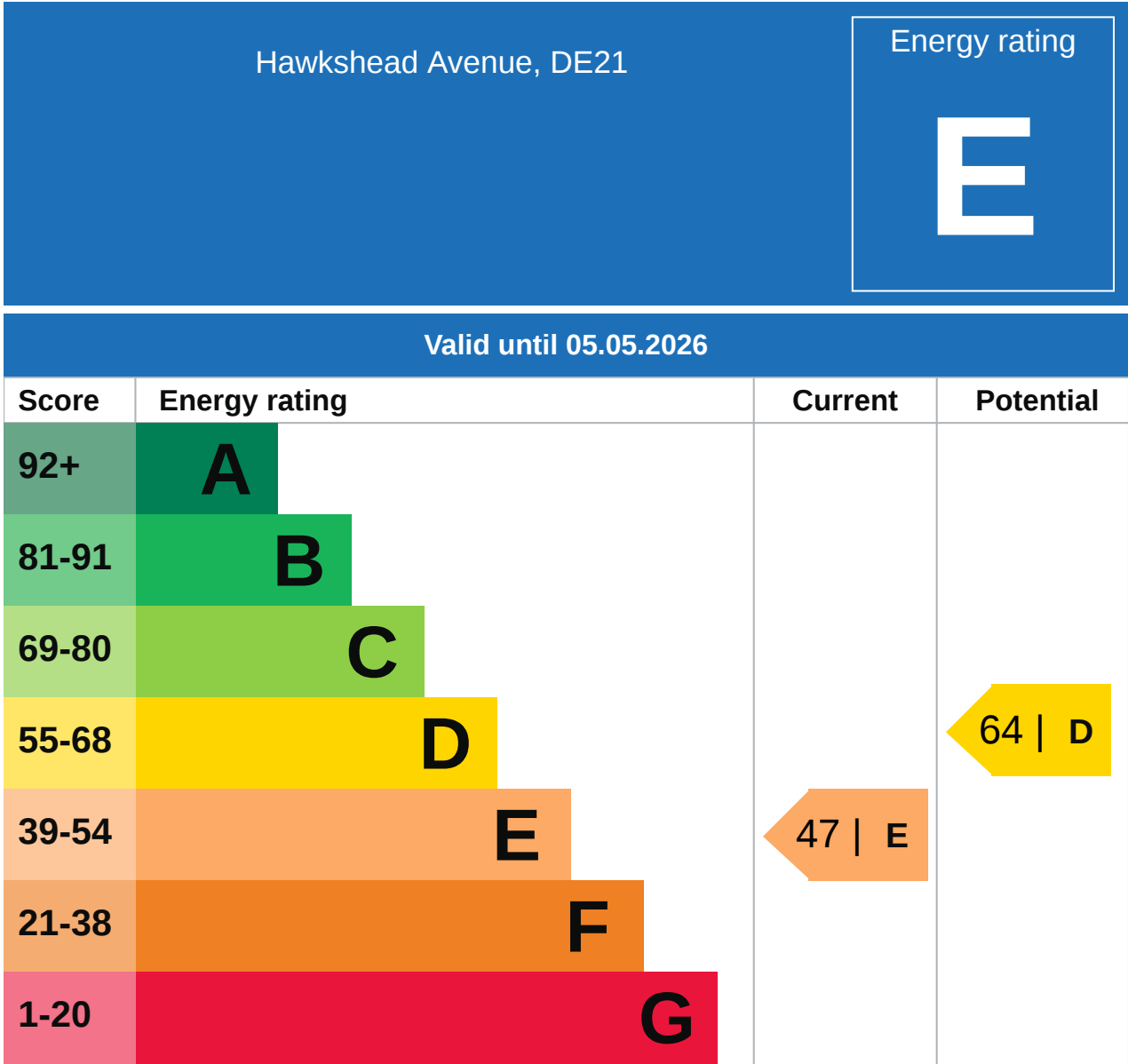
Calculations are based on RICS IPMS 3C standard.

