

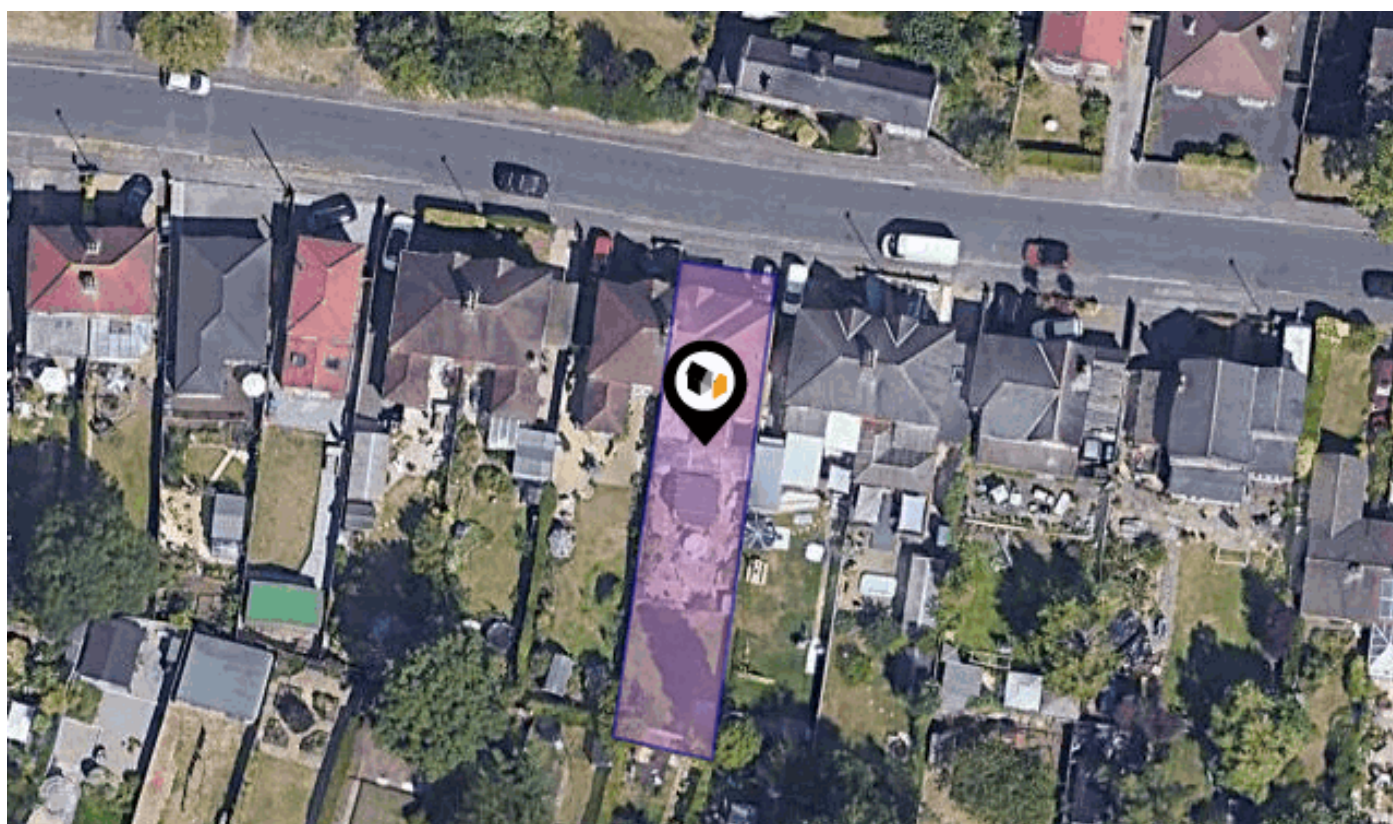


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



FIELD LANE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended And Deceptively Spacious Semi-Detached Home
- > Two Good Size Reception Rooms, Three/Four Bedrooms
- > Mature South-Facing Rear Garden, Off Road Parking & Garage (Suitable For Motorbike)
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A deceptively spacious and extended semi-detached home providing excellent accommodation for the growing family and enjoying a mature and south facing garden to the rear. The property also benefits from two good size reception rooms, three/four bedrooms, off road parking and garage. Available with no upward chain, an early viewing is recommended.

