

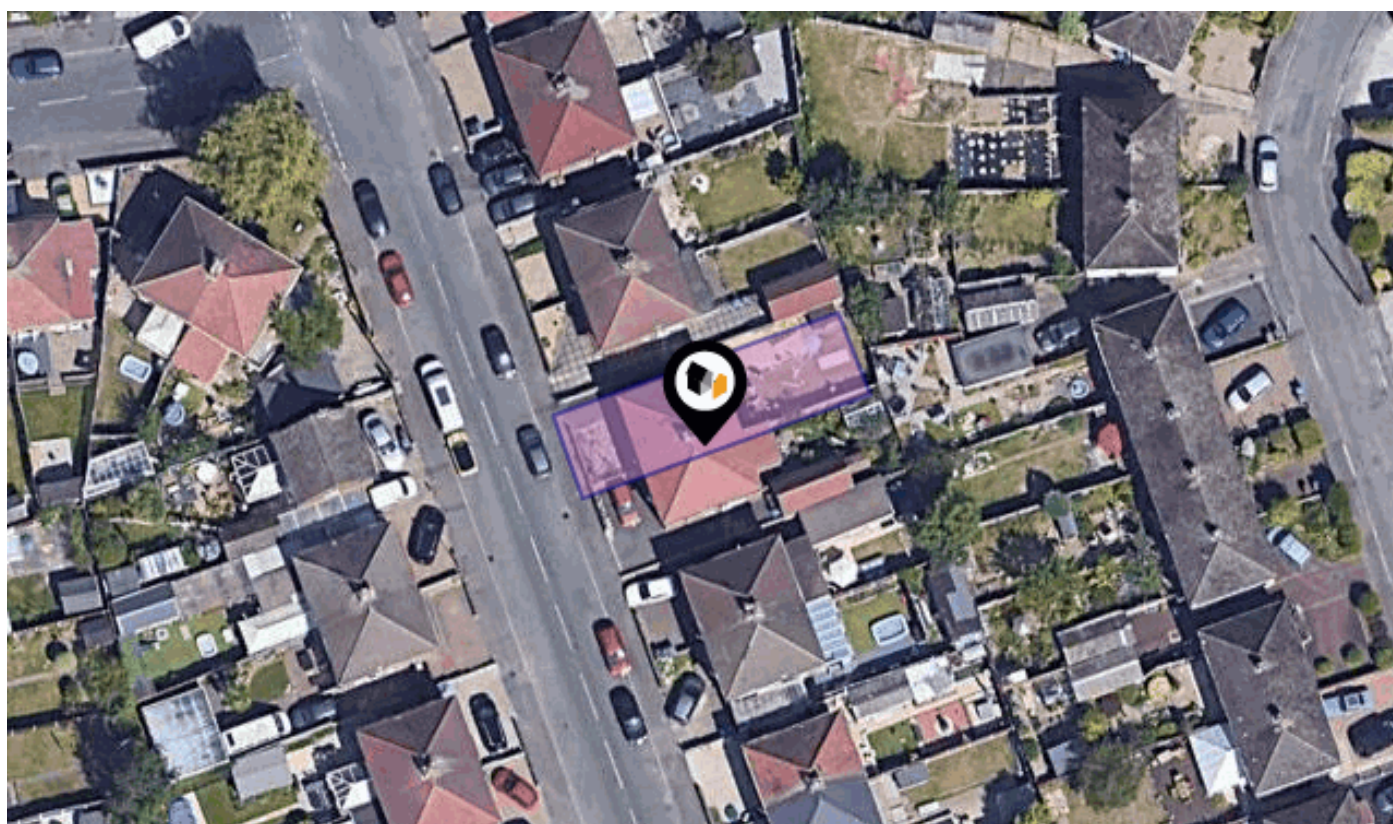


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05<sup>th</sup> June 2024



**BUXTON ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modernised Three Bedroomed Bay Fronted Home
- > Two Reception Rooms
- > Ideal First Time Buy, No Upward Chain
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A three bedroomed traditional bay-fronted, semi-detached home occupying a popular and established residential location, ideal accommodation for the first time buyer or growing family. The property is available for sale with no upward chain and viewing is recommended.

