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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



CONEYGREY CLOSE, BREADSALL, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Outstanding And Stunningly Well Presented Family Home
- > Early Viewing Absolutely Essential
- > Four Bedrooms, Master Bedroom With En-Suite
- > EPC Rating B, Standard Construction
- > Council Tax Band E, Freehold

Property Description

**** PREMIER PROPERTY **** This simply outstanding, stunningly presented and contemporary four bedroomed detached home is located in a sought-after development built approximately two years ago. Offering a particularly high specification, and most stylish modern fitted living/dining kitchen, master bedroom with en-suite, and a number of other high specification touches - viewing is a must to fully appreciate the size and standard of the accommodation on offer.

The property benefits from from UPVC double glazing, gas fired central heating and and briefly comprises:- reception hallway, spacious lounge, stylish fitted living/dining kitchen with French doors to the rear garden, cloakroom with WC and utility room. To the first floor the landing provides access to four bedrooms, master bedroom with en-suite shower room and family bathroom. Outside, a driveway provides off-road parking together with a brick built garage and pleasant gardens to both front and rear elevations.

Coneygrey Close is conveniently situated for local amenities together with excellent road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport. Early viewing is absolutely essential to be appreciated.

Room Measurement & Details

Entrance Hall: (8'2" x 6'7") 2.49 x 2.01

Cloaks/WC: (4'0" x 5'8") 1.22 x 1.73

Living Room: (16'4" x 11'8") 4.98 x 3.56

Open Plan Living/Dining Kitchen: (12'8" x 24'11") 3.86 x 7.59

Utility Room: (6'5" x 5'7") 1.96 x 1.70

First Floor Landing: (6'3" x 10'0") 1.90 x 3.05

Master Bedroom: (13'8" x 11'8") 4.17 x 3.56

En-Suite Shower Room: (3'11" x 8'2") 1.19 x 2.49

Bedroom Two: (13'2" x 8'5") 4.01 x 2.57

Bedroom Three: (10'10" x 9'5") 3.30 x 2.87

Bedroom Four: (7'4" x 8'10") 2.24 x 2.69

Family Bathroom: (10'6" x 5'9") 3.20 x 1.75

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

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£278
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.08 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,576		
Title Number:	DY566047		
UPRN:	10071160741		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

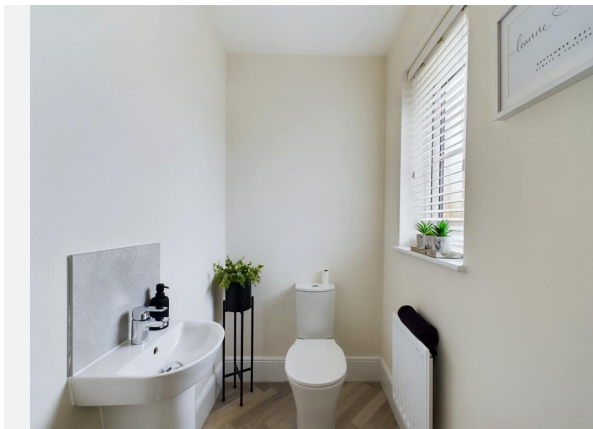


Satellite/Fibre TV Availability:



