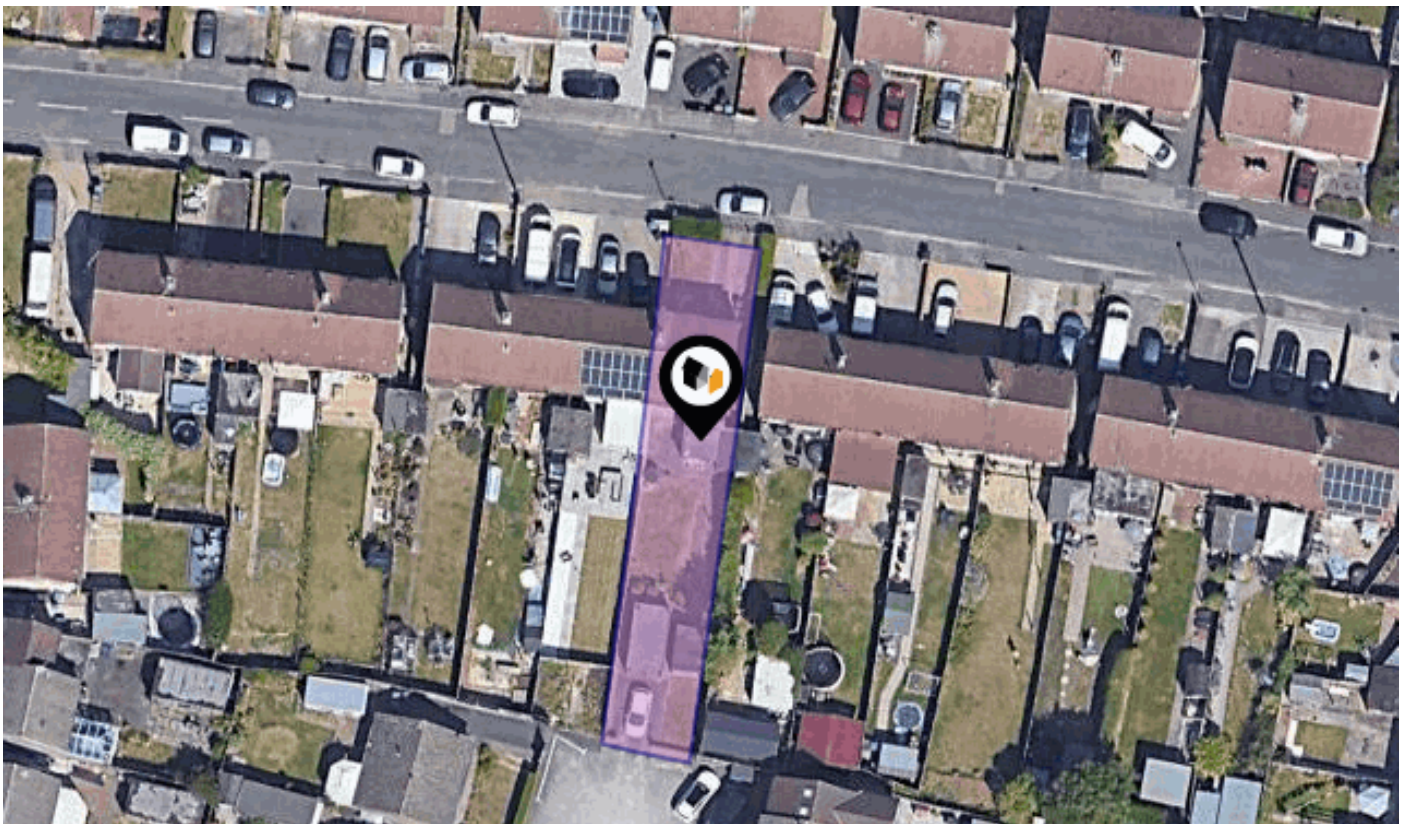




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12<sup>th</sup> June 2024



**SPRINGFIELD ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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### Useful Information:

- > Extended And Spacious End Terrace Property
- > No Upward Chain, Ideal First Time Buy/Family Home
- > Two Driveways And Garage.
- > EPC Rating E, Unity Build (With PRC Certificate)
- > Council Tax Band A, Freehold

### Property Description

An extended three bedroomed end terrace property available for the sale with no upward chain. The property would benefit from some modernisation and benefits from two reception rooms, three bedrooms, two driveways and a garage. Occupying a popular location within the Cherry Tree area of Chaddesden and offering ideal accommodation for the first time buyer or growing family.

