

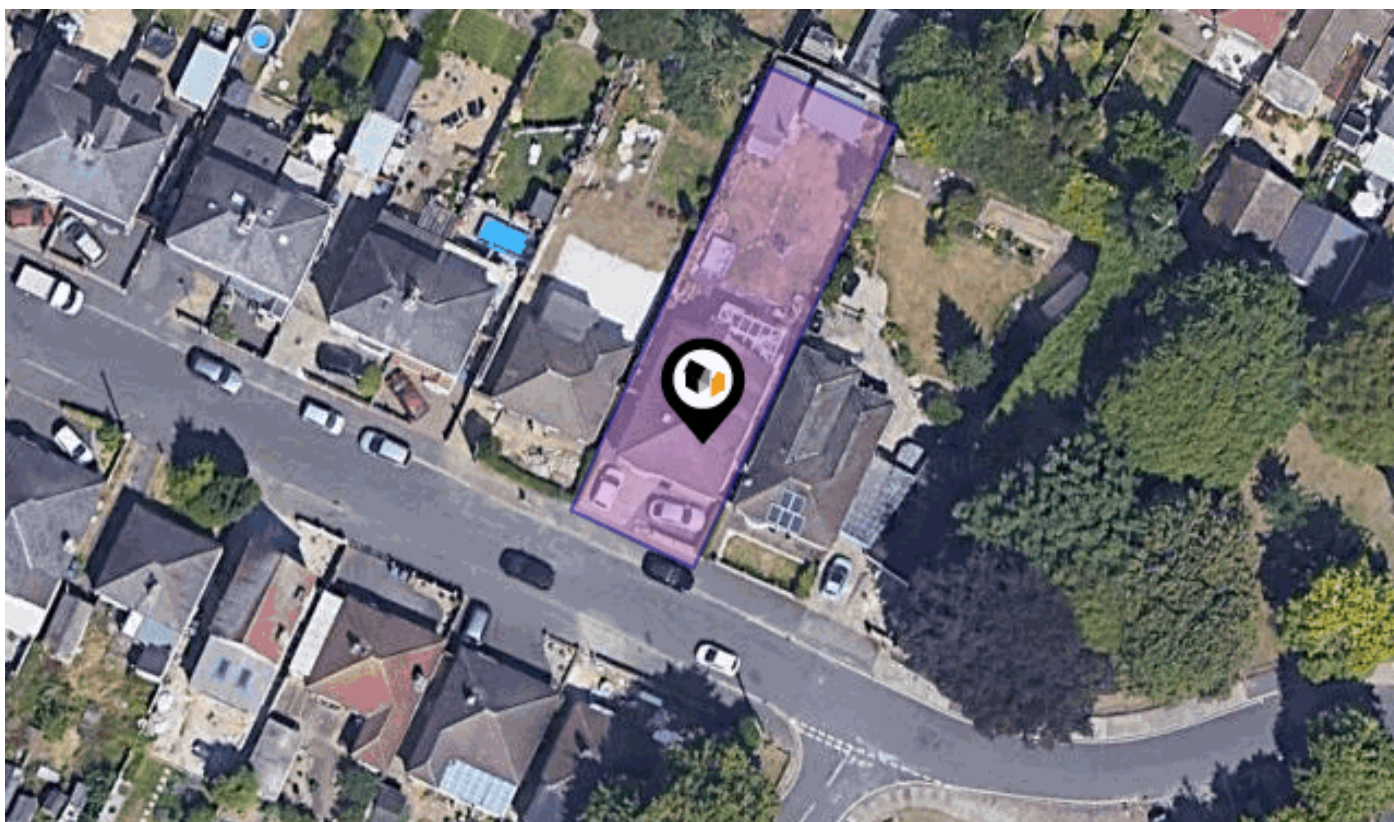


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



ASHWORTH AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Much Improved And Deceptively Spacious Detached Home
- > Versatile Accommodation Arranged Over Two Floors
- > Three/Four Double Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A deceptively spacious and much improved home offering versatile accommodation arranged over two floors. The property has been subject to range of improvements to include a fitted breakfast kitchen, three/four bedrooms and two reception rooms together with a larger than average rear garden and off-road parking for three vehicles and an early viewing is recommended to be appreciated.

