



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Three Bedroomed Detached Home
- > South-Facing Rear Garden
- > Off-Road Parking & Garage
- > EPC Rating TBC, Brick Construction
- > Council Tax Band B, Freehold

Property Description

This three bedroomed detached home occupies a popular and established residential location and is particularly well located for Chaddesden, Spondon and major road links. The property benefits from gas fired central heating and UPVC double glazing, off-road parking and garage.

In brief the accommodation comprises:- side reception hallway, lounge, kitchen and dining room with French doors to the conservatory. To the first floor are three bedrooms and bathroom with a white three piece suite. Outside, there is a lawned garden alongside a block paved driveway which provides off-road parking and this continues to the side elevation and leads to the garage. There is an enclosed south-facing rear garden.

Nottingham Road is well local for shops, schools, transport and road links including the A52 with access to the M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway:

Lounge: (15'11" x 8'9") 4.85 x 2.67

Dining Room: (12'7" x 8'0") 3.84 x 2.44

Kitchen: (7'11" x 7'3") 2.41 x 2.21

Conservatory: (14'1" x 8'2") 4.29 x 2.49

First Floor Landing:

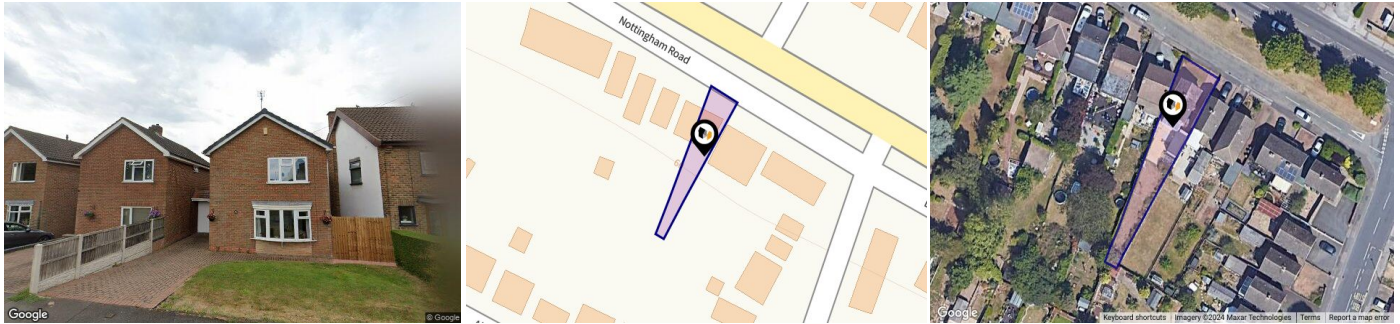
Bedroom One: (15'7" x 10'2") 4.75 x 3.10

Bedroom Two: (9'6" x 8'6") 2.90 x 2.59

Bedroom Three: (8'5" x 5'11") 2.57 x 1.80

Bathroom: (5'9" x 5'3") 1.75 x 1.60

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£139
Bedrooms:	3	Tenure:	Freehold
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY534		
UPRN:	100030343122		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	70 mb/s	1000 mb/s

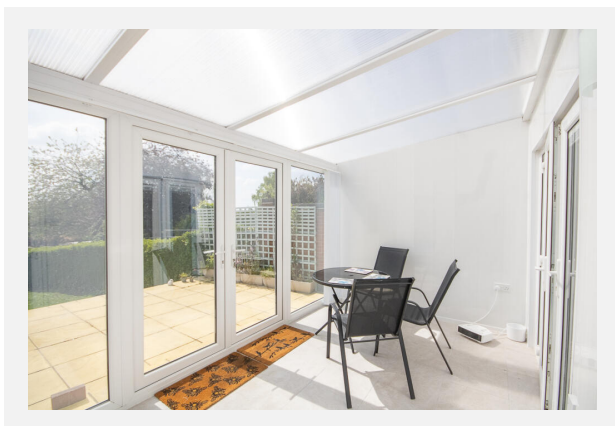
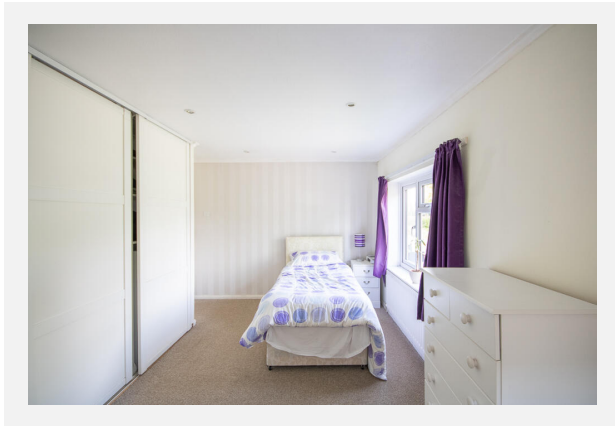
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



