

Hannells
A Moving Experience

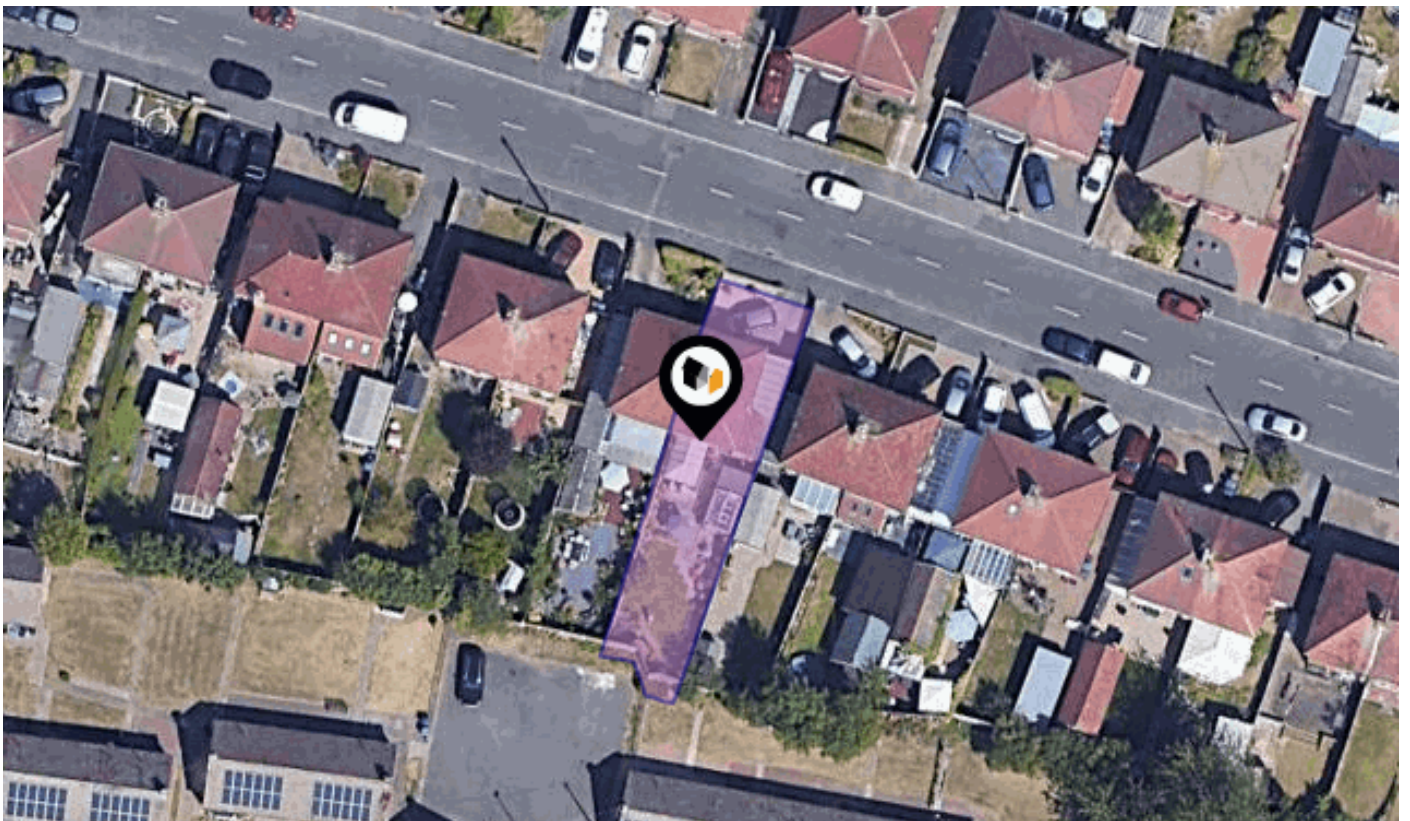


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



MARJORIE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented And Extended Bay-Fronted Home
- > Early Viewing Recommended
- > Pleasant South-Facing Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended of this attractive bay-fronted semi-detached home occupying a popular location and would be ideal for the first time buyer or growing family. The property benefits from an attractive open plan through lounge/dining room and refitted kitchen, off-road parking and pleasant rear garden.

