

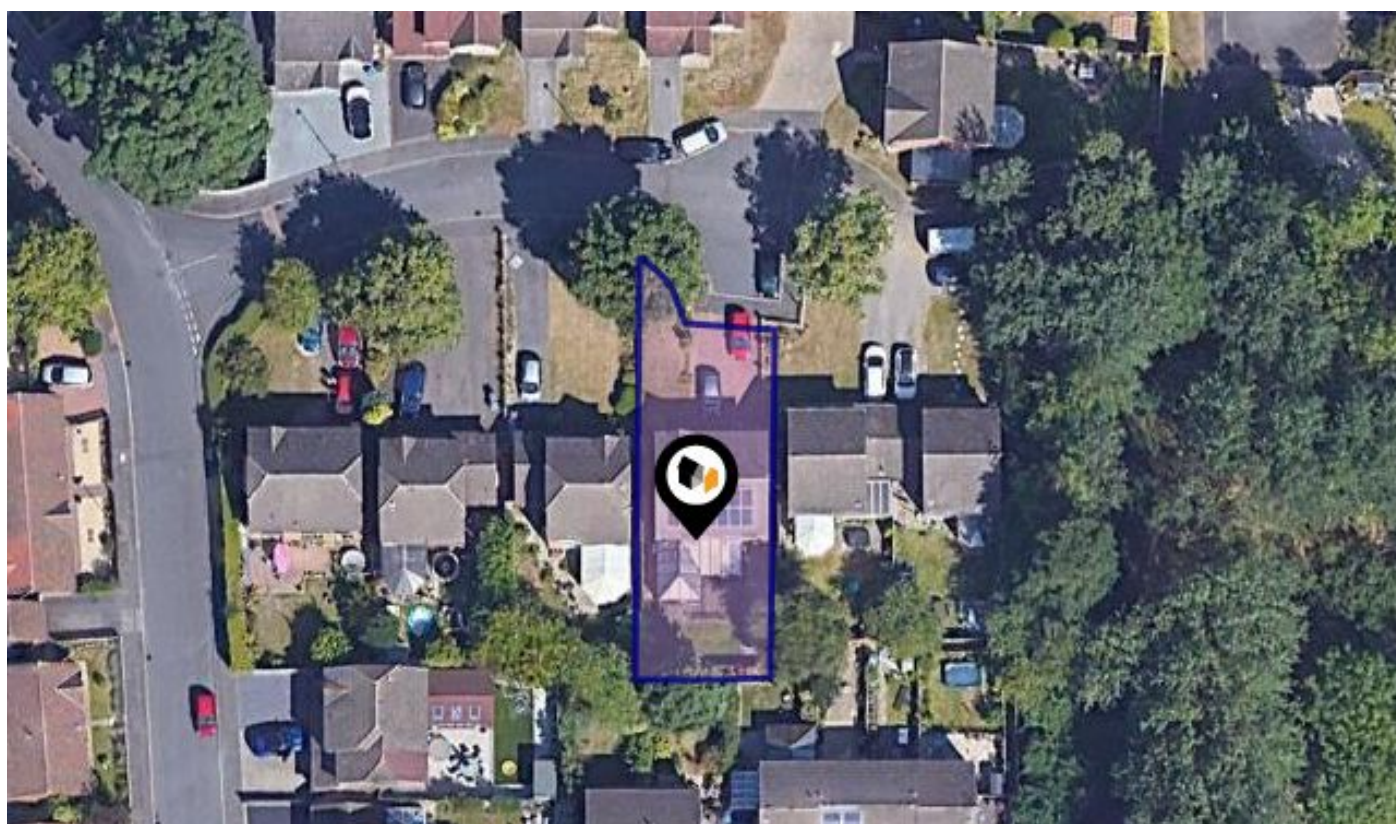


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th April 2024



YARWELL CLOSE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well Proportioned Detached Family Home
- > Four/Five Bedrooms
- > Master Bedroom With En-Suite
- > 22ft Conservatory
- > EPC Rating B, Brick Construction

Property Description

Well-proportioned detached family home offering spacious accommodation and situated in a pleasant cul-de-sac location. Benefiting from two reception rooms, 22ft conservatory, converted garage currently used as a fifth bedroom and south-facing rear garden. Viewing is essential to fully appreciate the size of accommodation on offer!

