

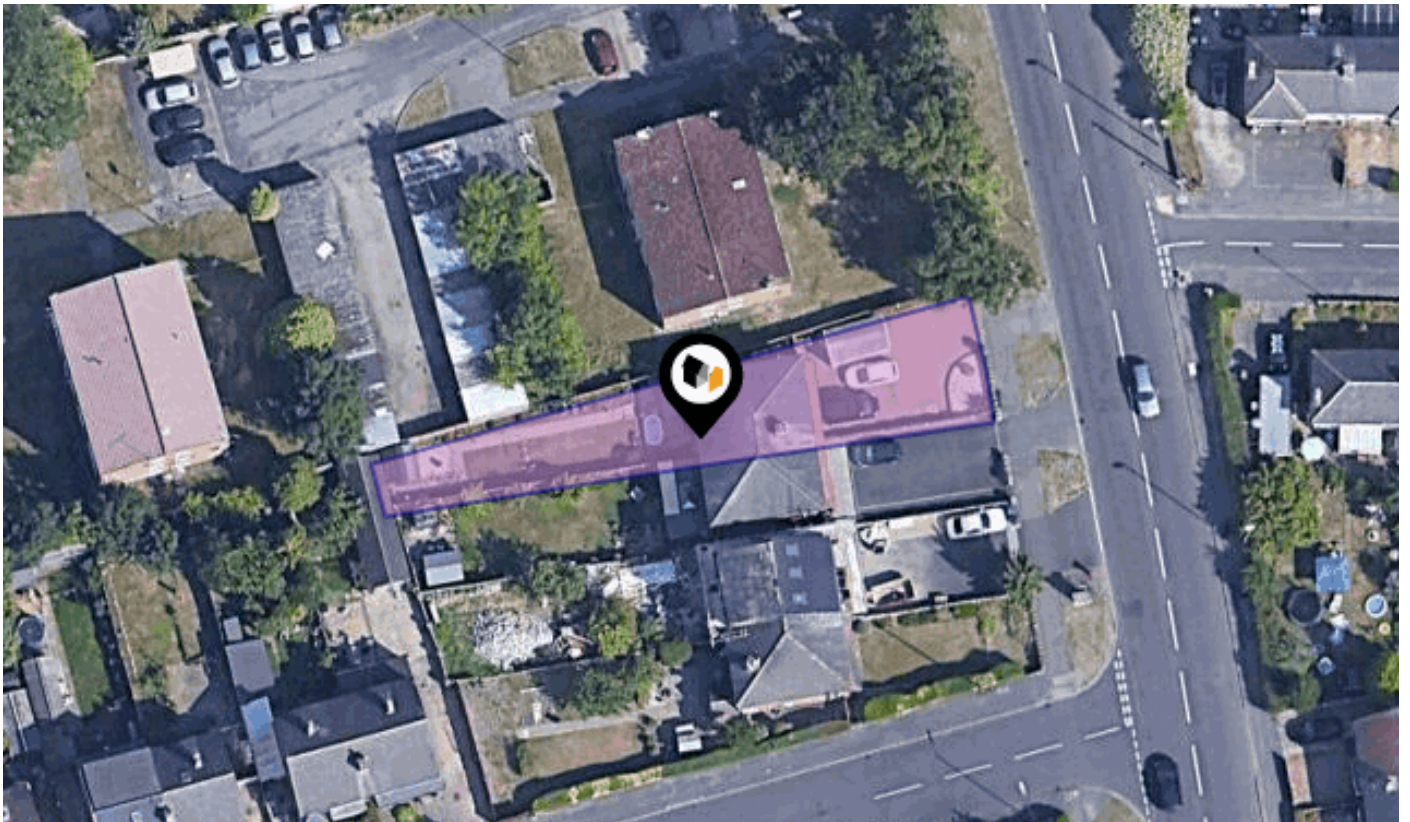


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 04th May 2024



CHELLASTON ROAD, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom Standard Construction Semi Detached Property
- > EPC Rating D
- > Council Tax Band B
- > Freehold
- > Off Road Parking With A Garage

Property Description

*** PREMIER PROPERTY *** Set back from the road and boasting a modern and stylish interior is this stunning, three double bedroom, bay fronted semi detached property perfect for a growing family. Having local shops and amenities close by, this beautifully presented property features ample off road parking with a detached garage, a good sized enclosed garden, open plan living accommodation, a recently replaced roof and gas central heating.

