

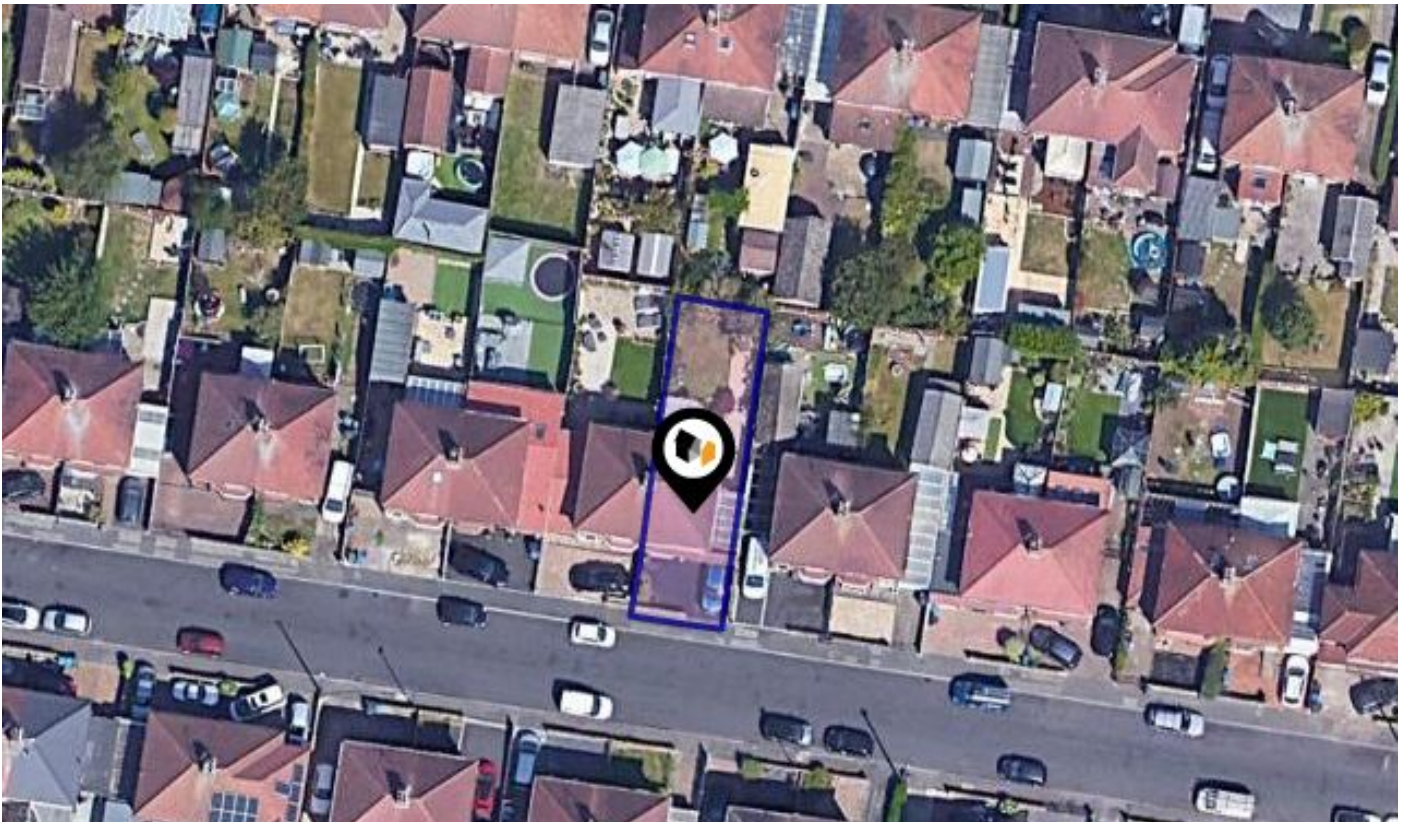


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16<sup>th</sup> May 2024



## RUPERT ROAD, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Most Attractive And Particularly Well Presented Home
- > Early Viewing Essential
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Pleasant And Spacious Through Lounge/Dining Room

### Property Description

A most attractive bay fronted semi detached home which has been particularly well presented by the current owners and an early viewing is absolutely essential to be appreciate. The property benefits from a mature rear garden, off road parking and an enclosed carport.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and being re-roofed over recent years and briefly comprises:- reception hallway, fitted kitchen with French doors to the rear garden, pleasant through lounge/dining room and conservatory. To the first floor are three bedrooms and bathroom with a three piece suite. Outside, off road parking is provided to the front elevation, a carport/lean-to may be found at the side elevation and as previously mentioned there is a pleasant and mature garden to the rear elevation.