The gas central heated and UPVC double glazed accommodation briefly comprises: Entrance hallway with understairs storage cupboard, cloaks/WC, lounge, dining room, conservatory, kitchen, utility room and bedroom five/optional family room. To the first floor are four double bedrooms (master having en-suite) and family bathroom. Outside are gardens to the front and rear elevations along with a block paved driveway providing ample off-road parking.

Yarwell Close is well situated for local shops, schools and transport links together with easy access for Derby City Centre and road links including the A38 and A52 respectively.

Room Measurement & Details

Entrance Hallway:

Cloaks/WC:

Lounge: (14'3" x 11'7") 4.34 x 3.53

Dining Room: (10'7" x 10'4") 3.23 x 3.15

Kitchen: (10'6" x 10'0") 3.20 x 3.05

Utility Room: (10'0" x 5'3") 3.05 x 1.60

Conservatory: (22'0" x 16'2") 6.71 x 4.93

Bedroom Five/Family Room: (16'8" x 8'4") 5.08 x 2.54

First Floor Landing:

Bedroom One: (13'3" x 10'8") 4.04 x 3.25

En-Suite Shower Room: (6'6" x 4'7") 1.98 x 1.40

Bedroom Two: (12'4" x 8'9") 3.76 x 2.67

Bedroom Three: (11'2" x 10'8") 3.40 x 3.25

Bedroom Four: (12'1" x 8'4") 3.68 x 2.54

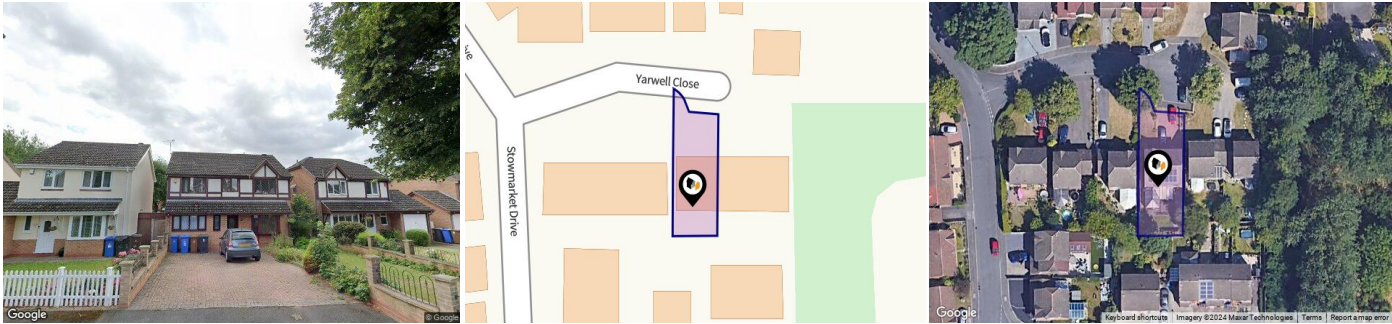
Family Bathroom: (7'7" x 5'5") 2.31 x 1.65

Please Note:

The property has the benefit of solar panels.
KFB - Key Facts For Buyers



Property Overview



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 5 | | |
| Floor Area: | 1,302 ft ² / 121 m ² | | |
| Plot Area: | 0.08 acres | | |
| Year Built : | 1991-1995 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,107 | | |
| Title Number: | DY235734 | | |
| UPRN: | 10010670353 | | |

Local Area

| | | | | |
|---|------------|---|--------------------|---------------------|
| Local Authority: | Derby city | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | 1 mb/s | 119 mb/s | 1000 mb/s |
| Flood Risk: | | | | |
| • Rivers & Seas | Very Low | | | |
| • Surface Water | Very Low | | | |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
| | | | | |
| | | | | |
| | | | | |

