

**Hannells**  
A Moving Experience

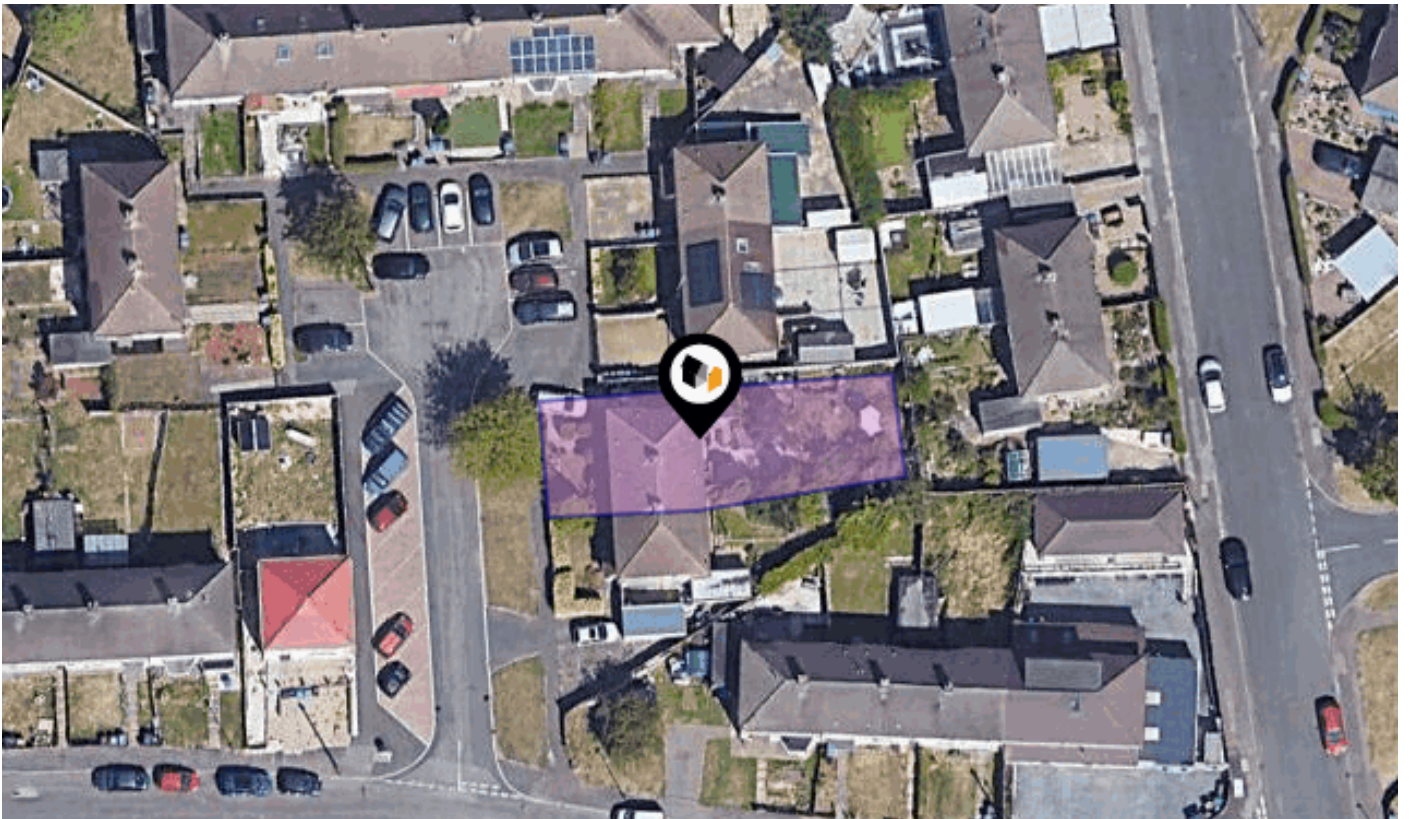


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09<sup>th</sup> February 2024



## ATCHISON GARDENS, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Key Features:

- > Spacious Semi-Detached Home
- > No Upward Chain
- > Ideal First Time/Buy/Family Home
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold

### Property Description:

A spacious three bedroomed semi-detached home available with no upward chain and occupying a small cul-de-sac location of similar style properties. The property benefits from gas fired central heating, double glazing, gardens and off road parking. Ideal for the first time buyer or family home and briefly comprises:- reception hallway, lounge and spacious dining kitchen. To the first floor are three bedrooms (two double) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with three brick built outhouses (one housing a WC) and off road parking. Atchison Gardens is a well situated for both Cherry Tree and Chaddesden Park schools, shops and transport links together with easy access for Derby City Centre and further road links for the A52, M1 motorway and A50 respectively providing access to Nottingham East Midlands Airport.

