

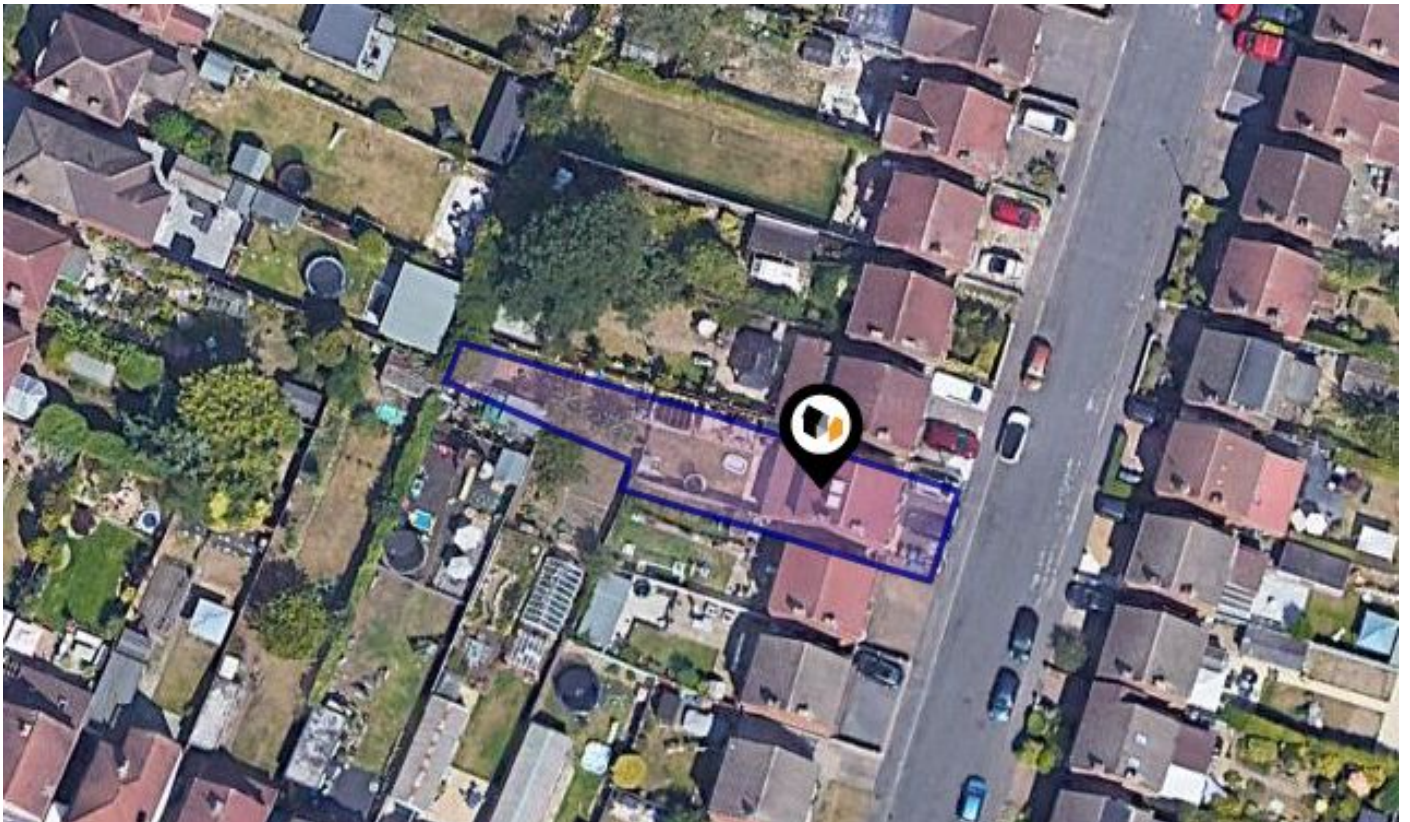


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd April 2024



ELM GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Deceptively Spacious Family Home
- > Extended To Rear And Loft Conversion
- > No Upward Chain, Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax C, Freehold

Property Description

A well appointed and presented detached family offering deceptively spacious accommodation and with the benefit of an extension to the rear elevation and loft conversion to create a size master bedroom. The property is available with no upward chain and viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, utility room, bay fronted lounge, sitting/dining room with feature wood burning stove and open through to a breakfast kitchen with integrated appliance. There is also the benefit of a useful enclosed 'lean to' which extends to the side of the property. To the first floor are two double bedrooms, one bedroom with a shower cubicle, family shower room and former third bedroom which may be used as a study/dressing area. To the second floor provides access to the master bedroom with ample eaves storage space. Outside, off road parking is provided to the front elevation and there is an enclosed rear garden. Elm Grove is an established cul-de-sac location which is well situated for Cherry Tree school and amenities within Chaddesden and Spondon respectively. The property is also well located for road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport. The property would be an ideal family home and viewing is recommended.