The property is supplemented by gas fired central heating (with Hive system), UPVC double glazing and briefly comprises:- deep reception hallway, good size lounge with feature fireplace and French doors to a conservatory with feature glass roof, good size breakfast kitchen with a comprehensive range of matching units and in-built oven and hob, dining room/optional fourth bedroom with optional dressing room off which is currently used as a study. There is a double bedroom and refitted shower room with at three piece suite.

To the first floor the landing provides access to two bedrooms and there is a recently installed shower room. Outside, off-road parking is provided to the front elevation for three vehicles. There is a good size rear garden which enjoys a degree of privacy and benefits from three useful workshops/store, two of which have light and power.

Room Measurement & Details

Deep Reception Hallway:

Spacious Lounge: (18'9" x 10'10") 5.71 x 3.30

Conservatory: (16'9" x 9'6") 5.11 x 2.90

Refitted Breakfast Kitchen: (14'6" x 13'9") 4.42 x 4.19

Dining Room/Optional Fourth Bedroom: (10'10" x 9'8") 3.30 x 2.95

Optional Dressing Room/Study: (7'0" x 6'7") 2.13 x 2.01

Master Bedroom: (13'6" x 11'6") 4.11 x 3.51

Refitted Family Shower Room: (8'7" x 8'3") 2.62 x 2.51

First Floor Landing:

Bedroom Two: (13'1" x 7'1") 3.99 x 2.16

Bedroom Three: (14'6" x 11'3") 4.42 x 3.43

Recently Fitted Shower Room: (10'8" x 5'1") 3.25 x 1.55

Outside:

Off road parking is provided to the front elevation for three vehicles. There is gated access to the side elevation which leads in-turn to a good size and enclosed rear garden which enjoys a degree of privacy and

is laid mainly to lawn and incorporates a paved patio area. Cold water tap. There are three useful workshops/sheds (two with light and power) 9'10" x 5', 9'1" x 9'1" and 17' x 9'1".

KFB - Key Facts For Buyers



Property

Type:	Detached	Last Sold £/ft²:	£130
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,442 ft ² / 134 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY22270		
UPRN:	100030286151		

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)