The property is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, open plan lounge/dining room, extended kitchen and conservatory. To the first floor are three bedrooms (two double) and shower room with a three piece suite. Outside, there is off-road parking and a pleasant and enclosed rear garden.

Marjorie Road is an established residential location ideally located for local schools, shops and transport links together with convenient access for Derby City Centre and major road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Early viewing is recommended.

Room Measurement & Details

Reception Hallway:

Spacious Through Lounge/Dining Room: (25'10" x 10'0") 7.87 x 3.05

Conservatory: (11'1" x 8'0") 3.38 x 2.44

Extended Kitchen: (10'0" x 9'1") 3.05 x 2.77

First Floor Landing:

Bedroom One: (13'1" x 10'0") 3.99 x 3.05

Bedroom Two: (10'10" x 9'0") 3.30 x 2.74

Bedroom Three: (7'11" x 7'0") 2.41 x 2.13

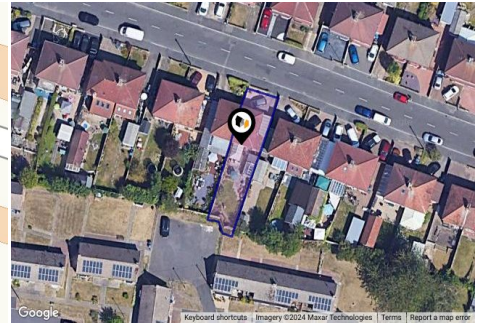
Bathroom: (10'0" x 5'1") 3.05 x 1.55

Outside:

Off-road parking is provided to the front elevation. There are double timber gates to the side elevation having a covered storage area and having light and power. There is a pleasant and south-facing rear garden having a paved patio area incorporating a lawned area beyond with flowers and shrubs, greenhouse, garden shed and cold water tap.

Please Note:

"Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells".



Property

Type:	Semi-Detached	Last Sold £/ft²:	£133
Bedrooms:	3	Tenure:	Freehold
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY33128		
UPRN:	100030335673		

Local Area

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

Satellite/Fibre TV Availability:



Gallery Photos

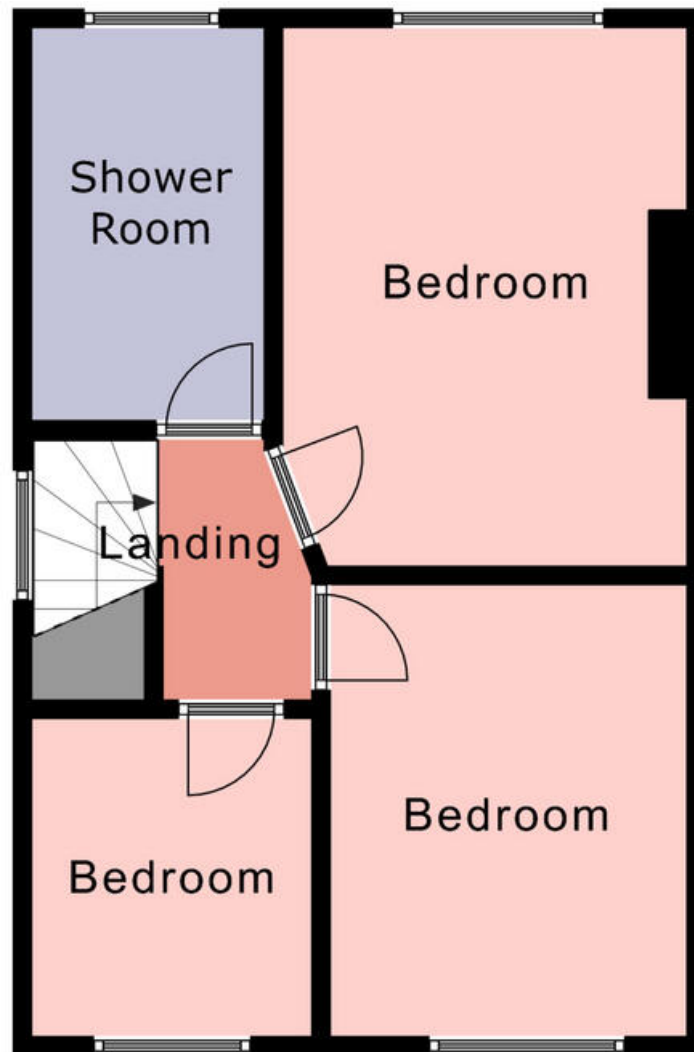




MARJORIE ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Energy rating

D

Valid until 08.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #bcbd22; color: white; padding: 5px; display: inline-block;"> 80 C </div>
55-68	D	<div style="background-color: #ffc107; color: white; padding: 5px; display: inline-block;"> 60 D </div>	
39-54	E		
21-38	F		
1-20	G		