### Room Measurements & Details:

#### Reception Hallway:

**Lounge:** 13' 9" x 10' 2" (4.19m x 3.10m)

**Dining Kitchen:** 20' 9" x 9' 10" (6.32m x 2.99m)

#### First Floor Landing:

**Double Bedroom One:** 14' 2" x 8' 8" (4.31m x 2.64m) plus recess

**Double Bedroom Two:** 10' 10" x 10' 2" (3.30m x 3.10m)

**Bedroom Three:** 9' 7" x 7' 1" (2.92m x 2.16m)

**Bathroom:** 6' 4" x 5' 6" (1.93m x 1.68m)

**Outside:** There are gardens to both front and rear elevations. A driveway provides off road parking. Access to the side elevation leads to three brick built outhouses, one with WC. The rear garden is enclosed with gravelled area and lawned areas, shrubs and trees.

**Please Note:** This property is Wimpey No-Fines construction.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,274		
<b>Title Number:</b>	DY385233		
<b>UPRN:</b>	100030286323		

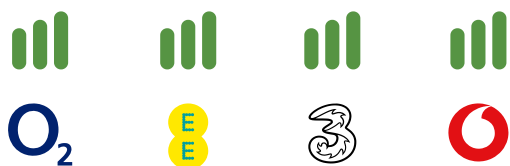
## Local Area

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

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

<b>9</b> mb/s	<b>38</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:







# Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

# D

Valid until 03.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# Property

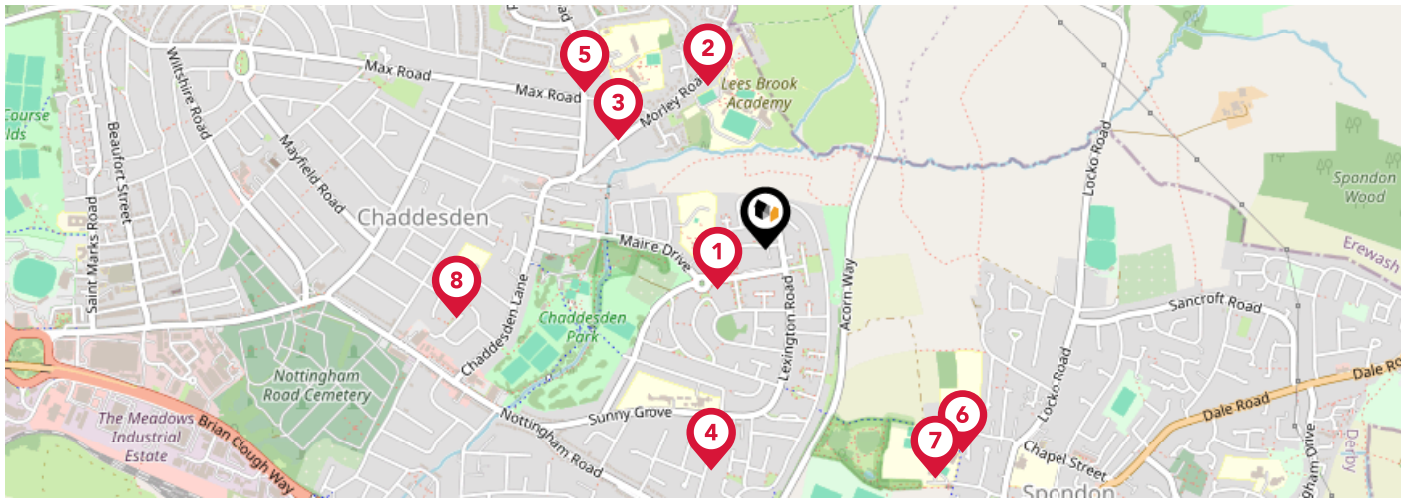
## EPC - Additional Data



### Additional EPC Data

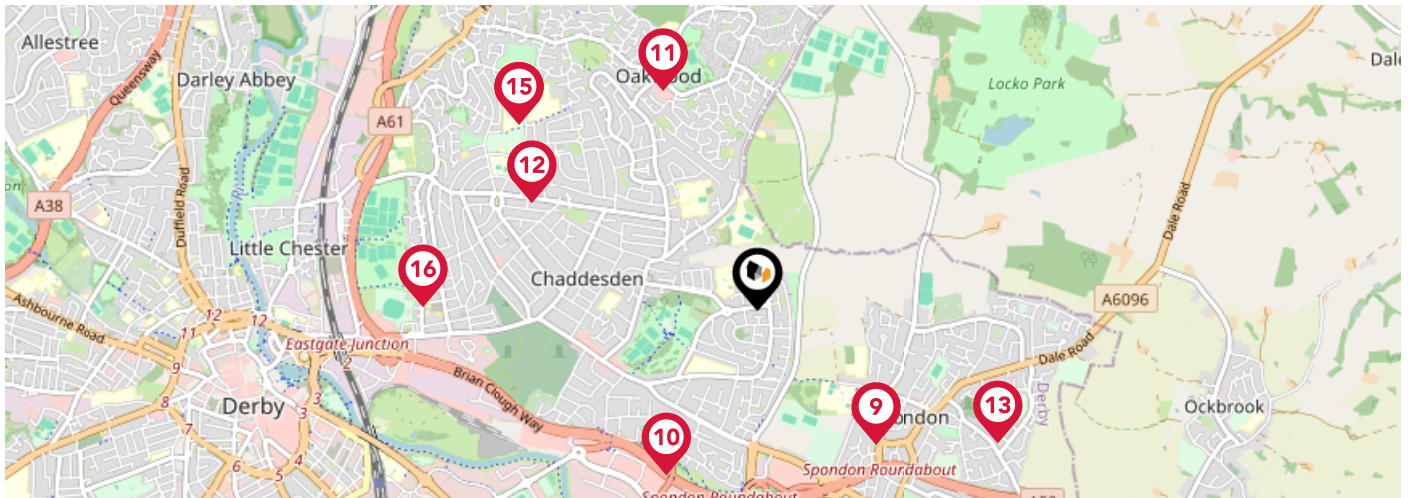
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	80 m <sup>2</sup>

# Area Schools



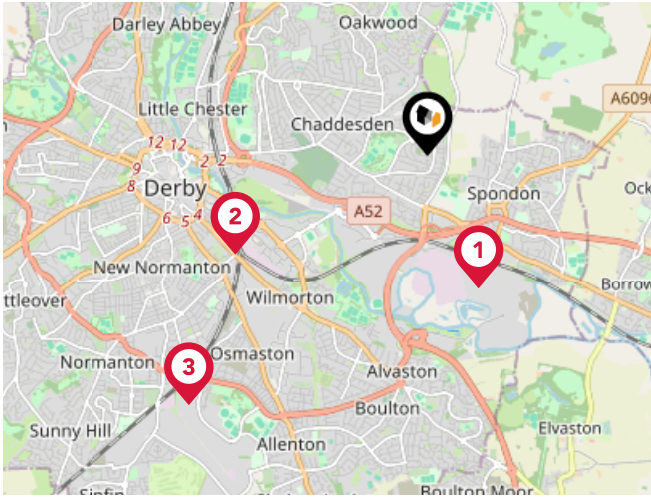
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Chaddesden Park Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 367   Distance:0.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Lees Brook Community School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Cavendish Close Junior Academy</b></p> <p>Ofsted Rating: Good   Pupils: 297   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Cherry Tree Hill Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 645   Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Cavendish Close Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 316   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Springfield Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 320   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>West Park School</b></p> <p>Ofsted Rating: Good   Pupils: 1362   Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Alban's Catholic Voluntary Academy</b></p> <p>Ofsted Rating: Good   Pupils: 353   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





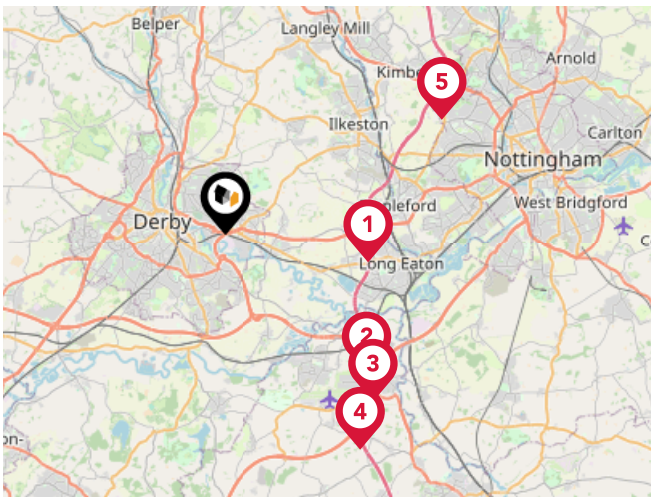
		Nursery	Primary	Secondary	College	Private
	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