In brief, the accommodation comprises; Entrance hallway with an understairs storage cupboard, a lounge with a bay window and a open plan, modern fitted kitchen/living diner having a range of integrated appliances, Quartz worksurface and French doors giving access to the rear garden. Found to the first floor are three double bedrooms with the master bedroom having fitted wardrobes, first floor landing with loft access and a family bathroom having a three piece suite.

At the front of the property is driveway providing ample off road parking for multiple vehicles with a detached garage and a secure gate giving access to the rear of the property. To the rear is an enclosed garden, beautifully maintained and laid mainly to lawn with two patio area, flower beds, fenced boundaries and a garden shed.

Chellaston Road is conveniently situated for local amenities including shops and schools, together with good road links with the A50, A52, A6, access for East Midlands Airport and the M1 motorway. This property is really something special so internal viewings are essential to appreciate the size and standard of the accommodation on offer.

Room Measurement & Details

Hallway: (16'10" x 6'5") 5.13 x 1.96

Lounge: (16'3" x 12'2") 4.95 x 3.71

Kitchen/Living Room/Diner: (14'10" x 19'1") 4.52 x 5.82

Landing: (9'8" x 7'10") 2.95 x 2.39

Bedroom: (13'4" x 10'0") 4.06 x 3.05

Bedroom: (14'10" x 10'7") 4.52 x 3.23

Bedroom: (11'6" x 7'10") 3.51 x 2.39

Bathroom: (6'7" x 6'4") 2.01 x 1.93

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY203207		
UPRN:	100030301131		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



