

Hannells
A Moving Experience

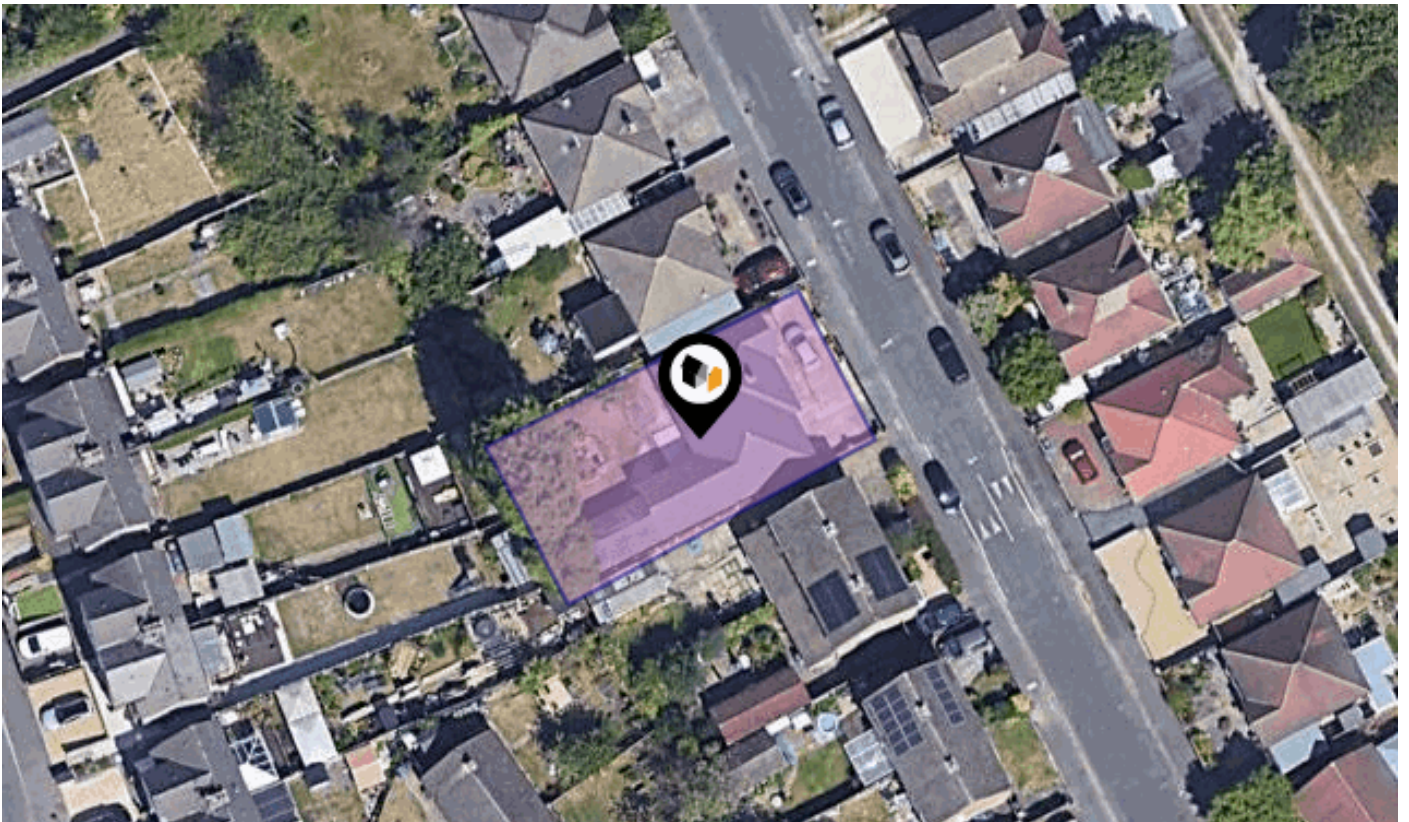


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 20th April 2024



21, HILLCREST ROAD, DERBY, DE21 6FJ

Hannells

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hannells.co.uk



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Know any property instantly

Introduction

Our Comments



Useful Information:

- > Most Impressive And Substantially Extended Detached Bungalow
- > Completely Renovated Internally
- > Three Good Size Bedrooms, Two Reception Rooms
- > EPC Rating G, Standard Construction
- > Council Tax Band B, Freehold

