

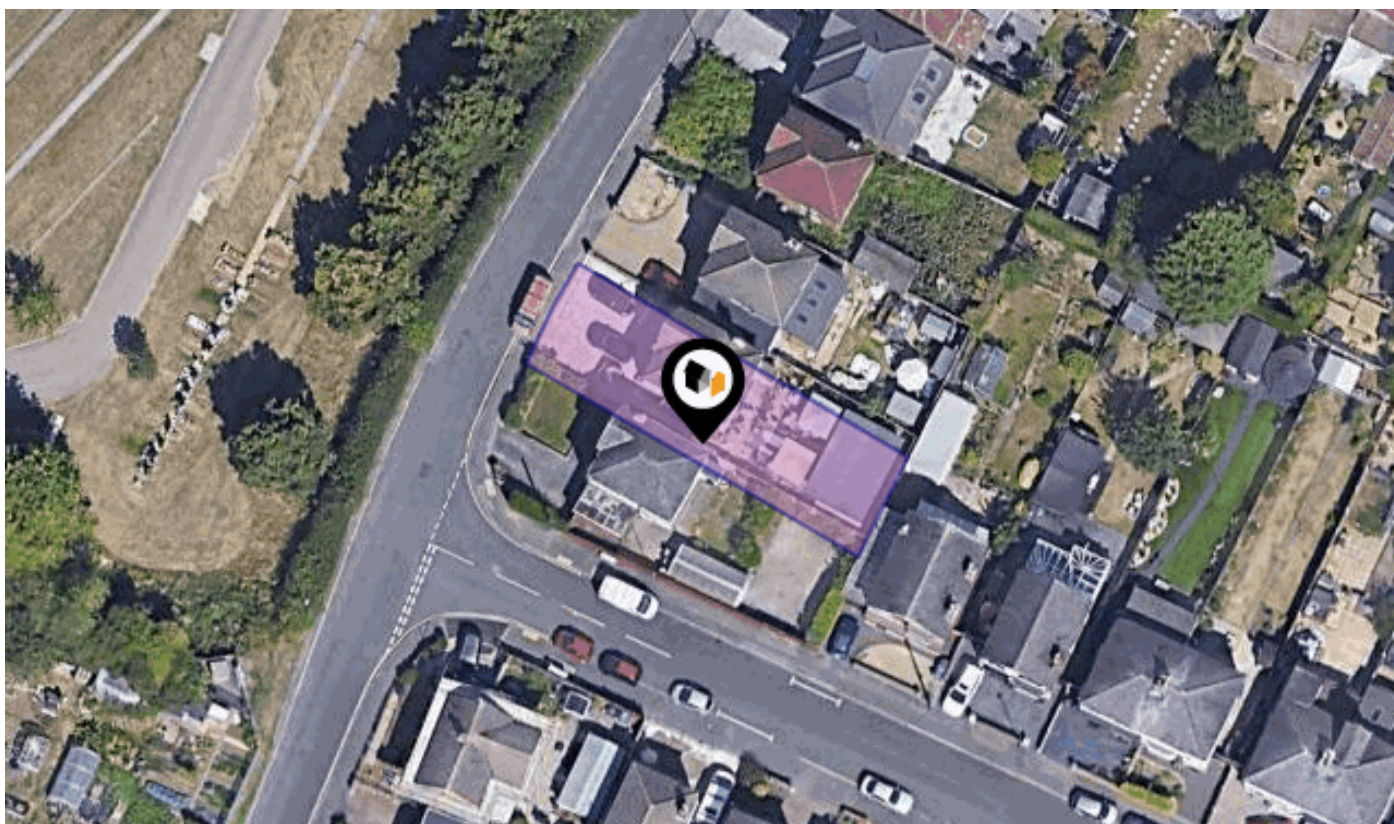


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th January 2024



HIGHFIELD LANE, CHADDESSEN, DERBY, DE21

Hannells

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Key Features:

- > Spacious Three Bedroom Detached Home
- > Self Contained Annex
- > Stylish Lounge & Dining Kitchen
- > Modern Four Piece Bathroom
- > EPC Rating C, Freehold

Property Description

PREMIER PROPERTY Located in the sought after area of Chaddesden, this beautifully well-presented detached home offers three bedrooms, a spacious dining kitchen and a generous additional garden 'pod' currently configured to offer additional self-contained accommodation including double bedroom with en-suite, lounge/dining/kitchen and is served by independent gas central heating.