The property benefits from gas fired central heating, UPVC double glazing and re-roofed and briefly comprises: reception hallway, two reception rooms and fitted kitchen with in-built oven and hob. To the first floor the landing provides access to three bedrooms and modern bathroom with a three piece suite. Outside, there is a driveway providing off-road parking and an enclosed rear garden.

Buxton Road is a well situated for Chaddesden and its range of amenities including shops, schools including Cavendish Close and Lees Brook schools, Chaddesden Park and road links including access for Derby City Centre, A52, M1 motorway and A50 respectively.

### Room Measurement & Details

#### Reception Hallway:

Bay Fronted Dining Room: (12'1" x 10'0") 3.68 x 3.05

Lounge (With French doors to the rear garden): (14'0" x 10'0") 4.27 x 3.05

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

#### First Floor Landing:

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

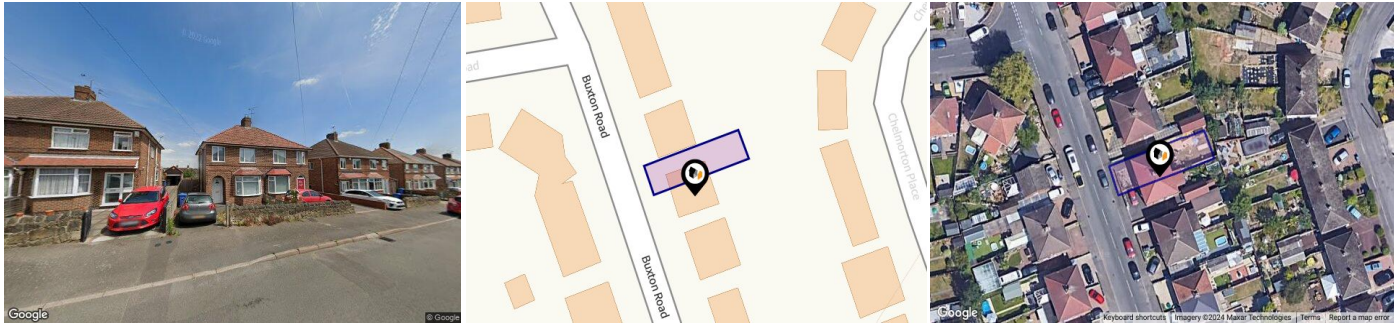
Bedroom Two: (10'11" x 9'0") 3.33 x 2.74

Bedroom Three: (7'1" x 6'1") 2.16 x 1.85

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

#### Outside:

Off road parking is provided to front elevation. Gated access to the side elevation leads to an enclosed rear garden being laid mainly to lawn with fenced boundaries. Cold water tap.



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£143
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY73794		
<b>UPRN:</b>	100030296412		

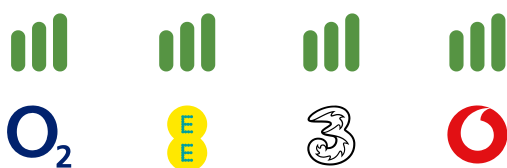
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>56</b> mb/s	<b>1000</b> mb/s

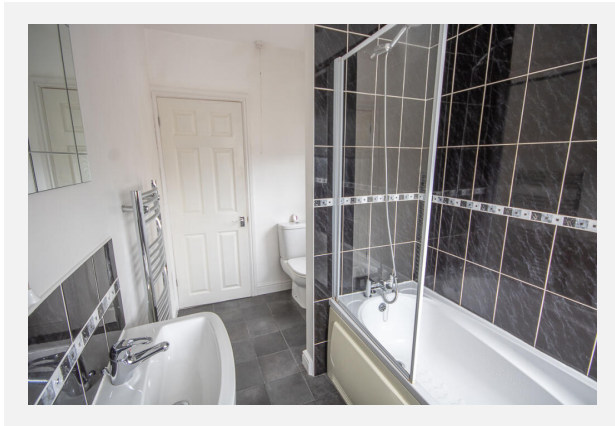
### Mobile Coverage: (based on calls indoors)