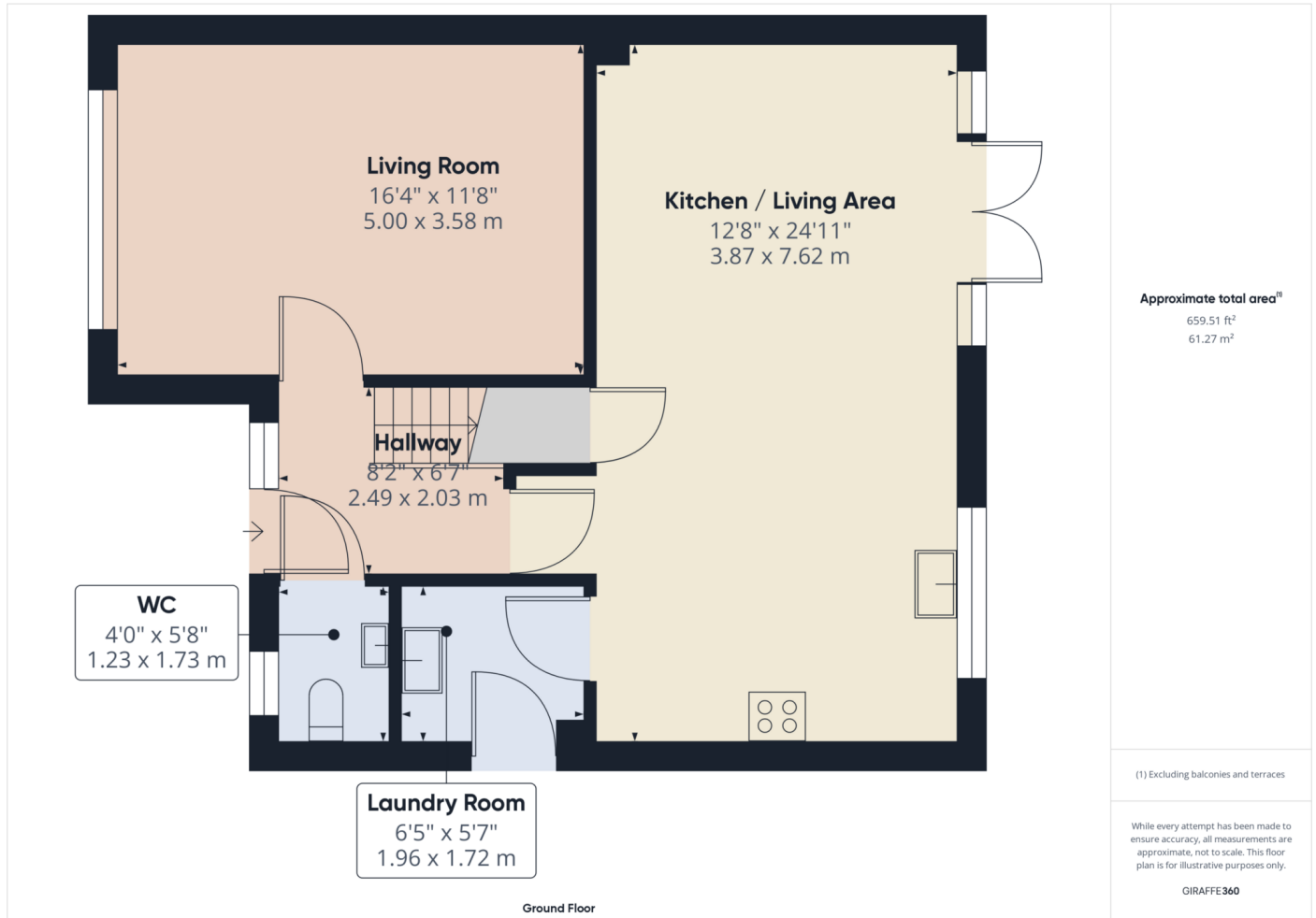
Gallery Photos



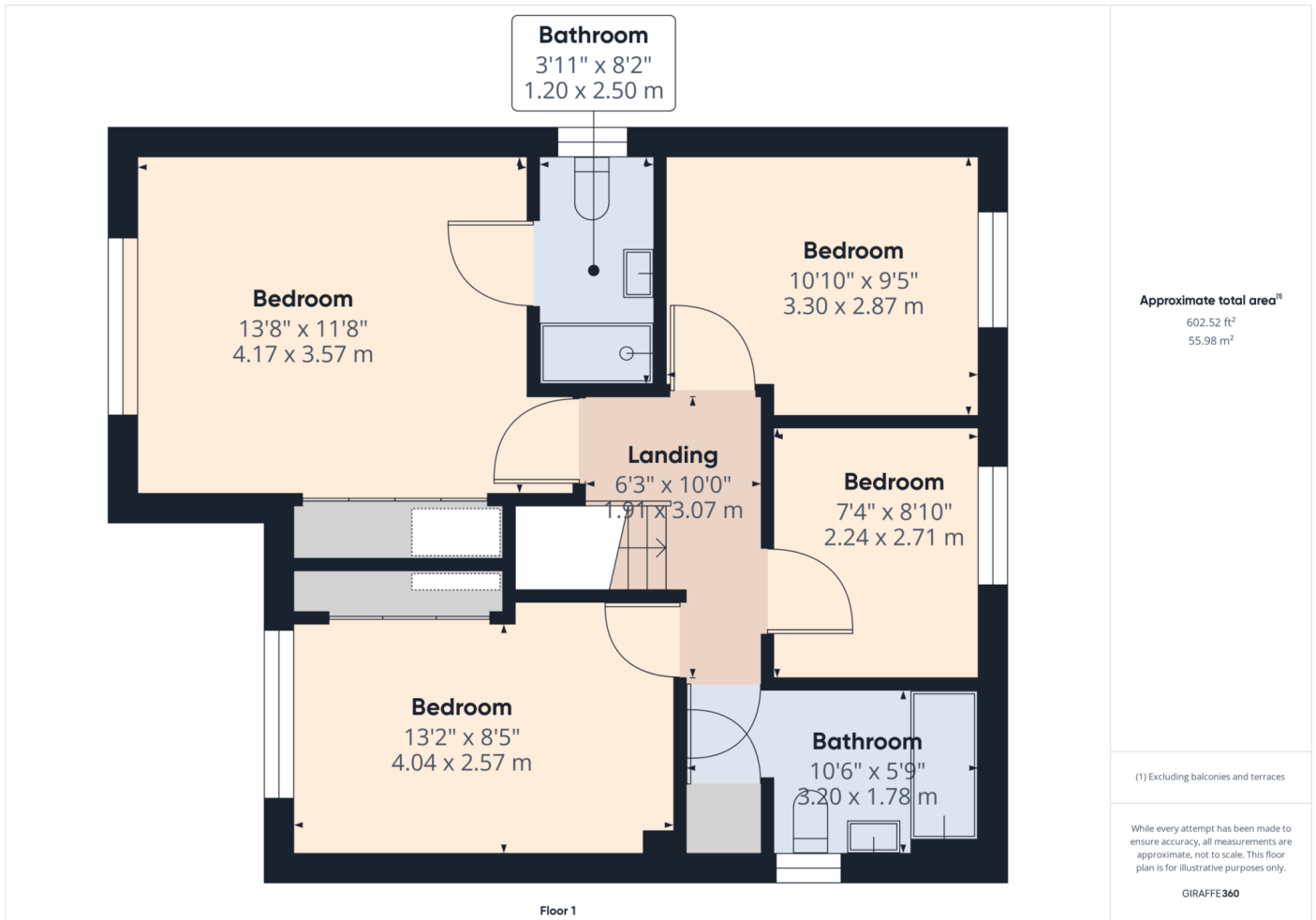




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Property EPC - Certificate



DE21

Energy rating

B

Valid until 20.07.2032

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

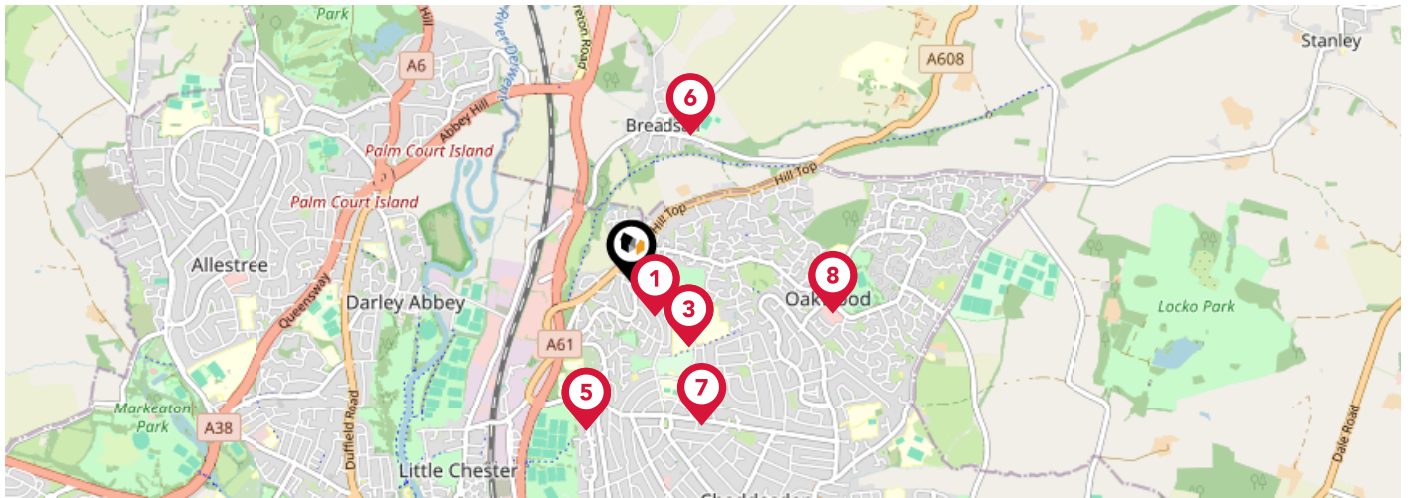
Property

