

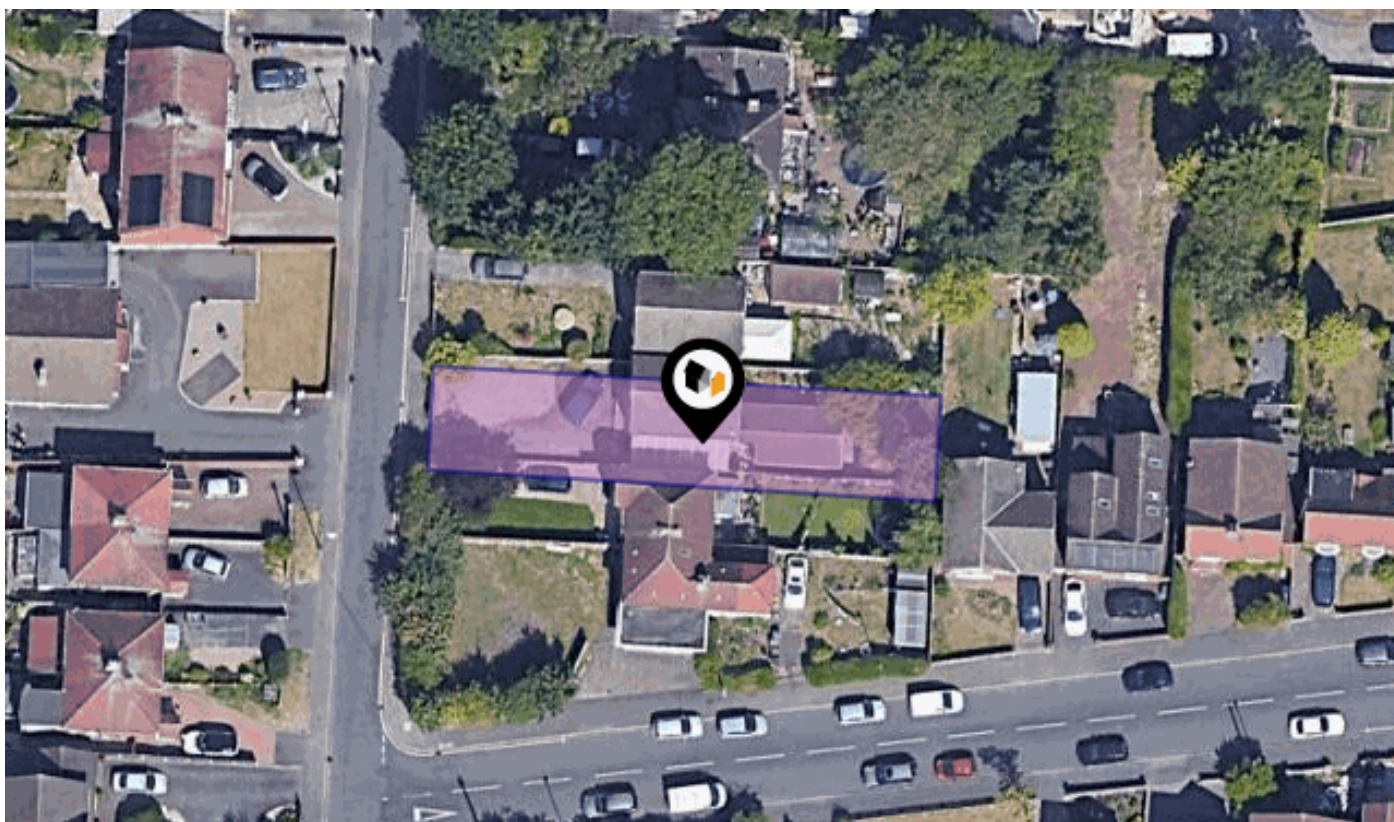


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



MEADOW LANE, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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Introduction

Our Comments



Useful Information:

- > Spacious And Extended Detached Home
- > Potential Granny Annex With Ground Floor Bedroom And Wet Room
- > Off Road Parking And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An extended and well proportioned detached family home set back from Meadow Lane and benefits from a ground floor bedroom and wet room. The property is offered with no upward chain and viewing is recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and brief comprises:- reception hallway, lounge, extended dining kitchen, inner lobby, spacious double bedroom and wet room. To the first floor the landing provides access to three bedrooms and family bathroom. Outside, the property is set back from Meadow Lane and has a garden to the front elevation incorporating a driveway and garage. There is an enclosed garden to the rear.