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- deep reception hallway, two reception rooms (one having a multi-fuel fire), extended breakfast kitchen, utility room and cloakroom/WC. To the first floor are three/four bedrooms and a family bathroom. Outside, off road parking is provided to the front elevation and there is access to a garage which would be suitable for storage purposes/motorbike/motorcycle. There is a pleasant, mature south-facing rear garden.

Field Lane is well situated for Cavendish Close, Chaddesden Park and Lees Brook schools, Chaddesden Park and local amenities together with excellent road links for the A52, M1 motorway, A50 and M1 motorway.

Room Measurement & Details

Deep Reception Hallway:

Lounge: (11'9" x 11'4") 3.58 x 3.45

Dining/Sitting Room: (11'10" x 11'5") 3.61 x 3.48

Extended Breakfast Kitchen: (20'8" x 6'9") 6.30 x 2.06

Conservatory: (10'9" x 8'2") 3.28 x 2.49

Utility Room: (15'1" x 5'8") 4.60 x 1.73

Cloakroom/WC:

First Floor Landing (with access to the loft space with ladder, light and part boarded):

Double Bedroom One: (11'10" x 11'4") 3.61 x 3.45

Double Bedroom Two: (11'9" x 10'4") 3.58 x 3.15

Double Bedroom Three: (14'6" x 8'6") 4.42 x 2.59

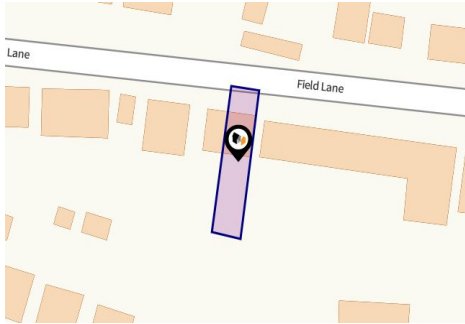
Bedroom Four: (10'4" x 5'8") 3.15 x 1.73

Bathroom: (6'8" x 6'1") 2.03 x 1.85

Outside:

Off-road parking is provided to the front elevation. There is a useful garage (suitable for motorbike/cycles/storage) 14'9" x 6' with roller door, light and power. There is a mature and good size rear garden enjoying a south-facing aspect with covered seating area, raised coy pond, lawned area and fenced boundaries. Garden shed, cold water tap, outside lighting and power.

Property Overview



Property

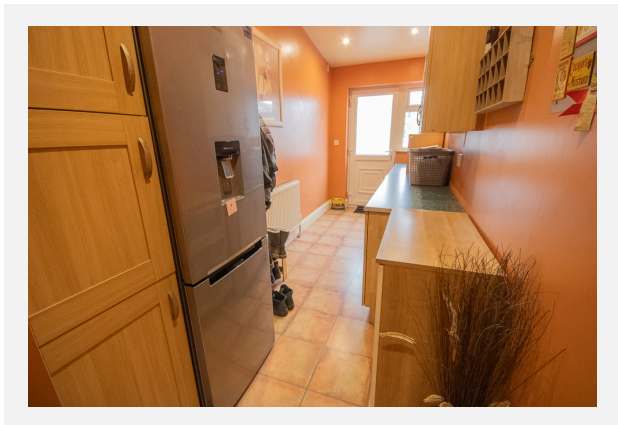
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY243069		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	7 mb/s	80 mb/s	1000 mb/s
Flood Risk:				
• Rivers & Seas	No Risk			
• Surface Water	Very Low			

Mobile Coverage: (based on calls indoors)					Satellite/Fibre TV Availability:			
						✓	✓	✗