The main residence benefits from uPVC double glazing and gas central heating and briefly comprises: Entrance Porch; entrance hall with feature tiled flooring; well-presented lounge with feature fireplace; open plan modern fitted dining kitchen with bi-fold doors, feature revealed brick fireplace, modern fitted kitchen units and integrated appliances; first floor landing; three first floor bedrooms and a beautiful modern fitted family bathroom with separate shower cubicle.

The pod to the rear of the garden offers uPVC double glazing, gas central heating, full wiring and insulation and briefly comprises: Living area with space for seating/dining and a fitted kitchen with integrated appliances and a double bedroom with an en-suite shower room with under floor heating. To the front of the property is a generous driveway providing ample off-road parking. To the rear is a low maintenance enclosed garden with patio seating areas and mixed flower and shrubbery beds.

Highfield Lane is well situated for Chaddesden and its range of shops, schools, and transport links together with easy access for Derby City Centre and road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch: (7'5" x 2'0") 2.26 x 0.61

Entrance Hall: (9'1" x 7'5") 2.77 x 2.26

Lounge: (12'3" x 10'8") 3.73 x 3.25

Dining Kitchen: (18'9" x 12'9") 5.71 x 3.89

First Floor Landing: (7'3" x 4'1") 2.21 x 1.24

Bedroom One: (11'10" x 10'10") 3.61 x 3.30

Bedroom Two: (11'11" x 10'9") 3.63 x 3.28

Bedroom Three: (7'0" x 5'3") 2.13 x 1.60

Bathroom: (7'5" x 7'4") 2.26 x 2.24

Separate Annex:

Living/Dining/Kitchen: (12'0" x 10'10") 3.66 x 3.30

Bedroom: (11'11" x 7'2") 3.63 x 2.18

En-Suite: (7'10" x 4'6") 2.39 x 1.37

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£158
Bedrooms:	4	Tenure:	Freehold
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,486		
Title Number:	DY537023		
UPRN:	100030322927		

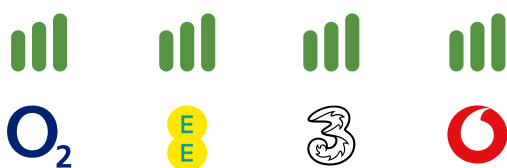
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	62 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