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

Room Measurement & Details

Reception Hallway:

Lounge: (16'0" x 11'3") 4.88 x 3.43

Extended Dining Kitchen: (17'6" x 10'0") 5.33 x 3.05

Lobby Area: (8'1" x 5'9") 2.46 x 1.75

Ground Floor Bedroom: (14'1" x 12'9") 4.29 x 3.89

Wet Room: (12'9" x 6'3") 3.89 x 1.90

First Floor Landing:

Double Bedroom One: (12'9" x 9'10") 3.89 x 3.00

Double Bedroom Two: (11'2" x 10'2") 3.40 x 3.10

Bedroom Three: (8'5" x 7'2") 2.57 x 2.18

Bathroom: (7'7" x 7'1") 2.31 x 2.16

Outside:

The property is set back from meadow Lane and has gardens to both front and rear elevations, the front incorporates off road parking together with access to a garage. There is an enclosed garden to the rear.

Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft ² :	£74
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY93602		
UPRN:	100030337376		

Local Area

Local Authority:	Derby	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	8	79	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Low			
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

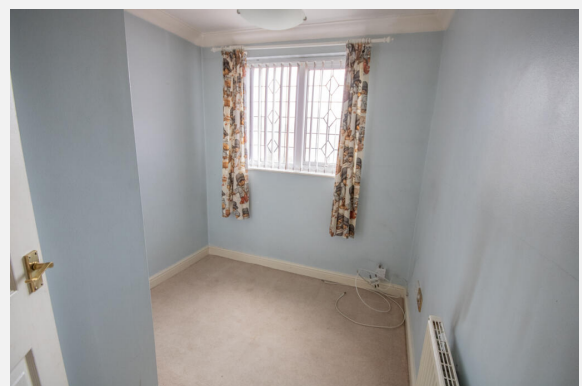


Planning records for: *55, Meadow Lane, Chaddesden, Derby, DE21 6PU*

Reference - 07/11/00842	
Decision:	Permitted
Date:	19th July 2011
Description:	Single Storey Rear Extension To Dwelling House (Bedroom And Bathroom) And Formation Of Ramped Access