The accommodation is supplemented by gas central heating (with back boiler) and briefly comprises:- entrance porch, reception hallway, lounge, sitting/dining room, dining kitchen and lobby/utility room.

To the first floor are three bedrooms, shower room and separate WC. Outside, there are garden to both front and rear elevations, the front incorporates off road parking. The rear garden is enclosed and there is also the benefit of an additional driveway and garage which is accessed via Eardley Close.

Springfield Road is well situated for Cherry Tree school, shops, Chaddesden Park and excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

### Room Measurement & Details

Entrance Porch:

Reception Hallway:

Lounge: (12'4" x 12'2") 3.76 x 3.71

Sitting/Dining Room: (19'3" x 8'6") 5.87 x 2.59

Dining Kitchen: (12'2" x 8'4") 3.71 x 2.54

Utility / Lobby Area: (9'9" x 5'0") 2.97 x 1.52

First Floor Landing:

Bedroom One: (11'7" x 10'8") 3.53 x 3.25

Bedroom Two: (10'6" x 9'10") 3.20 x 3.00

Bedroom Three: (8'9" x 8'1") 2.67 x 2.46

Shower Room: (5'4" x 5'4") 1.63 x 1.63

Separate WC:

Outside: There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking. There is an enclosed rear garden having two lawn areas, selection of shrubs and flowers, garden shed and cold water tap. There is also the benefit of an additional driveway and garage which is accessed via Eardley Close.

**KFB** Key Facts For Buyers  
Please Note:

The property is a Unity Build with PRC Certificate



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY27685		

## 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)

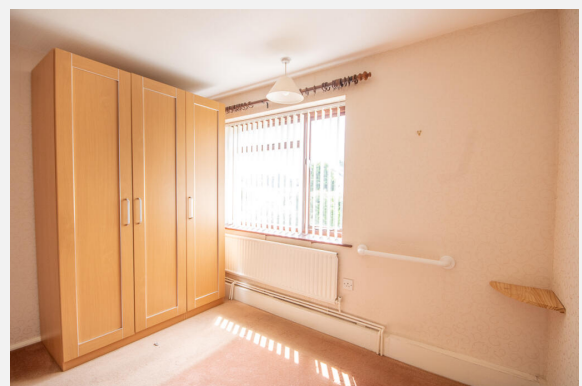
<b>8</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

