

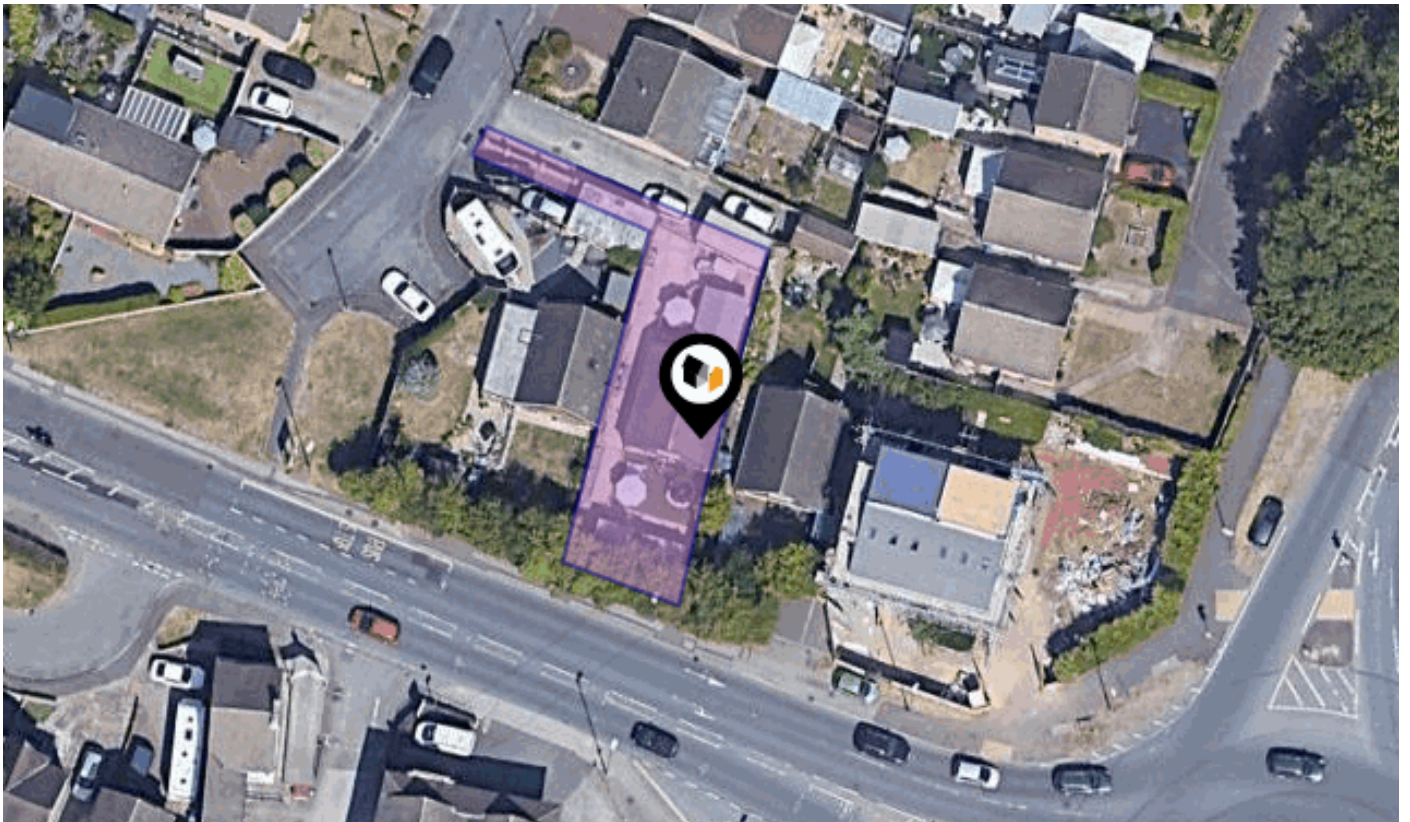


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23<sup>rd</sup> April 2024



## PINE CLOSE, CHADDESSEN, DERBY, DE21

### Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk





### Useful Information:

- > Spacious Three Bedroom Detached Home
- > Breakfast Kitchen With Utility Area
- > EPC Rating D, Traditional Construction
- > Council Tax Band C, Freehold
- > Driveway & Garage

### Property Description

Located in the popular area of Chaddesden, this spacious three-bedroom detached home offers a most generous open plan lounge diner, beautiful modern fitted kitchen/diner with utility area, ground floor bathroom and first floor W.C. With good sized garden areas to the front and rear, along with driveway and detached garage, viewing is a must!