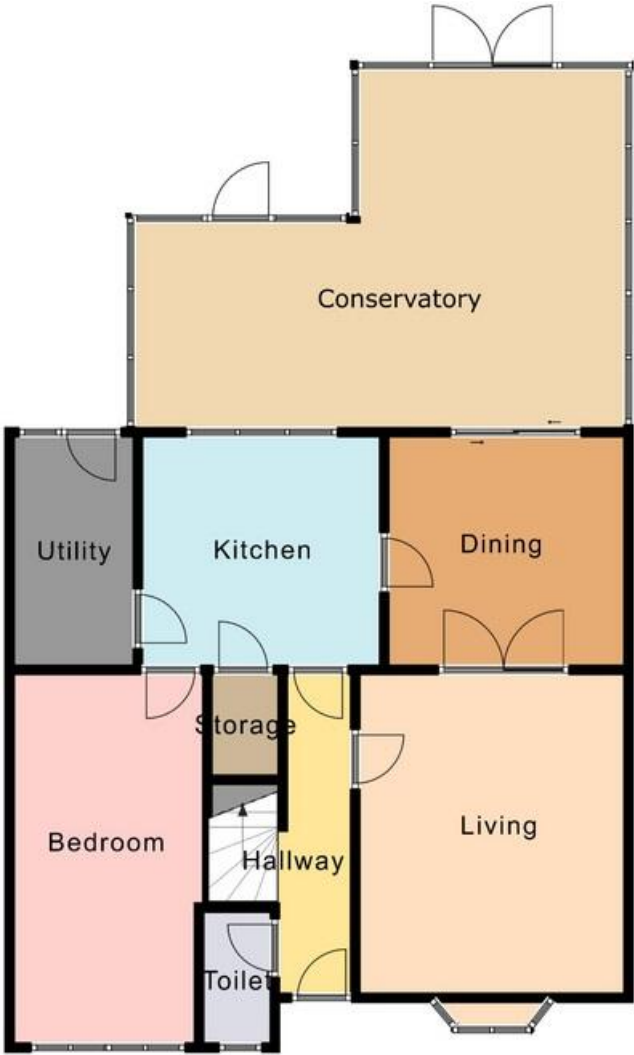
Gallery Photos



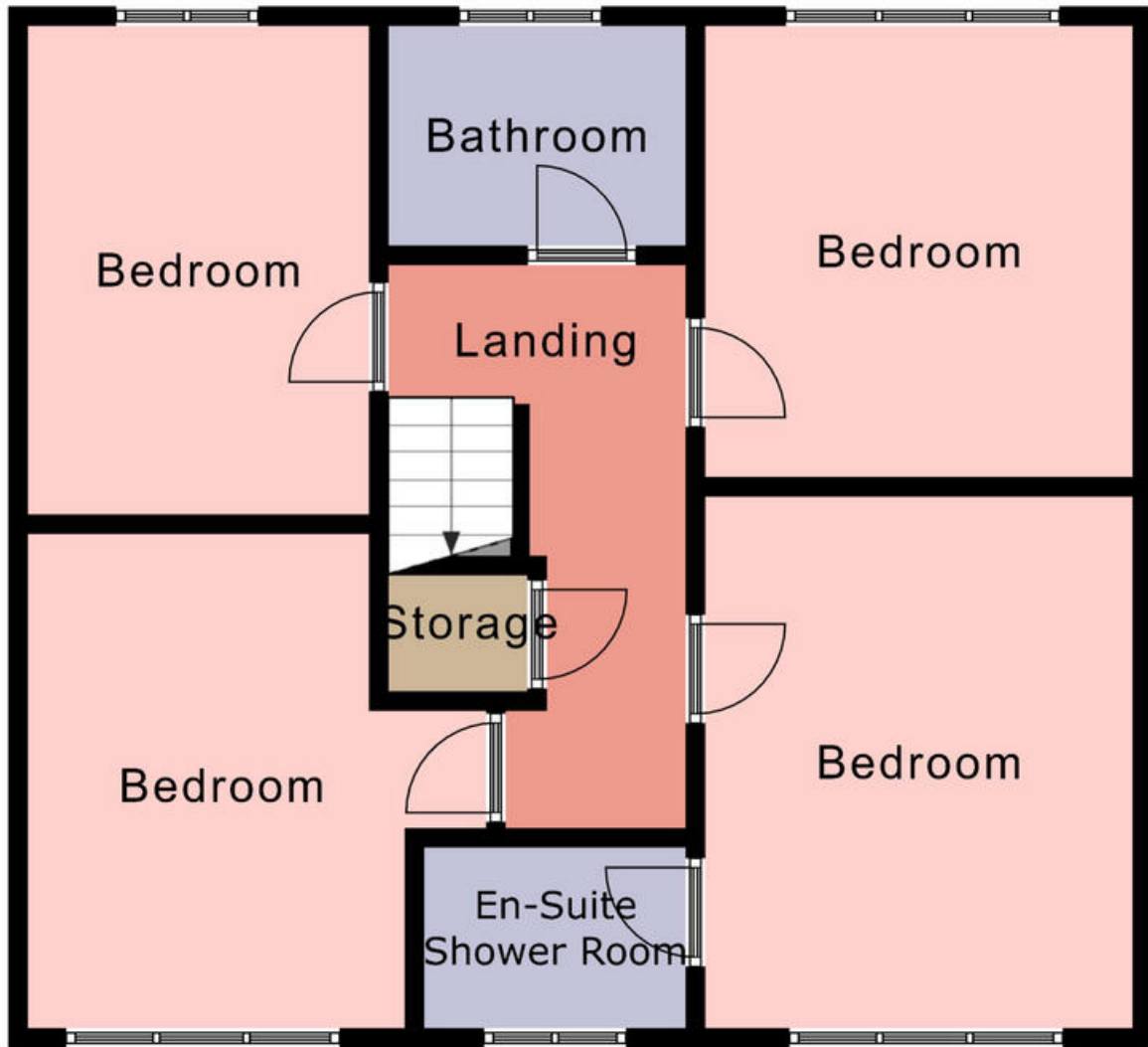




YARWELL CLOSE, DERBY, DE21



YARWELL CLOSE, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

B

Valid until 11.04.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

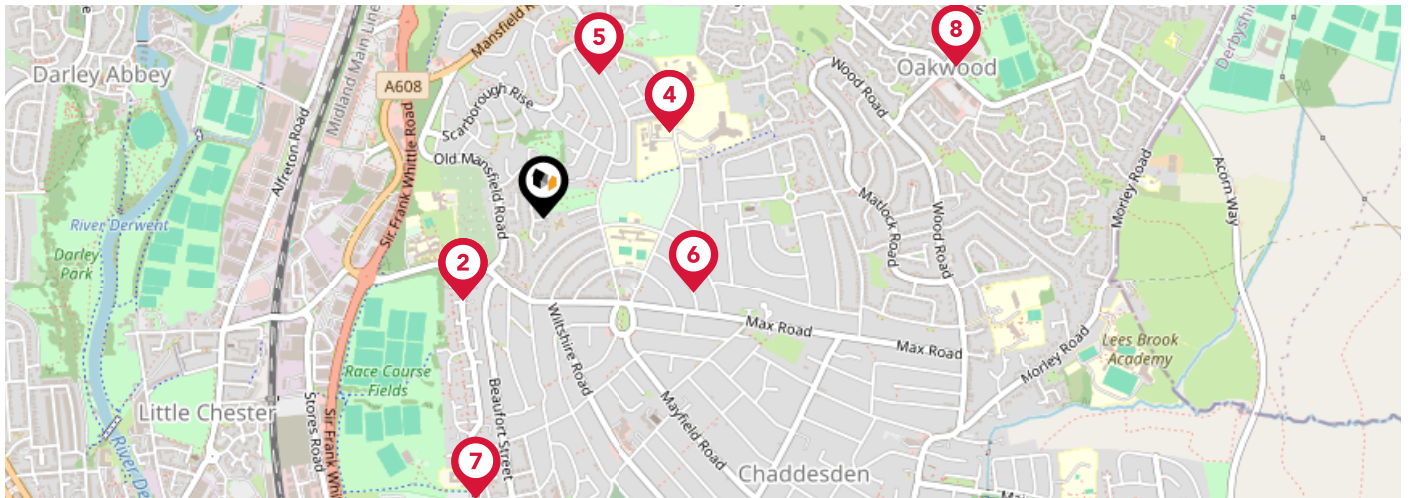
EPC - Additional Data



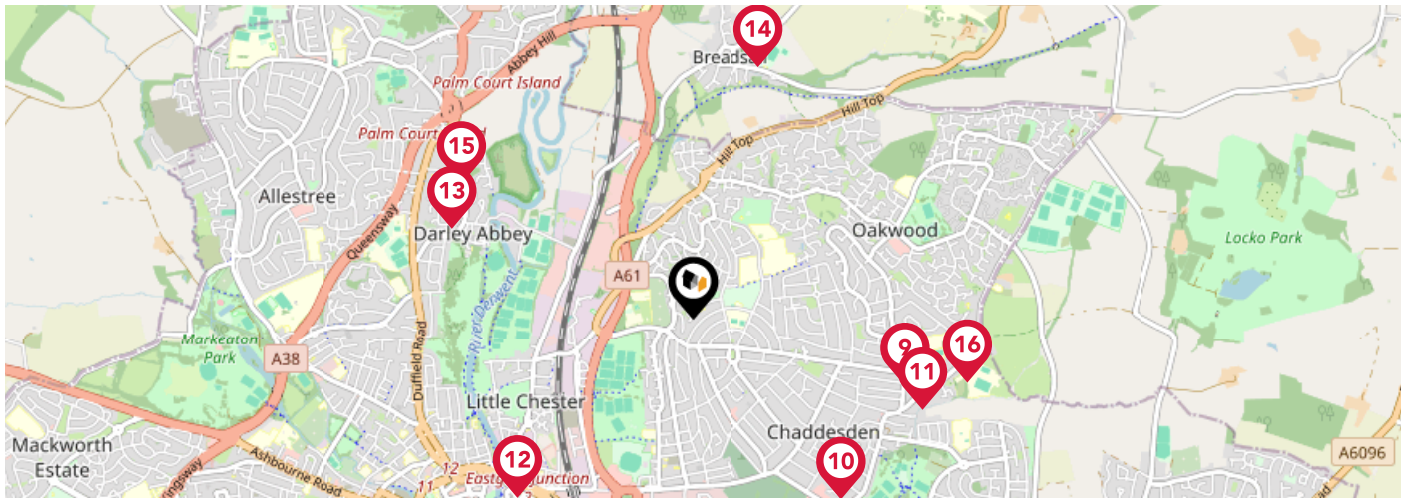
Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Detached house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 270 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Average |