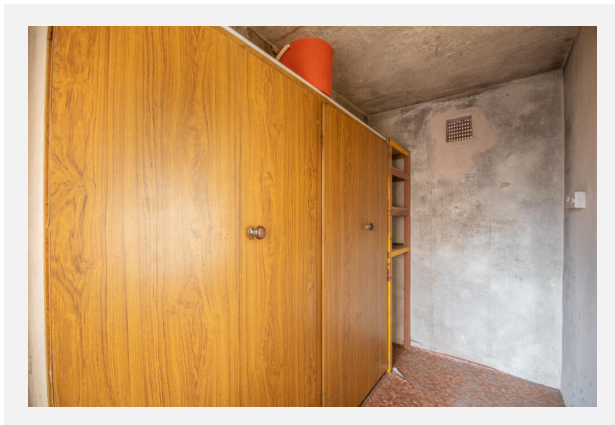
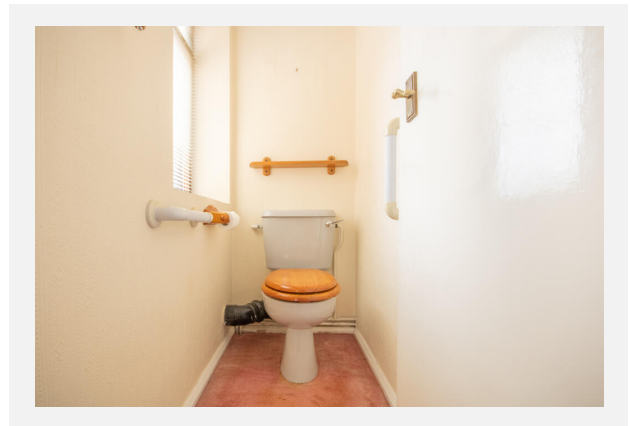
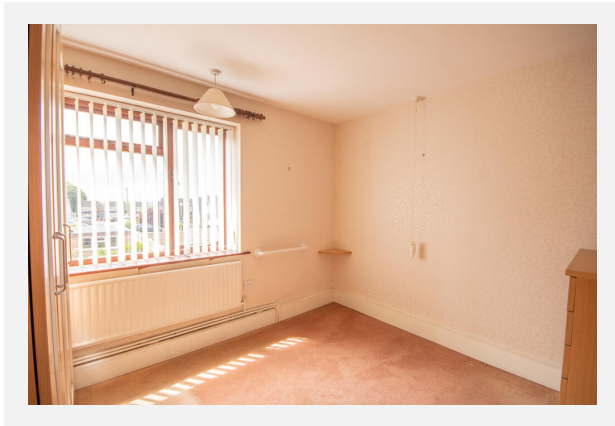


