

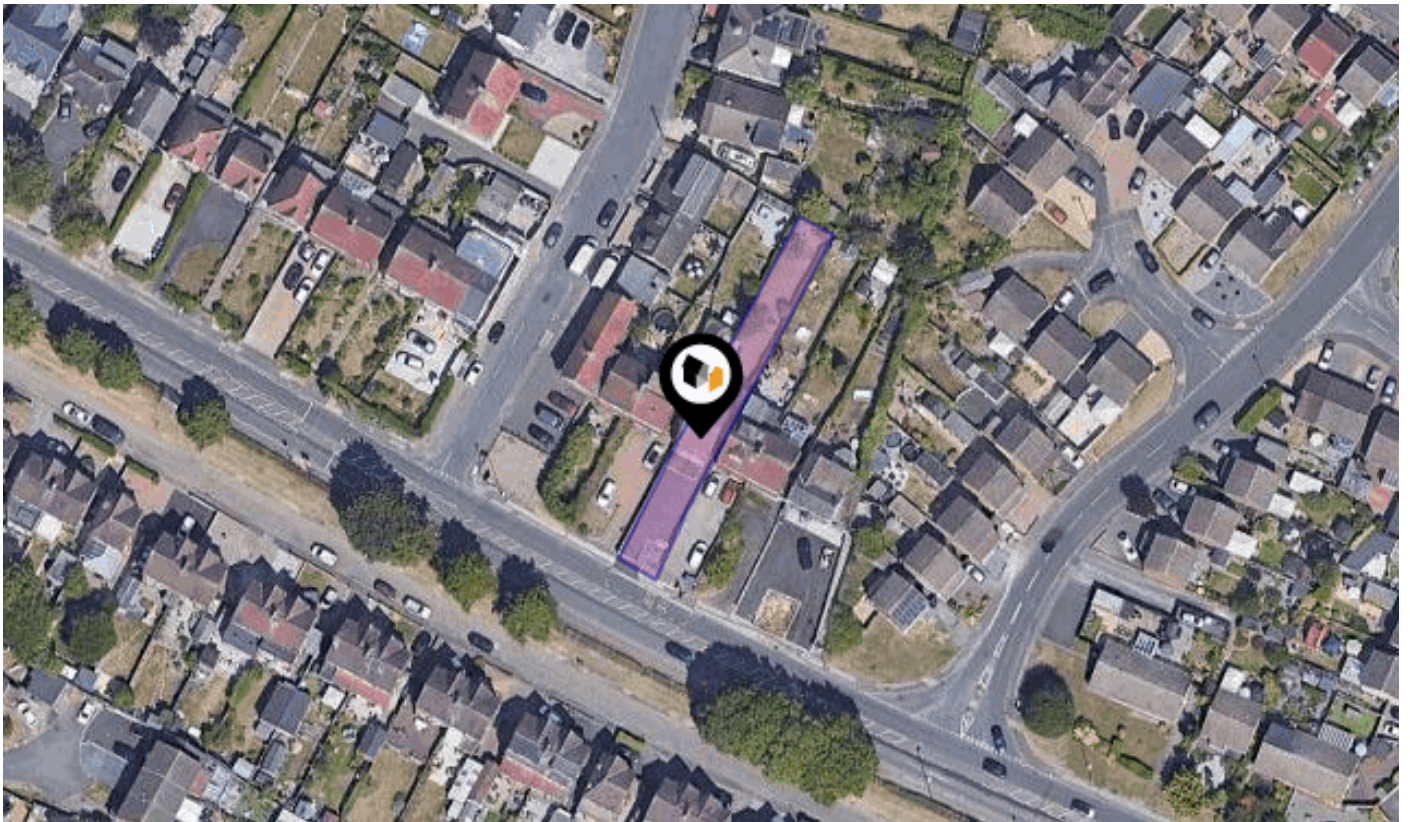


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



DERBY ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Bay Fronted Detached Home Set Back From Derby Road
- > Off-Road Parking For Several Vehicles
- > Mature And Established Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A well maintained bay-fronted detached home set back from Derby Road and offering ample off-road parking for several vehicles. The property benefits from a good size rear garden and has scope to extend subject to necessary planning permission.