7 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

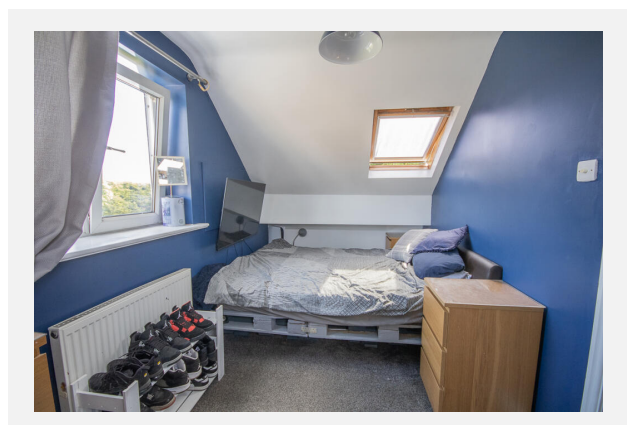
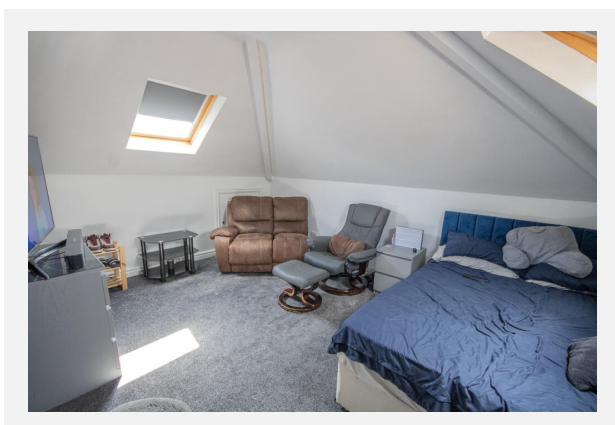
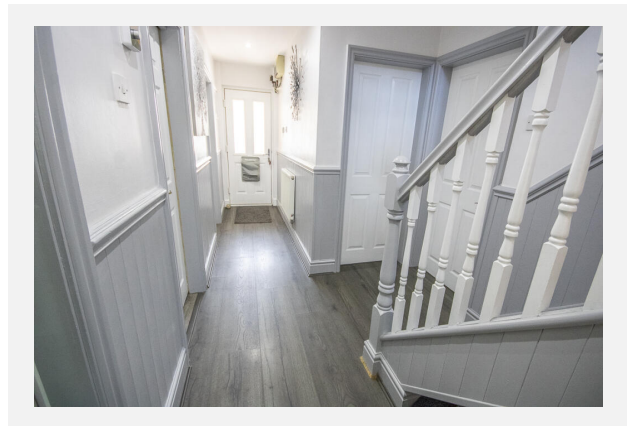
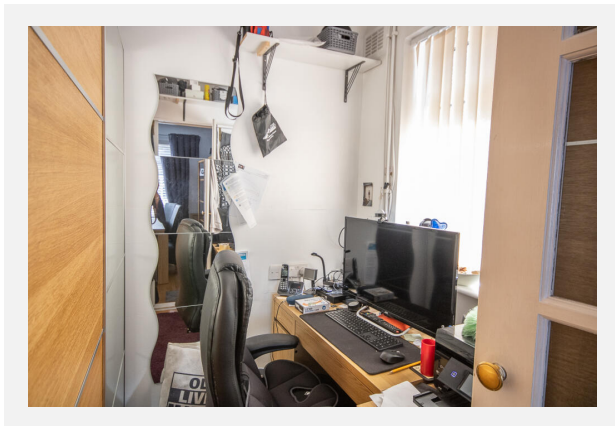


Satellite/Fibre TV Availability:

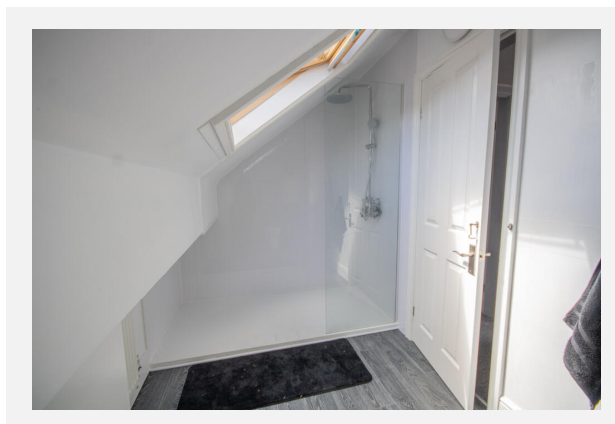


Gallery Photos





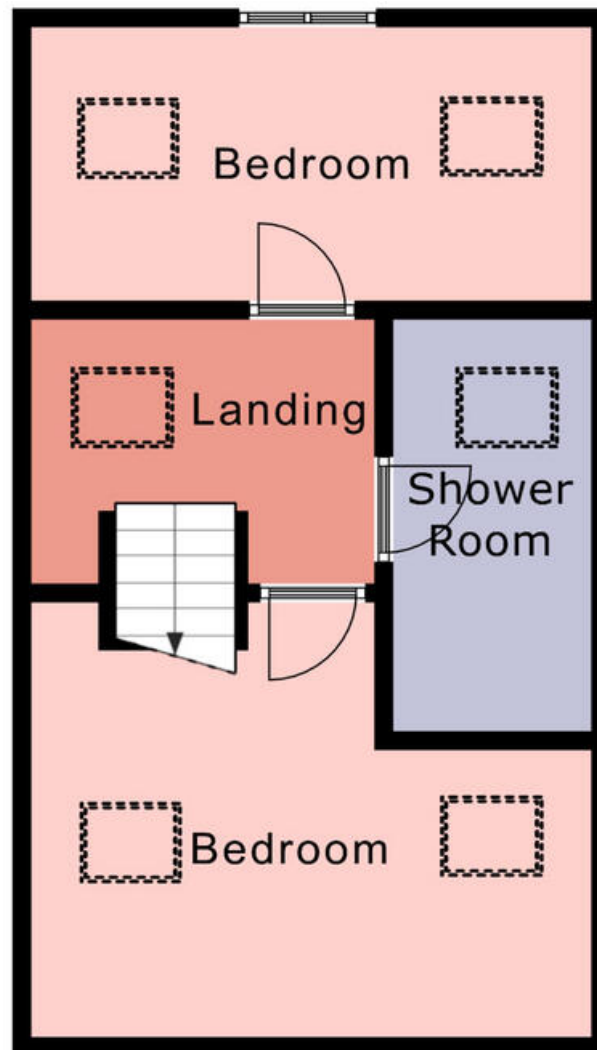
Gallery Photos



ASHWORTH AVENUE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 13.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