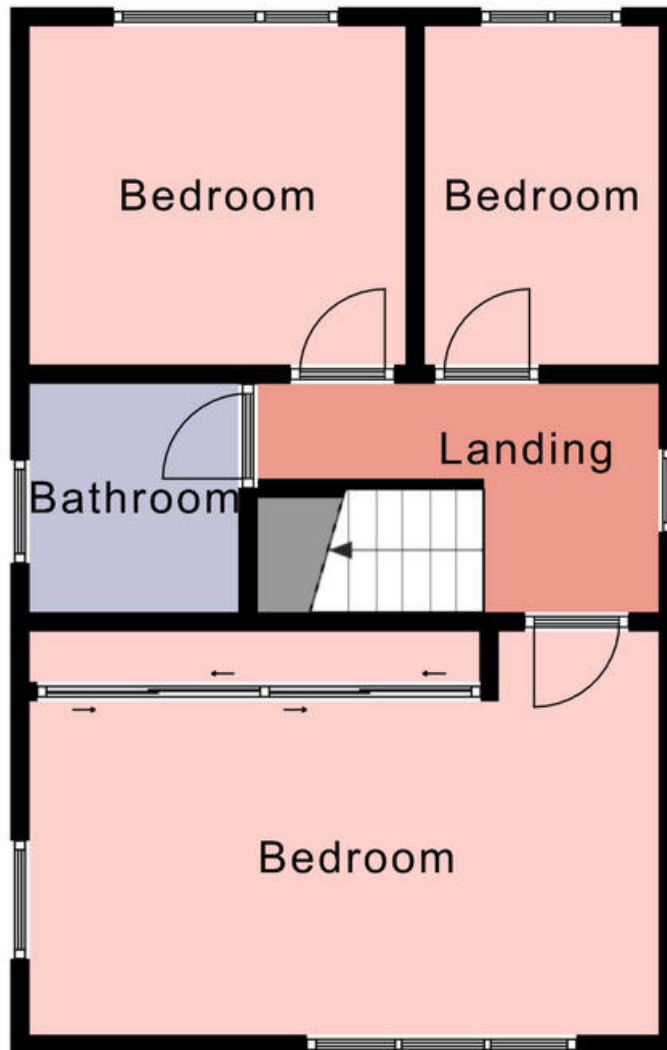




NOTTINGHAM ROAD, DERBY, DE21



NOTTINGHAM ROAD, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 07.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