The property is situated within the Cherry Tree area of Chaddesden and benefits from gas fired central heating, double glazing and briefly comprises:- good size reception hallway with useful understairs storage cupboard, spacious bay fronted lounge and opening through to a dining area. There is also the benefit of a fitted kitchen with in-built oven and hob. To the first floor, the landing provides access to three bedrooms (two double) and modern bathroom.

Outside, as previously mentioned the property is set back from Derby Road and provides ample off road parking for several vehicles. There is a tarmac driveway providing off road parking for a number of vehicles, whilst to the rear is a pleasant garden.

Derby Road is well situated and is within walking distance for local amenities including shops, schools and transport links, together with easy access for Derby City Centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Detail

Reception Hallway:

Spacious Lounge: (18'2" x 10'3") 5.54 x 3.12

Dining Room: (10'0" x 8'10") 3.05 x 2.69

Fitted Kitchen: (10'1" x 6'8") 3.07 x 2.03

First Floor Landing:

Bedroom One: (10'9" x 10'4") 3.28 x 3.15

Bedroom One: (13'5" x 8'10") 4.09 x 2.69

Bedroom Three: (7'4" x 6'9") 2.24 x 2.06

Modern Bathroom: (7'2" x 6'9") 2.18 x 2.06

Outside:

The property is set back from Derby Road and is approached via a driveway providing off road parking for a number of vehicles. There is also the benefit of two raised flower beds. Gated access to the side elevation leads in-turn to the enclosed and good size rear garden being mainly laid to lawn. Attached outhouse.

Property Overview



Property

Type: Detached
Bedrooms: 3
Floor Area: 871 ft² / 81 m²
Plot Area: 0.1 acres
Council Tax : Band C
Annual Estimate: £1,873
Title Number: DY21101
UPRN: 100030308448

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

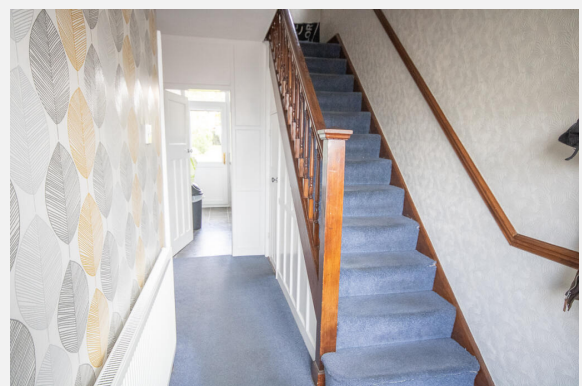
15 mb/s	80 mb/s	1000 mb/s

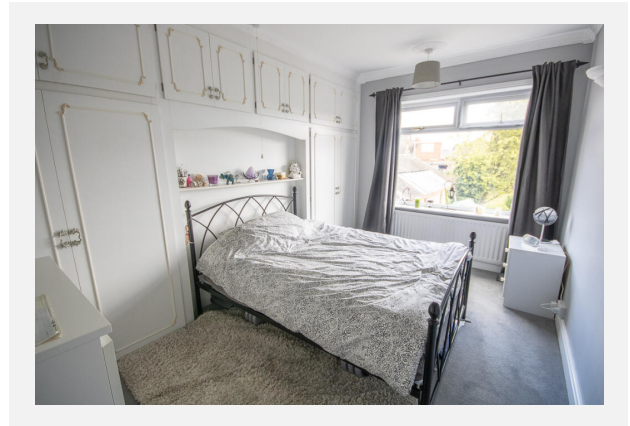
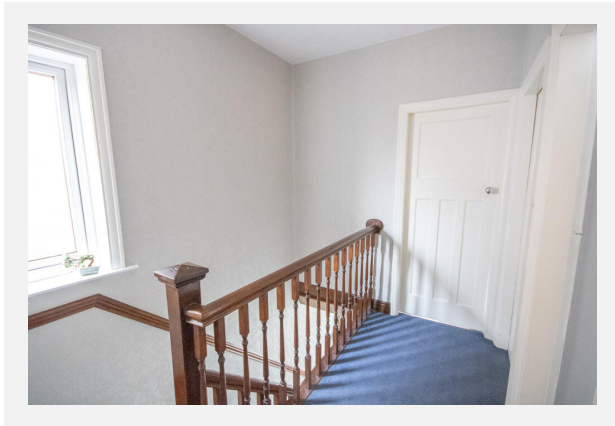
Mobile Coverage:
(based on calls indoors)