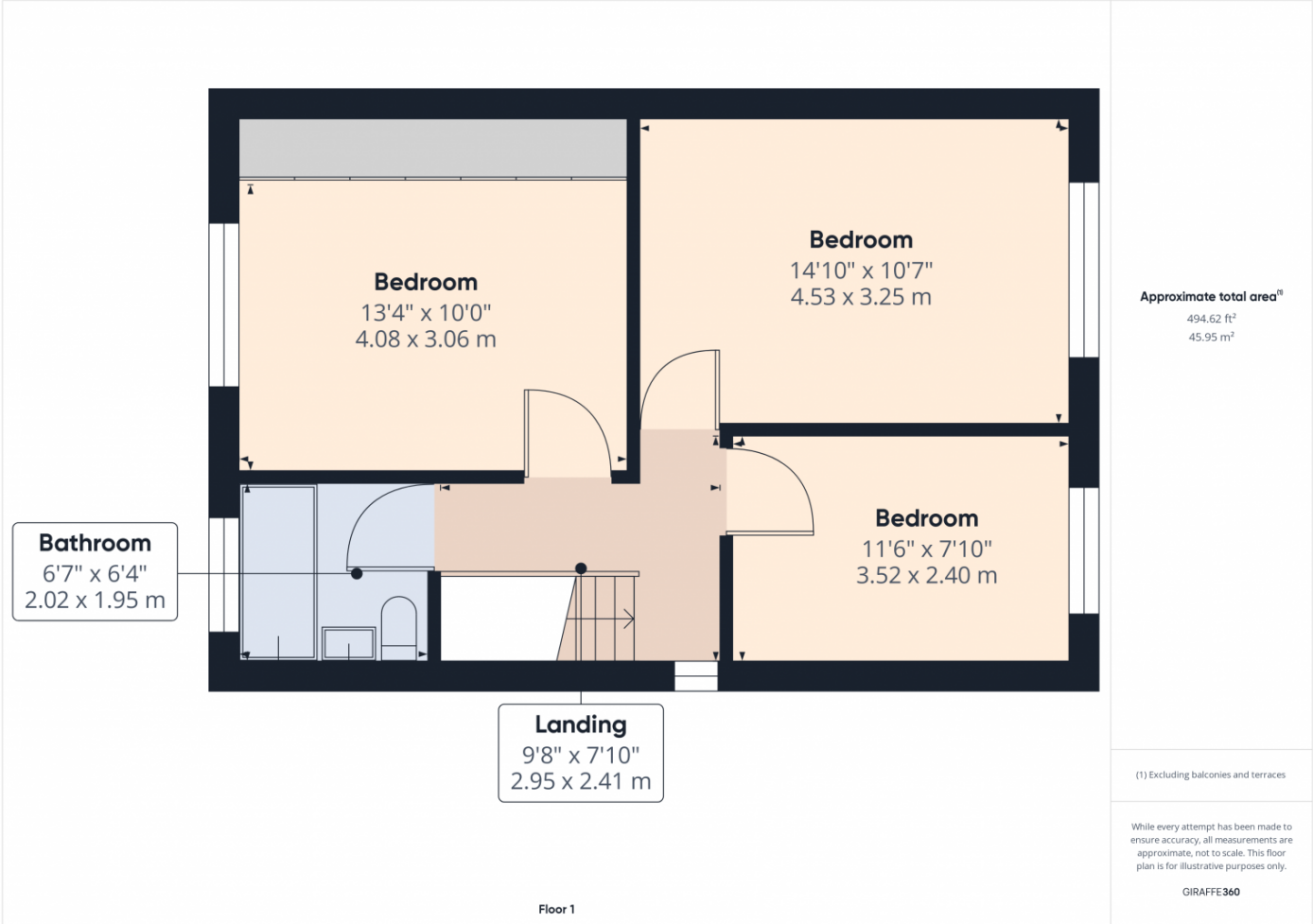
Gallery Photos



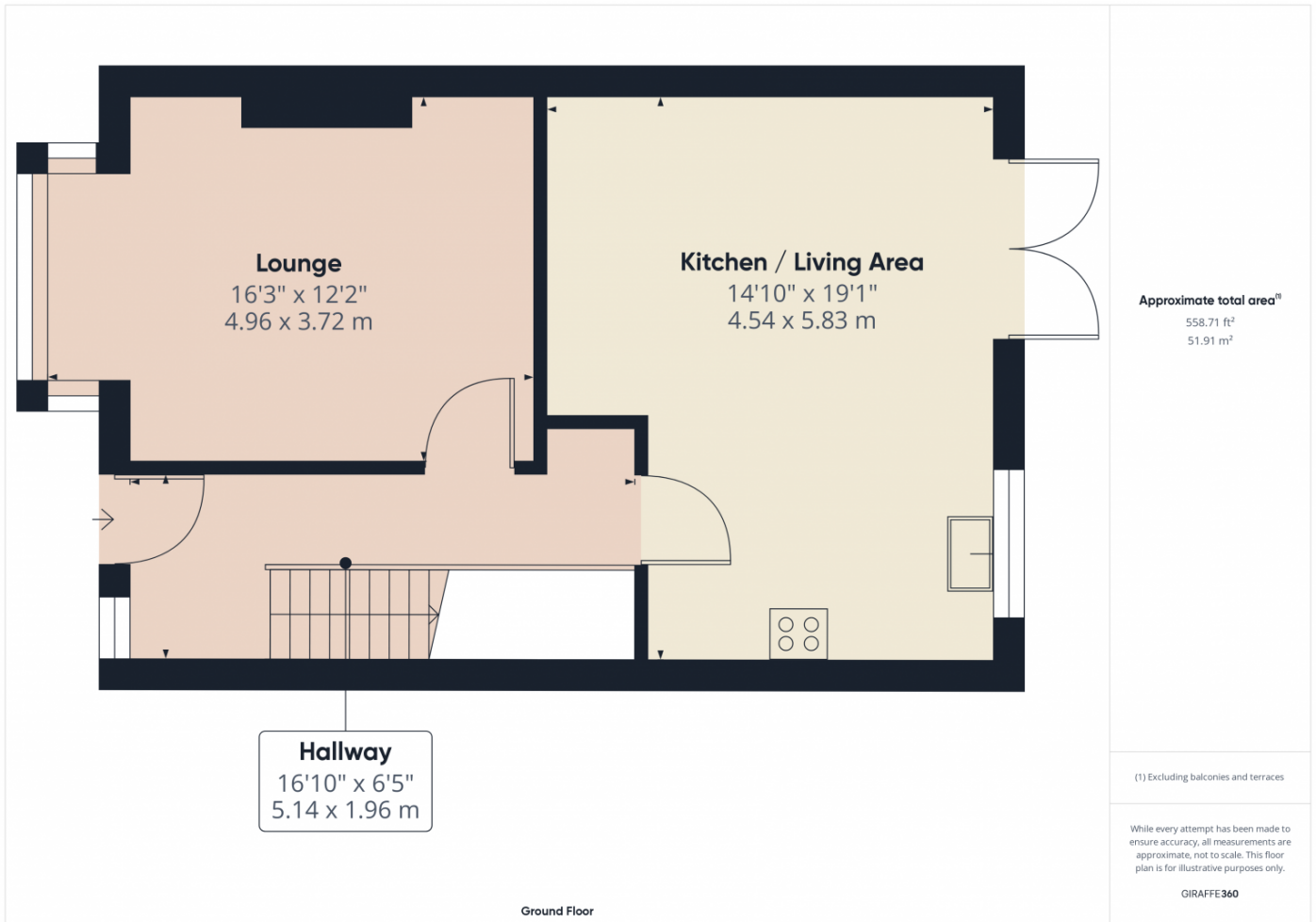
Gallery Photos



CHELLASTON ROAD, DERBY, DE24



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Property EPC - Certificate



DERBY, DE24

Energy rating

D

Valid until 16.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