Gallery Photos



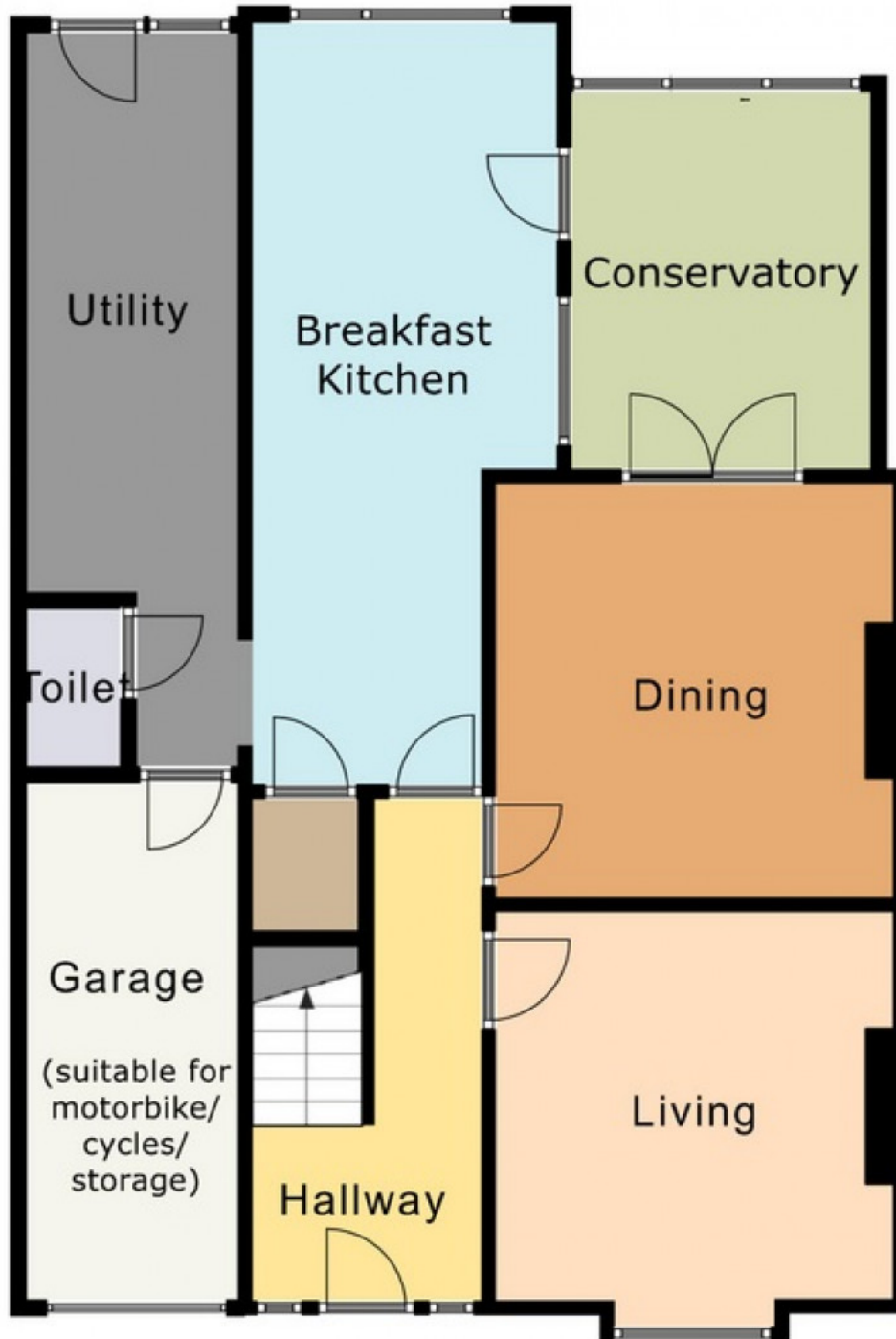
Gallery Photos



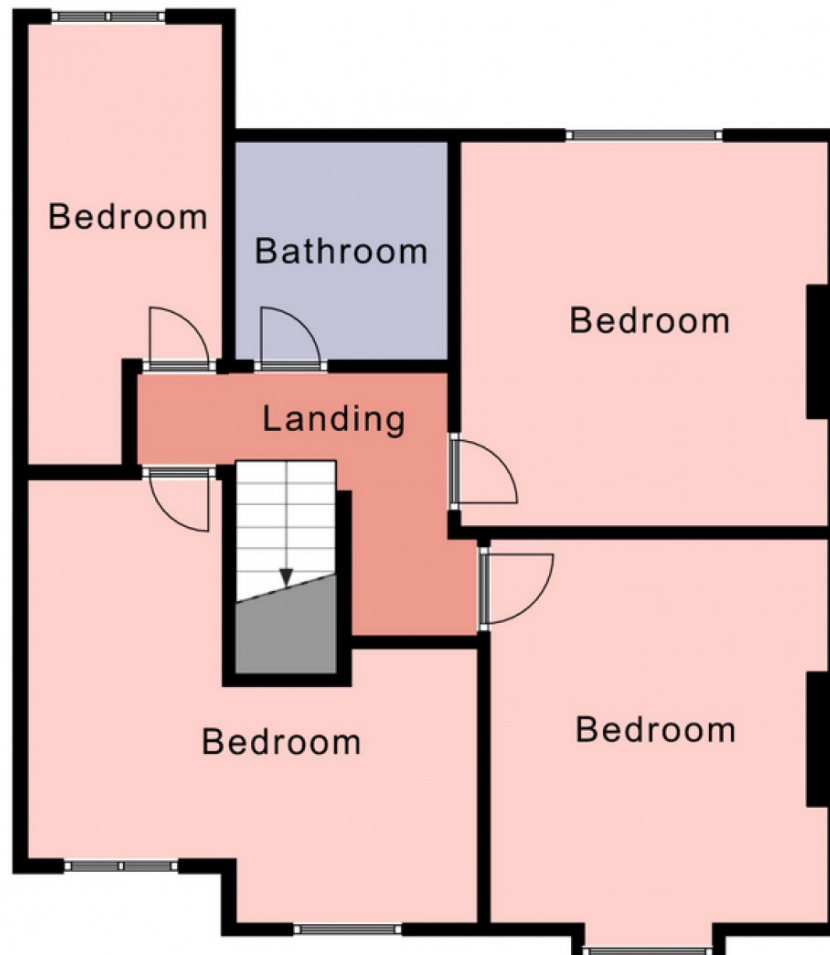
Gallery Photos

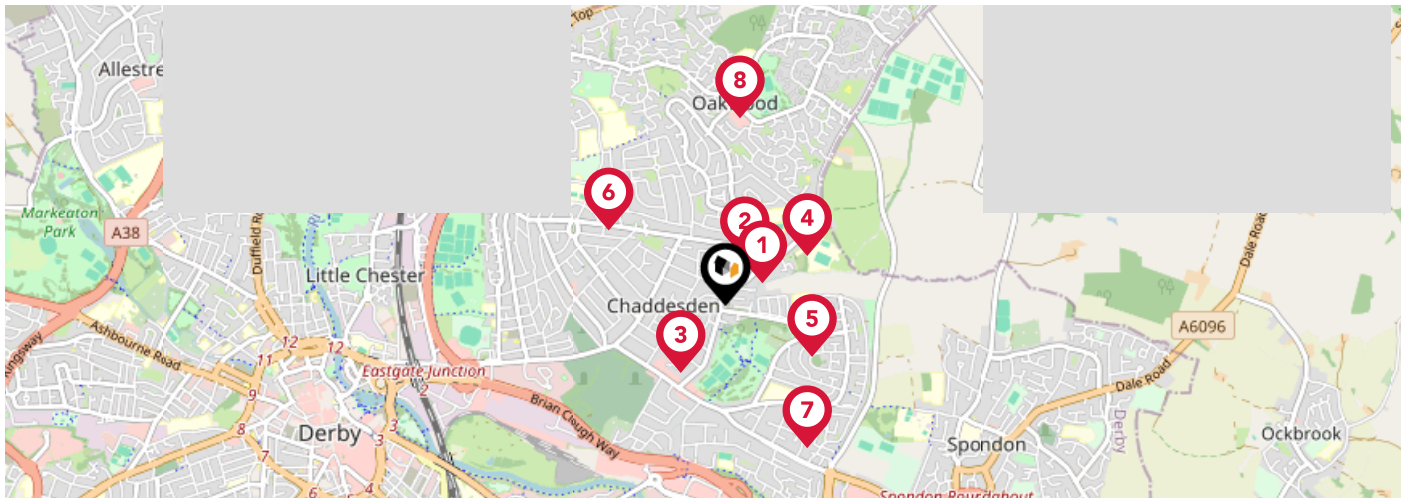


