

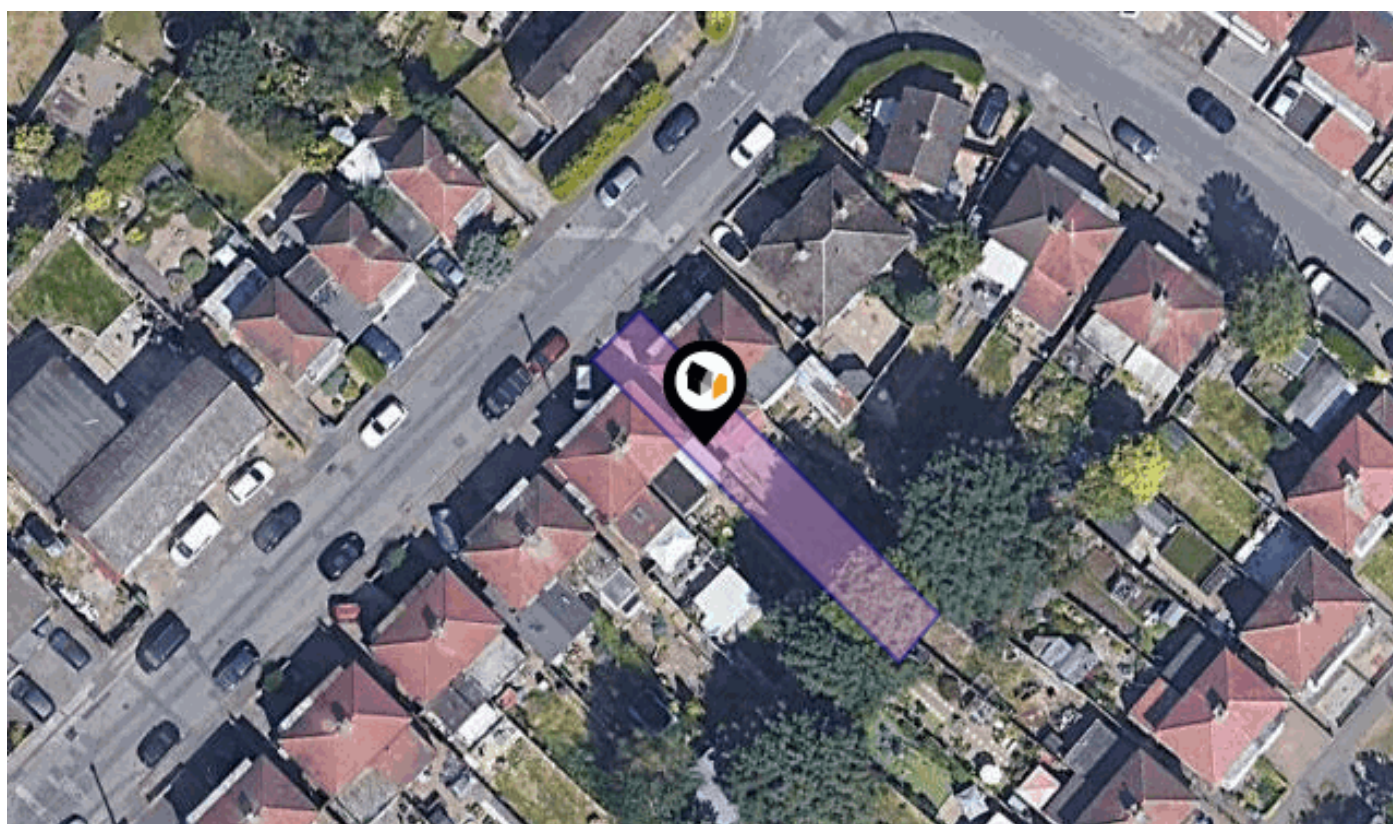


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21<sup>st</sup> March 2024



## WALTON ROAD, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Key Features:

- > Extended Semi-Detached Home
- > Two Storey Extension To The Rear Elevation
- > Lounge & Dining Room
- > EPC Rating E
- > Council Tax Band A, Freehold

### Property Description:

Situated in a popular and established location close to Chaddesden Centre stands this two double-bedroomed semi-detached home which has been extended to the rear elevation and would be ideal for the first time buyer with an early viewing highly recommended.