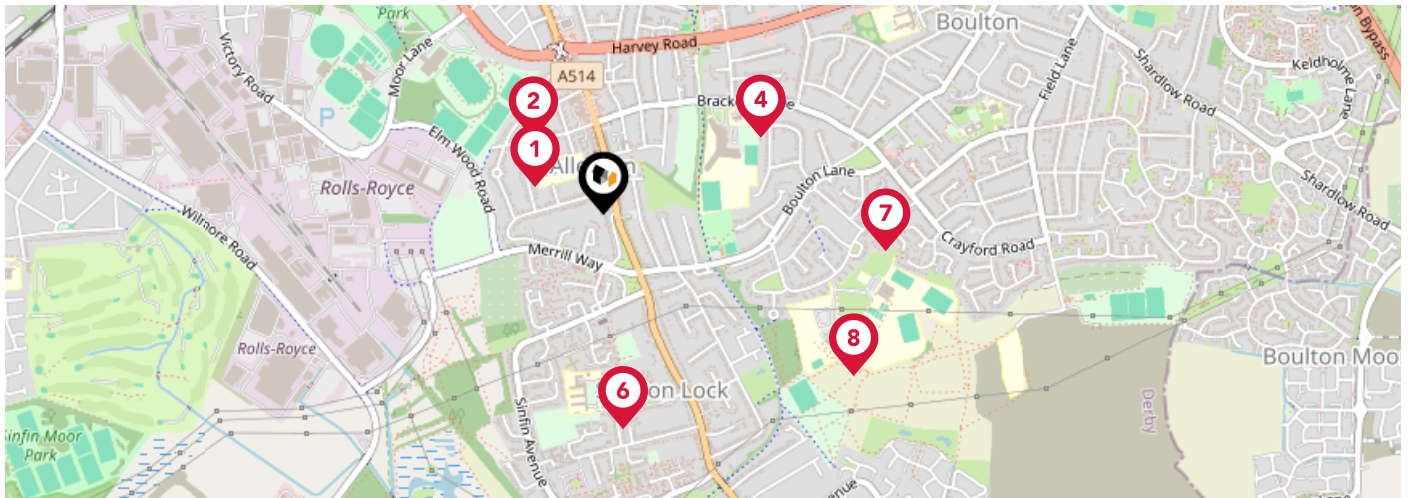
Property

EPC - Additional Data



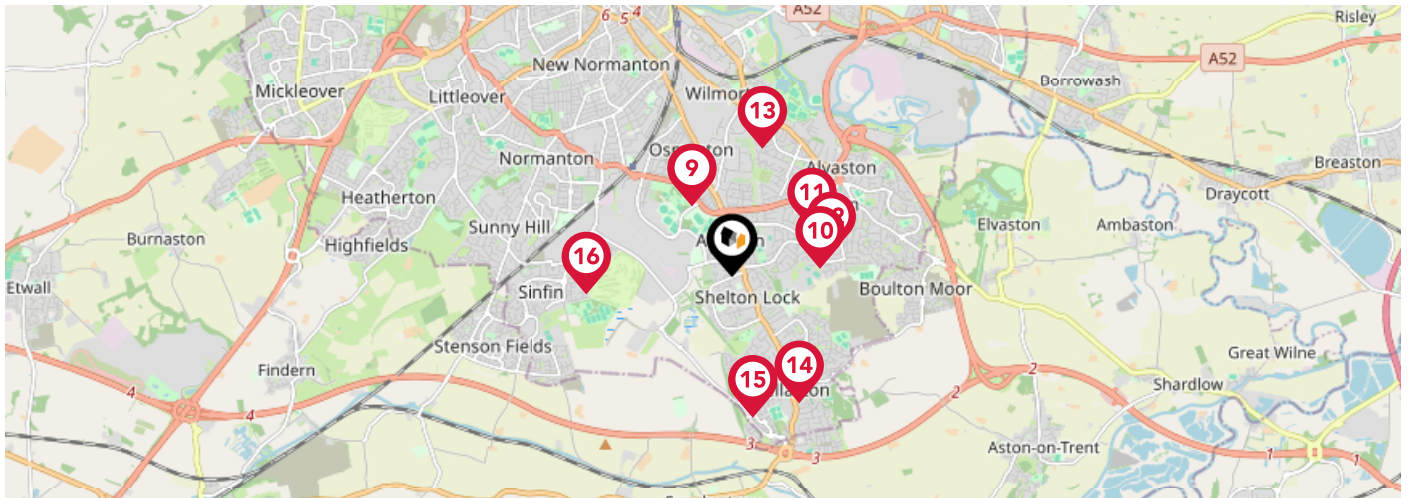
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	102 m ²



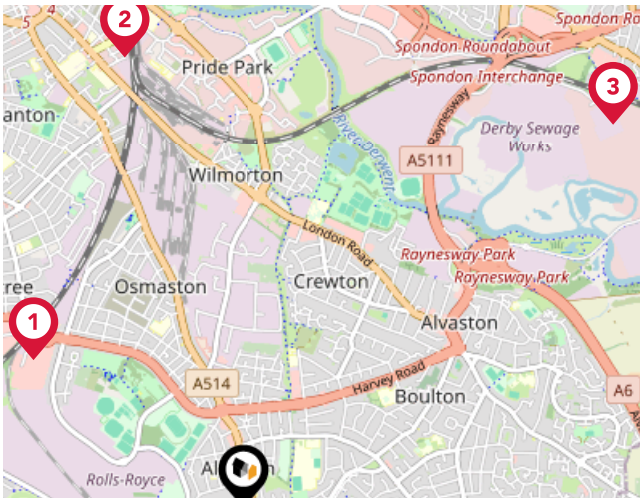
		Nursery	Primary	Secondary	College	Private
1	Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:0.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shelton Infant School Ofsted Rating: Requires Improvement Pupils: 244 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shelton Junior School Ofsted Rating: Good Pupils: 279 Distance:0.48	<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:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