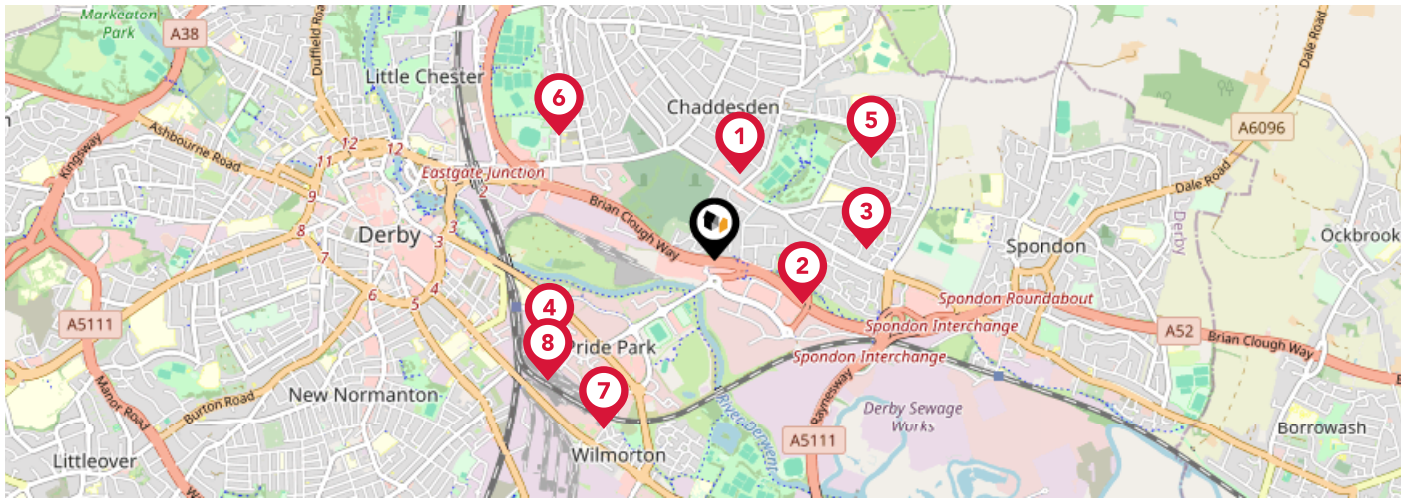
Property

EPC - Additional Data

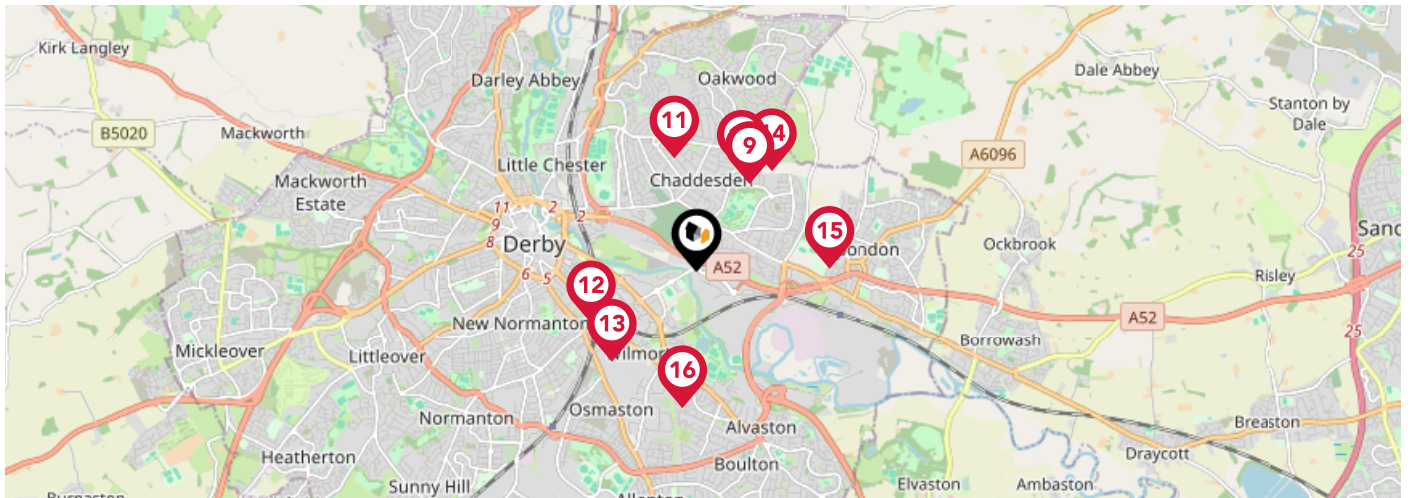


Additional EPC Data

Property Type:	Detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
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, electric
Total Floor Area:	134 m ²

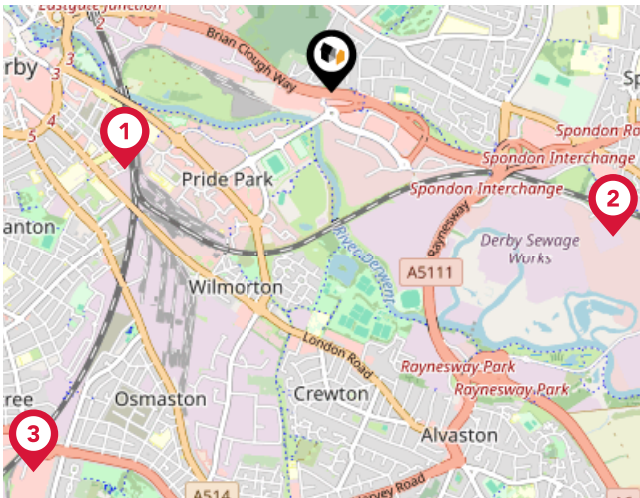


		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Derby College Ofsted Rating: Good Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



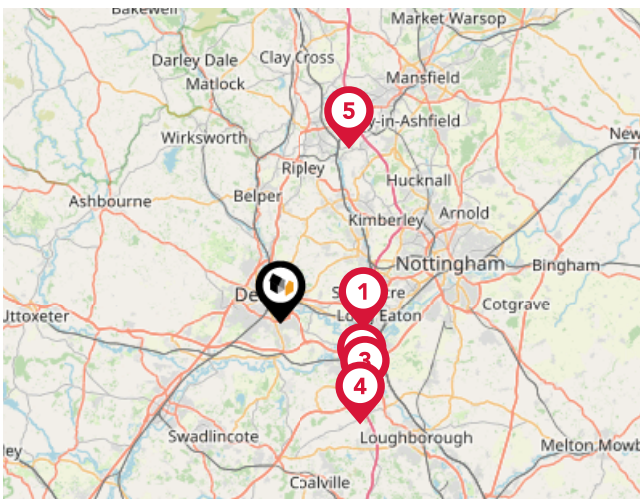
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.98	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Cathedral School Ofsted Rating: Not Rated Pupils: 357 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zaytouna Primary School Ofsted Rating: Requires Improvement Pupils: 302 Distance:1.09	<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:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.19	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