The UPVC double glazed and gas central heated accommodation briefly comprises: entrance lobby, lounge, dining room, kitchen, utility room and cloaks/WC. To the first floor are two double bedrooms and good sized bathroom having four piece suite. Outside, off-road parking is provided to the front elevation and to the rear is an enclosed garden.

Walton Road is well situated for shops, schools and transport links together with excellent access for Derby City Centre, A52, M1 motorway and A50 respectively. Call now to view!

### Room Measurements & Details:

#### Entrance Lobby:

**Lounge:** 13' 3" x 9' 10" (4.04m x 2.99m)

**Dining Area:** 13' 0" x 8' 4" (3.96m x 2.54m)

**Fitted Kitchen:** 10' 7" x 7' 0" (3.22m x 2.13m)

**Utility Room:** 5' 4" x 4' 9" (1.62m x 1.45m)

#### Cloaks/WC:

#### First Floor Landing:

**Bedroom One:** 12' 1" x 10' 0" (3.68m x 3.05m) plus recess

**Extended Bedroom Two:** 17' 4" x 6' 8" (5.28m x 2.03m)

**Extended Bathroom:** 14' 3" x 6' 7" (4.34m x 2.01m)

**Outside:** Off-road parking is provided to the front elevation. There is gated access to the side elevation leading to the enclosed rear garden having a paved patio/seating area with lawned area beyond. There is also the benefit of a further paved patio area to the head of the garden.

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 796 ft<sup>2</sup> / 74 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 1930-1949  
**Council Tax :** Band A  
**Annual Estimate:** £1,274  
**Title Number:** DY41493  
**UPRN:** 100030370115

**Last Sold £/ft<sup>2</sup>:** £150  
**Tenure:** Freehold

## Local Area

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

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

**8** mb/s  
**79** mb/s  
**1000** mb/s

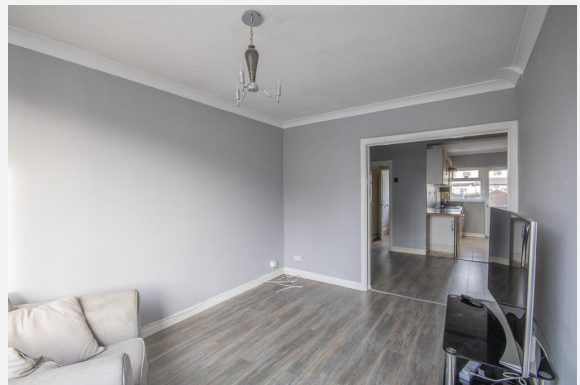
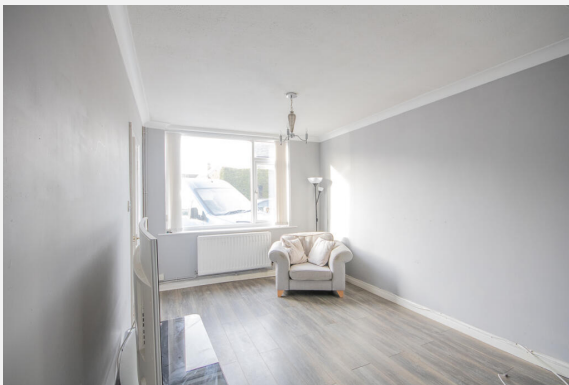
**Mobile Coverage:**  
(based on calls indoors)

