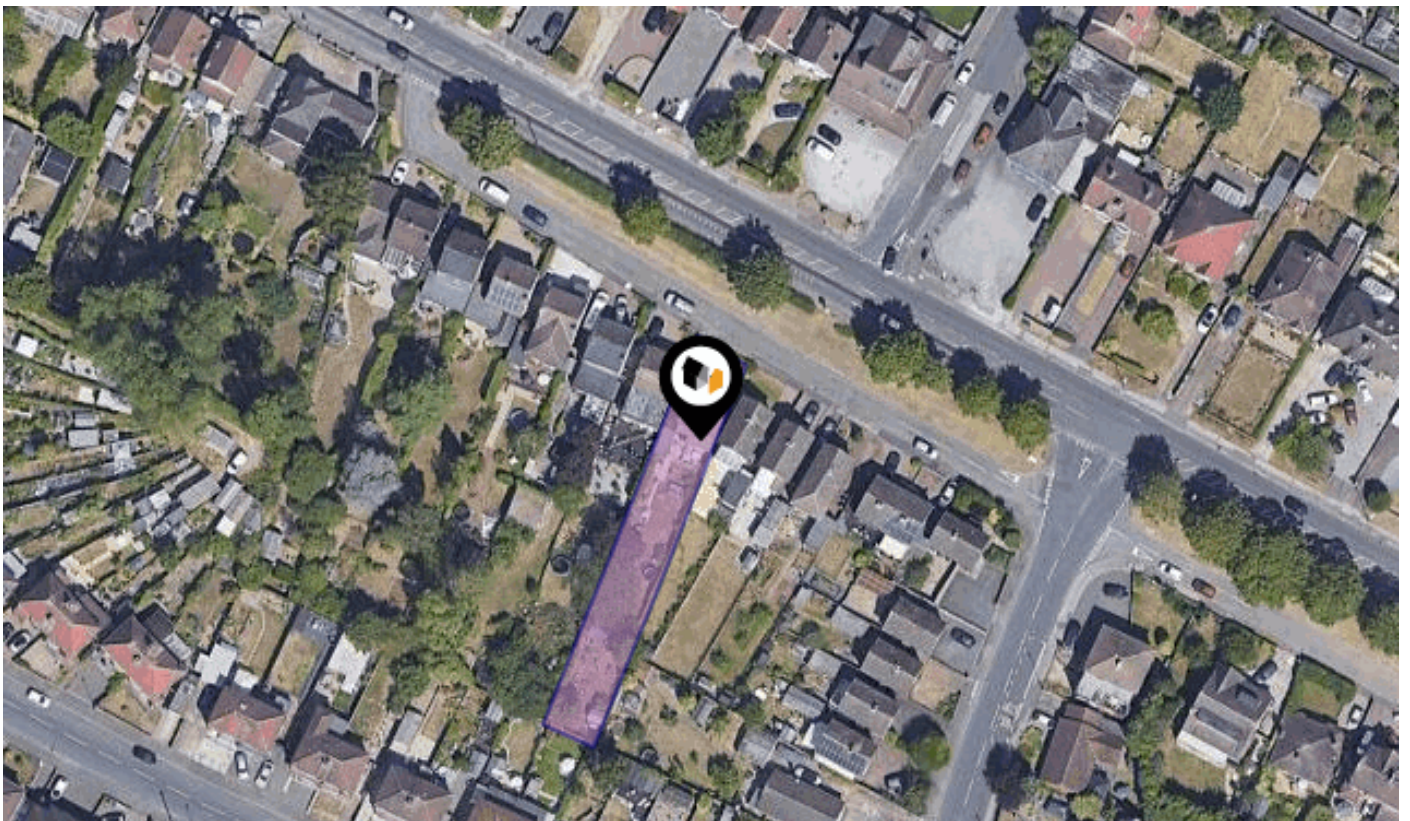




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th April 2024



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Substantially Extended And Well Appointed Home
- > Early Viewing Highly Recommended, No Upward Chain
- > EPC Rating D, Freehold
- > Council Tax Band C, Brick Construction
- > Fitted Kitchen, Side Entrance Lobby/Utility, Cloaks/WC

Property Description

A particularly well-presented and appointed detached home having been extended to the rear elevation to provide spacious living accommodation, ideal for the growing family. The property is set back from Nottingham Road and enjoys a mature and good size rear garden enjoying a south facing aspect. The property is also available with no upward chain and an early viewing is recommended.