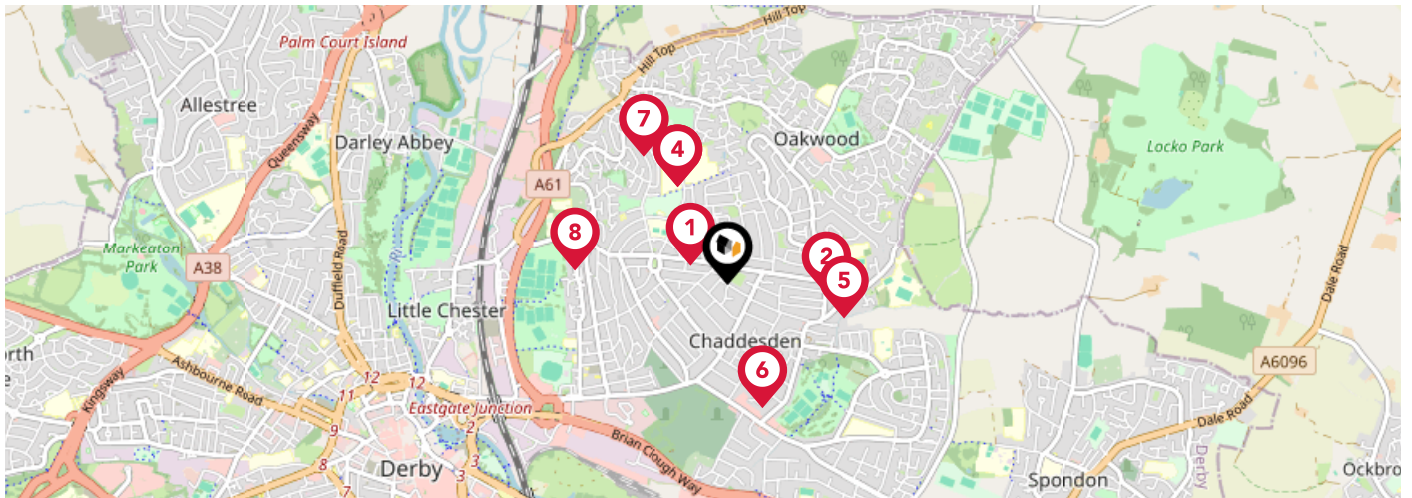
Property

EPC - Additional Data

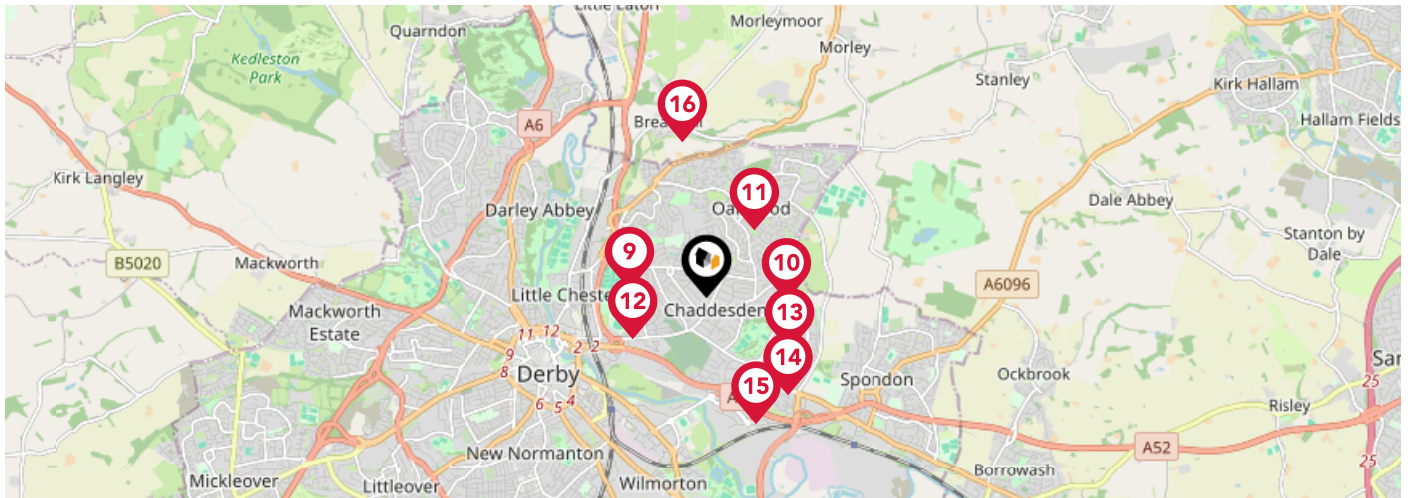


Additional EPC Data

Property Type:	Semi-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:	Very poor
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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 67% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	89 m ²

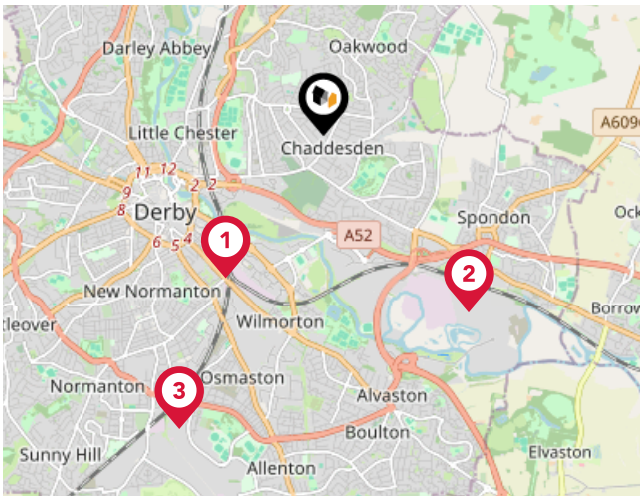


		Nursery	Primary	Secondary	College	Private
1	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



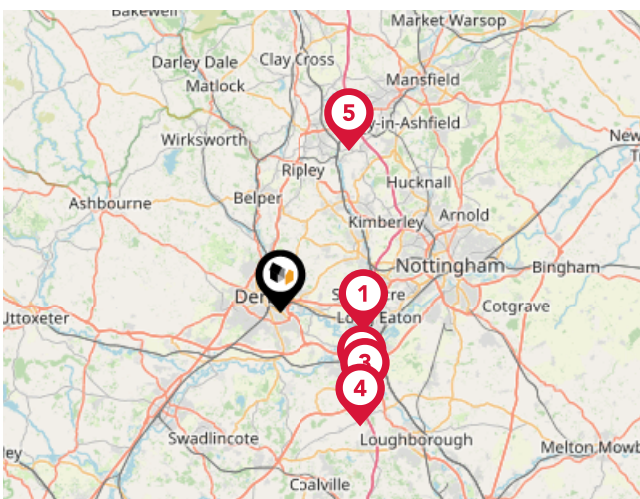
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	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