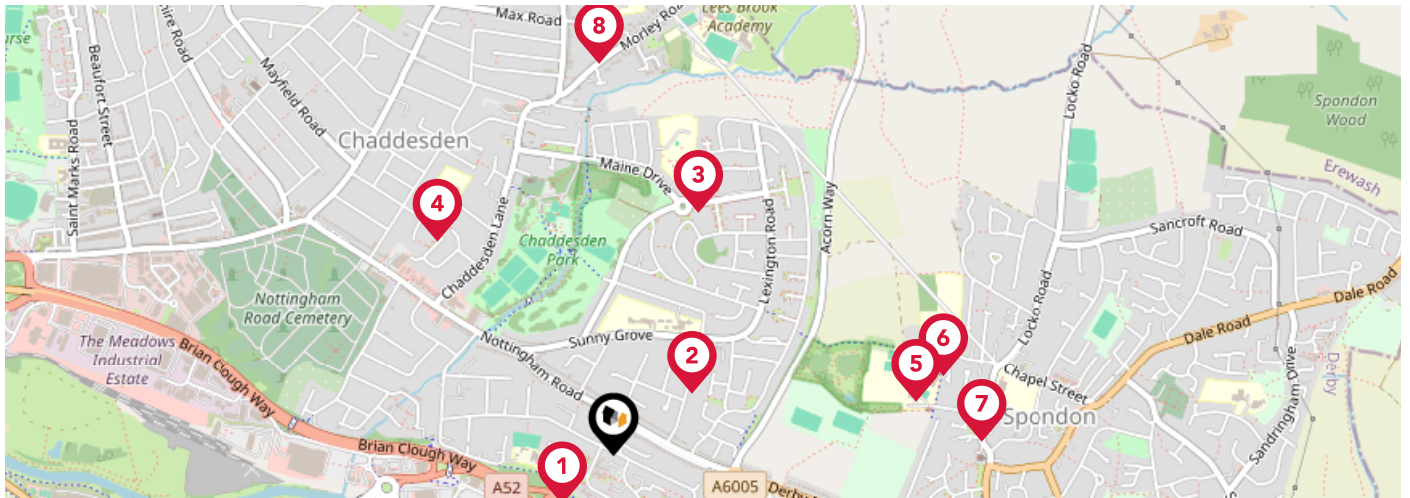
EPC - Additional Data



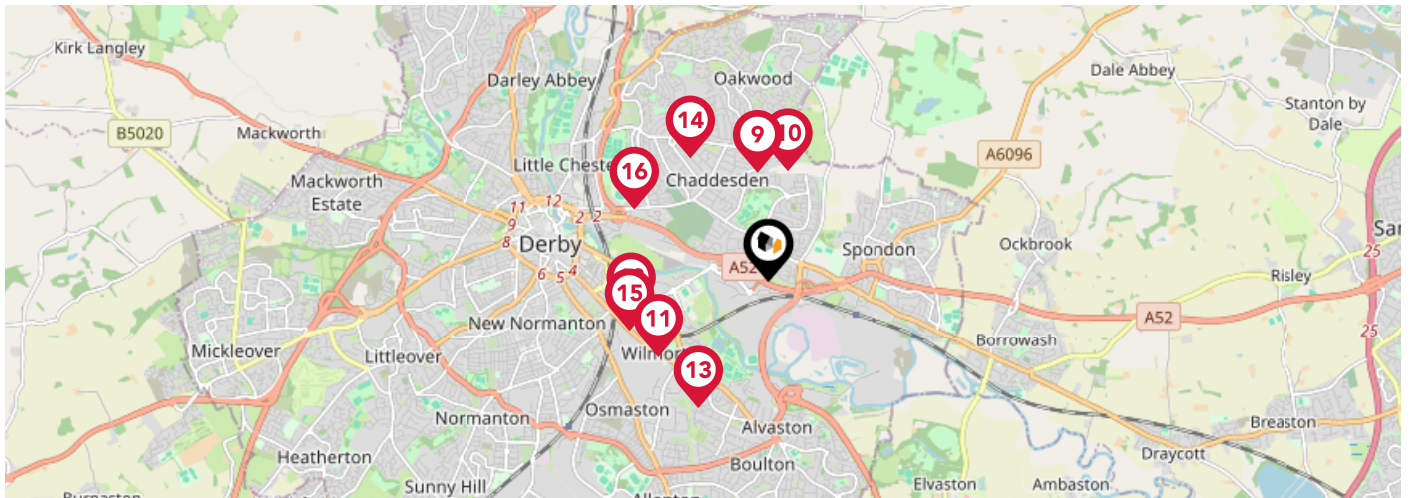
Additional EPC Data









Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	73 m ²

Area Schools

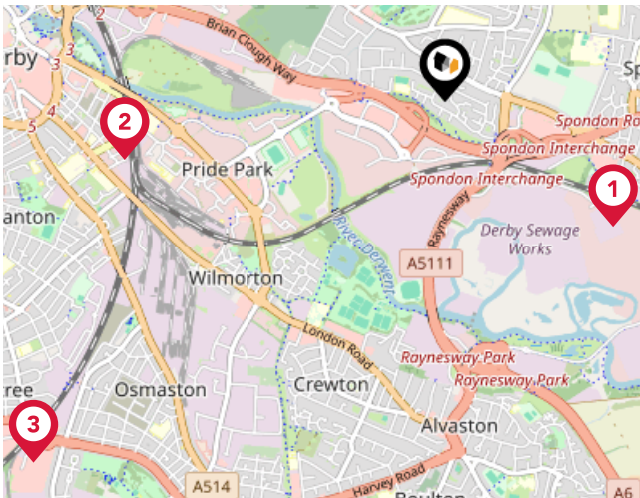


	Nursery	Primary	Secondary	College	Private
<p>1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 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>4 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.83</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:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



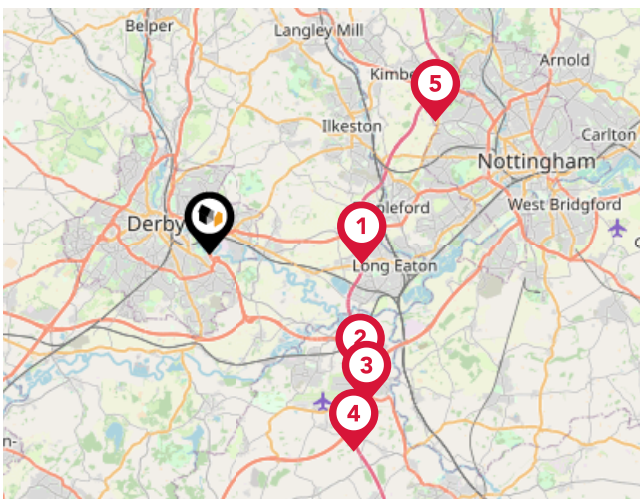
	Nursery	Primary	Secondary	College	Private
 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Derby College Ofsted Rating: Good Pupils:0 Distance:1.28	<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:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.32	<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:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