The property benefits from gas fired central heating (via a combination central heating boiler, UPVC double glazing (the front and side windows have been replaced in 2021) and briefly comprises:- reception hallway, fitted kitchen with in-built oven and hob, integrated dishwasher and free standing American style fridge freezer and side entrance lobby with access to a cloakroom/WC. Spacious open plan and extended living/sitting/dining room with patio doors to the rear garden and courtesy door through to an attached garage/workshop/home office/etc**. To the first floor the landing provides access to three good size bedrooms and modern family bathroom with a four piece suite. Outside, the property is set back from Nottingham Road and provides off road parking for two/three vehicles to the front elevation. There is an extensive and mature rear garden which enjoys a southerly aspect.

The property is well situated for both Spondon and Chaddesden respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport respectively.

Room Measurement & Details

Reception Hallway:

Extended open Plan Living/Sitting/Dining Room:

Living/Dining Area: (22'1" x 11'6") 6.73 x 3.50

Sitting Room Area: (17'9" x 7'5") 5.41 x 2.26

Fitted Kitchen: (10'5" x 7'5") 3.17 x 2.26

Side Entrance Lobby/Utility : Cloakroom/WC:

First Floor Landing: Double Bedroom One: (13'0" x 11'4") 3.96 x 3.45

Double Bedroom Two: (13'0" x 7'9") 3.96 x 2.36

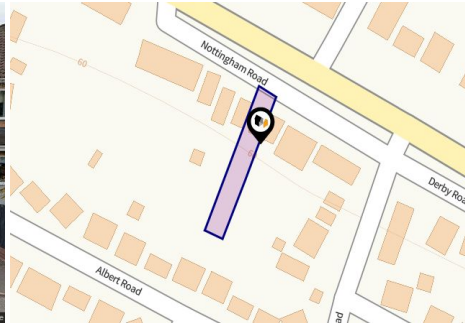
Bedroom Three: (8'4" x 6'7") 2.54 x 2.01

Modern Family Bathroom with Four Piece Suite: (10'5" x 8'1") 3.17 x 2.46

Outside: Off-road parking is provided to the front elevation for two/three vehicles. There is an ATTACHED DOUBLE TANDEM GARAGE (34' x 7'7) with replacement UPVC double glazed doors, light, power and courtesy door to the internal accommodation and further door to the rear garden.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£194
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.16 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY419514		
UPRN:	100030343120		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



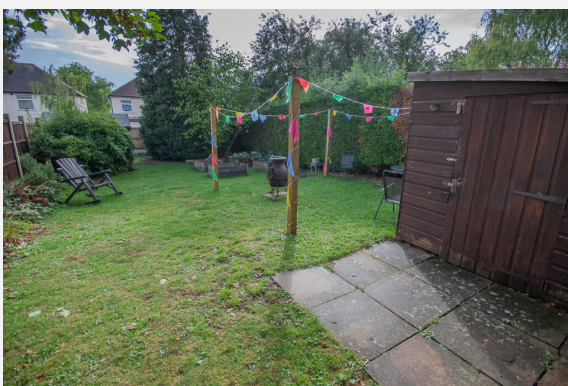
Satellite/Fibre TV Availability:



Gallery Photos



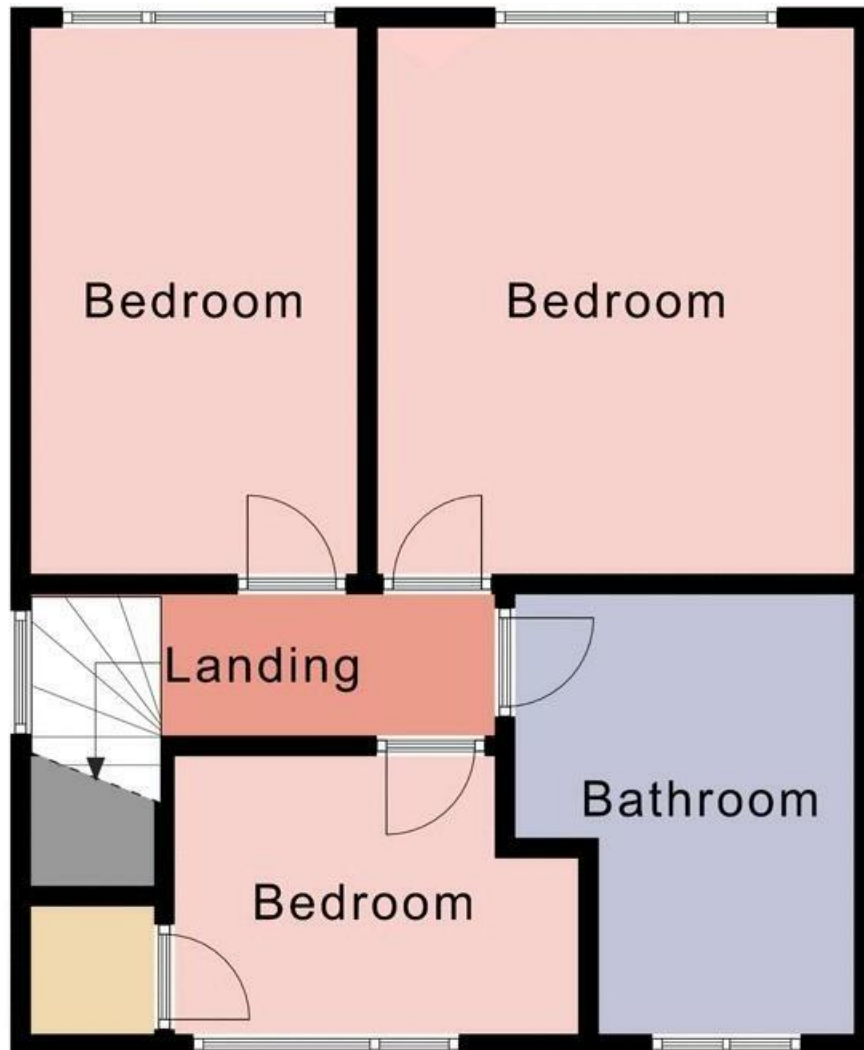




NOTTINGHAM ROAD, DERBY, DE21



NOTTINGHAM ROAD, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

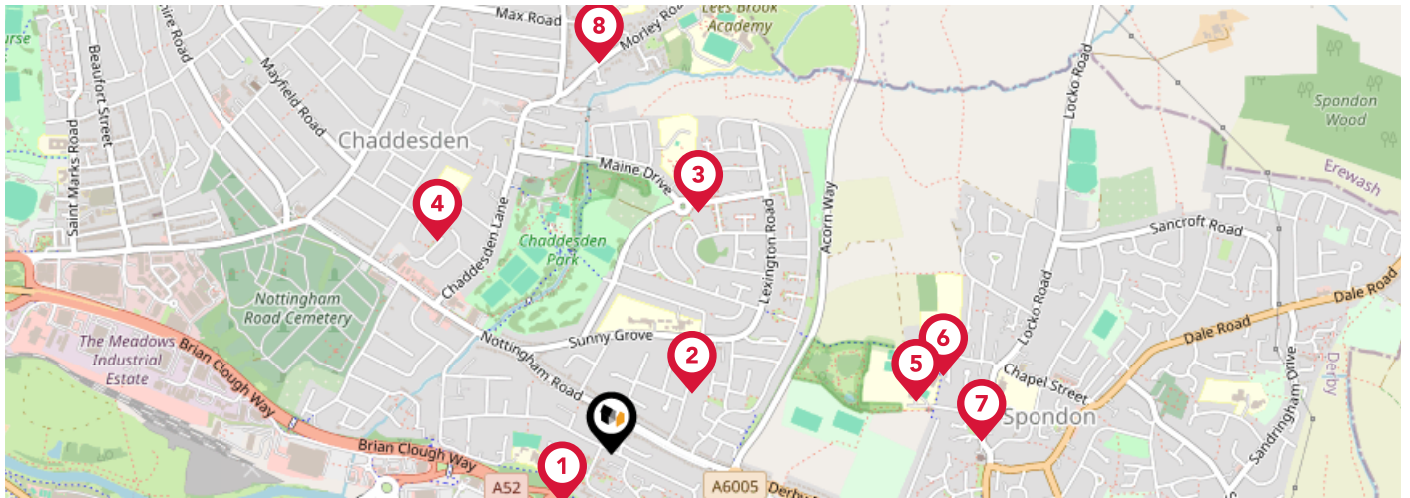
Energy rating

D

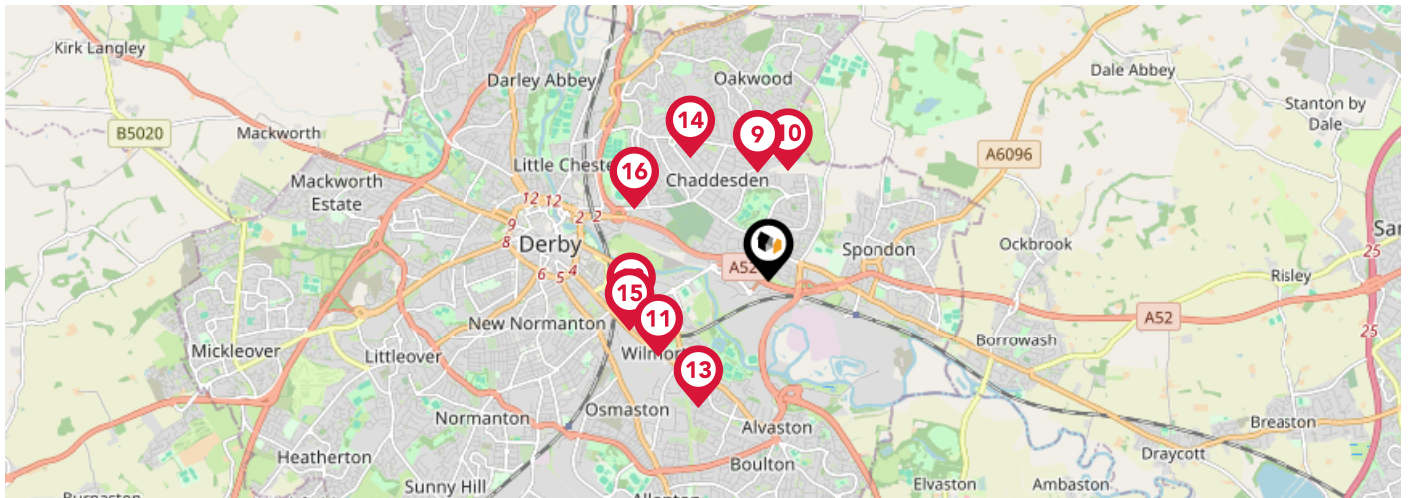
Valid until 17.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Area Schools

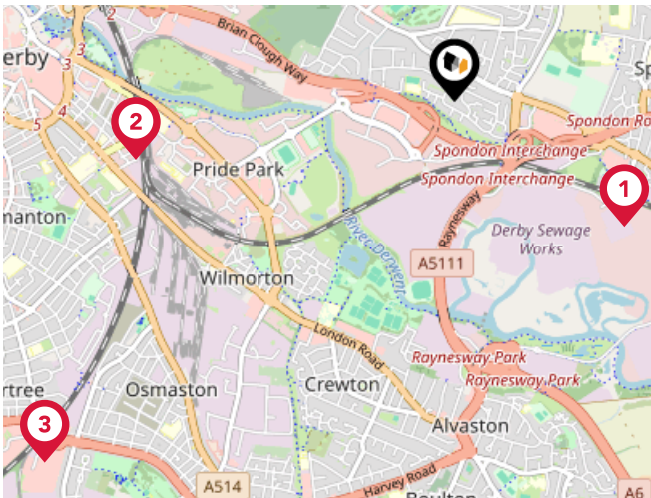


	Nursery	Primary	Secondary	College	Private
<p>1 Meadow Farm Community Primary School</p> <p>Ofsted Rating: Good Pupils: 177 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Cherry Tree Hill Primary School</p> <p>Ofsted Rating: Good Pupils: 645 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Chaddesden Park Primary School</p> <p>Ofsted Rating: Good Pupils: 367 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Alban's Catholic Voluntary