Property Description

****NO UPWARD CHAIN **** A most spacious and extended detached bungalow having been subject to a comprehensive scheme of modern and improvement and an early viewing is essential to be appreciated. The property has been completely renovated internally including modern fitted kitchen with integrated appliances and bathroom. The accommodation benefits from UPVC double glazing gas central heating and neutral decor throughout and briefly comprises:- deep reception hallway, contemporary refitted kitchen with integrated appliances, 27'4" lounge, separate dining room with French doors to the rear garden, three good size bedrooms and stylish bathroom with a three piece suite. Outside, there is off-road parking, larger than average garage with electric roller door and an enclosed rear garden. Hillcrest Road is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and road link including the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Reception Hallway:

Spacious Lounge: (27'4" x 13'5") 8.33 x 4.09

Stylish Fitted Kitchen With Integrated Appliances: (12'7" x 9'4") 3.84 x 2.84

Dining Room/Optional Fourth Bedroom (With French Doors To The Rear Garden): (11'2" x 10'5") 3.40 x 3.17

Double Bedroom One: (14'4" x 11'5") 4.37 x 3.48

Double Bedroom Two: (11'1" x 10'6") 3.38 x 3.20

Bedroom Three: (10'5" x 7'1") 3.17 x 2.16

Refitted Family Bathroom: (7'5" x 5'2") 2.26 x 1.57

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and this provides access to a:- GARAGE 16'1" X 13'7" with electric roller door, light, power and courtesy door. The rear garden is enclosed and laid mainly to lawn and there is a further outhouse/garage.

Please Note:

The Energy Performance Certificate was done prior to the works being done.

KFB - Key Facts For Buyers



Property Overview



street-view-image



Property

Type:	Detached	Last Sold Date:	19/11/2021
Bedrooms:	3	Last Sold Price:	£167,500
Floor Area:	731 ft ² / 68 m ²	Last Sold £/ft²:	£228
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY522496		
UPRN:	100030323239		

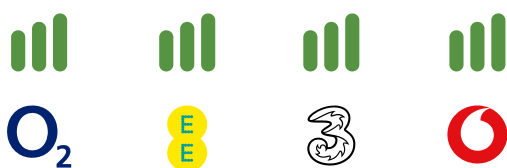
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	79 mb/s	1000 mb/s

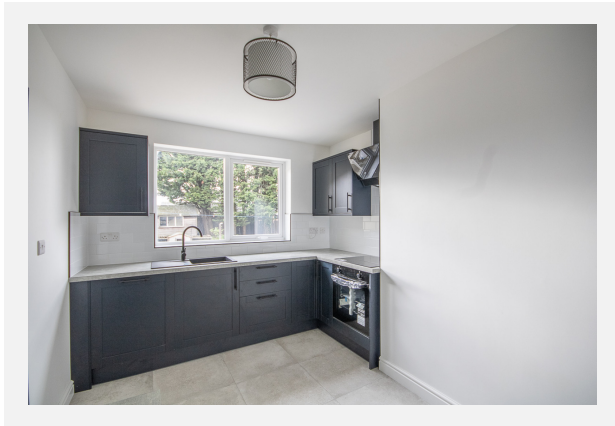
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