### Satellite/Fibre TV Availability:





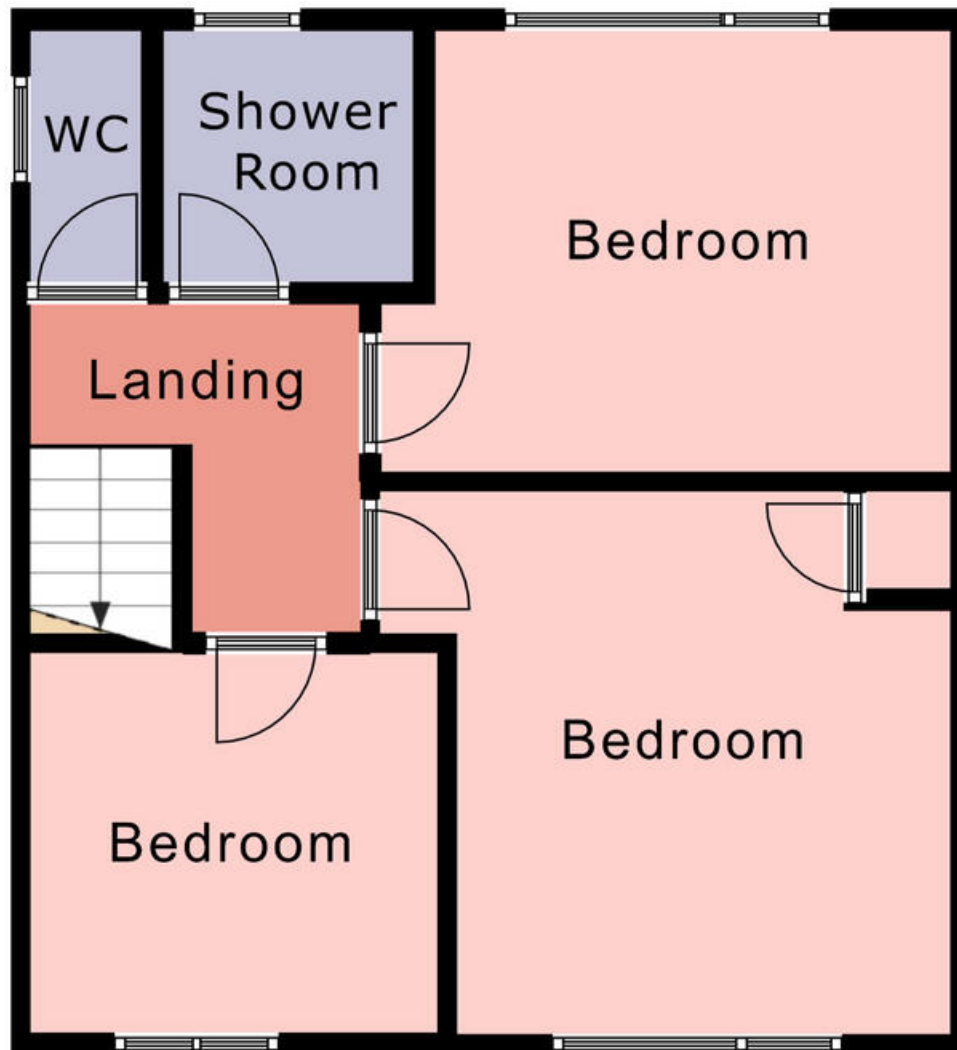
# Gallery Photos



**SPRINGFIELD ROAD, CHADDESSEN, DERBY, DE21**



**SPRINGFIELD ROAD, CHADDESSEN, DERBY, DE21**





# Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

**E**

Valid until 19.05.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	46   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

