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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th April 2024



ENNIS CLOSE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Excellent First Time Buy/Family Home
- > Spacious Refitted Dining Kitchen With Integrated Appliances
- > Off-Road Parking, Three Useful Outhouses and Enclosed Rear Garden
- > Awaiting EPC Rating, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned and presented bay-fronted semi-detached home, ideal for the growing family or first time buyer and an early viewing is recommended to be appreciated. The property occupies an established cul-de-sac location being well situated for Chaddesden Park and Cherry Tree Schools.

The property benefits from gas fired central heating (via a combination central heating boiler), UPVC double glazing and briefly comprises:- reception hallway, bay-fronted lounge, spacious refitted dining kitchen with a range of of integrated and useful side Lobby/Store/Utility. To the first floor are three bedrooms (two double) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with off-road parking.

Ennis Close is well situated for Chaddesden Park and Cherry Tree School, Chaddesden Park, shops and transport links together with convenient access for Derby City Centre and further road links including the A52, M1 motorway and A38. As previously mentioned, an early viewing is absolutely essential to be appreciated.

Room Measurement & Details

Entrance Hallway:

Bay-Fronted Lounge: (14'0" x 14'0") 4.27 x 4.27

Dining Kitchen: (20'10" x 9'10") 6.35 x 3.00

Side Lobby: (17'0" x 10'1") 5.18 x 3.07

First Floor Landing:

Bedroom One: (14'0" x 8'1") 4.27 x 2.46

Bedroom Two: (11'0" x 10'0") 3.35 x 3.05

Bedroom Three: (9'1" x 7'0") 2.77 x 2.13

Bathroom: (6'0" x 5'1") 1.83 x 1.55

Outside:

There are gardens to both front and rear elevations, the front incorporates off-road parking. The property benefits from three outhouses for storage purposes one housing a WC. The rear garden is enclosed having a paved patio area with lawned area beyond.

Please Note: This property is Wimpey No-Fines Construction.



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.06 acres
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY537162
UPRN: 100030312369

Tenure: Freehold

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	41 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



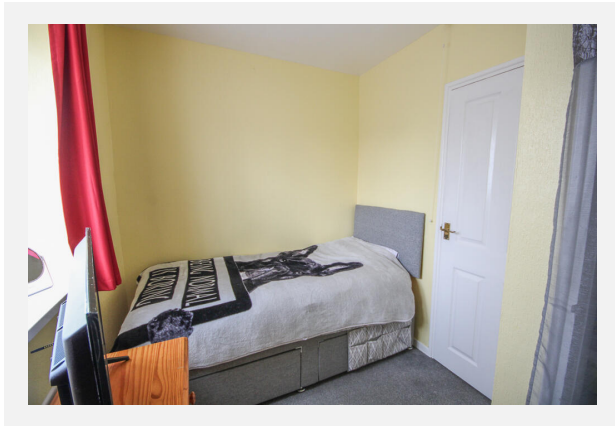
Satellite/Fibre TV Availability:



Gallery Photos



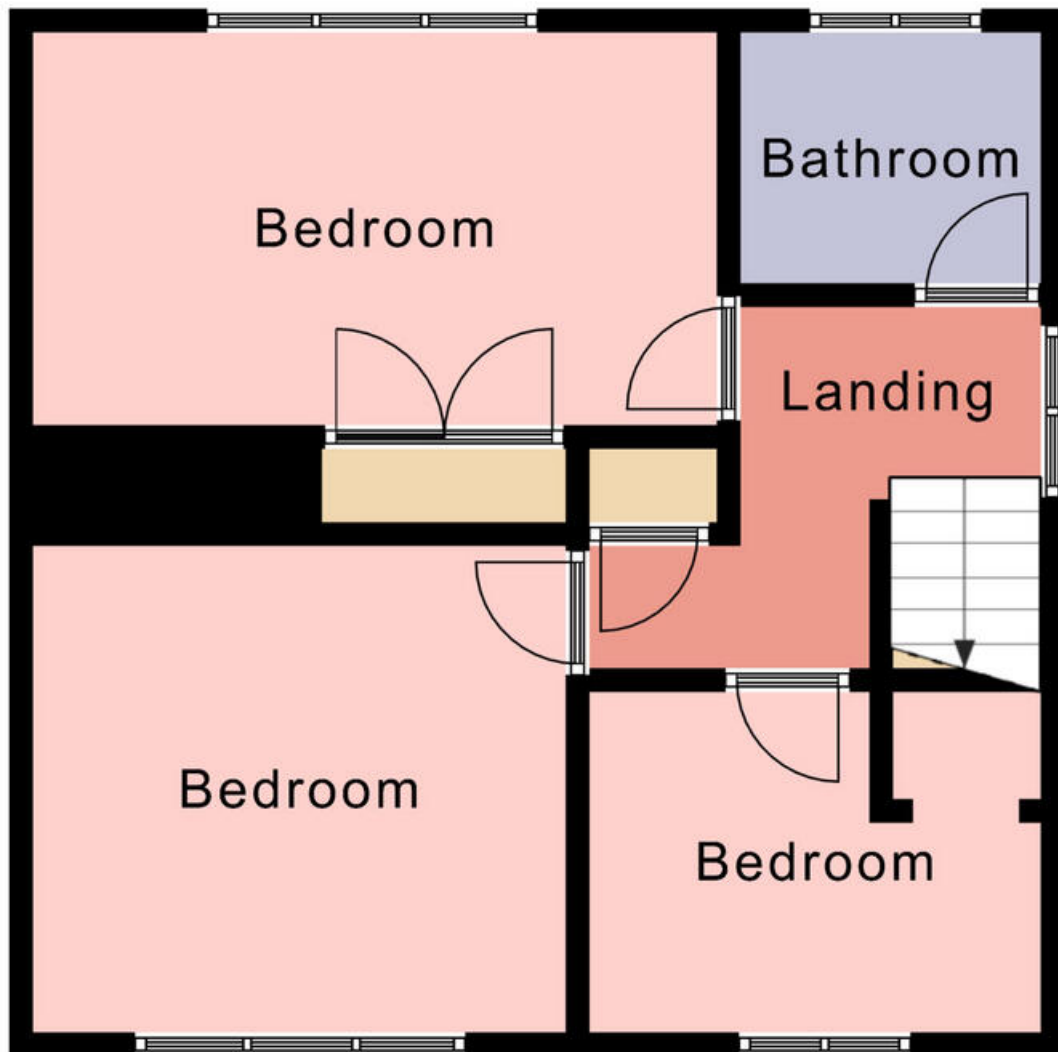
Gallery Photos



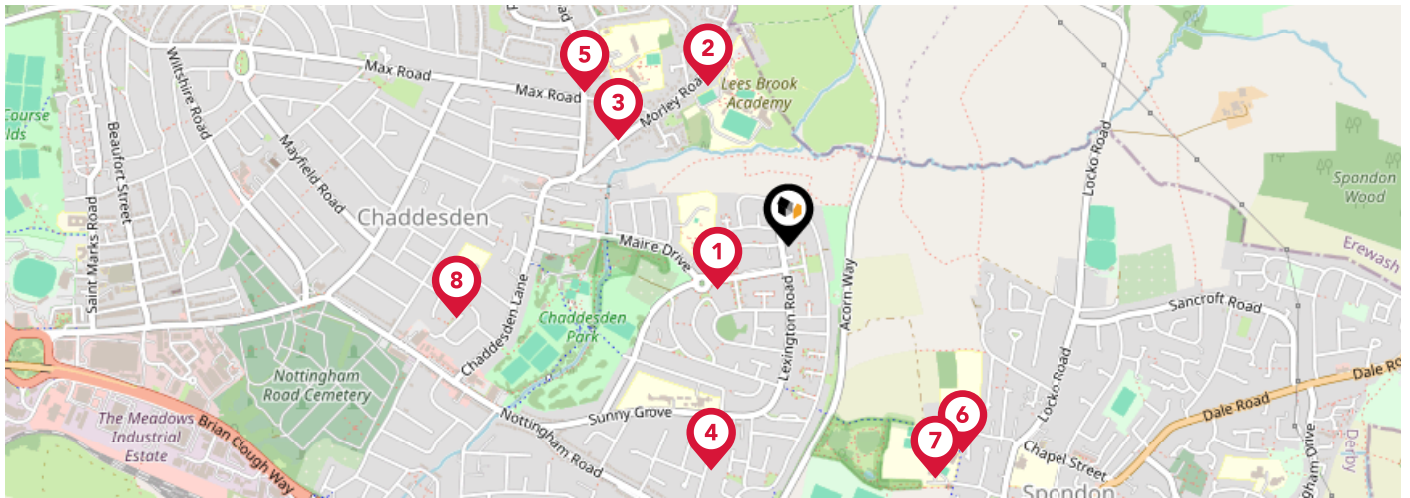
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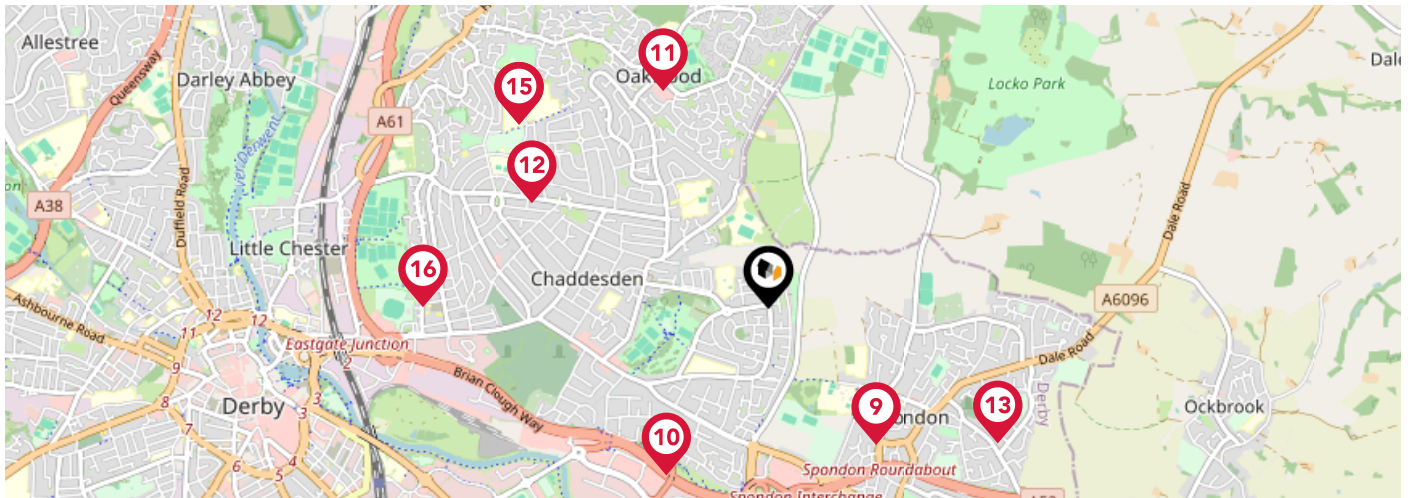
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Area Schools

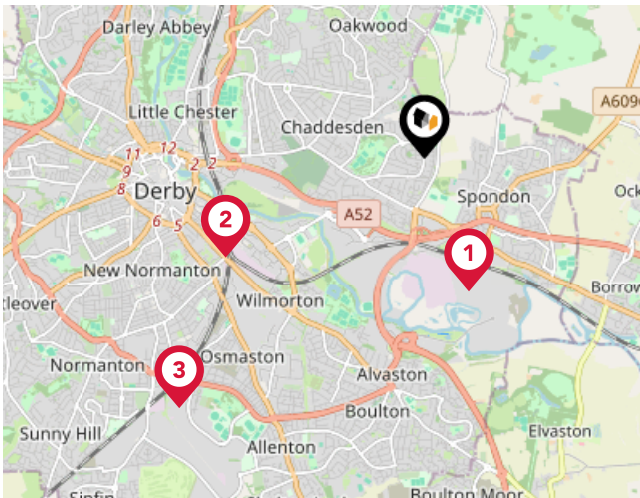


	Nursery	Primary	Secondary	College	Private
<p>1 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.57</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:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



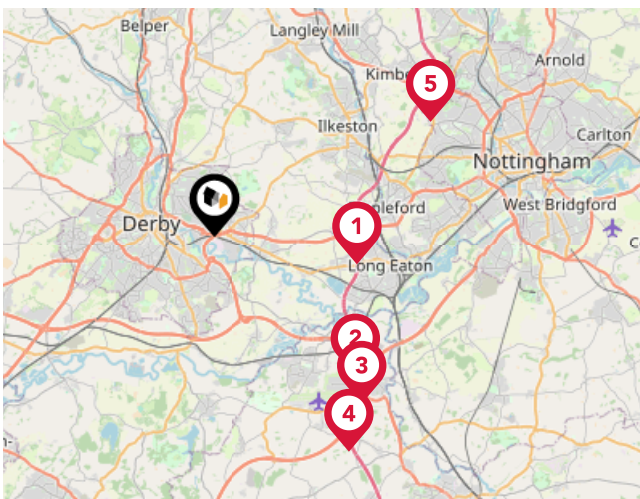
	Nursery	Primary	Secondary	College	Private
<p>9 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:1.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