Benefitting from uPVC double, gas central heating and air-conditioning, the accommodation in brief comprises: Entrance hall with useful store cupboard; spacious open lounge/diner with doors out to the enclosed rear garden and air-conditioning; modern fitted breakfast kitchen with integrated appliances and good sized utility area; superb modern fitted four piece ground floor family bathroom with high specification shower unit, jacuzzi bath and integrated sound system; first floor landing; generous master bedroom with air-conditioning; two further good sized first floor bedrooms and a first floor W.C with hand was basin.

Set back from the road on a good-sized private plot, the property offers an enclosed and low maintenance rear garden with artificial lawn, gravel beds and a timber summer house. To the front of the property is a neat low maintenance garden area with large timber summerhouse/workshop along with a driveway providing off road parking and giving access to the detached garage.

Ideally located to offer access to all local amenities including shops, schools, and public transport links within Chaddesden, Pine Close also offers excellent access to the A52/A50, M1, Nottingham and beyond.

### Room Measurement & Details

#### Entrance Hall:

Lounge Diner: (25'9" x 11'2") 7.85 x 3.40

Breakfast Kitchen/Utility: (14'7" x 8'4") 4.44 x 2.54

Ground Floor Bathroom: (10'11" x 7'9") 3.33 x 2.36

#### First Floor Landing:

Bedroom One: (14'4" x 11'0") 4.37 x 3.35

Bedroom Two: (10'5" x 7'7") 3.17 x 2.31

Bedroom Three: (11'3" x 6'11") 3.43 x 2.11

First Floor W.C: (4'6" x 3'5") 1.37 x 1.04

#### Outside:

Set back from the road on a good-sized private plot, the property offers an enclosed and low maintenance rear garden with artificial lawn, gravel beds and a timber summer house. To the front of the property is a neat low maintenance garden area with large timber summerhouse/workshop along with a driveway providing off road parking and giving access to the detached garage.



# Property Overview



## Property

Type:	Detached	Last Sold £/ft <sup>2</sup> :	£208
Bedrooms:	3	Tenure:	Freehold
Floor Area:	957 ft <sup>2</sup> / 89 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY125971		
UPRN:	100030348249		