Room Measurement & Details

Reception Hallway: () x

Utility Room: (8'1" x 5'1") 2.46 x 1.55

Bay Fronted Lounge: (12'1" x 11'1") 3.68 x 3.38

Dining/Optional Sitting Room (With feature wood burning fire): (11'1" x 11'1") 3.38 x 3.38

Fitted Kitchen (with integrated appliances): (17'0" x 8'0") 5.18 x 2.44

First Floor Landing:

Bedroom Two (With Shower Cubicle): (11'1" x 11'1") 3.38 x 3.38

Double Bedroom Three: (11'1" x 11'0") 3.38 x 3.35

Former Third Bedroom (which may be used as a dressing/study area): (7'0" x 5'1") 2.13 x 1.55

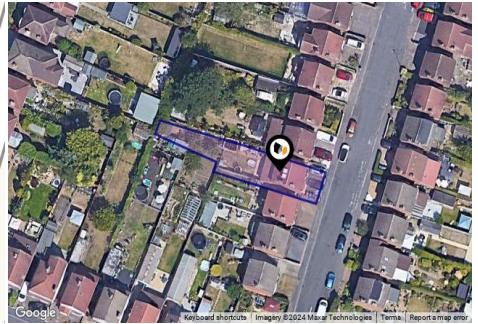
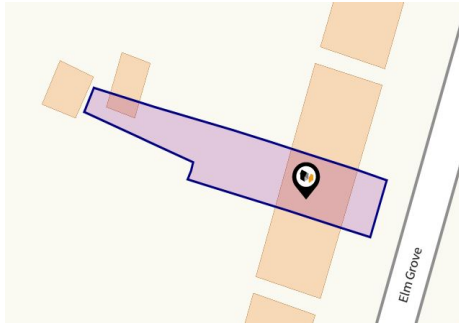
Modern Wet Room: (5'1" x 5'0") 1.55 x 1.52

Outside: Off road parking is provided to the front elevation. There is an enclosed 'lean to' to the side elevation and in-turn provides access to the enclosed rear garden which is laid mainly to lawn with former
coy pond and garden shed. Co

KFB - Key Facts For Buyers



Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£182
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY415696		
UPRN:	100030311683		

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)