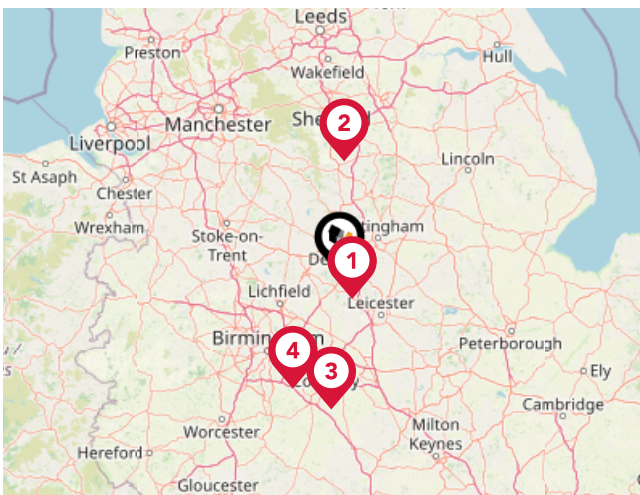
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.26 miles
2	Derby Rail Station	1.99 miles
3	Peartree Rail Station	3.14 miles



Trunk Roads/Motorways

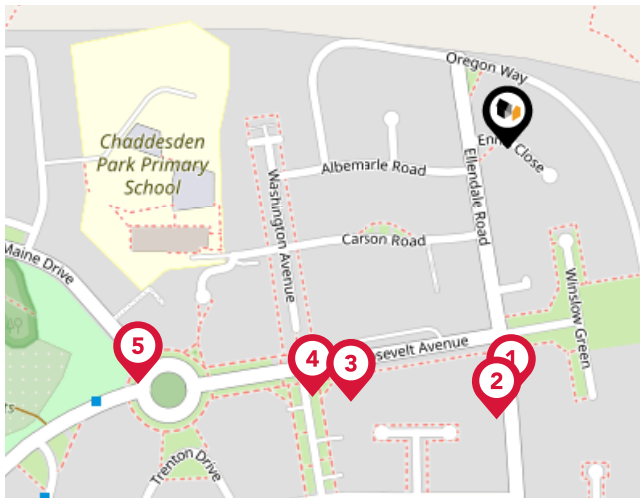
Pin	Name	Distance
1	M1 J25	5.14 miles
2	M1 J24A	7.05 miles
3	M1 J24	7.91 miles
4	M1 J23A	9.08 miles
5	M1 J26	8.74 miles



Airports/Helipads

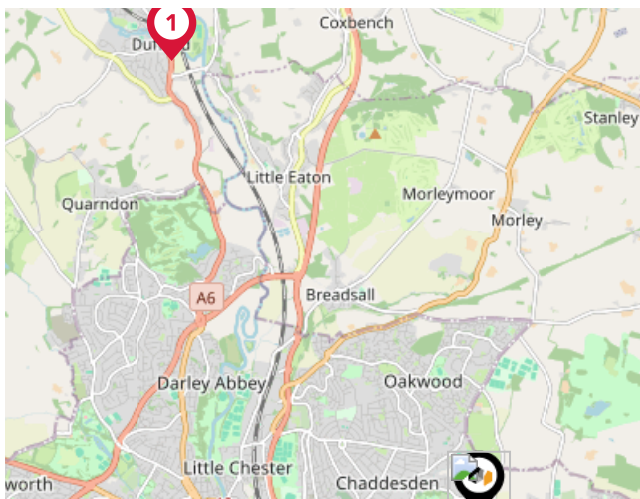
Pin	Name	Distance
1	East Midlands Airport	8.05 miles
2	Sheffield City Airport	32.28 miles
3	Coventry Airport	38.92 miles
4	Birmingham International Airport	35.43 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Winslow Green	0.14 miles
2	Winslow Green	0.15 miles
3	Roosevelt Avenue	0.17 miles
4	Roosevelt Avenue	0.18 miles
5	Trenton Green	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.89 miles
2	Toton Lane Tram Stop	6.65 miles
3	Inham Road Tram Stop	7.1 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

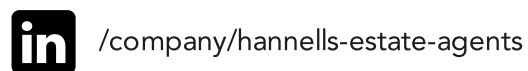
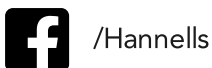


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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