EPC - Additional Data

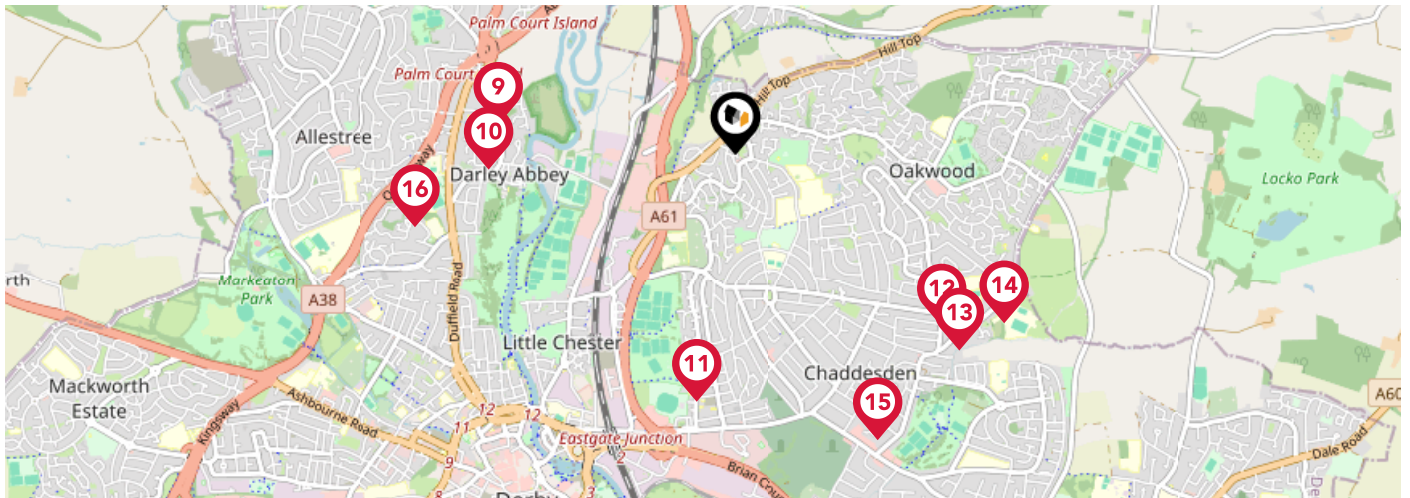


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m ² ·K
Total Floor Area:	128 m ²

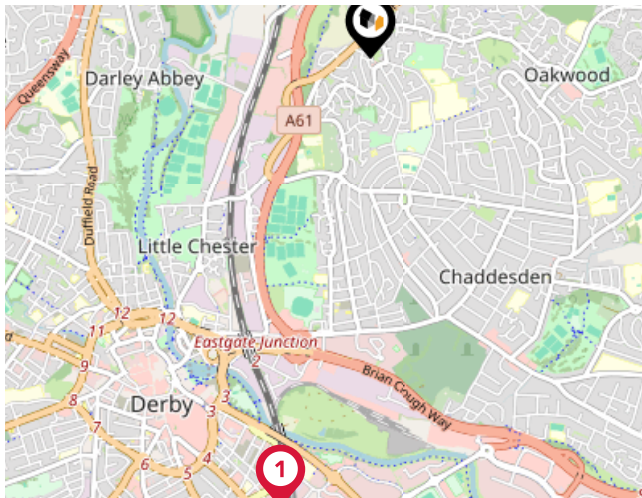


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



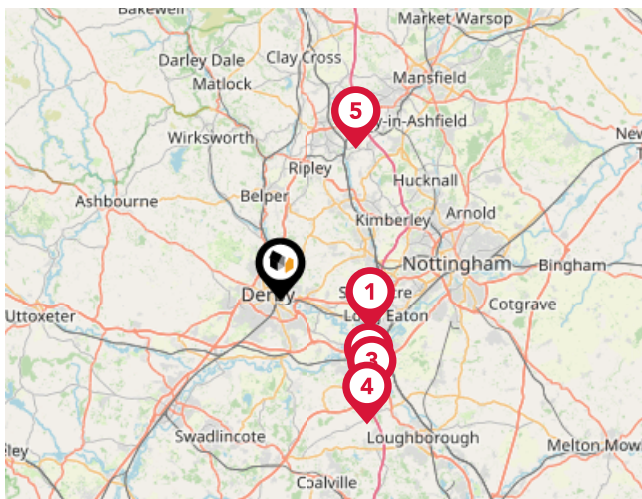
		Nursery	Primary	Secondary	College	Private
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance: 1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 444 Distance: 1.1	<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: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Benedict, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1329 Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