Rupert Road is well situated for Chaddesden and its range of shops and transport links as well as being well situated for Cherry Tree and Lees Brook schools together with Chaddesden Park.

### Room Measurement & Details

#### Reception Hallway:

Spacious Through Lounge/Dining Room: (26'3" x 10'2") 7.99 x 3.10

Conservatory: (11'8" x 9'9") 3.55 x 2.97

Fitted Kitchen: (13'2" x 5'6") 4.01 x 1.68

#### First Floor Landing:

Double Bedroom One (with fitted wardrobes to one wall): (13'7" x 8'9") 4.14 x 2.66

Double Bedroom Two (with fitted wardrobes to one wall): (11'1" x 7'8") 3.38 x 2.34

Bedroom Three: (7'9" x 7'0") 2.36 x 2.13

Bathroom: (10'2" x 5'5") 3.10 x 1.65

#### Outside:

There is a press crete frontage providing off road parking. A carport/enclosed lean-to to the side elevation 16' x 8'10" has an up and over door, power and plumbing for washing machine, Door to:- The most pleasant and enclosed rear garden having a paved patio area having a mature garden beyond with further patio area, lawned area, mature and well stocked flower, shrub and trees borders. Garden shed, cold water tap and outside power.

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 818 ft<sup>2</sup> / 76 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,405  
**Title Number:** DY197424  
**UPRN:** 100030353864

**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)

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>5</b><br>mb/s | <b>56</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos

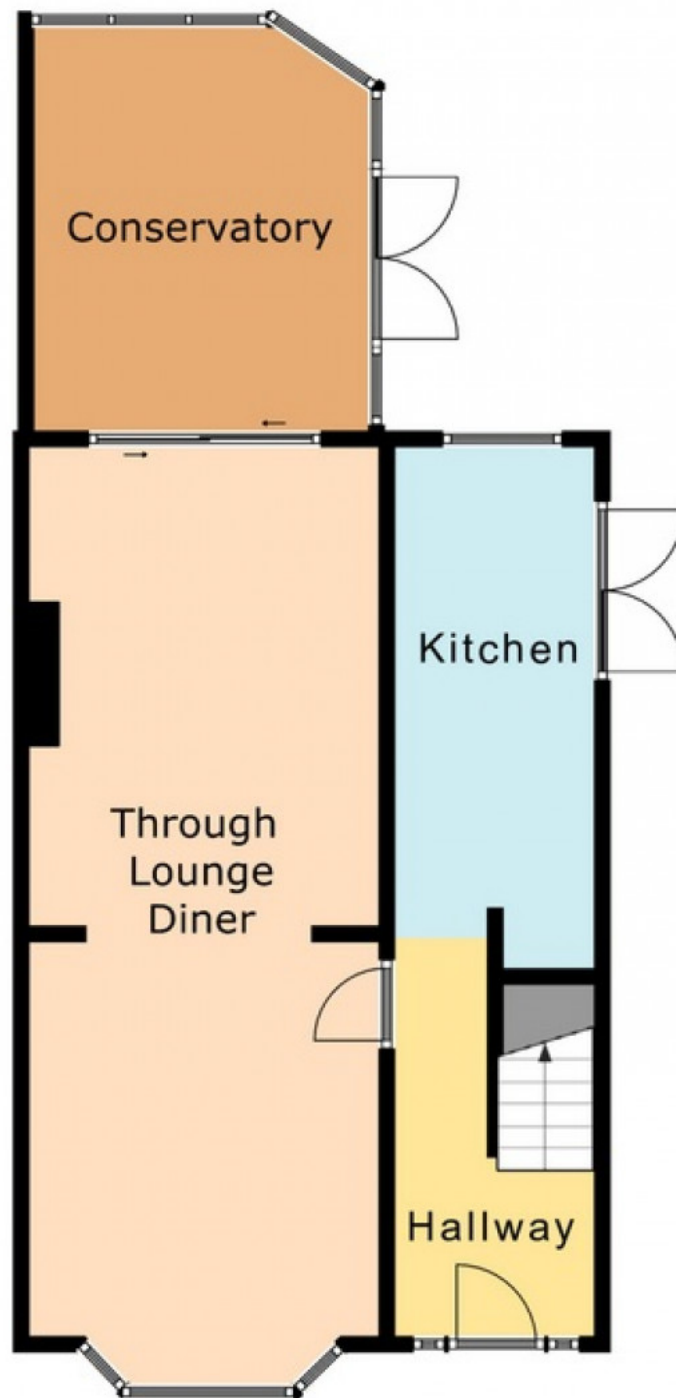


# Gallery Photos

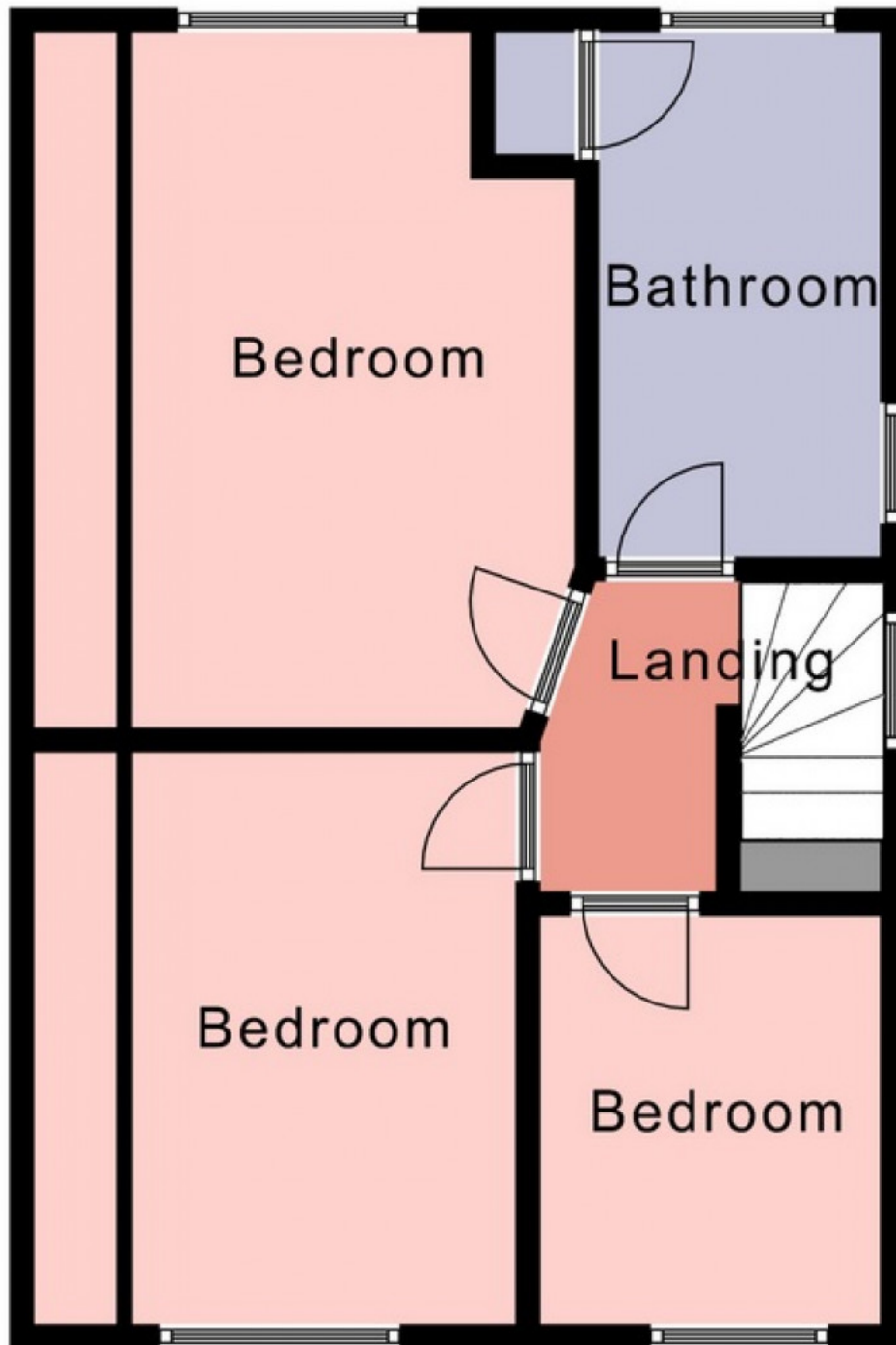




**RUPERT ROAD, CHADDESSEN, DERBY, DE21**



**RUPERT ROAD, CHADDESSEN, DERBY, DE21**





# Property EPC - Certificate



Energy rating

# D

Valid until 09.07.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

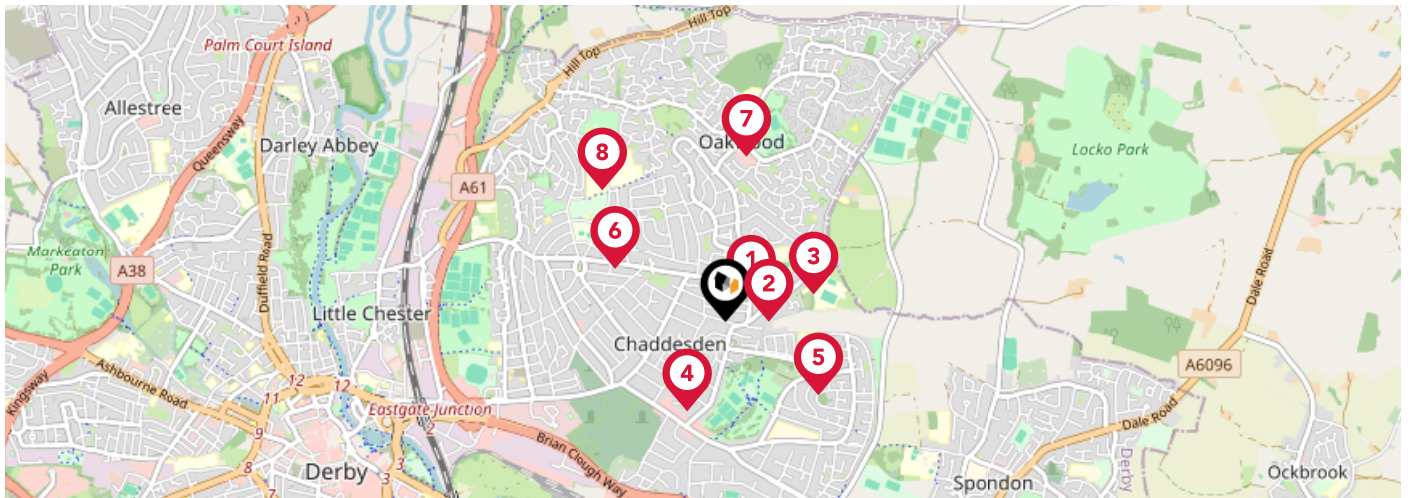
# Property

## EPC - Additional Data



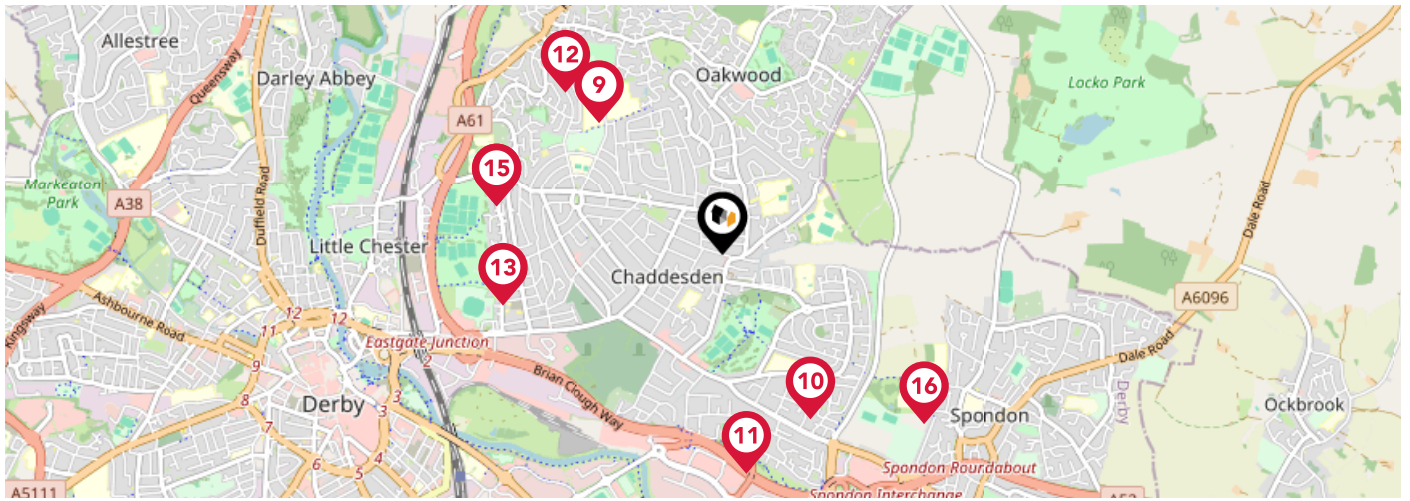
### Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Semi-detached house                          |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Walls:</b>                       | Solid brick as built no insulation (assumed) |
| <b>Walls Energy:</b>                | Very poor                                    |
| <b>Roof:</b>                        | Pitched 250 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Boiler and radiators mains gas               |
| <b>Main Heating Controls:</b>       | Programmer room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                             |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets     |
| <b>Floors:</b>                      | Suspended no insulation (assumed)            |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                            |