Gallery Photos



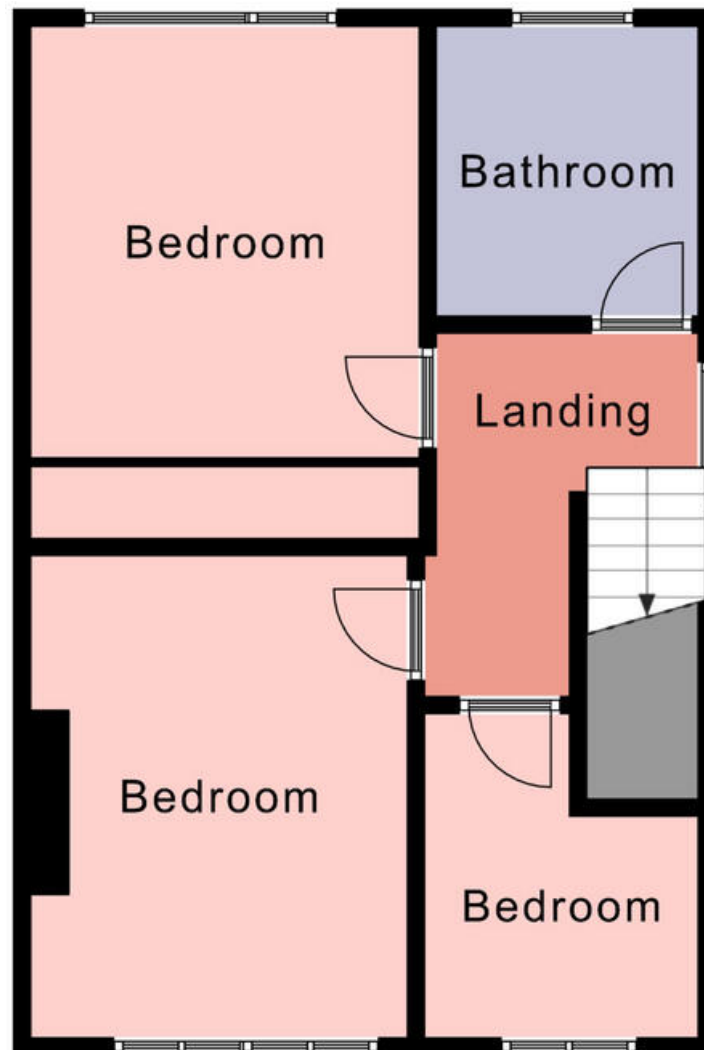




MEADOW LANE, CHADDESSEN, DERBY, DE21



MEADOW LANE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 21.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