Academy</p> <p>Ofsted Rating: Good Pupils: 353 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 West Park School</p> <p>Ofsted Rating: Good Pupils: 1362 Distance:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Springfield Primary School</p> <p>Ofsted Rating: Good Pupils: 320 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Werburgh's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 314 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Cavendish Close Junior Academy</p> <p>Ofsted Rating: Good Pupils: 297 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



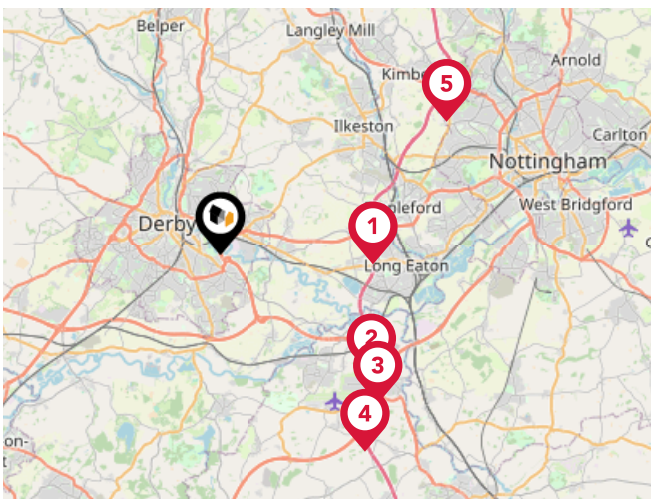
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Derby College Ofsted Rating: Good Pupils:0 Distance:1.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:1.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