## 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)

<b>15</b> mb/s	<b>67</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





# Gallery Photos



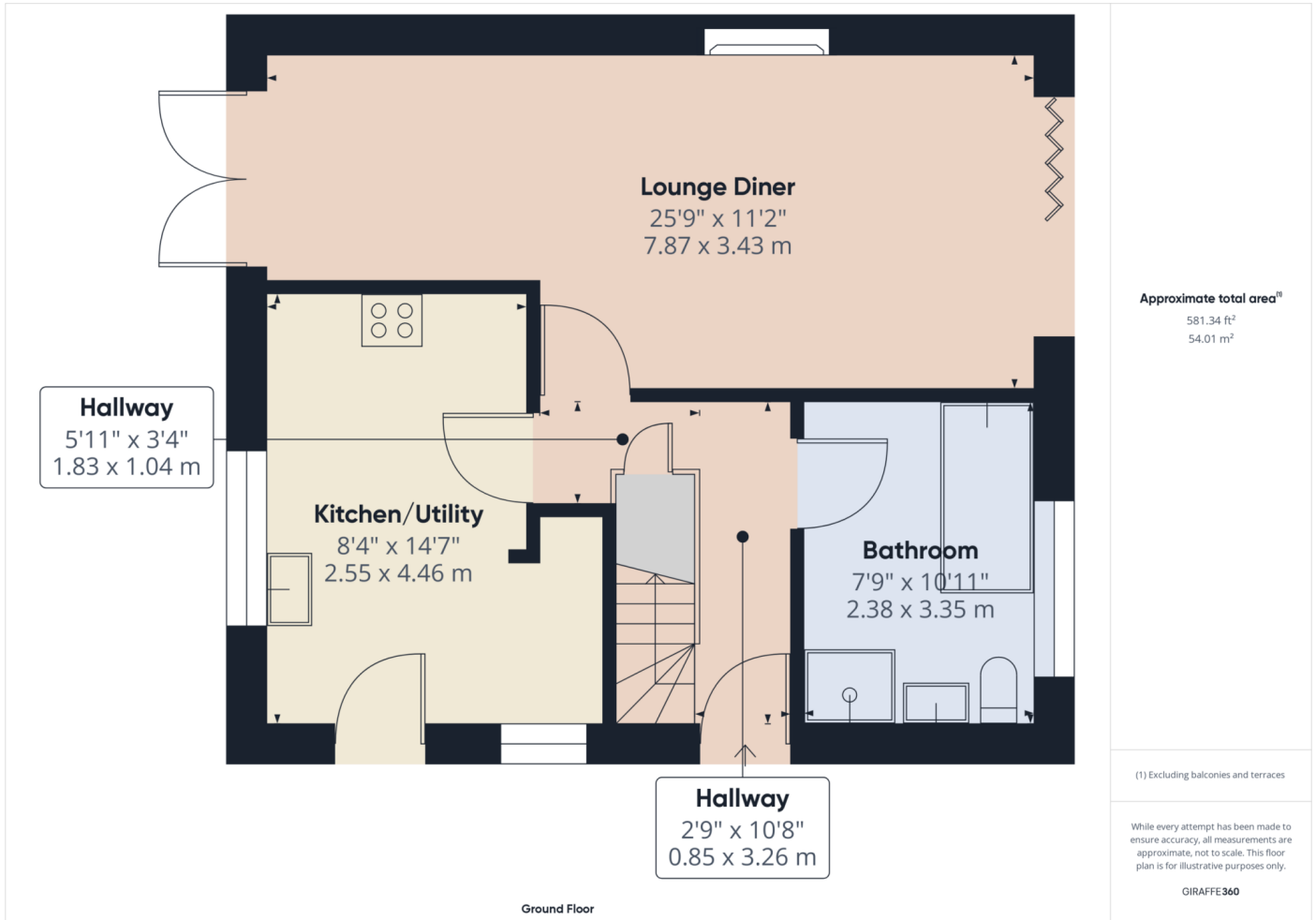




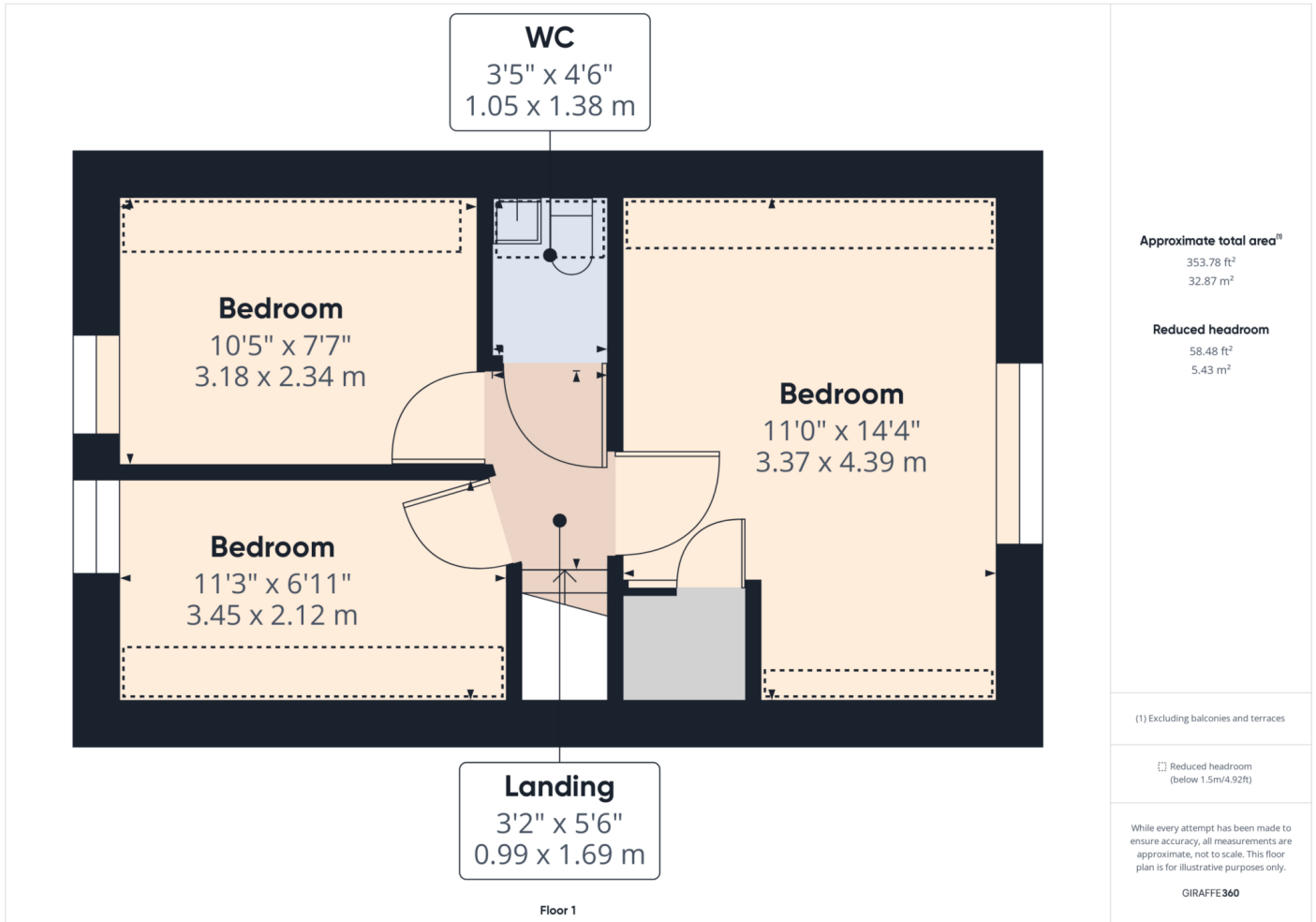




## PINE CLOSE, CHADDESSEN, DERBY, DE21



## PINE