| 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, no cylinder thermostat |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 86% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 121 m ² |

Area Schools

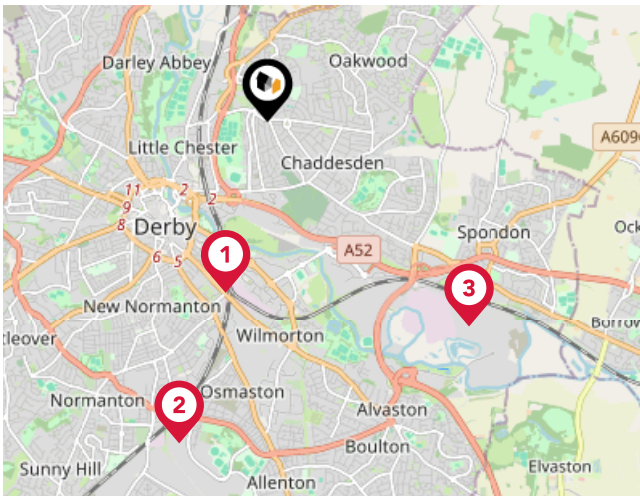


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.34 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



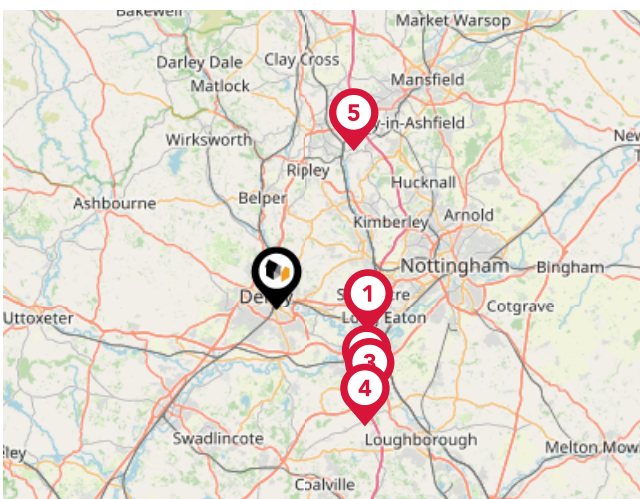
| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.99</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.03</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.09</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Landau Forte College Ofsted Rating: Outstanding Pupils: 1110 Distance:1.12</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 444 Distance:1.15</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.17</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance:1.2</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.25</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