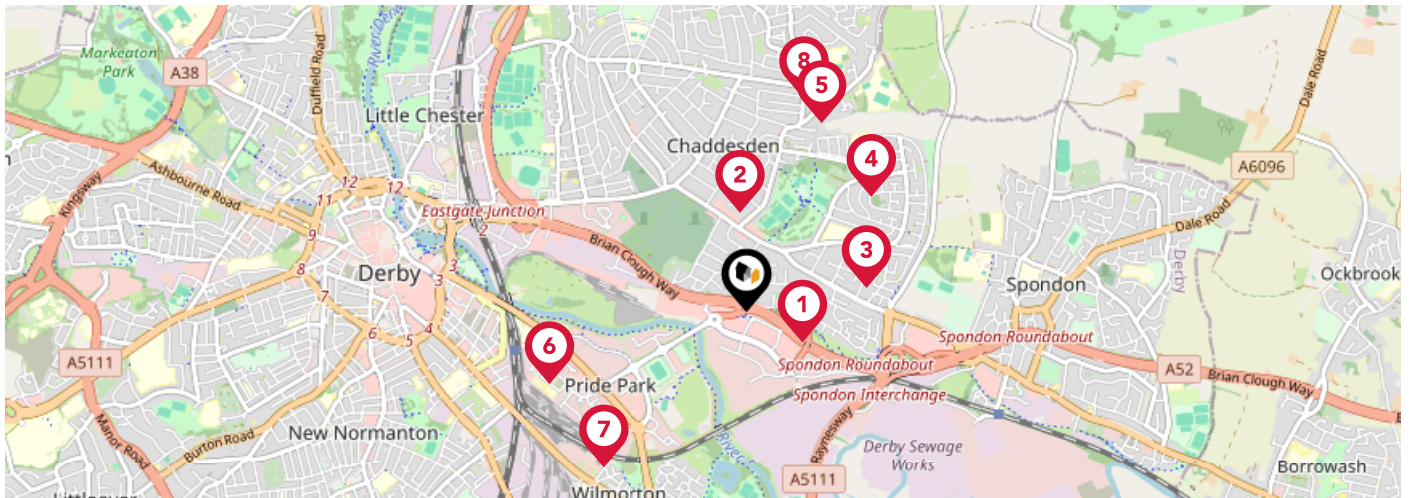
EPC - Additional Data



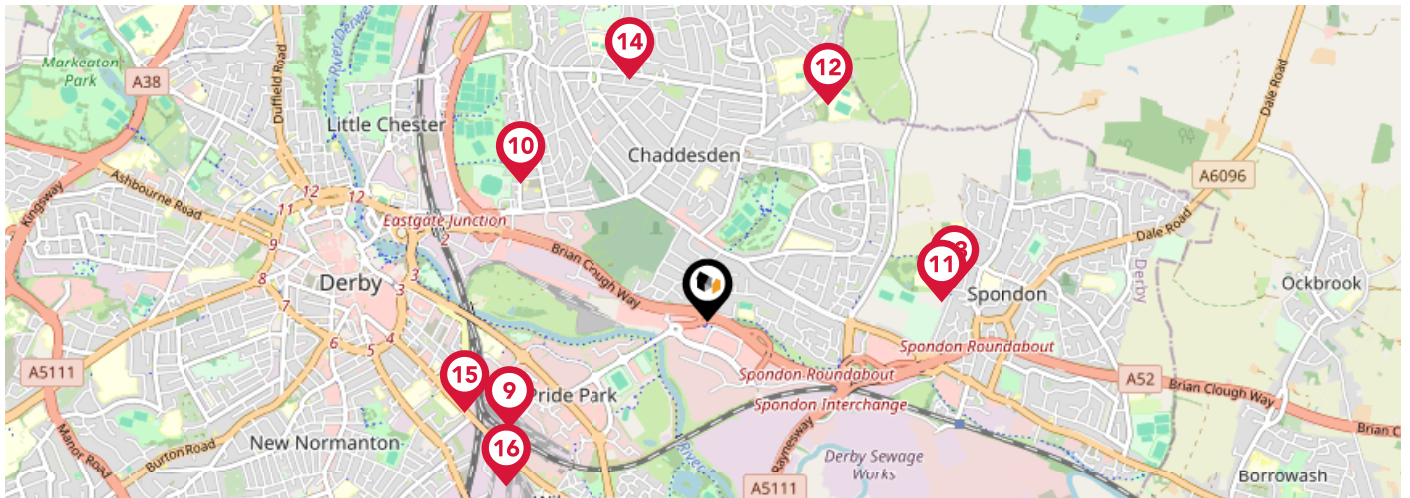
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	117 m ²

Area Schools

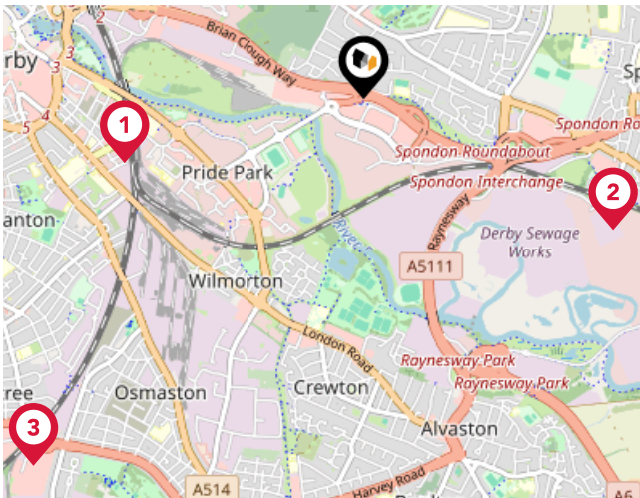


	Nursery	Primary	Secondary	College	Private
1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.45	<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:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Derby College Ofsted Rating: Good Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:0.94	<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:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



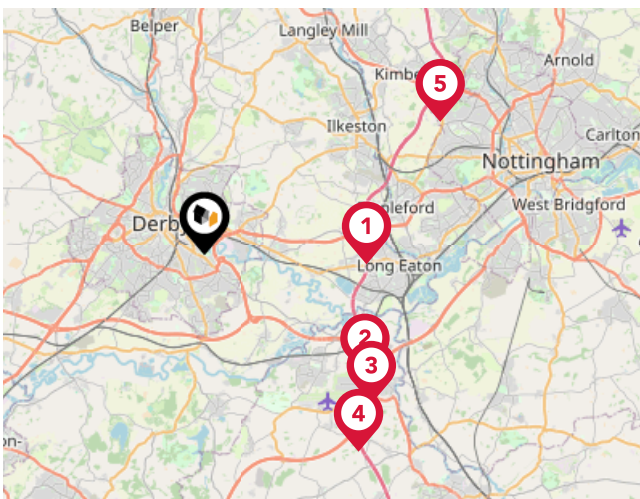
		Nursery	Primary	Secondary	College	Private
	UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.11	<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:1.14	<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:1.16	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