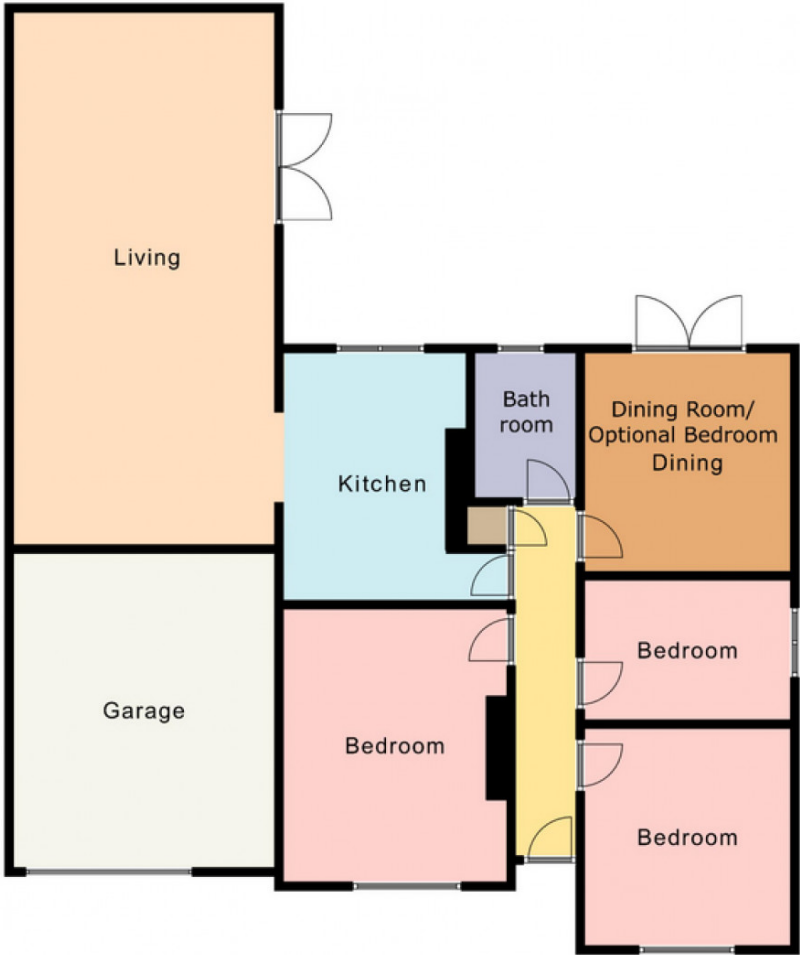




Gallery Photos



21, HILLCREST ROAD, DERBY, DE21 6FJ



Property EPC - Certificate



21, Hillcrest Road, DE21 6FJ

Energy rating

G

Valid until 09.07.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

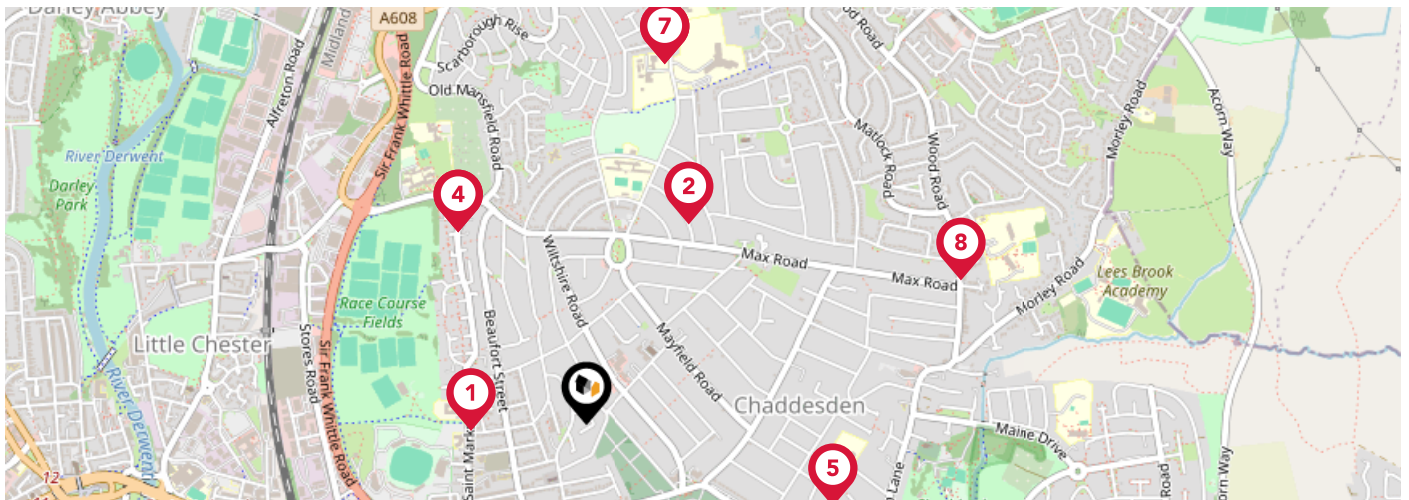
Property

EPC - Additional Data

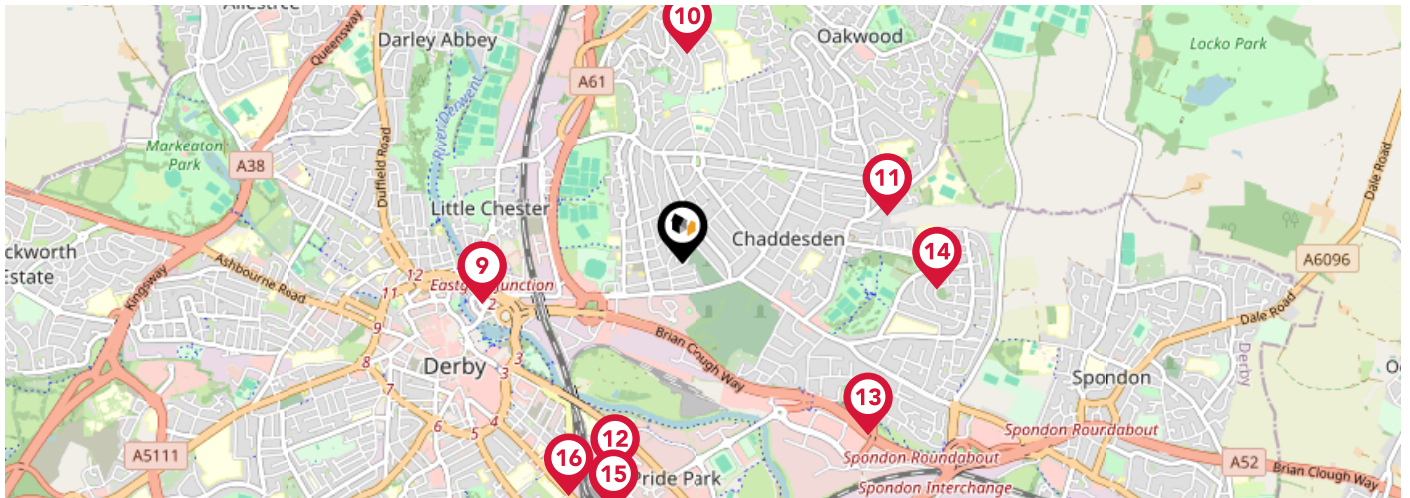


Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
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, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	68 m ²