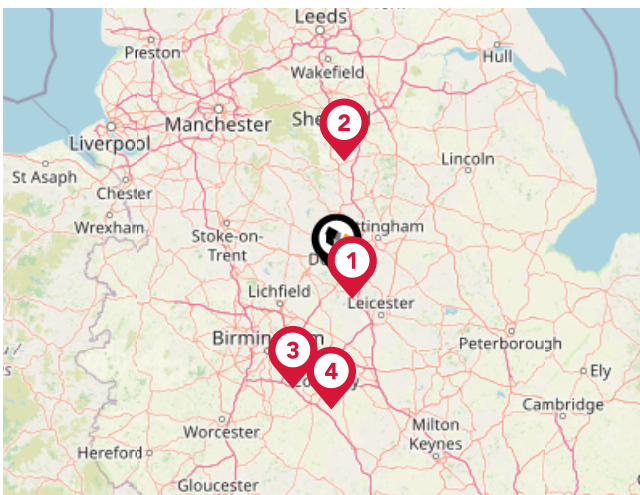
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.98 miles
2	Spondon Rail Station	1.41 miles
3	Peartree Rail Station	2.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.92 miles
2	M1 J24A	7.34 miles
3	M1 J24	8.12 miles
4	M1 J23A	9.12 miles
5	M1 J28	13.38 miles

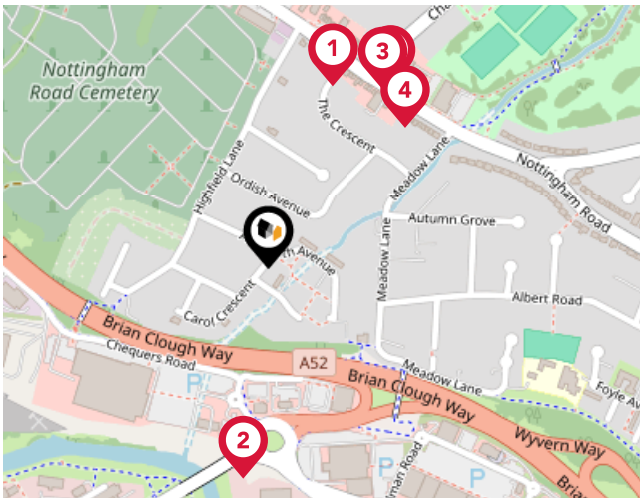


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.03 miles
2	Sheffield City Airport	32.89 miles
3	Birmingham International Airport	34.6 miles
4	Coventry Airport	38.32 miles

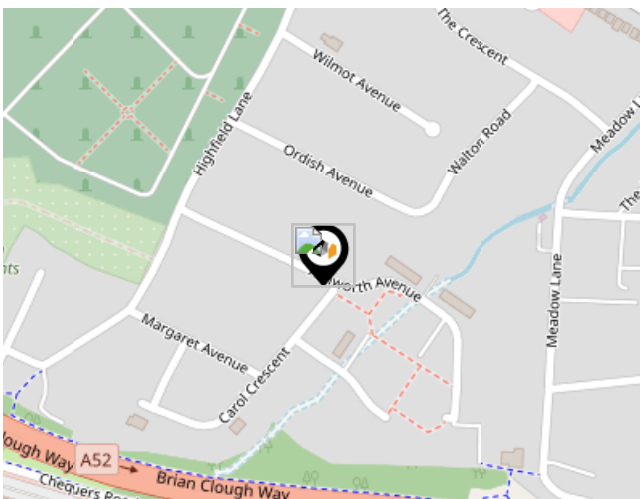
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chaddesden Lane End	0.22 miles
2	Wyvernside	0.24 miles
3	Richmond Road	0.24 miles
4	Chaddesden Lane End	0.22 miles
5	Richmond Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.97 miles
2	Toton Lane Tram Stop	7.47 miles
3	Inham Road Tram Stop	7.92 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

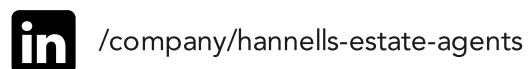
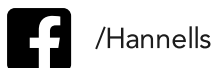


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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