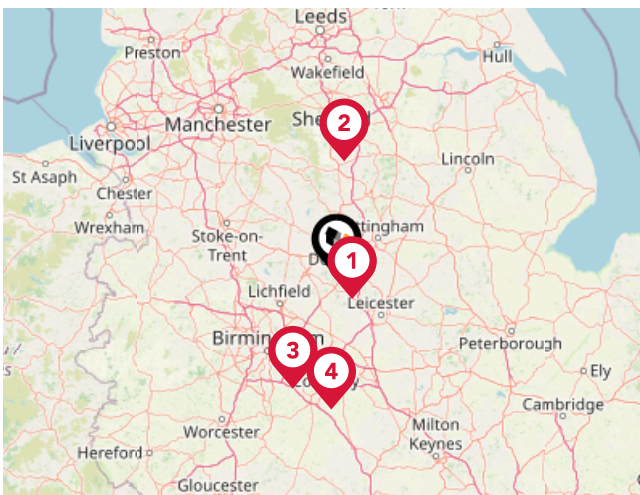
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.1 miles
2	Spondon Rail Station	1.26 miles
3	Peartree Rail Station	2.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.78 miles
2	M1 J24A	7.19 miles
3	M1 J24	7.98 miles
4	M1 J23A	8.98 miles
5	M1 J26	9.66 miles

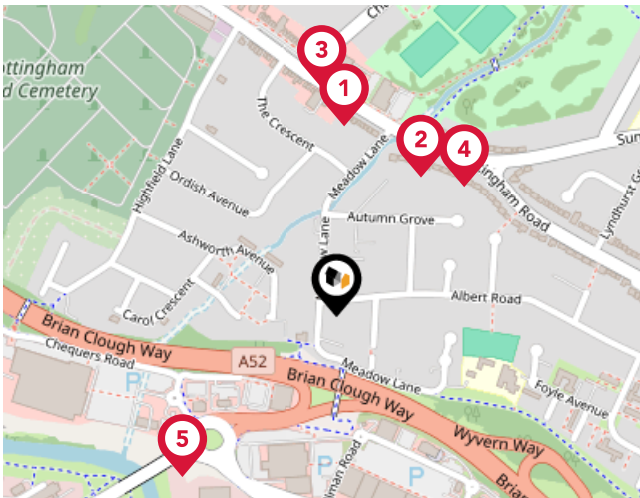


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.9 miles
2	Sheffield City Airport	32.93 miles
3	Birmingham International Airport	34.6 miles
4	Coventry Airport	38.27 miles

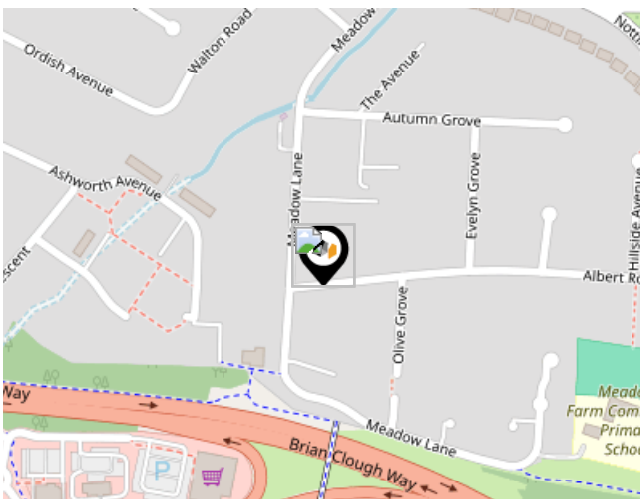
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chaddesden Lane End	0.21 miles
2	Sunny Grove	0.18 miles
3	Richmond Road	0.26 miles
4	Sunny Grove	0.2 miles
5	Wyvernside	0.25 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.08 miles
2	Toton Lane Tram Stop	7.32 miles
3	Inham Road Tram Stop	7.77 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.



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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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