14 mb/s **1000** mb/s

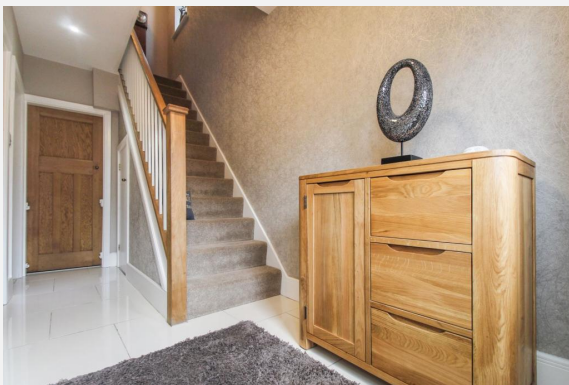


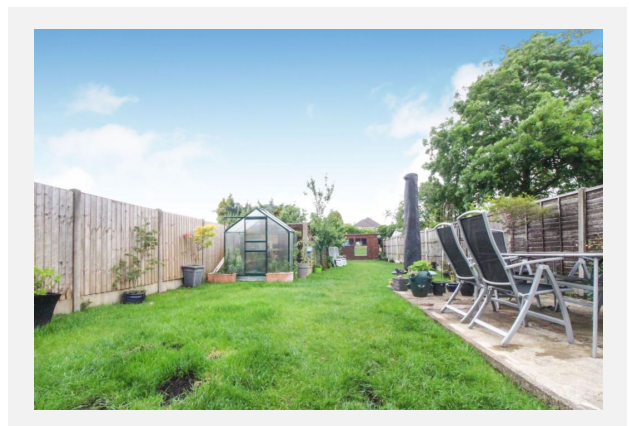
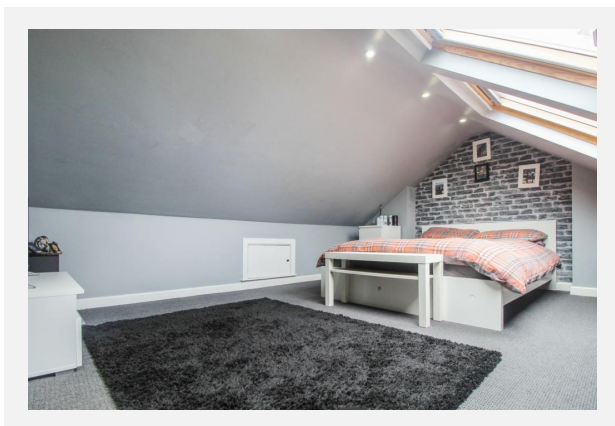
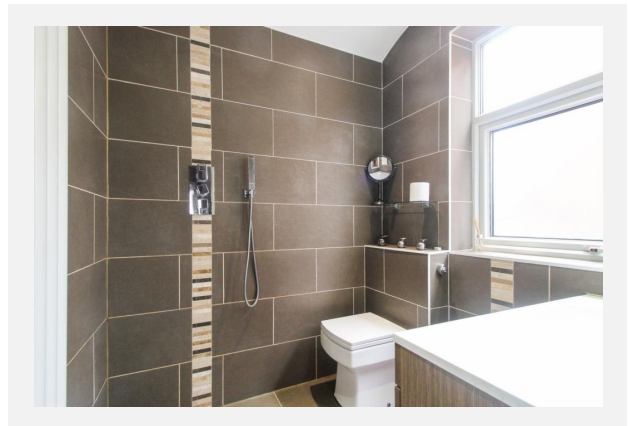
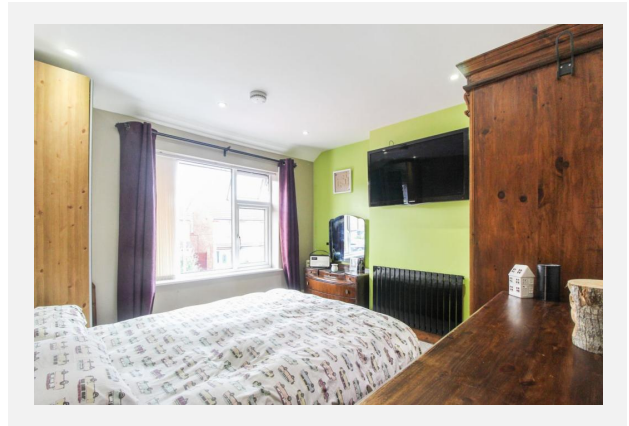
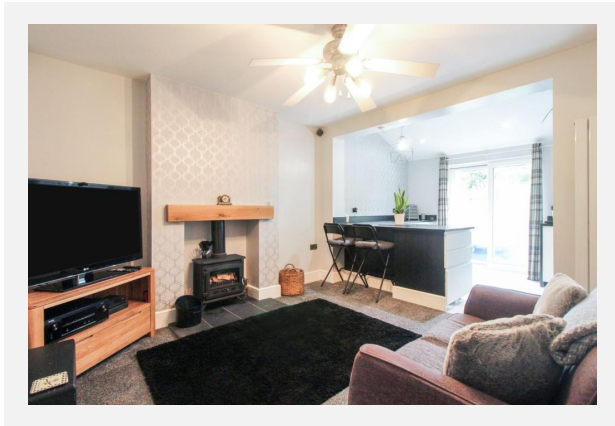
Mobile Coverage: (based on calls indoors)