CLOSE, CHADDESSEN, DERBY, DE21



# Property EPC - Certificate



Pine Close, Chaddesden, DE21

Energy rating

**D**

Valid until 02.10.2026

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



# Property

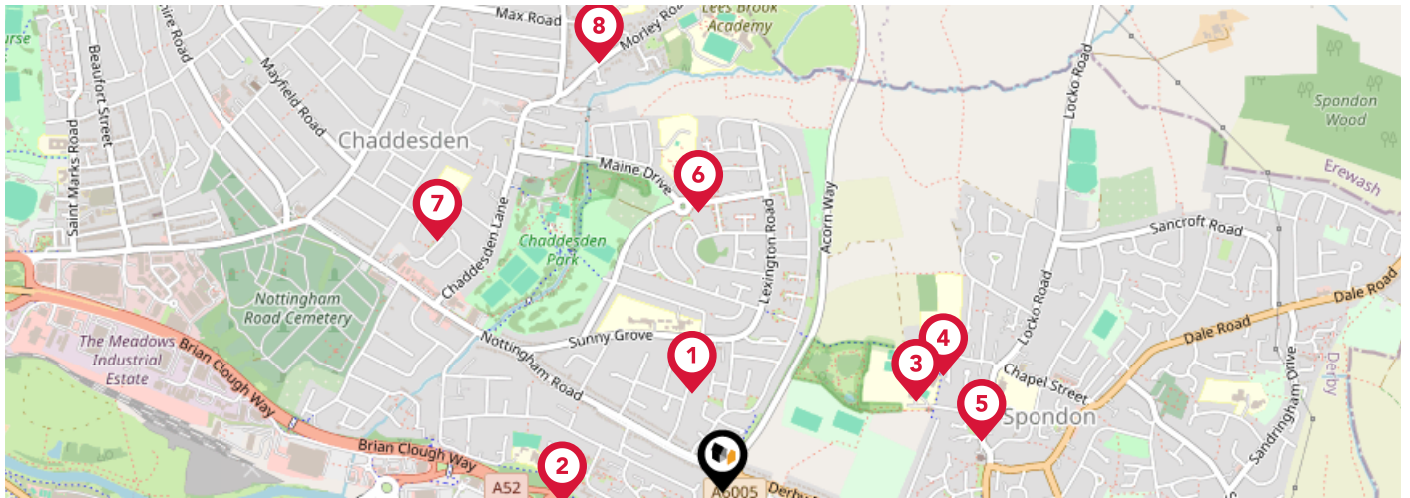
## EPC - Additional Data



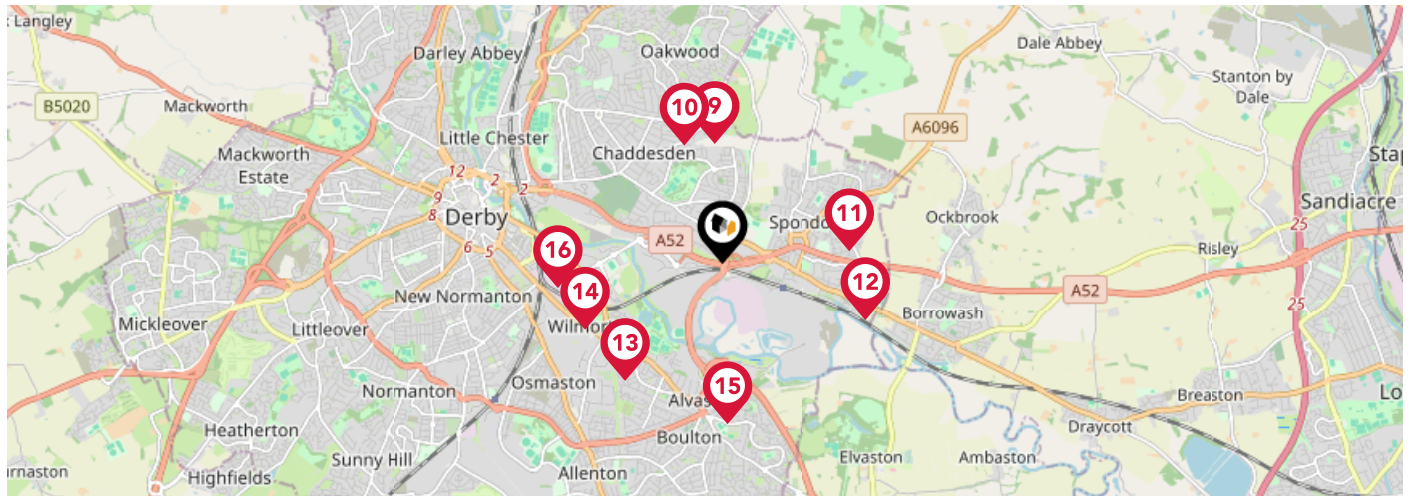
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	89 m <sup>2</sup>

# Area Schools



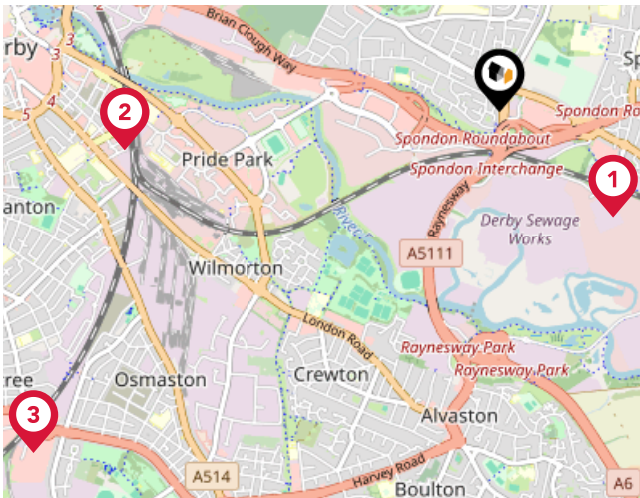
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Asterdale Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 680   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