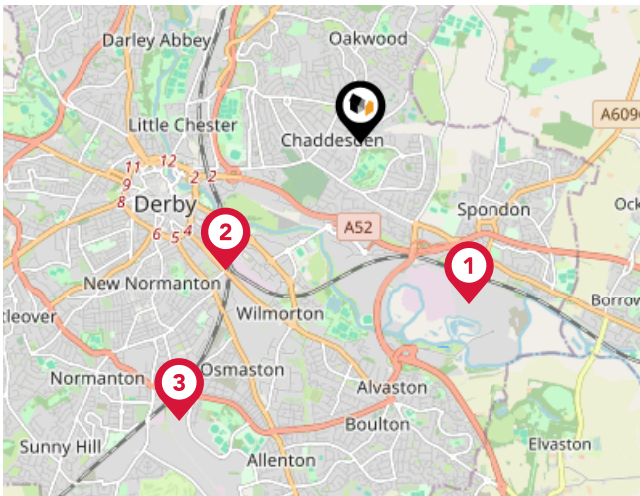
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Cavendish Close Infant School</b><br>Ofsted Rating: Good   Pupils: 316   Distance:0.15                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Cavendish Close Junior Academy</b><br>Ofsted Rating: Good   Pupils: 297   Distance:0.19               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Lees Brook Community School</b><br>Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.41 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Alban's Catholic Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 353   Distance:0.43        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Chaddesden Park Primary School</b><br>Ofsted Rating: Good   Pupils: 367   Distance:0.53               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Roe Farm Primary School</b><br>Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.54      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Parkview Primary School</b><br>Ofsted Rating: Good   Pupils: 243   Distance:0.74                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Breadsall Hill Top Primary School</b><br>Ofsted Rating: Good   Pupils: 417   Distance:0.8             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



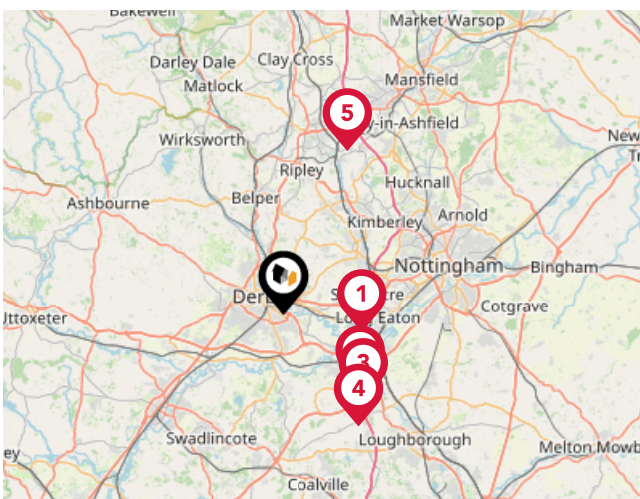
|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Da Vinci Academy</b><br>Ofsted Rating: Good   Pupils: 639   Distance:0.8                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cherry Tree Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 645   Distance:0.84      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Meadow Farm Community Primary School</b><br>Ofsted Rating: Good   Pupils: 177   Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Andrew's Academy</b><br>Ofsted Rating: Good   Pupils: 104   Distance:1                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Derwent Primary School</b><br>Ofsted Rating: Good   Pupils: 259   Distance:1.01               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beaufort Community Primary School</b><br>Ofsted Rating: Good   Pupils: 328   Distance:1.03    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Giles' School</b><br>Ofsted Rating: Outstanding   Pupils: 118   Distance:1.03              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>West Park School</b><br>Ofsted Rating: Good   Pupils: 1362   Distance:1.18                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