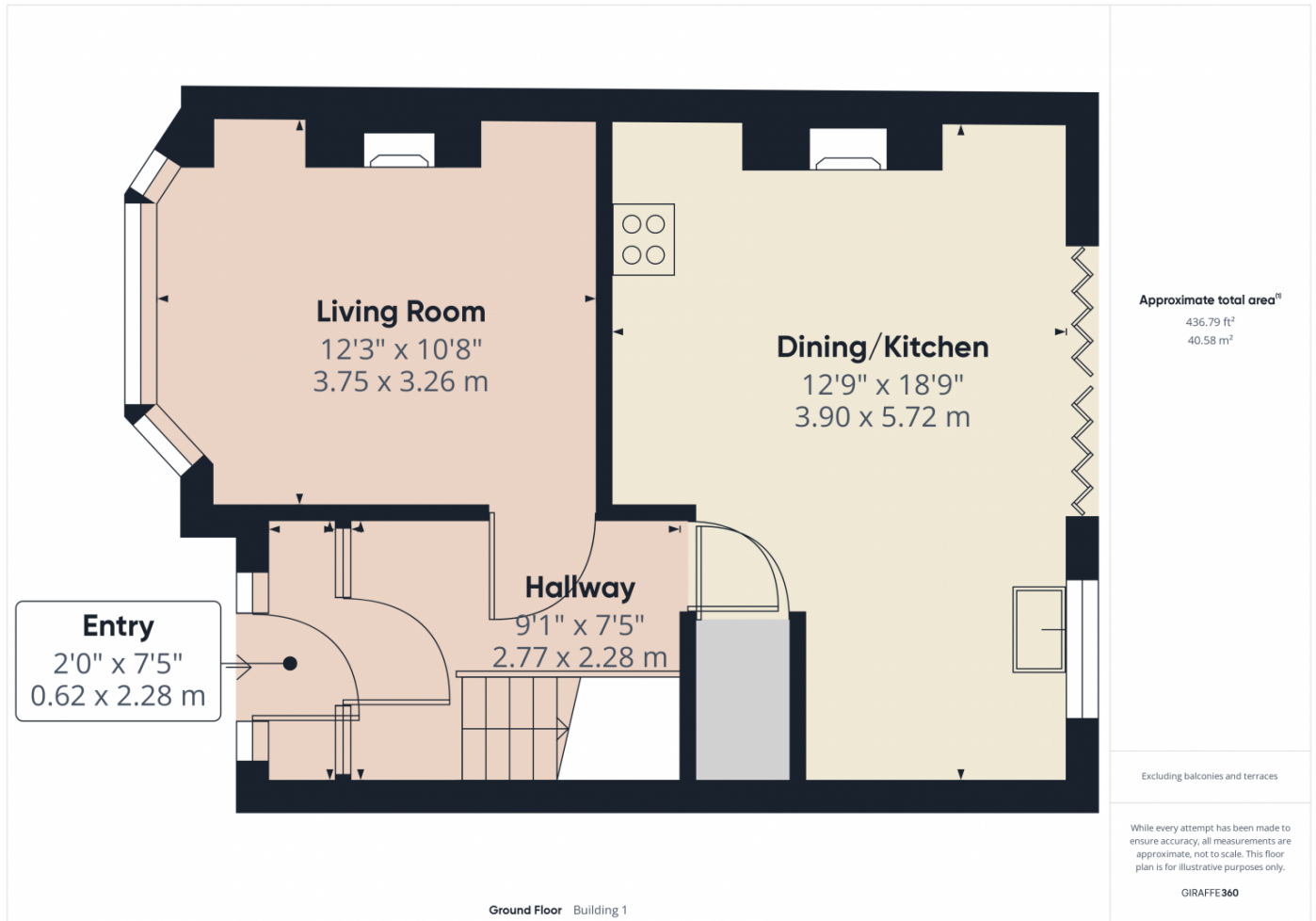


Gallery Photos

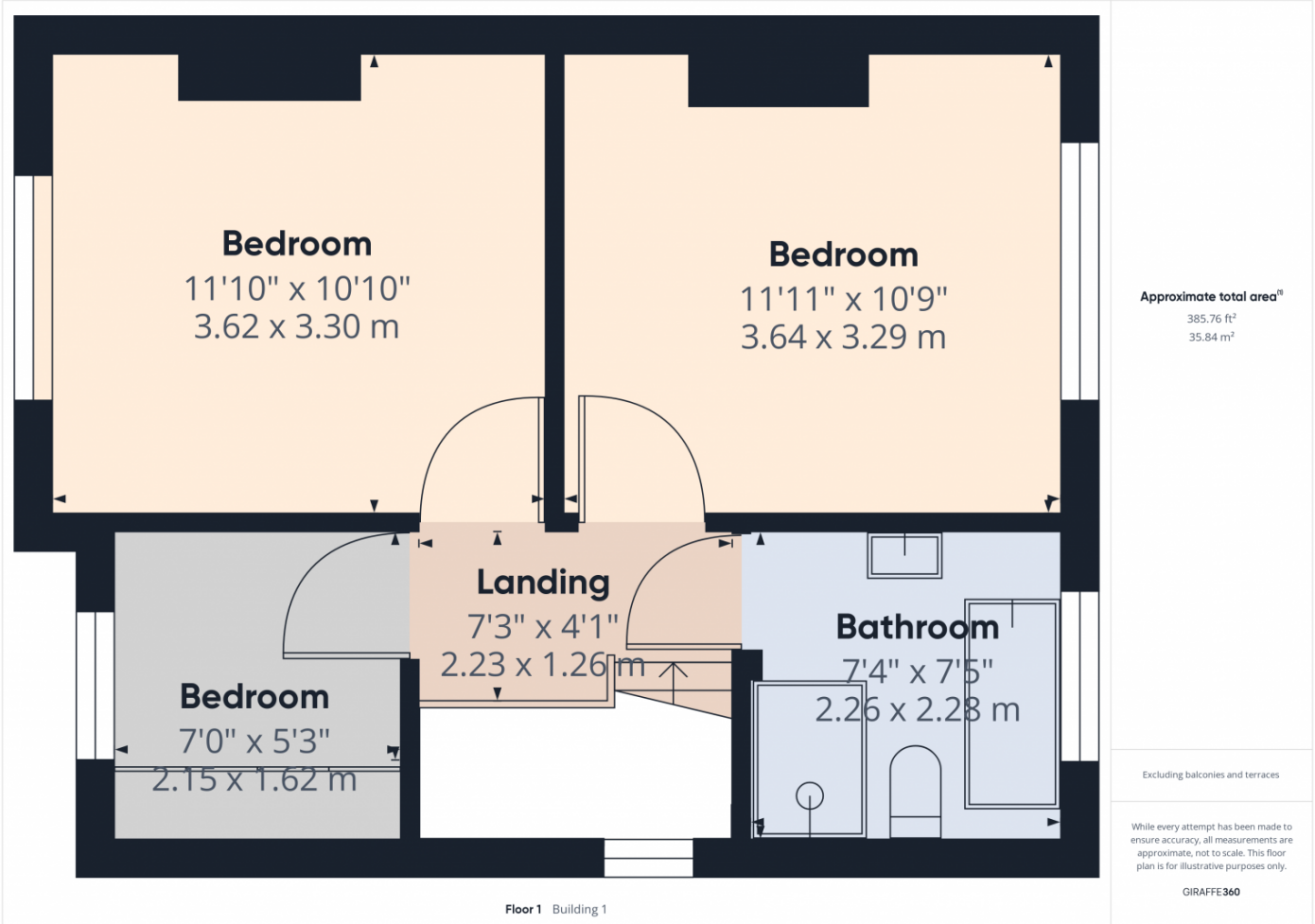




HIGHFIELD LANE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Highfield Lane, Chaddesden, DE21