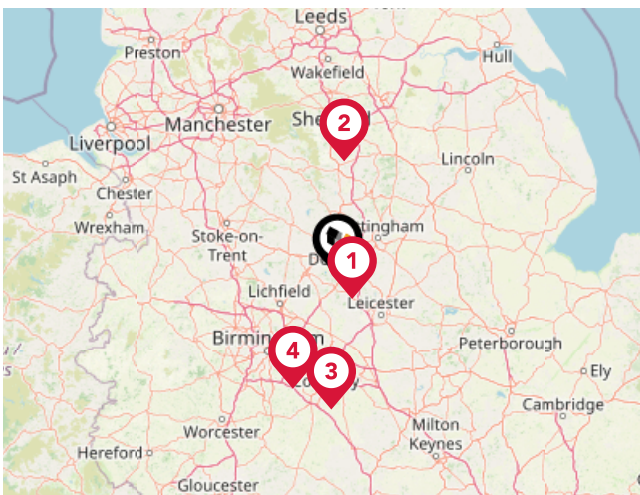
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.93 miles
2	Derby Rail Station	1.45 miles
3	Peartree Rail Station	2.44 miles



Trunk Roads/Motorways

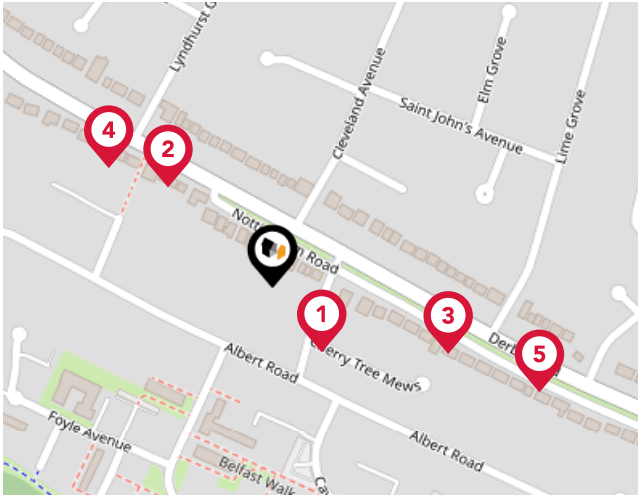
Pin	Name	Distance
1	M1 J25	5.41 miles
2	M1 J24A	6.88 miles
3	M1 J24	7.69 miles
4	M1 J23A	8.74 miles
5	M1 J26	9.36 miles



Airports/HELIPADS

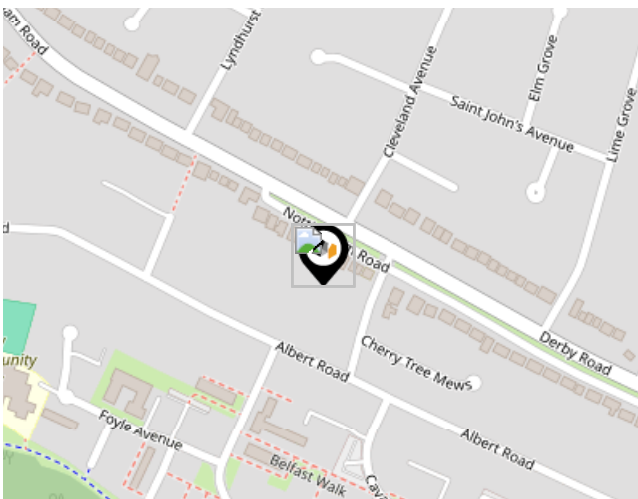
Pin	Name	Distance
1	East Midlands Airport	7.67 miles
2	Sheffield City Airport	32.94 miles
3	Coventry Airport	38.26 miles
4	Birmingham International Airport	34.71 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eden Road	0.04 miles
2	Lyndhurst Grove	0.08 miles
3	Lime Grove	0.1 miles
4	Lyndhurst Grove	0.11 miles
5	Lime Grove	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.26 miles
2	Toton Lane Tram Stop	6.96 miles
3	Inham Road Tram Stop	7.41 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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

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