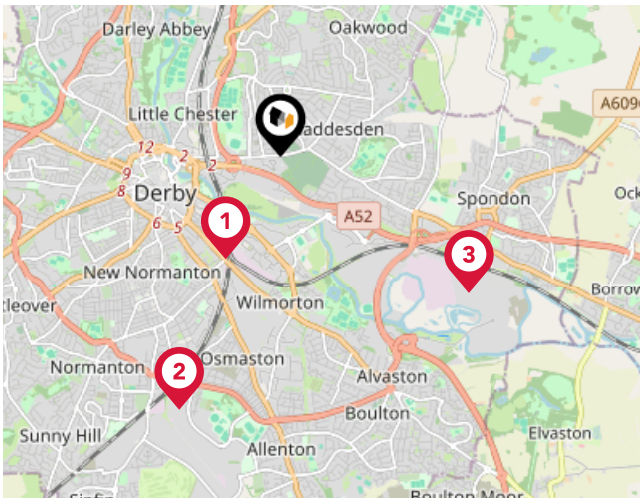


		Nursery	Primary	Secondary	College	Private
1	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



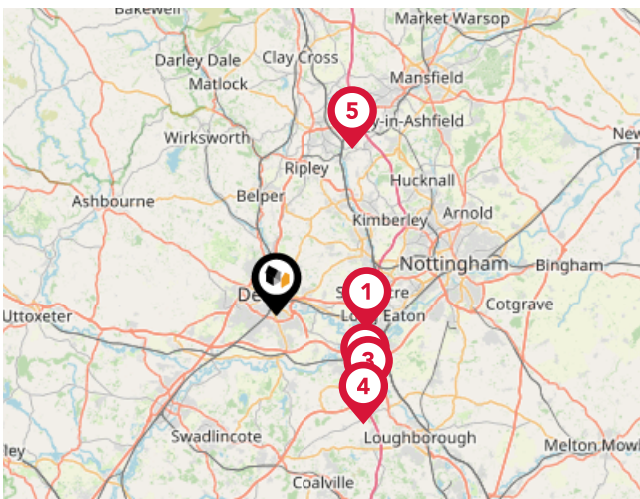
		Nursery	Primary	Secondary	College	Private
	Landau Forte College Ofsted Rating: Outstanding Pupils: 1110 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Cathedral School Ofsted Rating: Not Rated Pupils: 357 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