Energy rating

E

Valid until 28.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

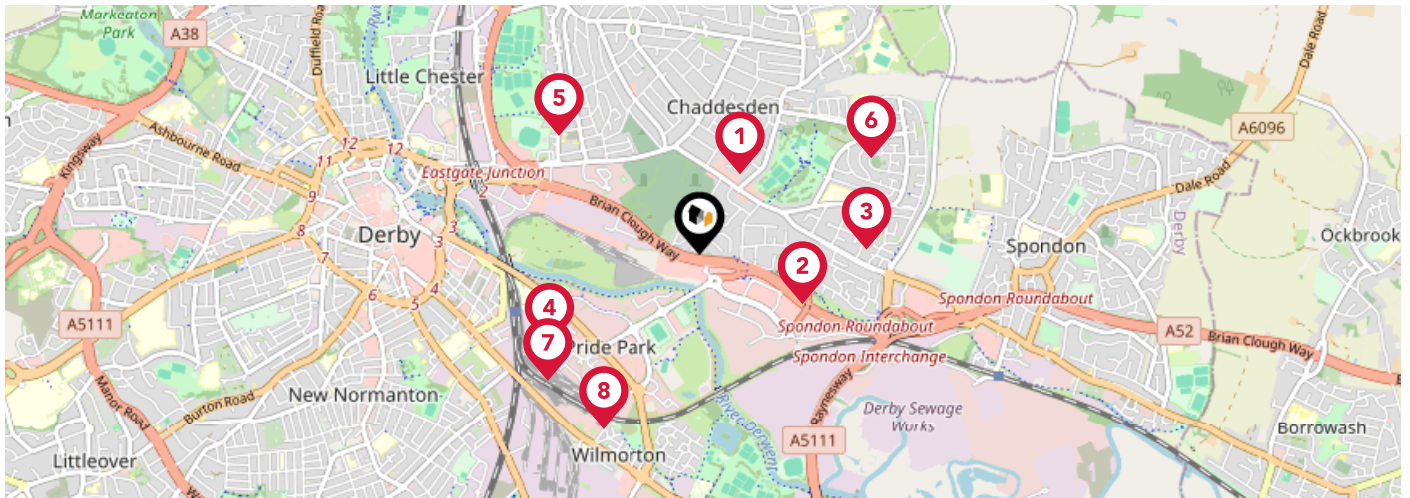
Property

EPC - Additional Data



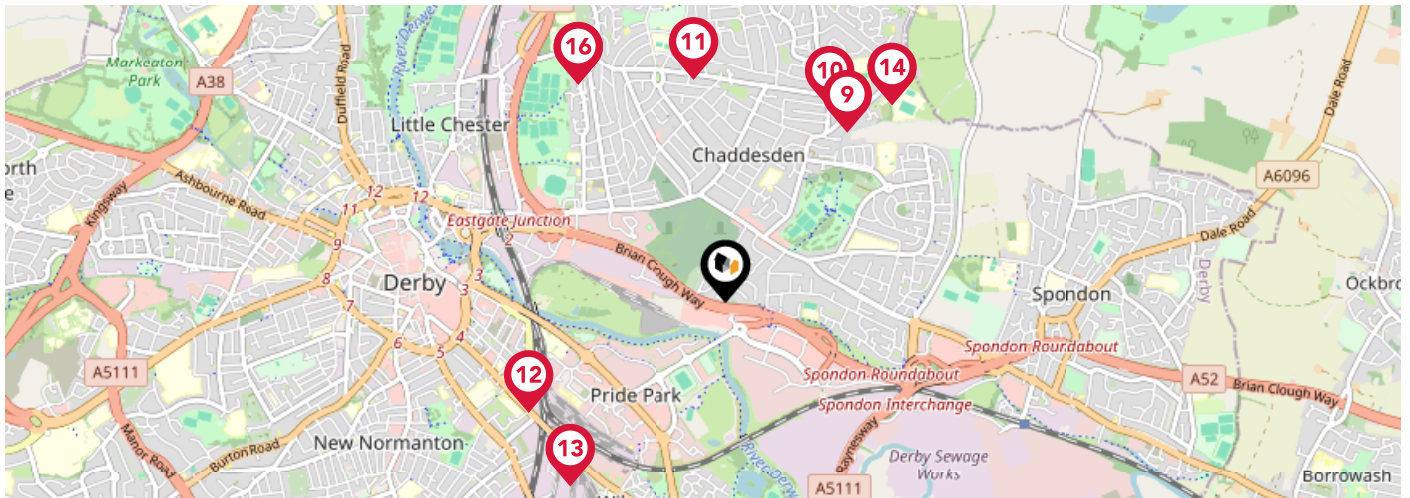
Additional EPC Data

Property Type:	House
Build Form:	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 installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	91 m ²



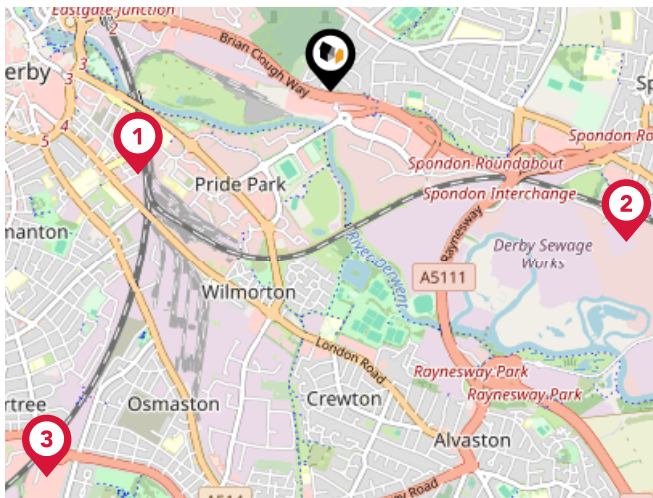
		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Derby College Ofsted Rating: Good Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



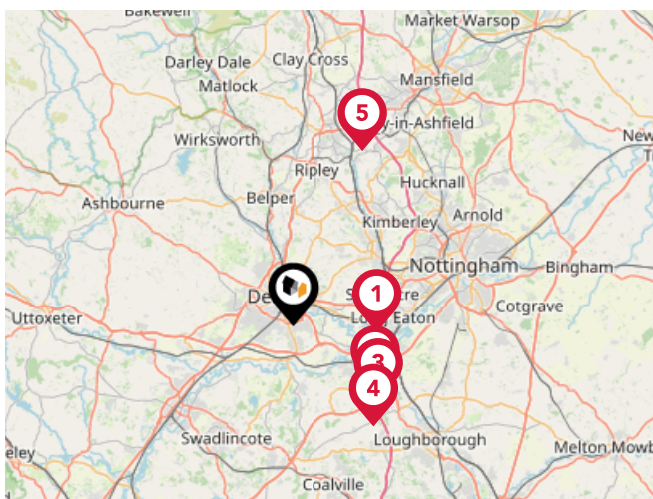
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Cathedral School Ofsted Rating: Not Rated Pupils: 357 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zaytouna Primary School Ofsted Rating: Requires Improvement Pupils: 302 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