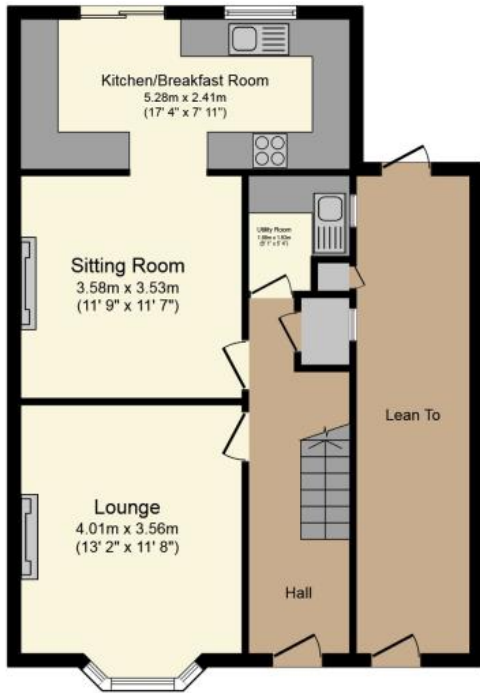
Satellite/Fibre TV Availability:



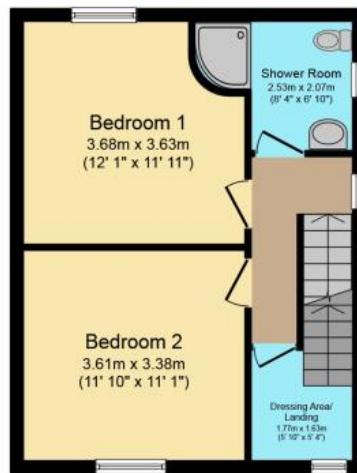




ELM GROVE, CHADDESSEN, DERBY, DE21



Ground Floor



First Floor



Second Floor

Total floor area 125.0 sq. m. (1,345 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