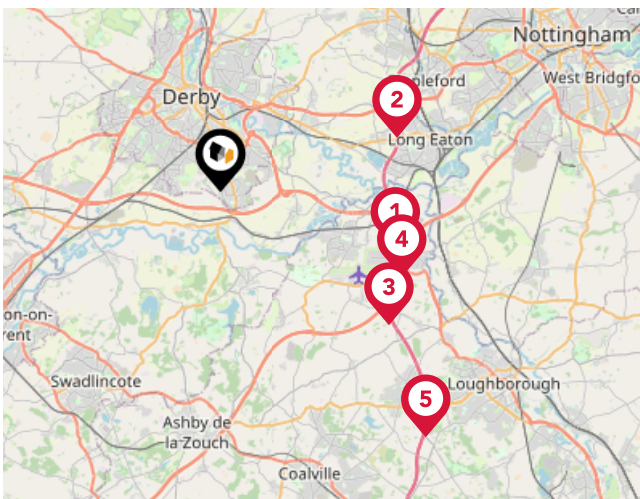
		Nursery	Primary	Secondary	College	Private
9	Ashwood Spencer Academy Ofsted Rating: Requires Improvement Pupils: 628 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chellaston Junior School Ofsted Rating: Good Pupils: 503 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Homefields Primary School Ofsted Rating: Outstanding Pupils: 365 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cottons Farm Primary Academy Ofsted Rating: Inadequate Pupils: 123 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



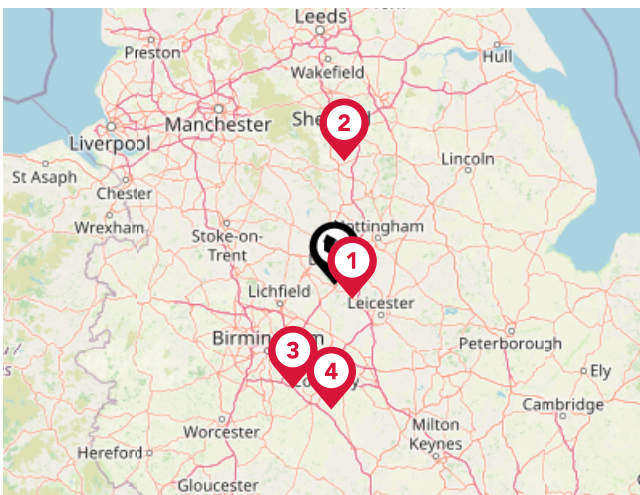
National Rail Stations

Pin	Name	Distance
1	Peartree Rail Station	1.15 miles
2	Derby Rail Station	2.08 miles
3	Spondon Rail Station	2.38 miles



Trunk Roads/Motorways

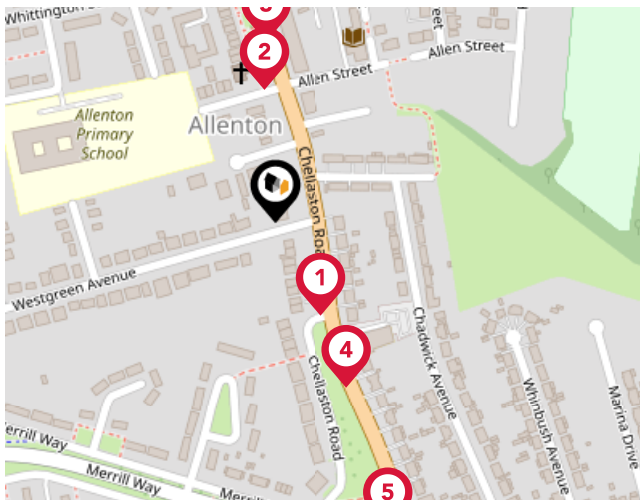
Pin	Name	Distance
1	M1 J24A	6.59 miles
2	M1 J25	6.6 miles
3	M1 J23A	7.72 miles
4	M1 J24	7.15 miles
5	M1 J23	11.49 miles