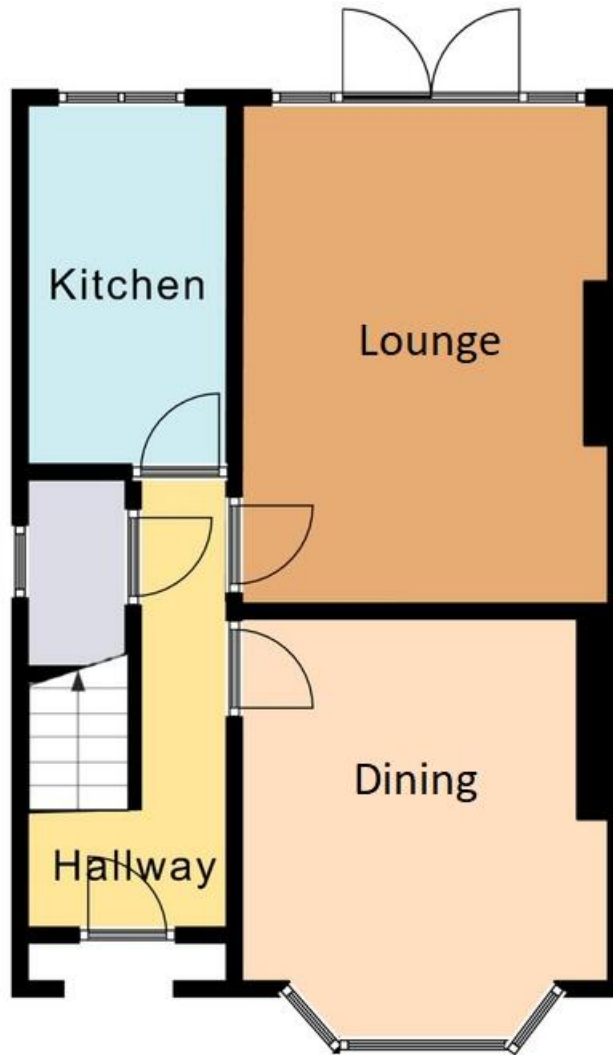
### Satellite/Fibre TV Availability:



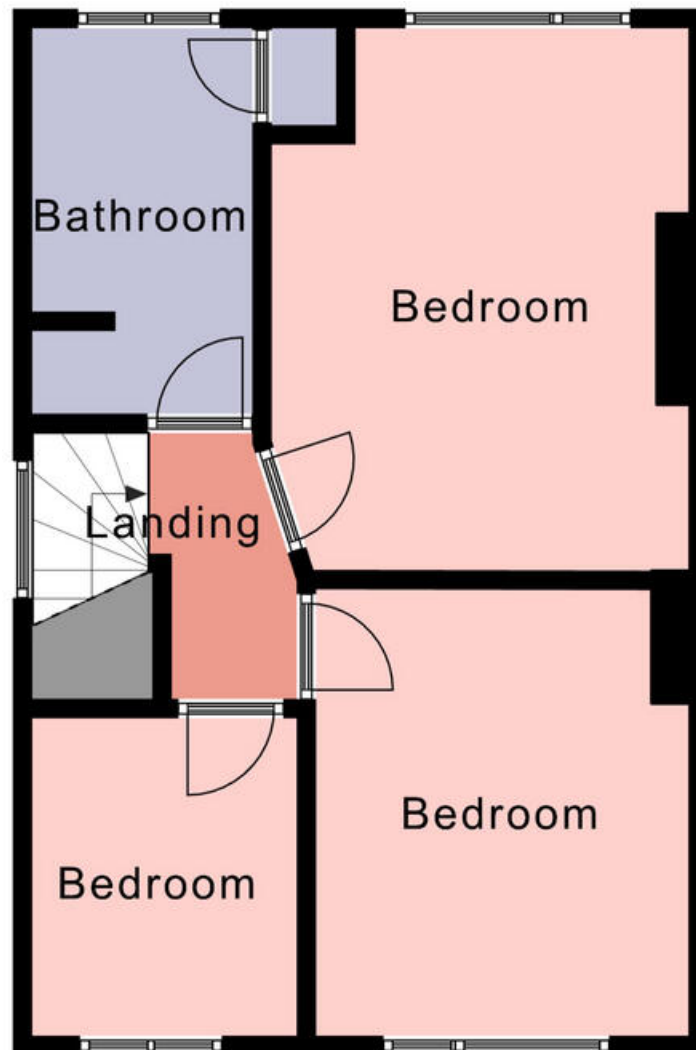




**BUXTON ROAD, CHADDESSEN, DERBY, DE21**



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# Property EPC - Certificate