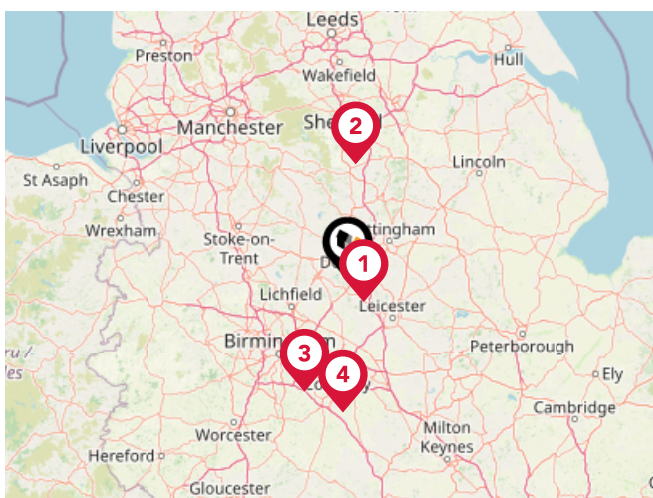
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.93 miles
2	Spondon Rail Station	1.49 miles
3	Peartree Rail Station	2.14 miles



Trunk Roads/Motorways

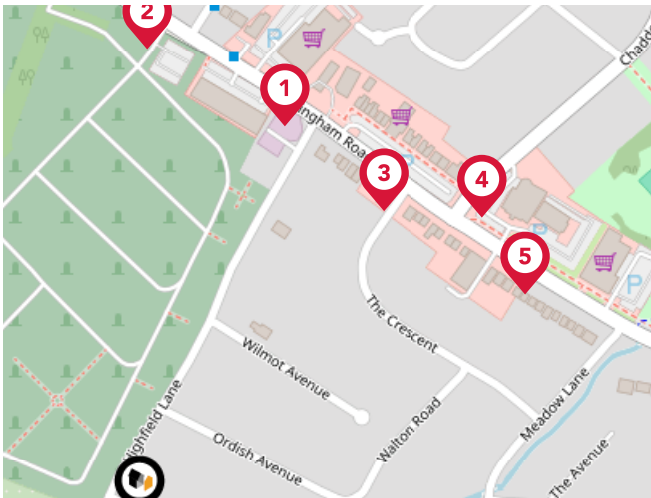
Pin	Name	Distance
1	M1 J25	5.99 miles
2	M1 J24A	7.41 miles
3	M1 J24	8.19 miles
4	M1 J23A	9.18 miles
5	M1 J28	13.38 miles



Airports/Helipads

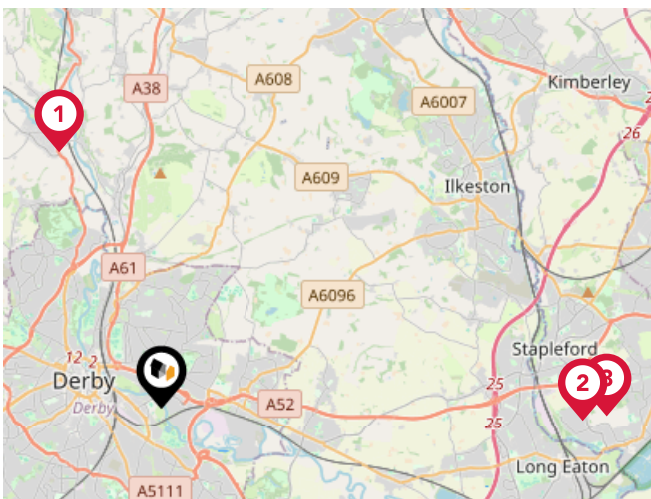
Pin	Name	Distance
1	East Midlands Airport	8.09 miles
2	Sheffield City Airport	32.86 miles
3	Birmingham International Airport	34.61 miles
4	Coventry Airport	38.35 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highfield Lane	0.23 miles
2	Highfield Lane	0.26 miles
3	Chaddesden Lane End	0.22 miles
4	Richmond Road	0.25 miles
5	Chaddesden Lane End	0.25 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.92 miles
2	Toton Lane Tram Stop	7.53 miles
3	Inham Road Tram Stop	7.98 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

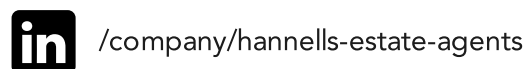
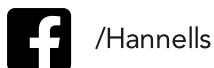


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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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