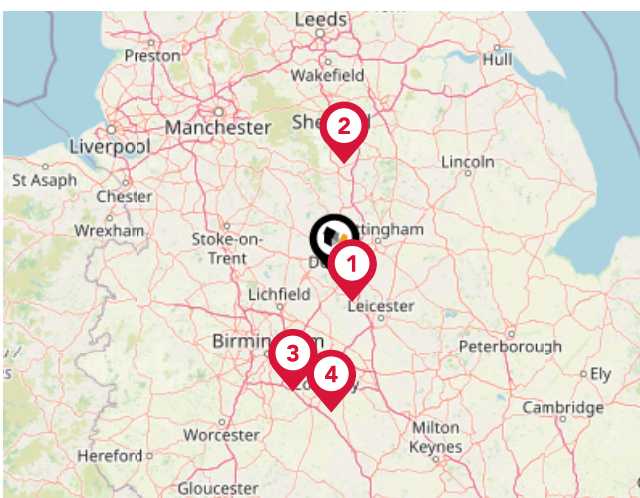
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Derby Rail Station | 1.58 miles |
| 2 | Peartree Rail Station | 2.99 miles |
| 3 | Spondon Rail Station | 2.57 miles |



Trunk Roads/Motorways

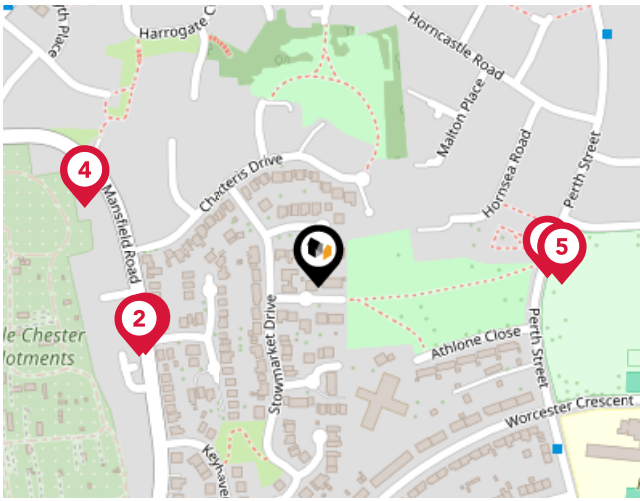
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J25 | 6.65 miles |
| 2 | M1 J24A | 8.51 miles |
| 3 | M1 J24 | 9.33 miles |
| 4 | M1 J23A | 10.39 miles |
| 5 | M1 J28 | 12.51 miles |



Airports/HELIPADS

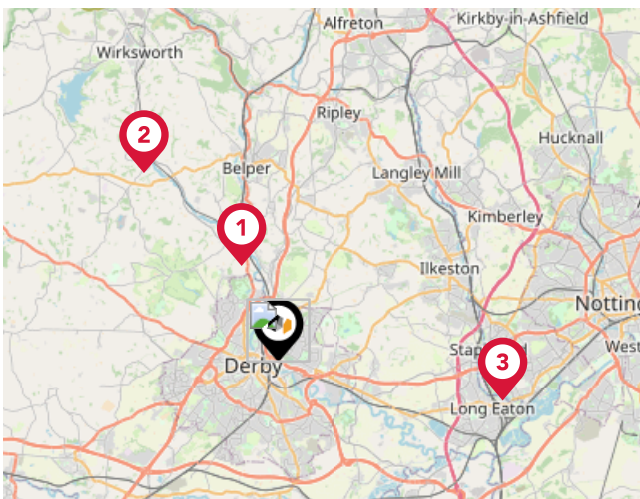
| Pin | Name | Distance |
|-----|----------------------------------|-------------|
| 1 | East Midlands Airport | 9.32 miles |
| 2 | Sheffield City Airport | 31.75 miles |
| 3 | Birmingham International Airport | 35.54 miles |
| 4 | Coventry Airport | 39.49 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Walsham Court | 0.1 miles |
| 2 | Walsham Court | 0.11 miles |
| 3 | Camborne Close | 0.13 miles |
| 4 | Halifax Close | 0.14 miles |
| 5 | Camborne Close | 0.14 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 3.67 miles |
| 2 | Idridgehay (Ecclesbourne Valley Railway) | 8.26 miles |
| 3 | Toton Lane Tram Stop | 8.13 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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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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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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