Chaddesden, DE21

Energy rating

# E

Valid until 13.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



# Property

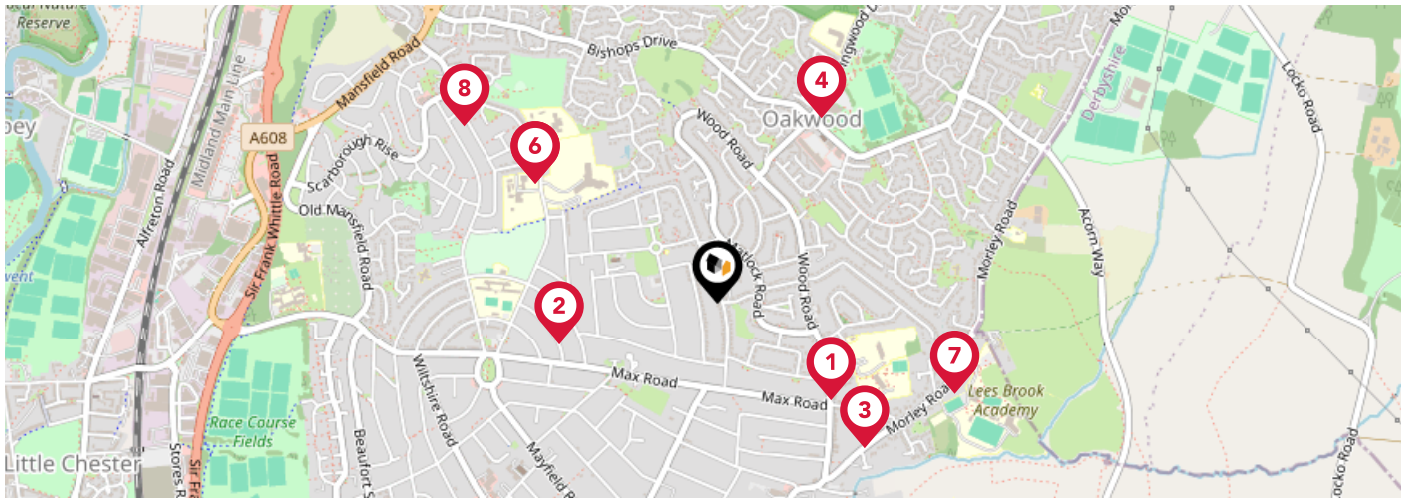
## EPC - Additional Data



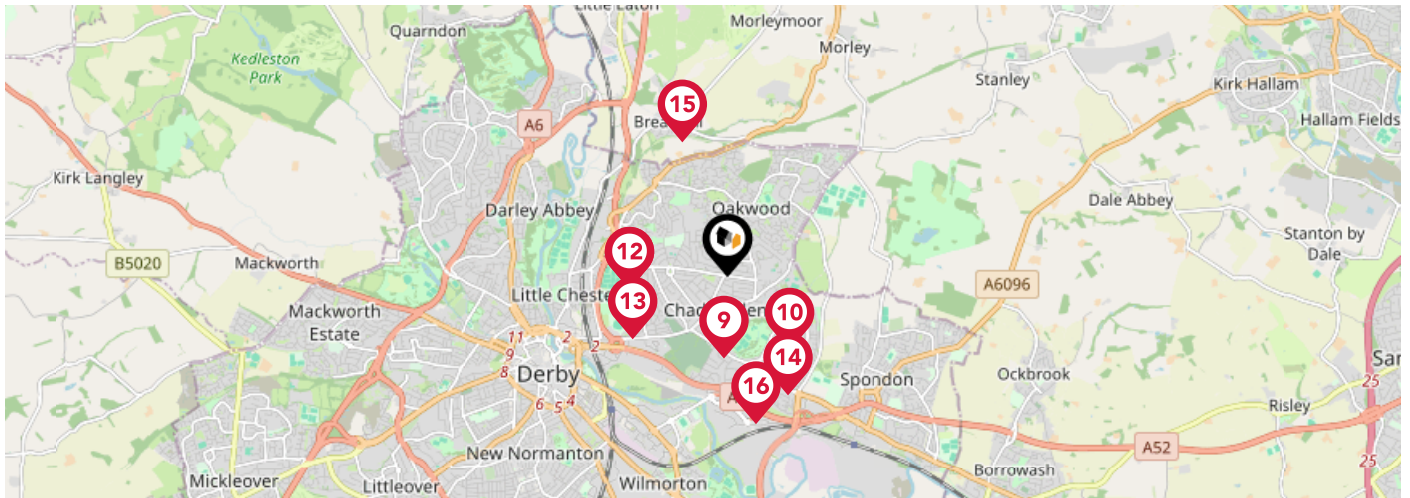
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<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>

# Area Schools

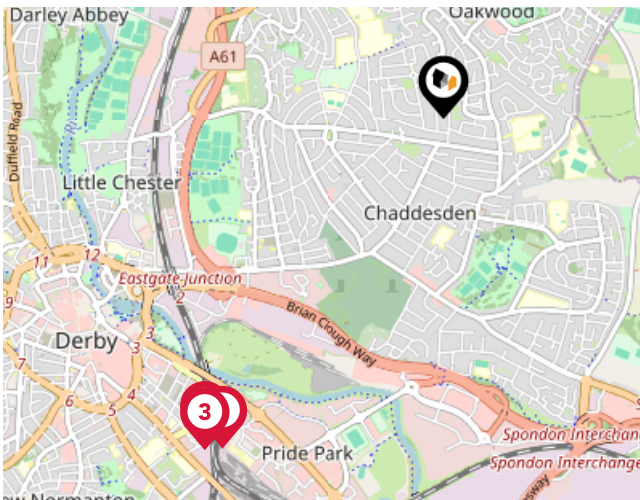


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Cavendish Close Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 316   Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Roe Farm Primary School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Cavendish Close Junior Academy</b></p> <p>Ofsted Rating: Good   Pupils: 297   Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Parkview Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 243   Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Breadsall Hill Top Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 417   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Da Vinci Academy</b></p> <p>Ofsted Rating: Good   Pupils: 639   Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Lees Brook Community School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Andrew's Academy</b></p> <p>Ofsted Rating: Good   Pupils: 104   Distance:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



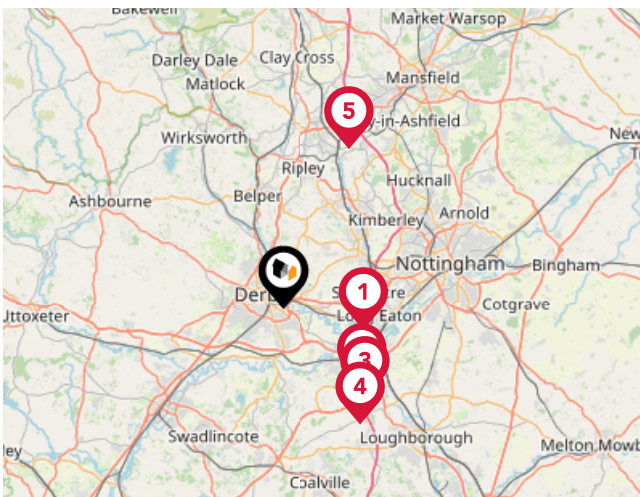
		Nursery	Primary	Secondary	College	Private
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> 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>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