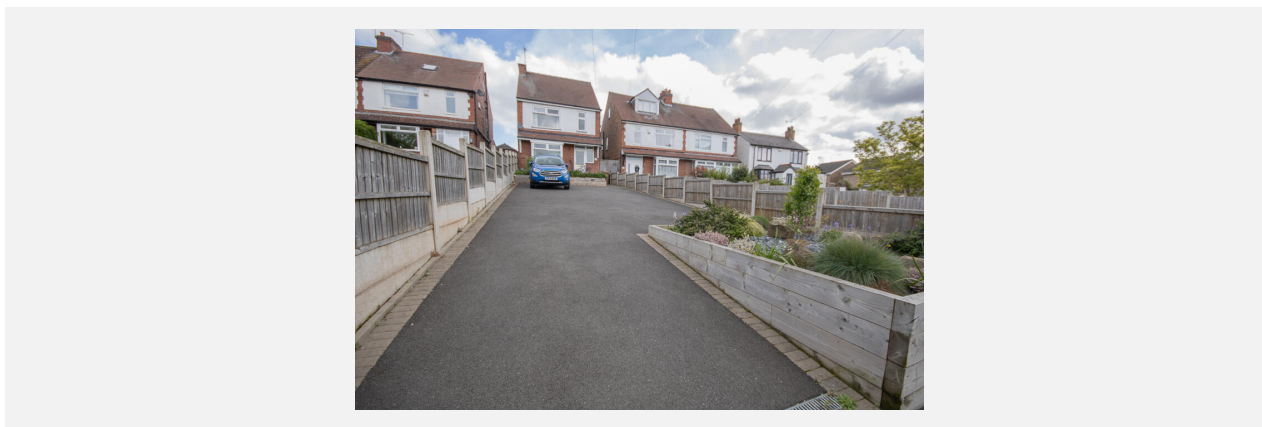


Satellite/Fibre TV Availability:

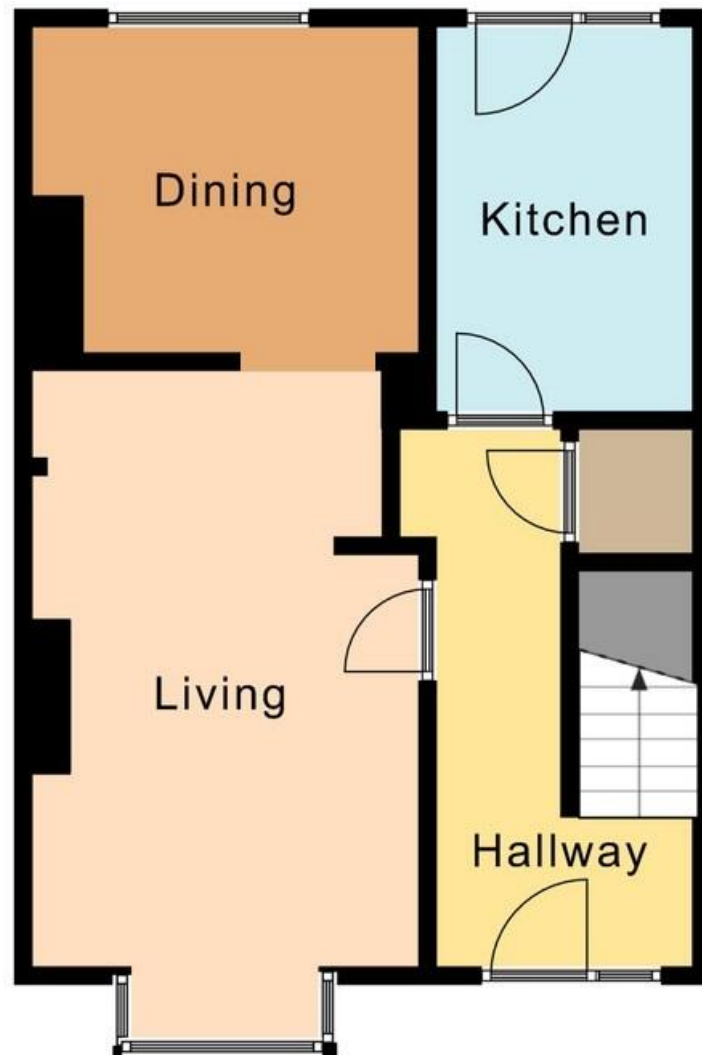




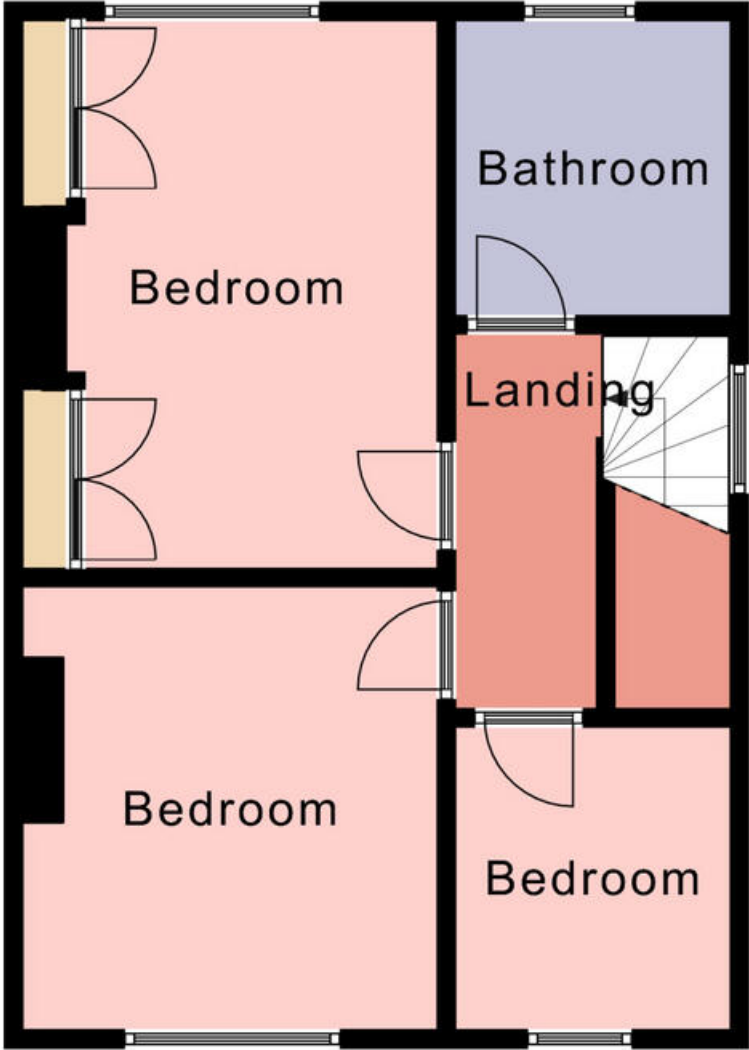




DERBY ROAD, CHADDESDEN, DERBY, DE21



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Property EPC - Certificate



Energy rating

D

Valid until 02.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

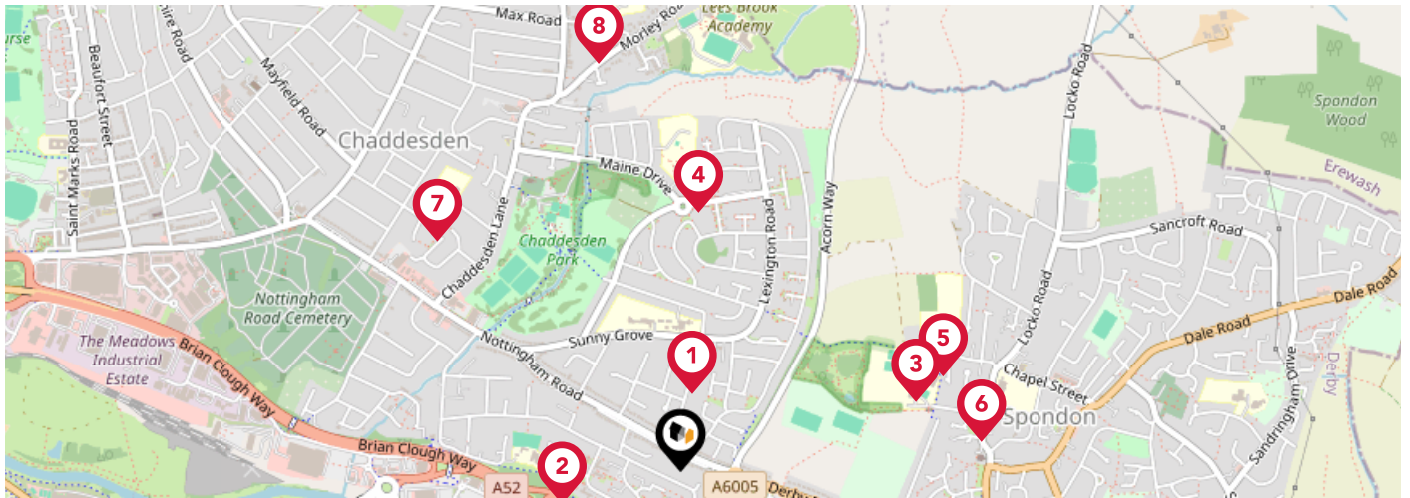
EPC - Additional Data



Additional EPC Data

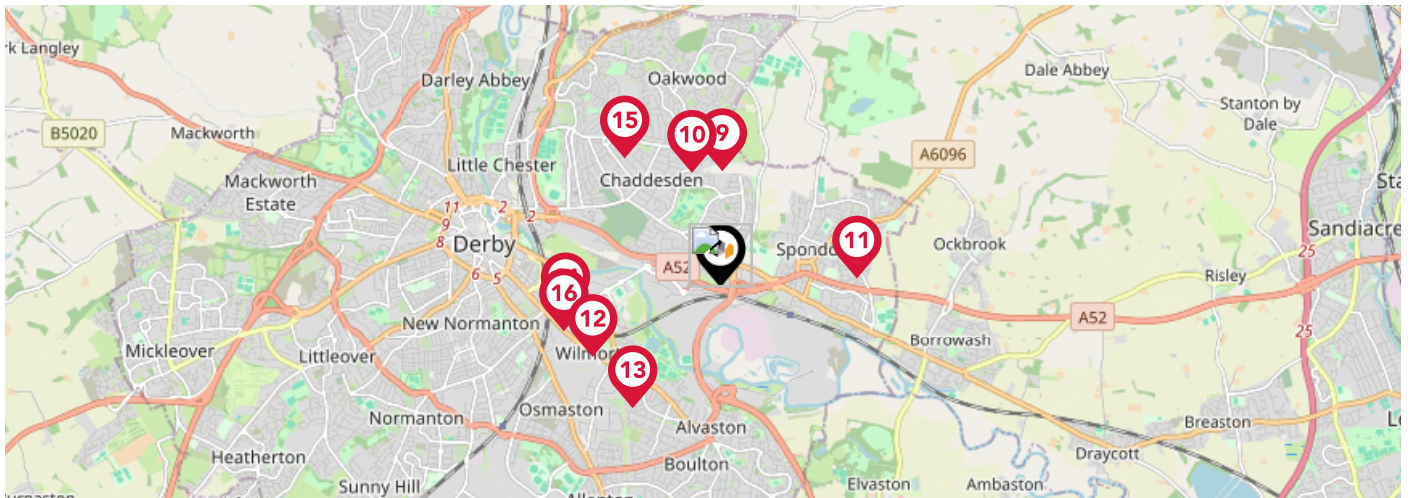
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	81 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.18</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:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 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>6 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 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"/>
<p>8 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.03	<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:1.05	<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:1.22	<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:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.44	<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:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

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