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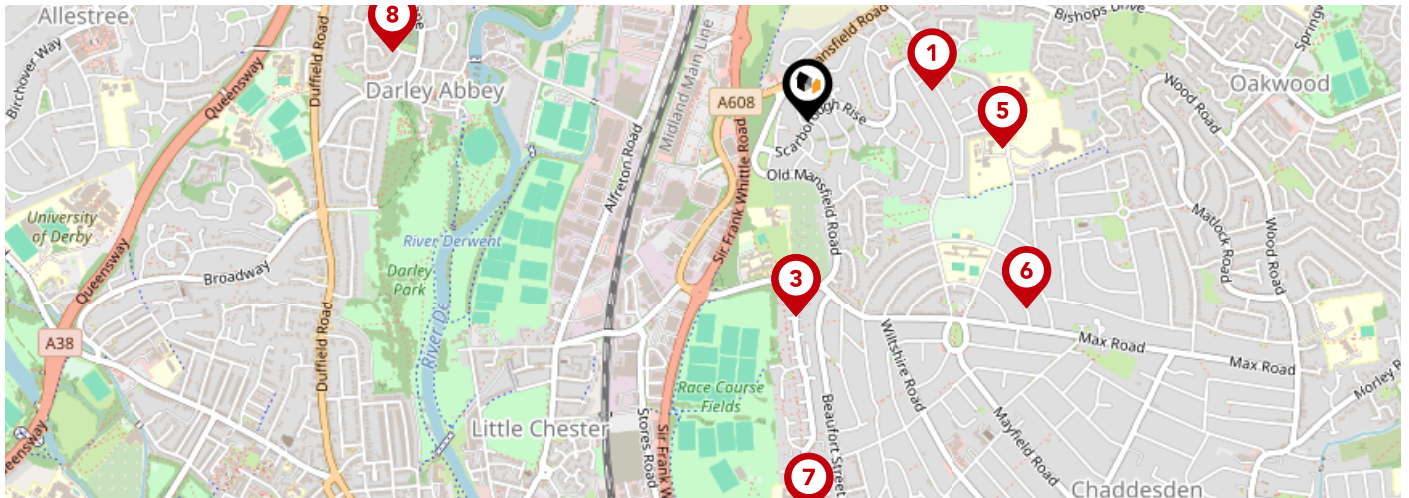


Property EPC - Certificate

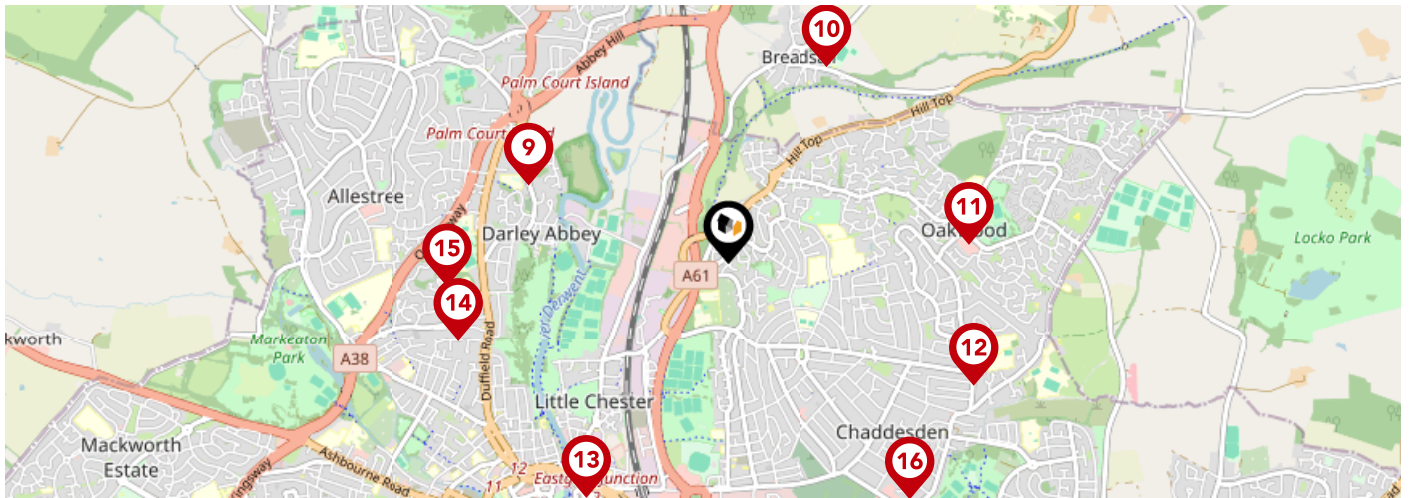










Additional EPC Data

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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 8% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²