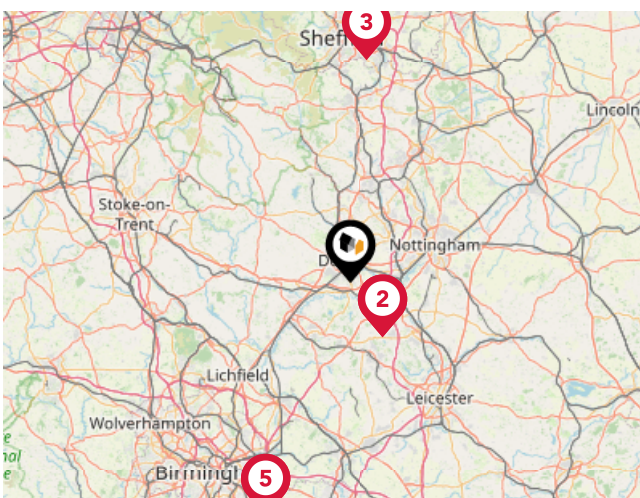
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.78 miles
2	Derby Rail Station	1.8 miles
3	Derby Rail Station	1.83 miles



## Trunk Roads/Motorways

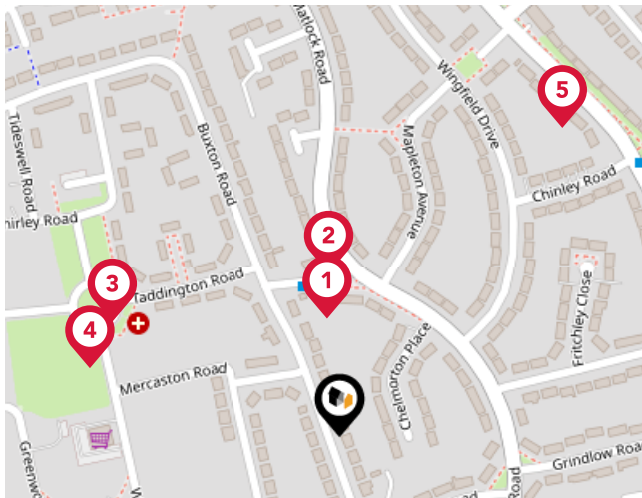
Pin	Name	Distance
1	M1 J25	5.96 miles
2	M1 J24A	7.95 miles
3	M1 J24	8.8 miles
4	M1 J23A	9.93 miles
5	M1 J28	12.3 miles



## Airports/Helipads

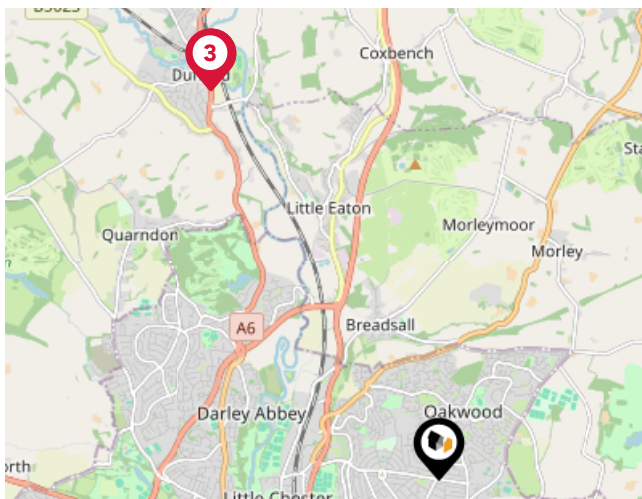
Pin	Name	Distance
1	East Midlands Airport	8.89 miles
2	East Midlands Airport	8.92 miles
3	Sheffield City Airport	31.76 miles
4	Birmingham International Airport Terminal 1	35.7 miles
5	Birmingham International Airport	35.7 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Brassington Road	0.07 miles
2	Brassington Road	0.09 miles
3	Wollaton Road	0.14 miles
4	Wollaton Road	0.15 miles
5	Chinley Road	0.21 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.03 miles
2	Duffield (Ecclesbourne Valley Railway)	4.04 miles
3	Duffield (Ecclesbourne Valley Railway)	4.04 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.

# Hannells

## Testimonials



### 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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