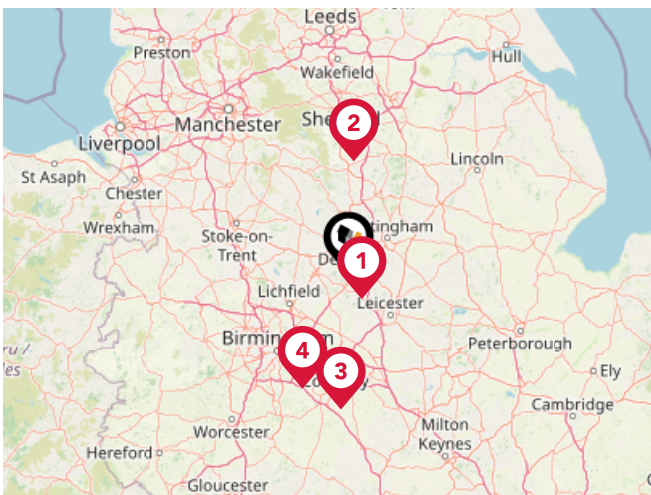
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.27 miles
2	Derby Rail Station	1.94 miles
3	Peartree Rail Station	3.1 miles



## Trunk Roads/Motorways

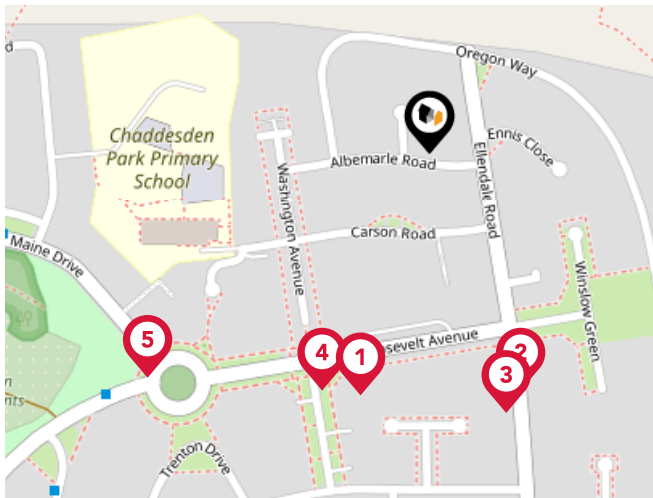
Pin	Name	Distance
1	M1 J25	5.19 miles
2	M1 J24A	7.08 miles
3	M1 J24	7.94 miles
4	M1 J23A	9.1 miles
5	M1 J26	8.79 miles



## Airports/Helipads

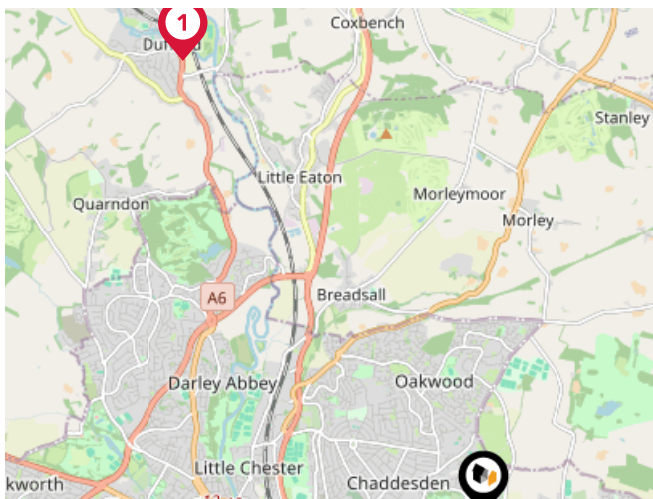
Pin	Name	Distance
1	East Midlands Airport	8.07 miles
2	Sheffield City Airport	32.29 miles
3	Coventry Airport	38.91 miles
4	Birmingham International Airport	35.41 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Roosevelt Avenue	0.14 miles
2	Winslow Green	0.14 miles
3	Winslow Green	0.15 miles
4	Roosevelt Avenue	0.15 miles
5	Trenton Green	0.2 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.86 miles
2	Toton Lane Tram Stop	6.7 miles
3	Inham Road Tram Stop	7.14 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.



## 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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