Airports/HELIPADS

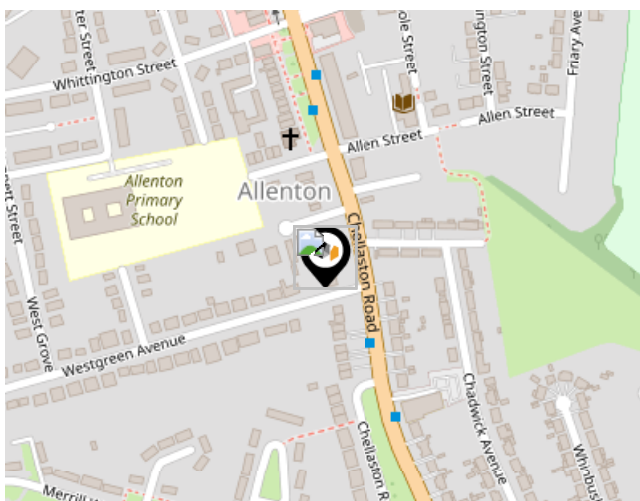
Pin	Name	Distance
1	East Midlands Airport	6.56 miles
2	Sheffield City Airport	35.26 miles
3	Birmingham International Airport	32.26 miles
4	Coventry Airport	35.96 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westgreen Avenue	0.06 miles
2	Allen Street	0.08 miles
3	Allen Street	0.1 miles
4	Westgreen Avenue	0.1 miles
5	Merrill Way	0.18 miles



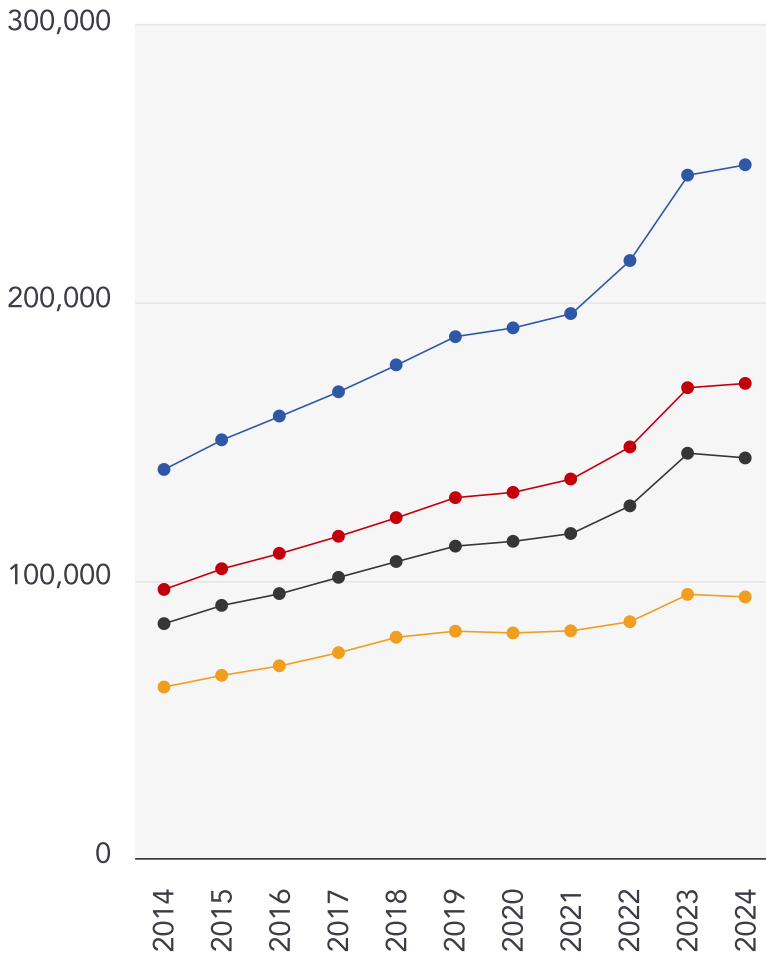
Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	7.11 miles
2	Toton Lane Tram Stop	8.15 miles
3	Inham Road Tram Stop	8.61 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in DE24



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%



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.

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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.



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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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