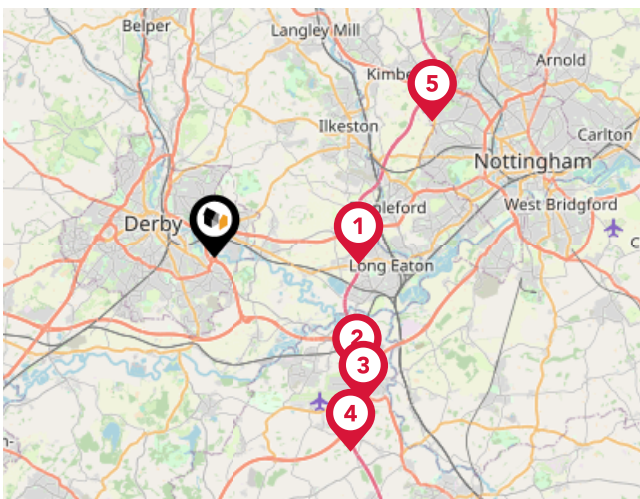


# Area Transport (National)



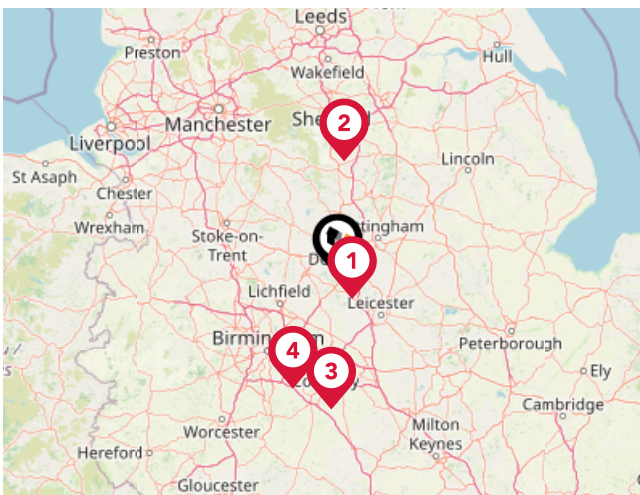
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.69 miles
2	Derby Rail Station	1.68 miles
3	Peartree Rail Station	2.58 miles



## Trunk Roads/Motorways

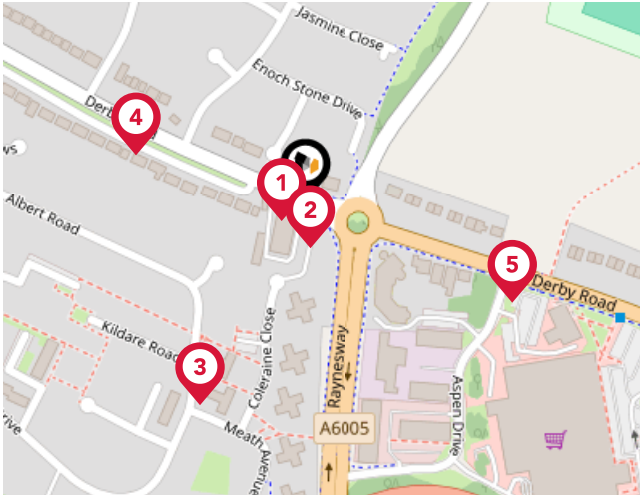
Pin	Name	Distance
1	M1 J25	5.16 miles
2	M1 J24A	6.64 miles
3	M1 J24	7.46 miles
4	M1 J23A	8.53 miles
5	M1 J26	9.19 miles



## Airports/Helipads

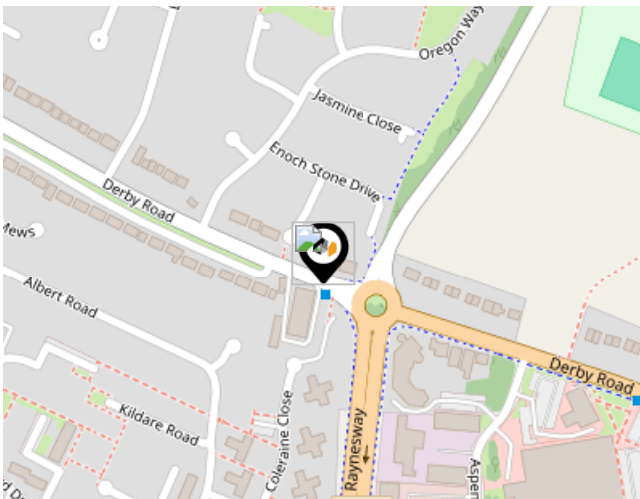
Pin	Name	Distance
1	East Midlands Airport	7.47 miles
2	Sheffield City Airport	33.01 miles
3	Coventry Airport	38.19 miles
4	Birmingham International Airport	34.72 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Raynesway	0.02 miles
2	Raynesway	0.03 miles
3	Meath Avenue	0.13 miles
4	Lime Grove	0.1 miles
5	Asda	0.13 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.45 miles
2	Toton Lane Tram Stop	6.71 miles
3	Inham Road Tram Stop	7.17 miles



## Hannells

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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

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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.





## 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

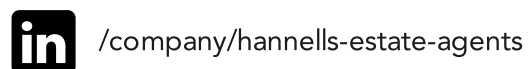
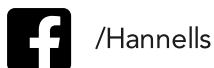


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

## 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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#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