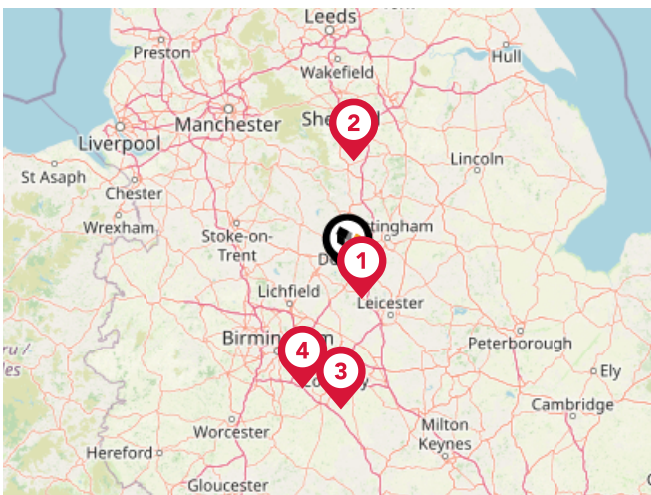
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.94 miles
2	Derby Rail Station	1.45 miles
3	Peartree Rail Station	2.44 miles



Trunk Roads/Motorways

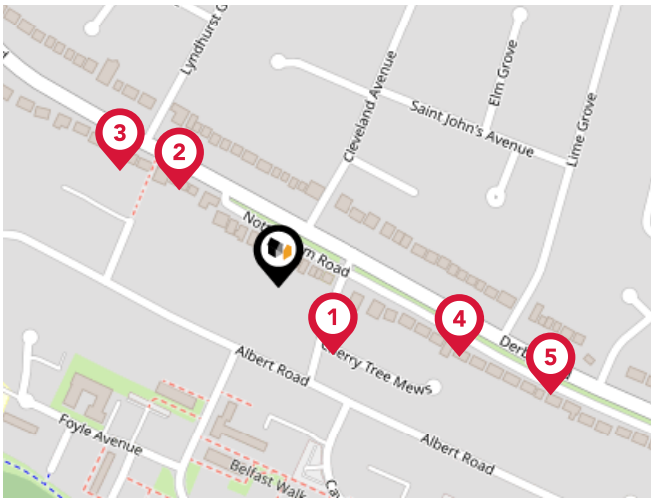
Pin	Name	Distance
1	M1 J25	5.41 miles
2	M1 J24A	6.89 miles
3	M1 J24	7.7 miles
4	M1 J23A	8.74 miles
5	M1 J26	9.36 miles



Airports/Helipads

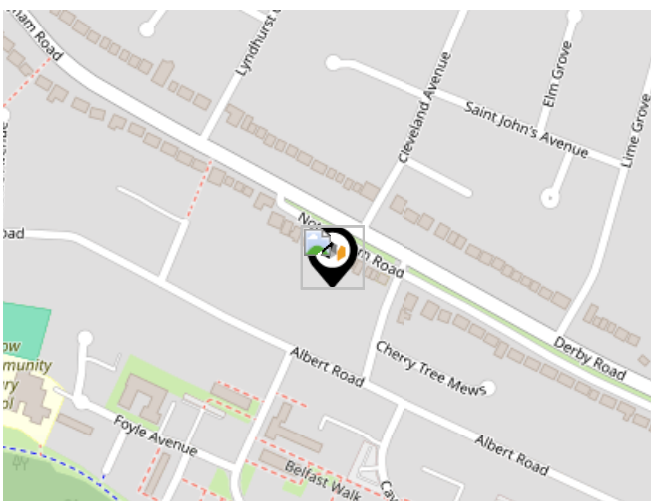
Pin	Name	Distance
1	East Midlands Airport	7.68 miles
2	Sheffield City Airport	32.94 miles
3	Coventry Airport	38.26 miles
4	Birmingham International Airport	34.71 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eden Road	0.05 miles
2	Lyndhurst Grove	0.08 miles
3	Lyndhurst Grove	0.11 miles
4	Lime Grove	0.11 miles
5	Lime Grove	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.26 miles
2	Toton Lane Tram Stop	6.96 miles
3	Inham Road Tram Stop	7.41 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.

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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.

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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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