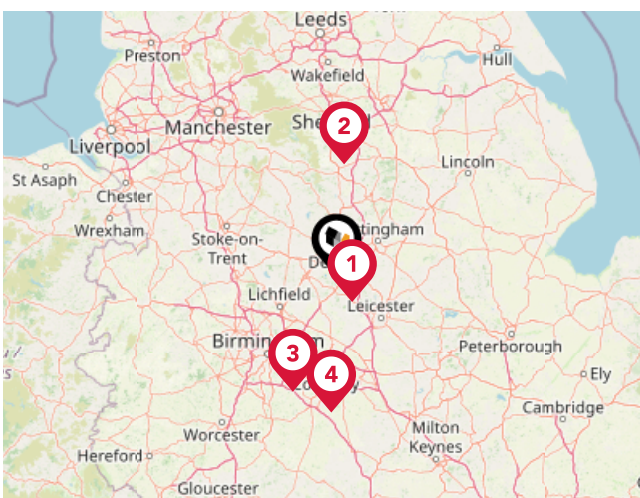
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.56 miles
2	Spondon Rail Station	2.05 miles
3	Peartree Rail Station	2.93 miles



Trunk Roads/Motorways

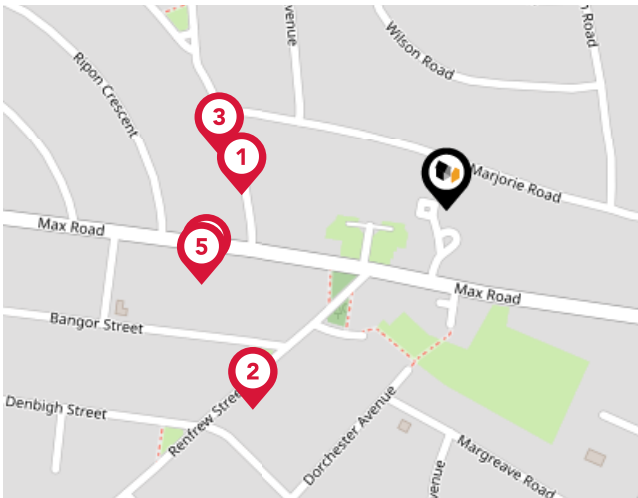
Pin	Name	Distance
1	M1 J25	6.1 miles
2	M1 J24A	7.96 miles
3	M1 J24	8.8 miles
4	M1 J23A	9.89 miles
5	M1 J28	12.53 miles



Airports/HELIPADS

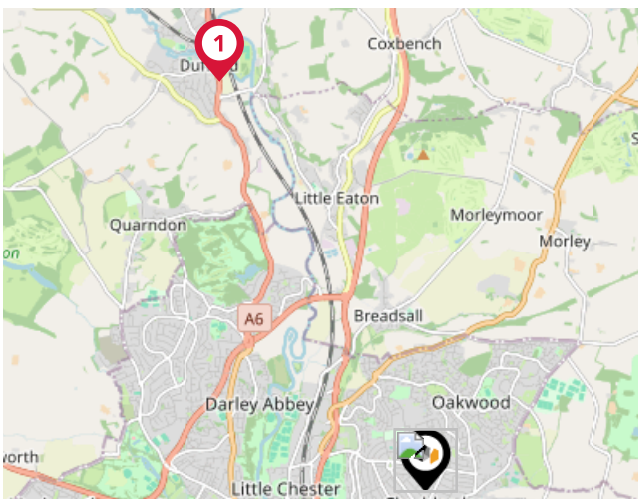
Pin	Name	Distance
1	East Midlands Airport	8.83 miles
2	Sheffield City Airport	31.95 miles
3	Birmingham International Airport	35.47 miles
4	Coventry Airport	39.26 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Marjorie Road	0.11 miles
2	Bangor Street	0.15 miles
3	Marjorie Road	0.13 miles
4	Worcester Crescent	0.14 miles
5	Worcester Crescent	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.1 miles
2	Toton Lane Tram Stop	7.59 miles
3	Inham Road Tram Stop	8.03 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

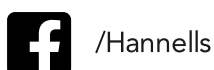


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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