Property EPC - Certificate



Elm Grove, Chaddesden, DE21

Energy rating

D

Valid until 15.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

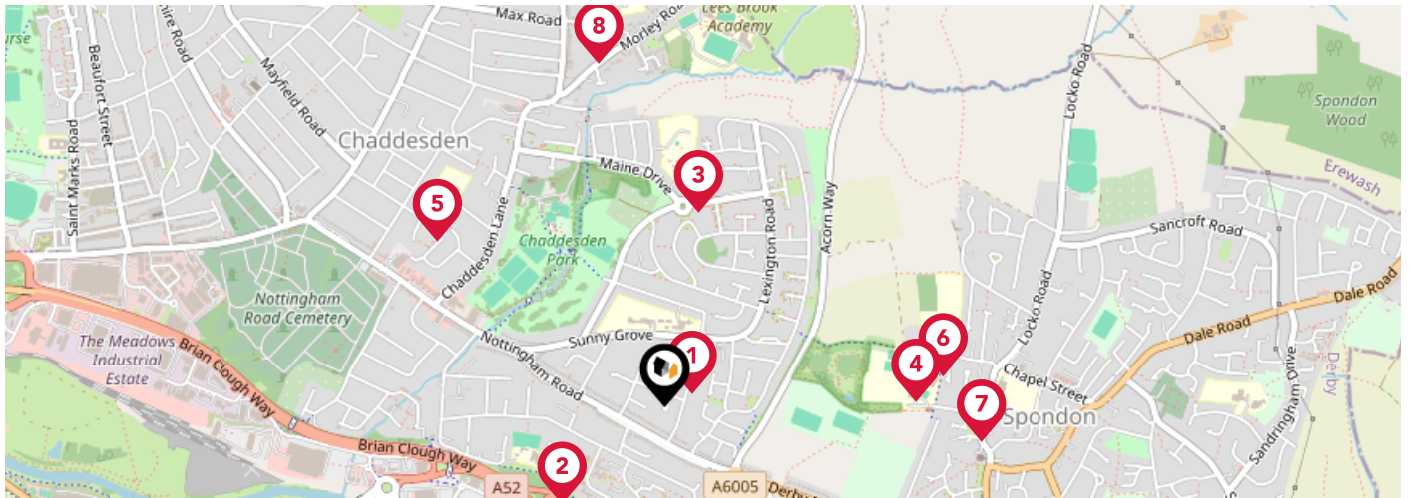
EPC - Additional Data



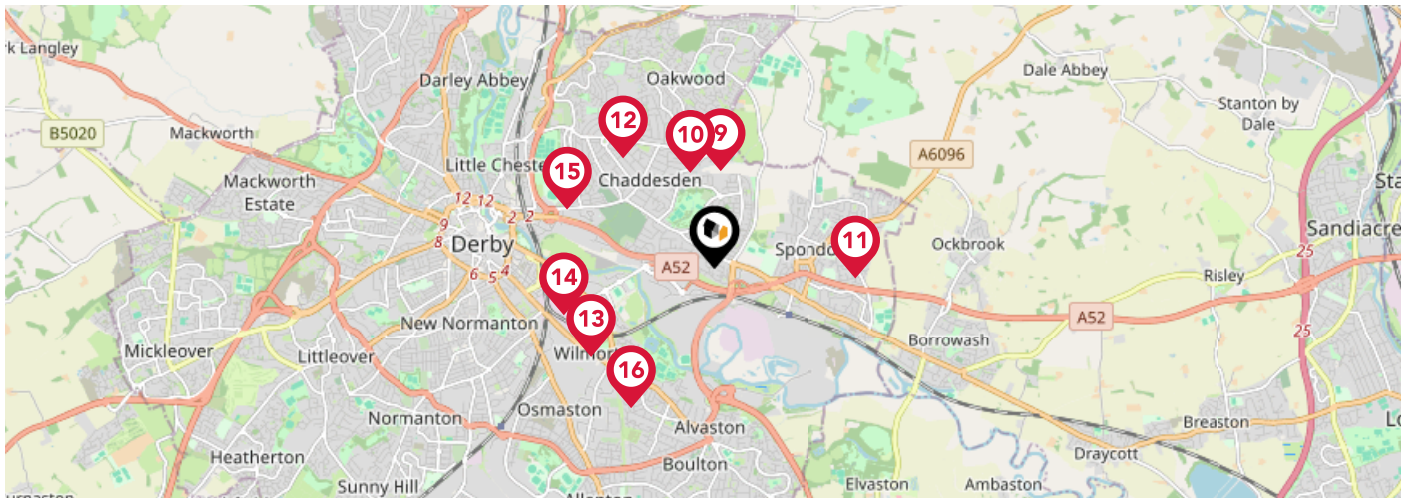
Additional EPC Data

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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	108 m ²

Area Schools

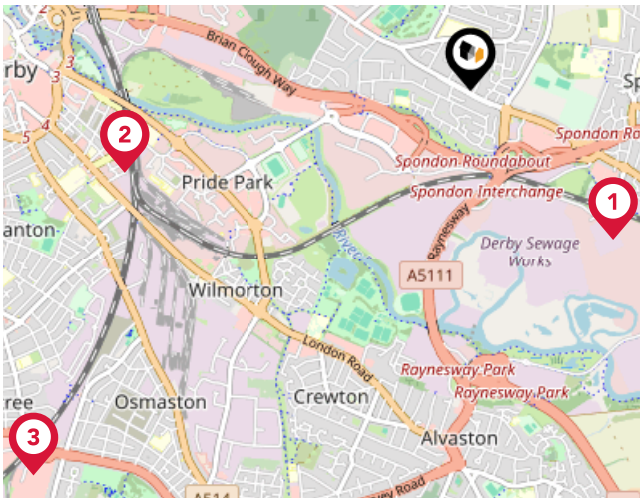


	Nursery	Primary	Secondary	College	Private
<p>1 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.63</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 Ofsted Rating: Good Pupils: 314 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



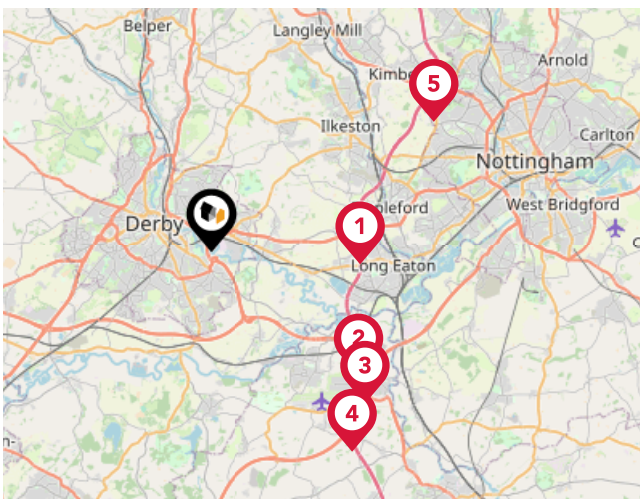
		Nursery	Primary	Secondary	College	Private
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:1.25	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.42	<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:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