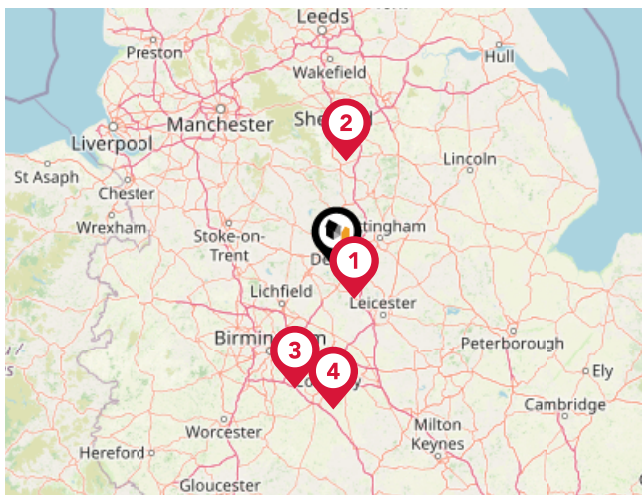
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.04 miles
2	Duffield Rail Station	3.25 miles
3	Spondon Rail Station	2.91 miles



Trunk Roads/Motorways

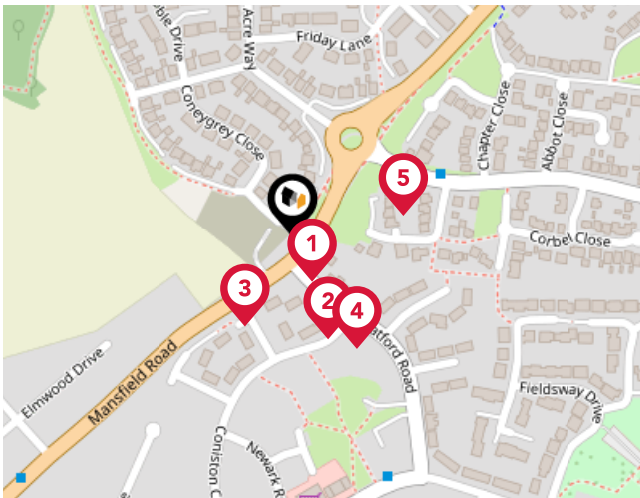
Pin	Name	Distance
1	M1 J25	6.76 miles
2	M1 J24A	8.81 miles
3	M1 J24	9.66 miles
4	M1 J23A	10.76 miles
5	M1 J28	12.07 miles



Airports/Helipads

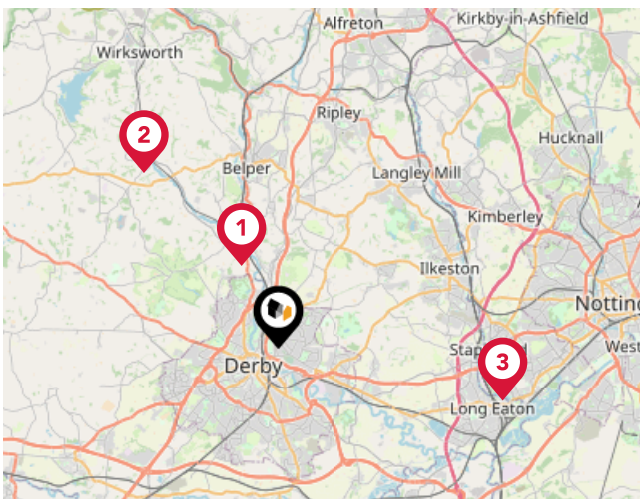
Pin	Name	Distance
1	East Midlands Airport	9.7 miles
2	Sheffield City Airport	31.27 miles
3	Birmingham International Airport	35.99 miles
4	Coventry Airport	39.97 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stratford Road	0.03 miles
2	Coniston Crescent	0.06 miles
3	Stratford Road	0.06 miles
4	Coniston Crescent	0.07 miles
5	Lychgate Close	0.06 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.24 miles
2	Idridgehay (Ecclesbourne Valley Railway)	7.89 miles
3	Toton Lane Tram Stop	8.2 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.



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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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