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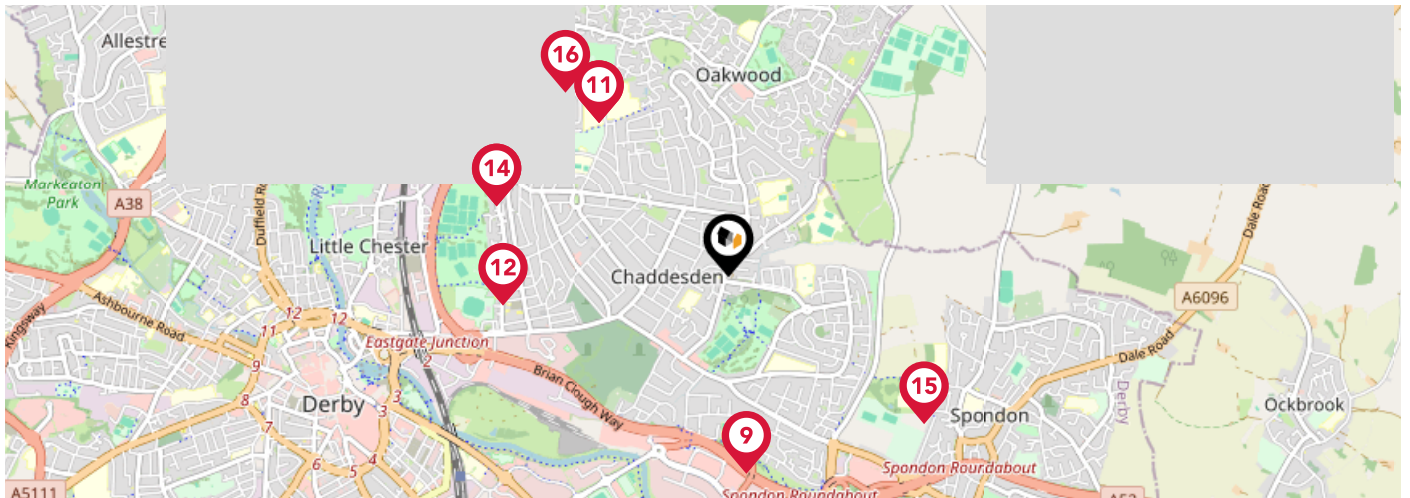


FIELD LANE, CHADDESSEN, DERBY, DE21



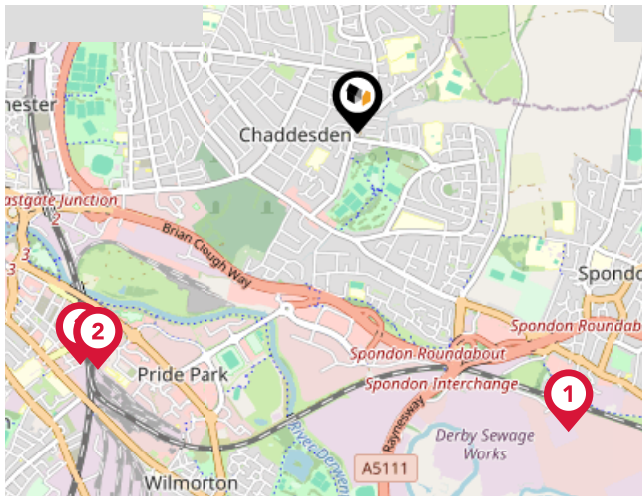


		Nursery	Primary	Secondary	College	Private
1	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.43	<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:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