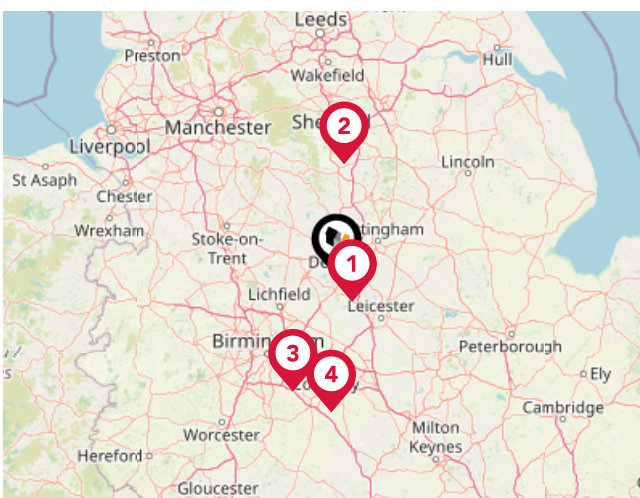
## National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Spondon Rail Station  | 1.73 miles |
| 2   | Derby Rail Station    | 1.66 miles |
| 3   | Peartree Rail Station | 2.97 miles |



## Trunk Roads/Motorways

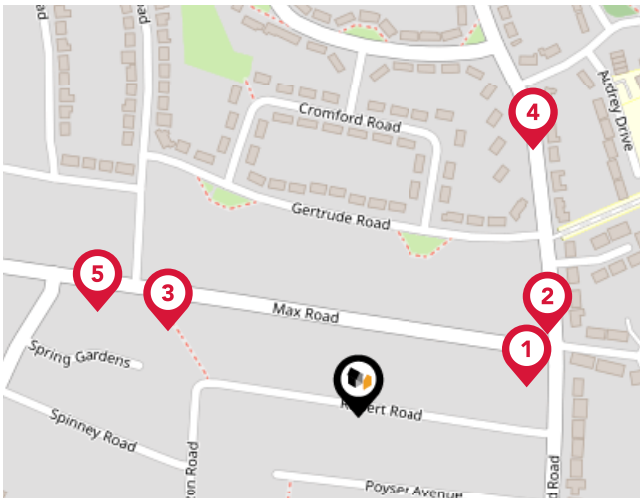
| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M1 J25  | 5.75 miles  |
| 2   | M1 J24A | 7.63 miles  |
| 3   | M1 J24  | 8.47 miles  |
| 4   | M1 J23A | 9.59 miles  |
| 5   | M1 J28  | 12.54 miles |



## Airports/Helipads

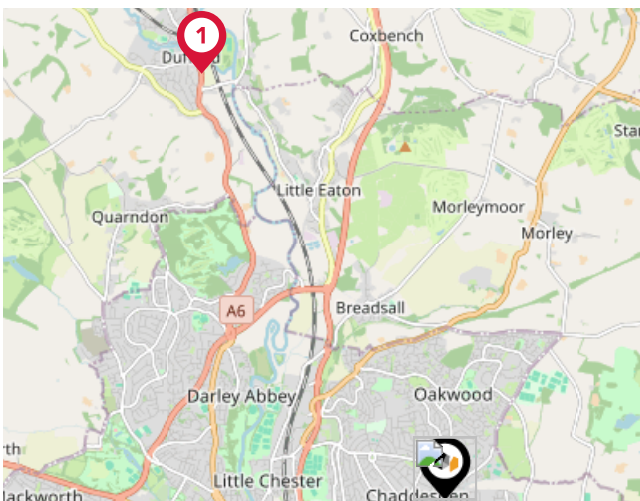
| Pin | Name                             | Distance    |
|-----|----------------------------------|-------------|
| 1   | East Midlands Airport            | 8.54 miles  |
| 2   | Sheffield City Airport           | 32.07 miles |
| 3   | Birmingham International Airport | 35.45 miles |
| 4   | Coventry Airport                 | 39.13 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name         | Distance   |
|-----|--------------|------------|
| 1   | Willets Road | 0.1 miles  |
| 2   | Willets Road | 0.12 miles |
| 3   | Buxton Road  | 0.12 miles |
| 4   | Martin Drive | 0.18 miles |
| 5   | Buxton Road  | 0.16 miles |



## Local Connections

| Pin | Name                                   | Distance   |
|-----|--|------------|
| 1   | Duffield (Ecclesbourne Valley Railway) | 4.38 miles |
| 2   | Toton Lane Tram Stop                   | 7.25 miles |
| 3   | Inham Road Tram Stop                   | 7.69 miles |



## Hannells

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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

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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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