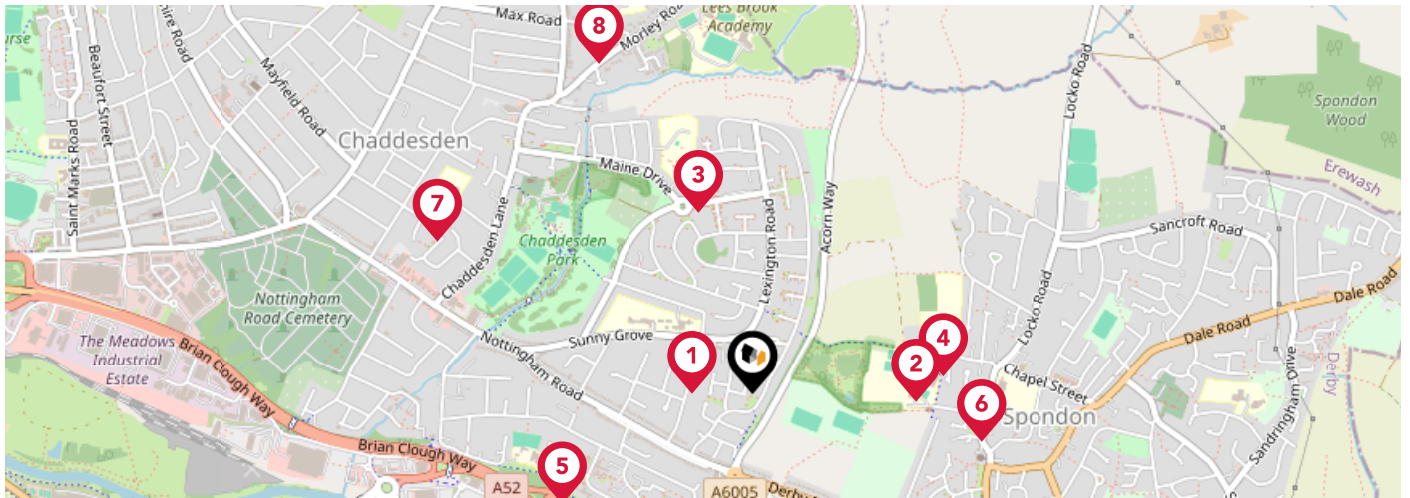
## EPC - Additional Data



### Additional EPC Data

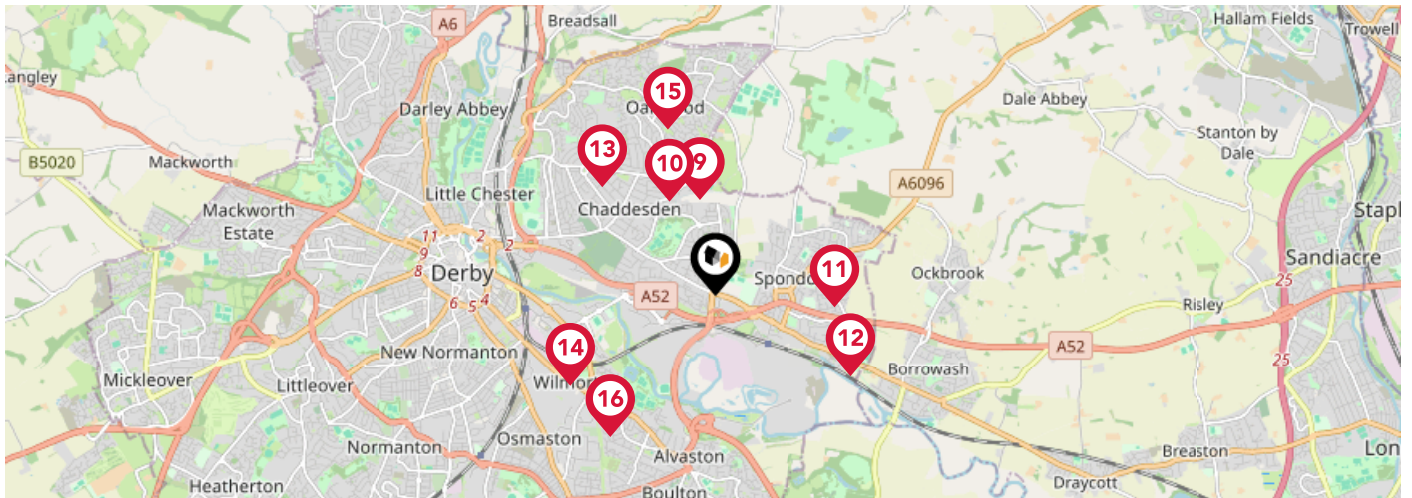
<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Main Heating Controls Energy:</b>	Very poor
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 29% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	93 m <sup>2</sup>

# Area Schools



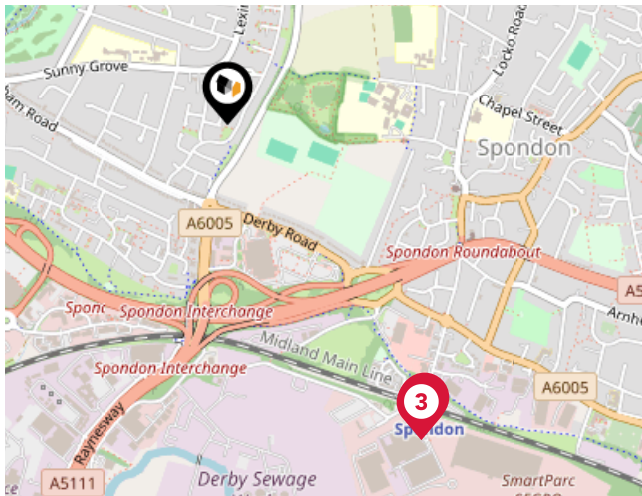
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



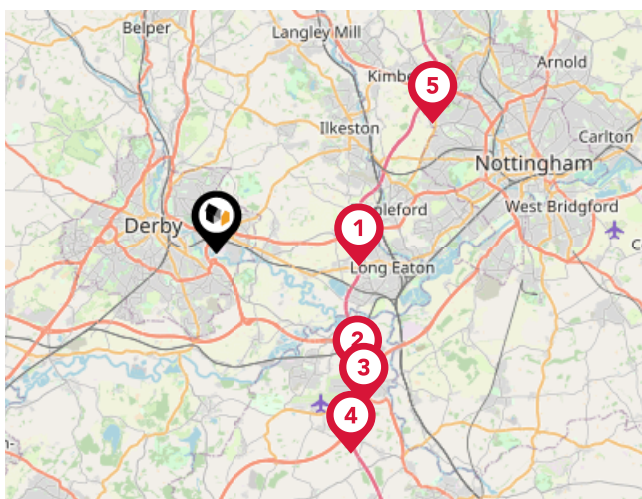
		Nursery	Primary	Secondary	College	Private
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Asterdale Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 680   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