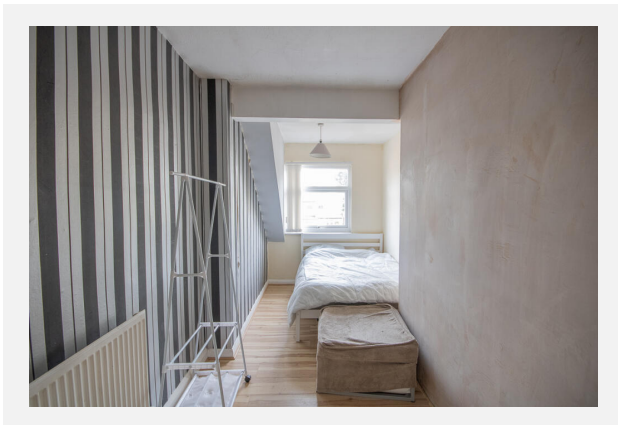
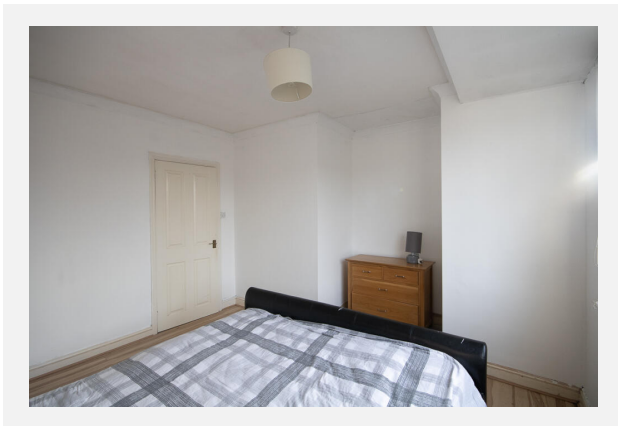
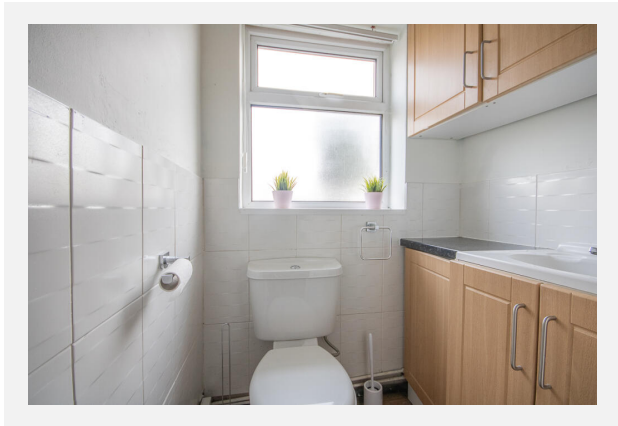