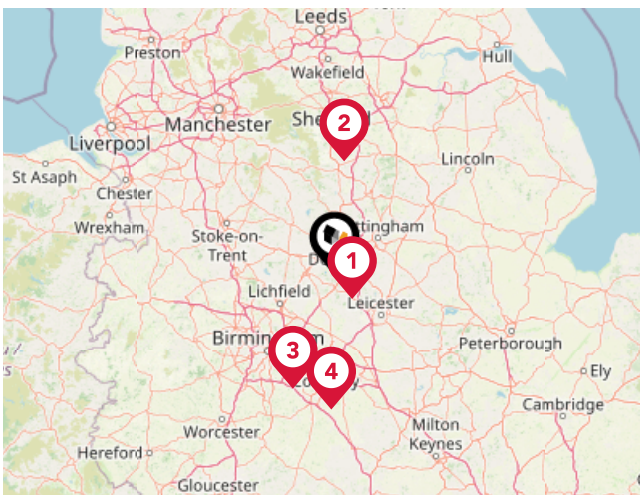
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.04 miles
2	Peartree Rail Station	2.44 miles
3	Spondon Rail Station	2.09 miles



Trunk Roads/Motorways

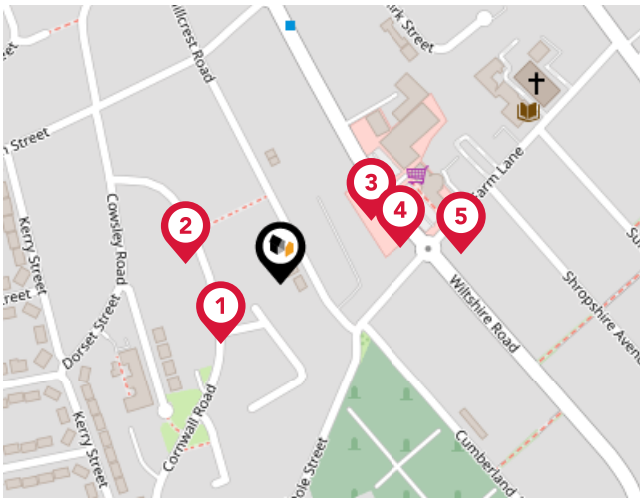
Pin	Name	Distance
1	M1 J25	6.42 miles
2	M1 J24A	8.03 miles
3	M1 J24	8.83 miles
4	M1 J23A	9.84 miles
5	M1 J28	13.02 miles



Airports/Helipads

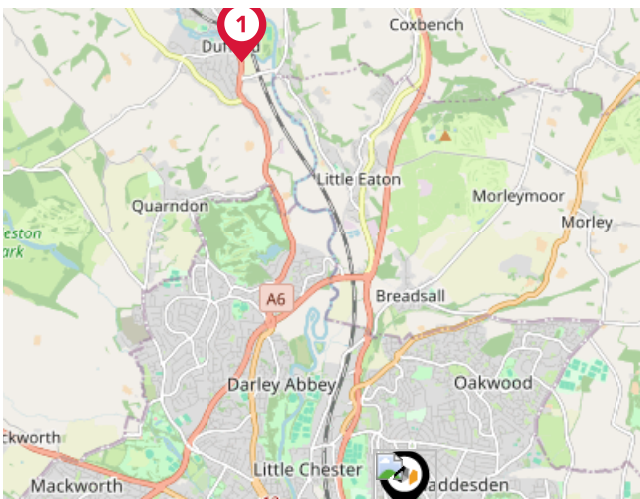
Pin	Name	Distance
1	East Midlands Airport	8.75 miles
2	Sheffield City Airport	32.35 miles
3	Birmingham International Airport	35 miles
4	Coventry Airport	38.88 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Devon Close	0.05 miles
2	Devon Close	0.05 miles
3	Blue Boy	0.06 miles
4	Blue Boy	0.07 miles
5	Roe Farm Lane	0.1 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.28 miles
2	Toton Lane Tram Stop	7.94 miles
3	Inham Road Tram Stop	8.38 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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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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