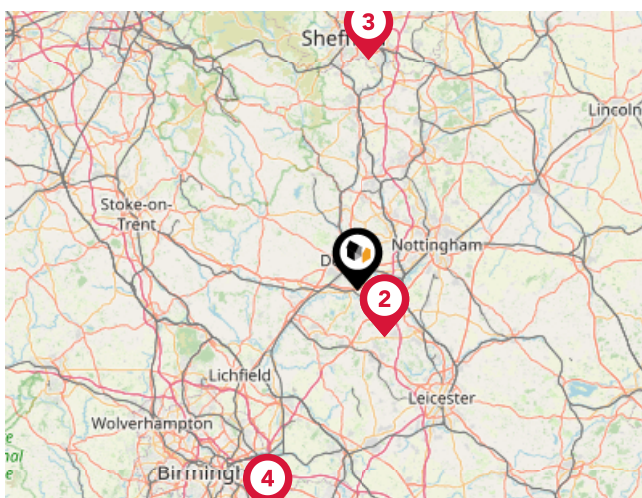
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.82 miles
2	Spondon Rail Station	0.82 miles
3	Spondon Rail Station	0.83 miles



## Trunk Roads/Motorways

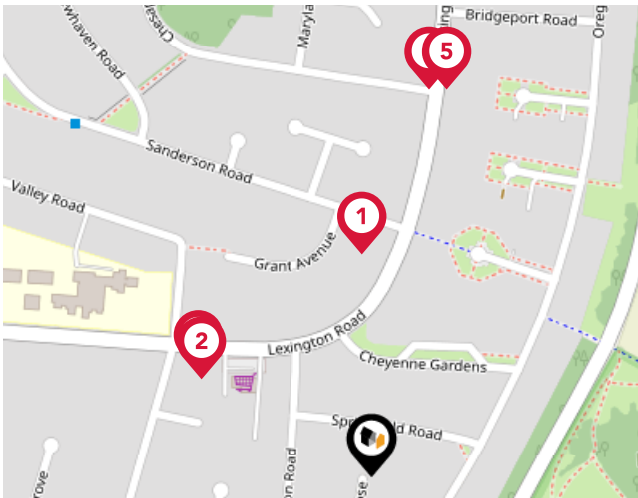
Pin	Name	Distance
1	M1 J25	5.11 miles
2	M1 J24A	6.73 miles
3	M1 J24	7.57 miles
4	M1 J23A	8.67 miles
5	M1 J26	9.02 miles



## Airports/Helipads

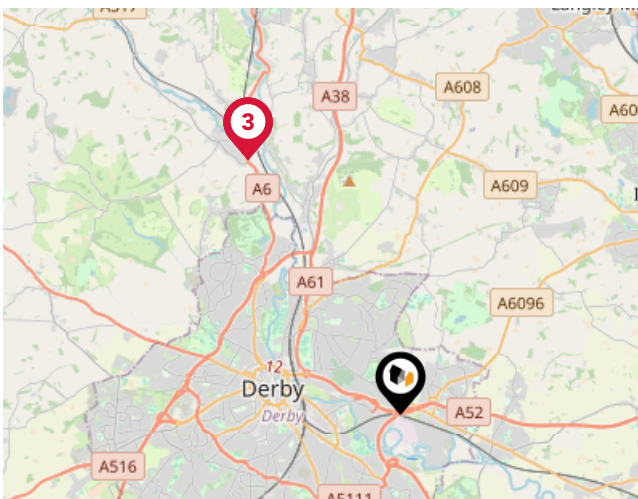
Pin	Name	Distance
1	East Midlands Airport	7.63 miles
2	East Midlands Airport	7.67 miles
3	Sheffield City Airport	32.78 miles
4	Birmingham International Airport Terminal 1	34.95 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Grant Avenue	0.12 miles
2	Lewiston Road	0.11 miles
3	Lewiston Road	0.11 miles
4	Chesapeake Road	0.22 miles
5	Chesapeake Road	0.22 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.28 miles
2	Duffield (Ecclesbourne Valley Railway)	5.29 miles
3	Duffield (Ecclesbourne Valley Railway)	5.3 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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