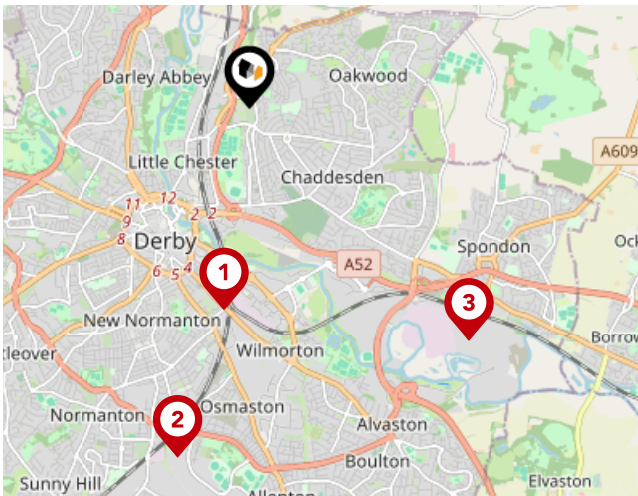


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



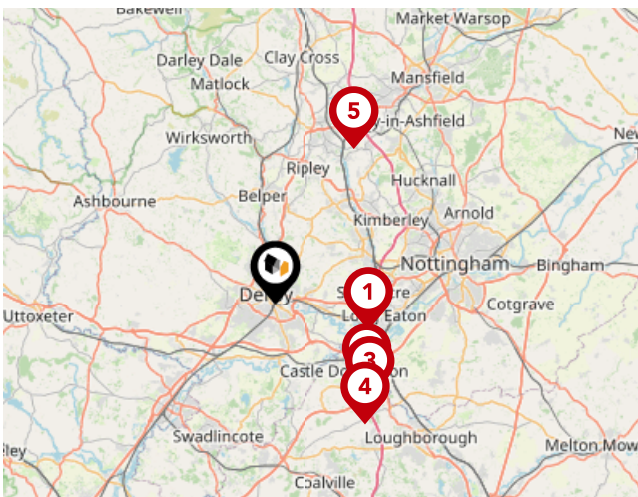
		Nursery	Primary	Secondary	College	Private
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 382 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Benedict, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1456 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 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	Derby Rail Station	1.83 miles
2	Peartree Rail Station	3.2 miles
3	Spondon Rail Station	2.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.86 miles
2	M1 J24A	8.79 miles
3	M1 J24	9.62 miles
4	M1 J23A	10.68 miles
5	M1 J28	12.35 miles

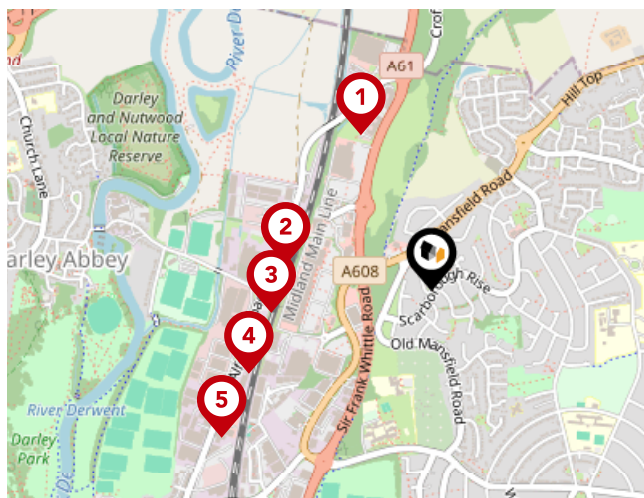


Airports/Helipads






Pin	Name	Distance
1	East Mids Airport	9.65 miles
2	Birmingham Airport	35.73 miles
3	Baginton	39.74 miles
4	Finningley	41.6 miles

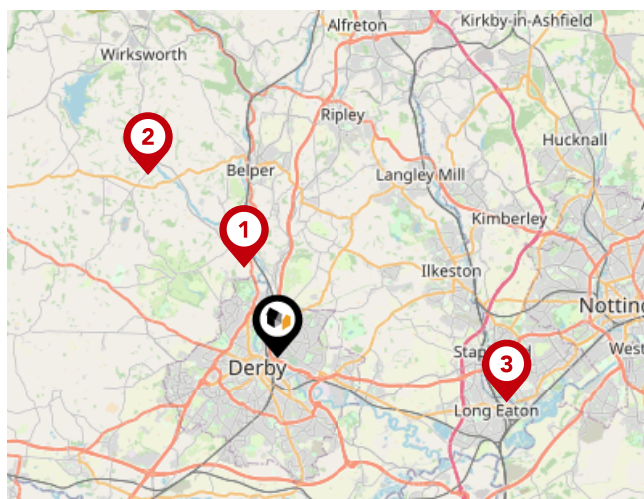
Area

Transport (Local)






Bus Stops/Stations

Pin	Name	Distance
	Pektron	0.38 miles
	Tomlinsons Cottages	0.33 miles
	Haslams Lane	0.36 miles
	Alfreton Road	0.45 miles
	Chester Park	0.57 miles



Local Connections

Pin	Name	Distance
	Duffield (Ecclesbourne Valley Railway)	3.38 miles
	Idridgehay (Ecclesbourne Valley Railway)	7.96 miles
	Tram Park & Ride	8.32 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

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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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