**Satellite/Fibre TV Availability:**



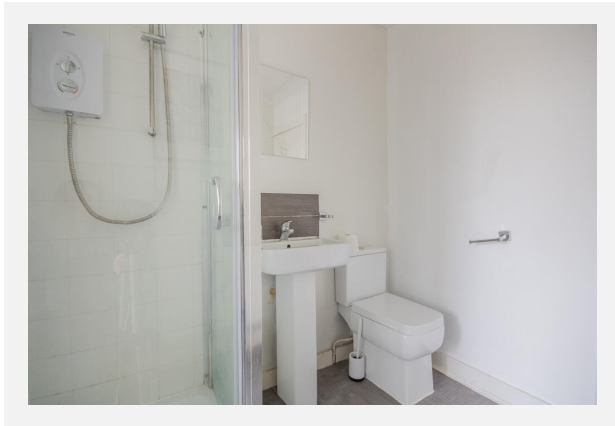




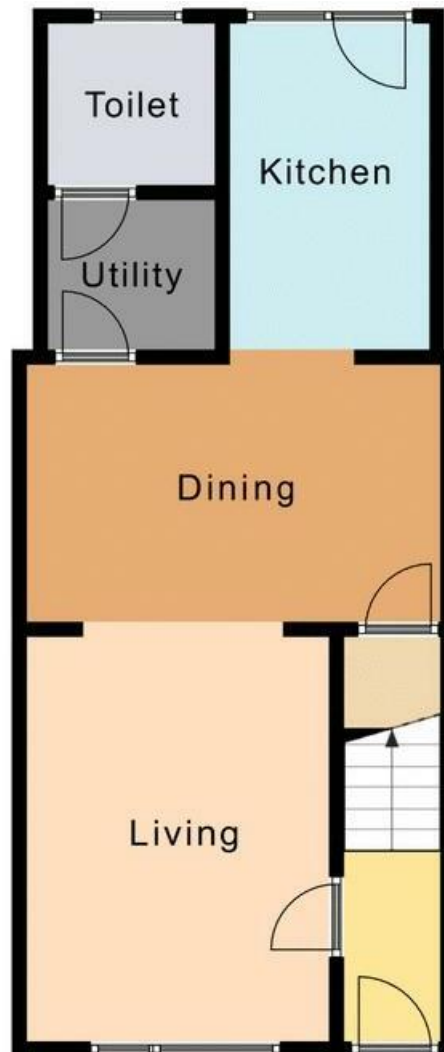




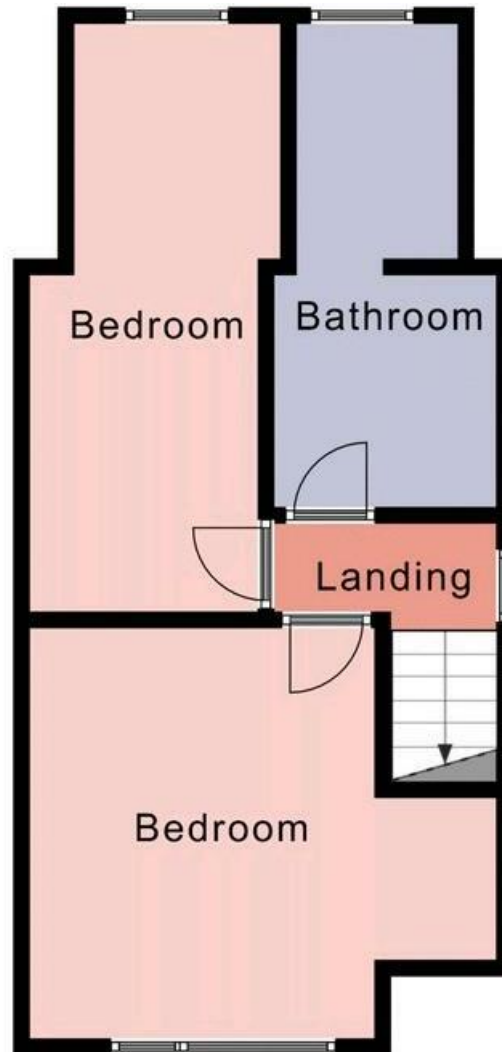
# Gallery Photos



**WALTON ROAD, CHADDESSEN, DERBY, DE21**



**WALTON ROAD, CHADDESSEN, DERBY, DE21**





# Property EPC - Certificate



Walton Road, Chaddesden, DE21

Energy rating

# E

Valid until 14.09.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

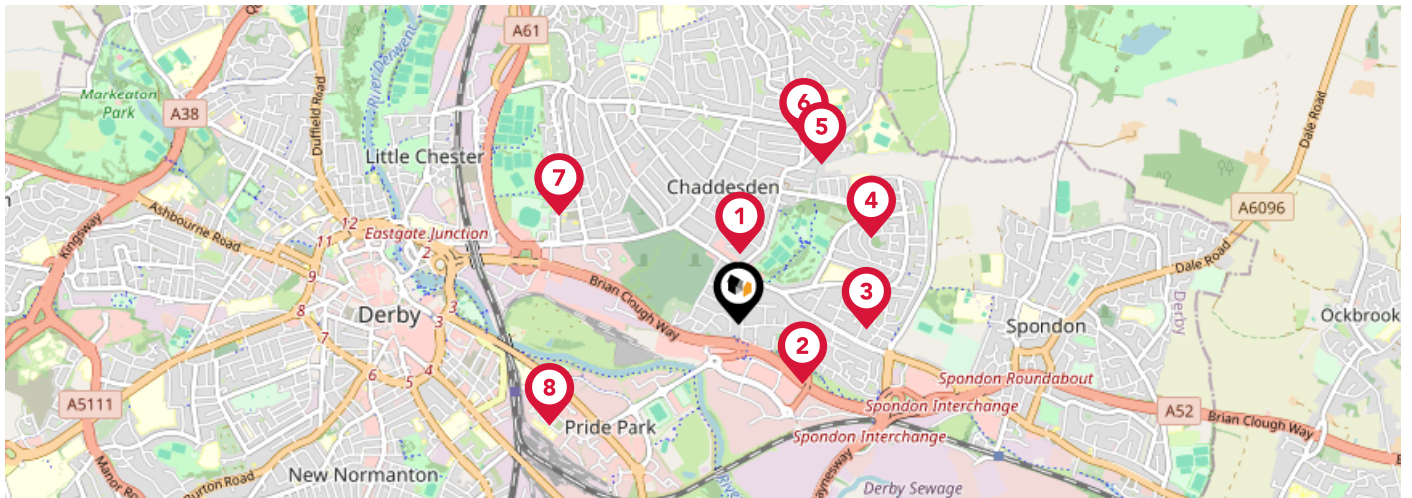
# Property

## EPC - Additional Data

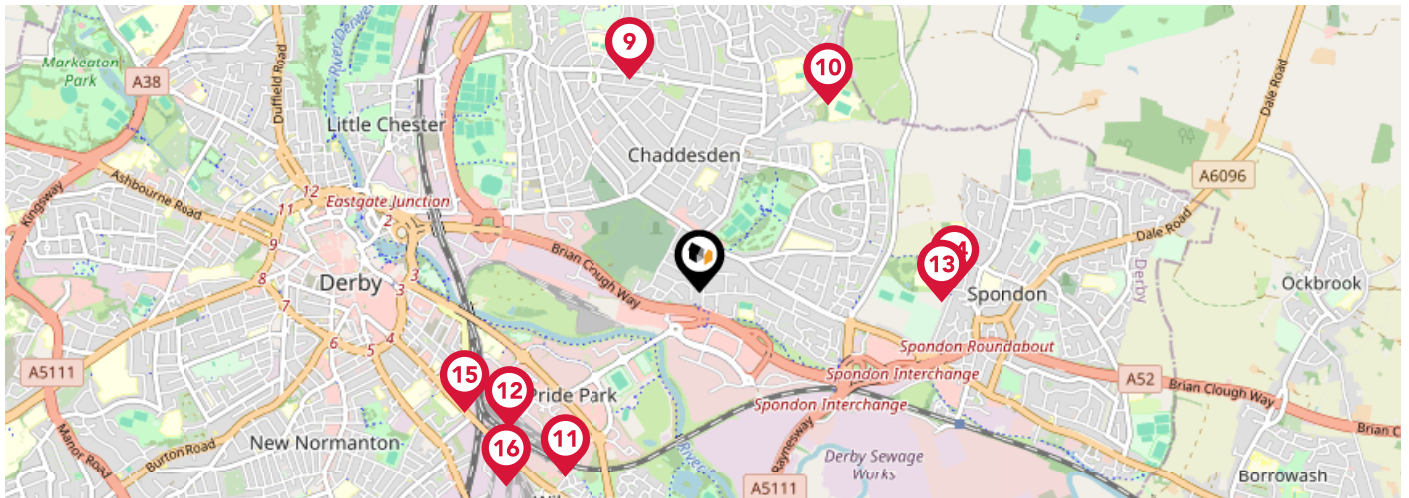


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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 before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>