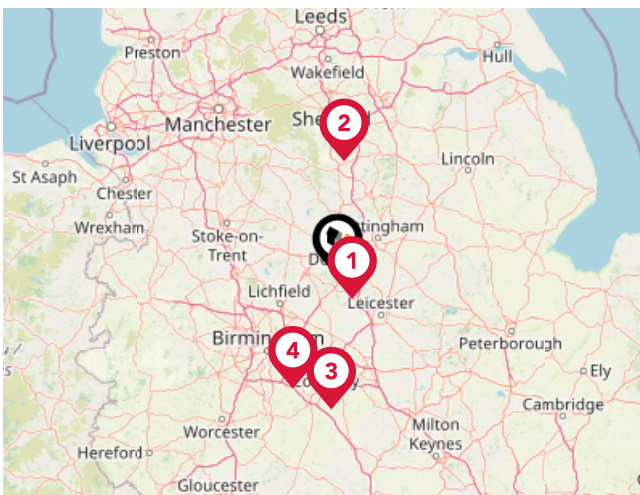
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.92 miles
2	Derby Rail Station	1.59 miles
3	Peartree Rail Station	2.6 miles



Trunk Roads/Motorways

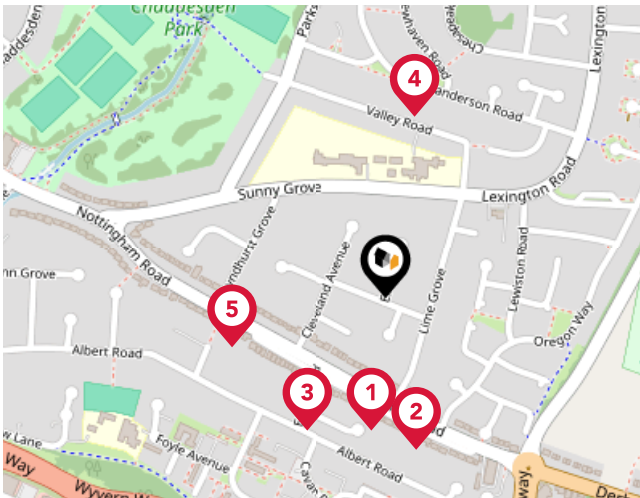
Pin	Name	Distance
1	M1 J25	5.3 miles
2	M1 J24A	6.87 miles
3	M1 J24	7.69 miles
4	M1 J23A	8.76 miles
5	M1 J26	9.2 miles



Airports/Helipads

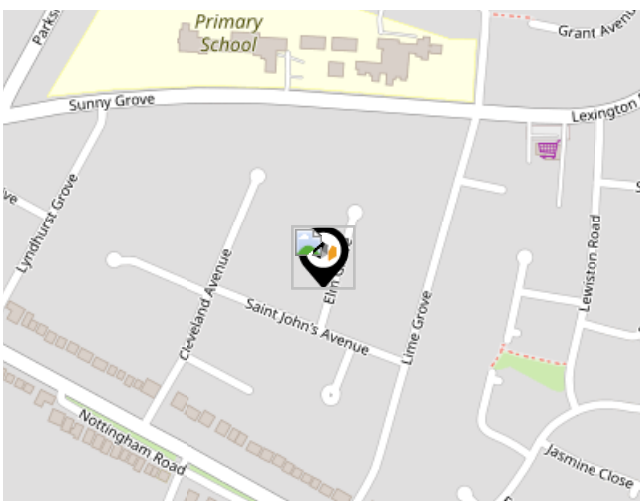
Pin	Name	Distance
1	East Midlands Airport	7.71 miles
2	Sheffield City Airport	32.82 miles
3	Coventry Airport	38.38 miles
4	Birmingham International Airport	34.85 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lime Grove	0.15 miles
2	Lime Grove	0.17 miles
3	Eden Road	0.17 miles
4	Newhaven Road	0.2 miles
5	Lyndhurst Grove	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.22 miles
2	Toton Lane Tram Stop	6.85 miles
3	Inham Road Tram Stop	7.3 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.

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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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