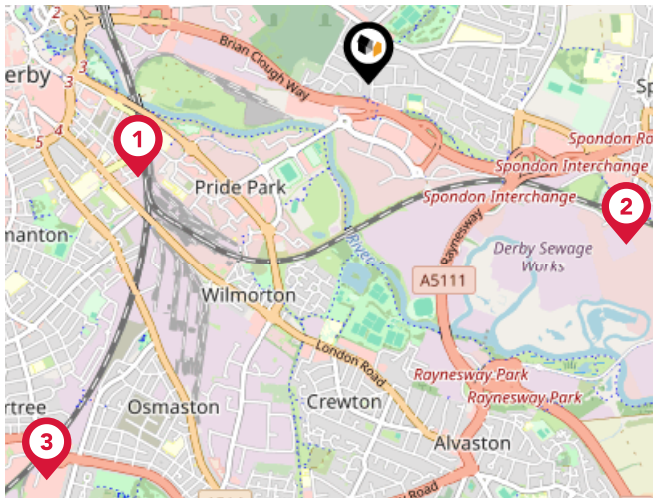
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance: 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance: 1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 31   Distance: 1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Derby Pride Park</b> Ofsted Rating: Inadequate   Pupils: 82   Distance: 1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance: 1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 357   Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Zaytouna Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 302   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

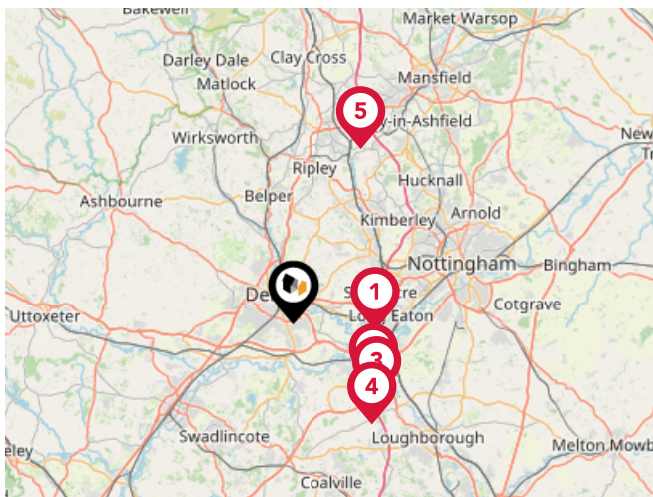


# Area Transport (National)



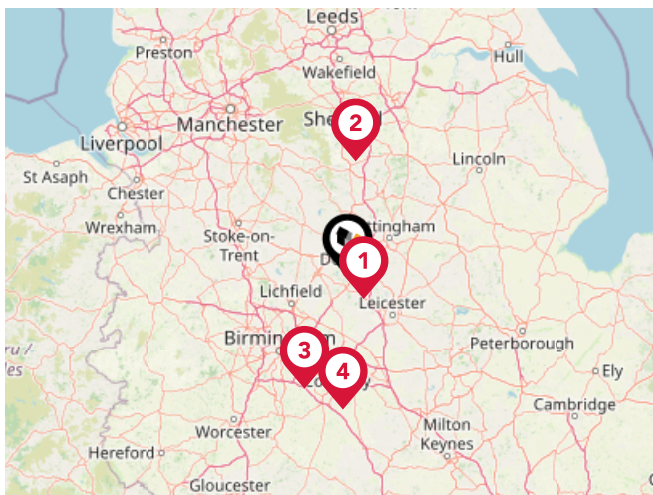
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.11 miles
2	Spondon Rail Station	1.35 miles
3	Peartree Rail Station	2.28 miles



## Trunk Roads/Motorways

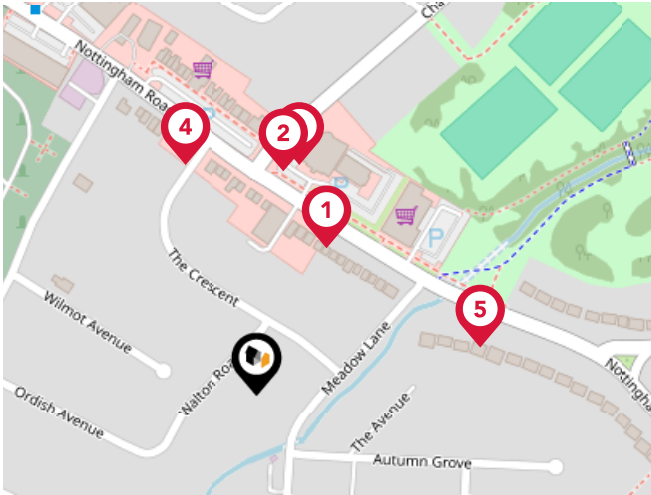
Pin	Name	Distance
1	M1 J25	5.82 miles
2	M1 J24A	7.29 miles
3	M1 J24	8.09 miles
4	M1 J23A	9.11 miles
5	M1 J28	13.27 miles



## Airports/Helipads

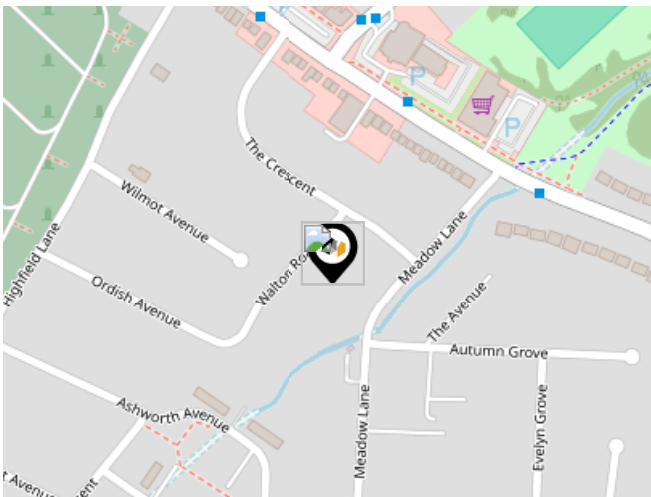
Pin	Name	Distance
1	East Midlands Airport	8.03 miles
2	Sheffield City Airport	32.8 miles
3	Birmingham International Airport	34.71 miles
4	Coventry Airport	38.4 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Chaddesden Lane End	0.09 miles
2	Richmond Road	0.13 miles
3	Richmond Road	0.13 miles
4	Chaddesden Lane End	0.13 miles
5	Sunny Grove	0.13 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.95 miles
2	Toton Lane Tram Stop	7.36 miles
3	Inham Road Tram Stop	7.81 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

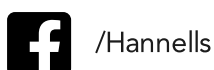


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.





# 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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