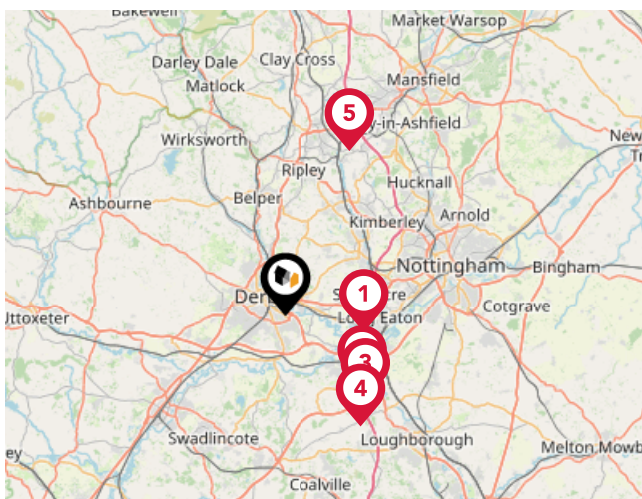
	Nursery	Primary	Secondary	College	Private
<p>9 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



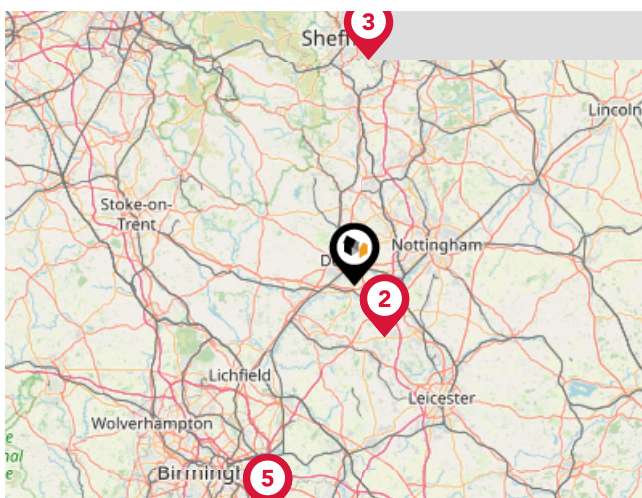
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.63 miles
2	Derby Rail Station	1.56 miles
3	Derby Rail Station	1.61 miles



Trunk Roads/Motorways

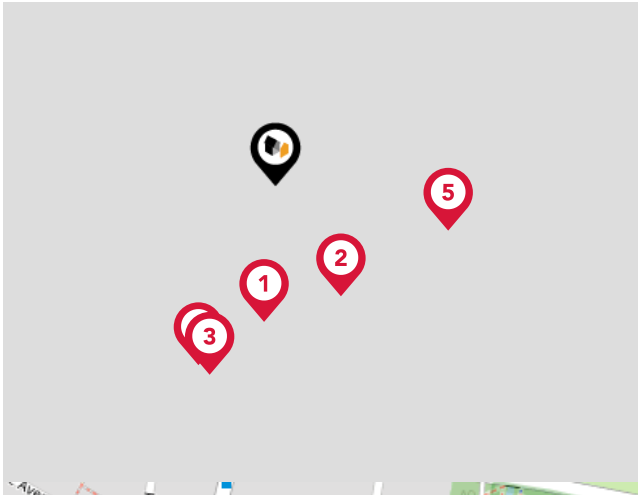
Pin	Name	Distance
1	M1 J25	5.7 miles
2	M1 J24A	7.53 miles
3	M1 J24	8.37 miles
4	M1 J23A	9.48 miles
5	M1 J28	12.63 miles



Airports/Helipads

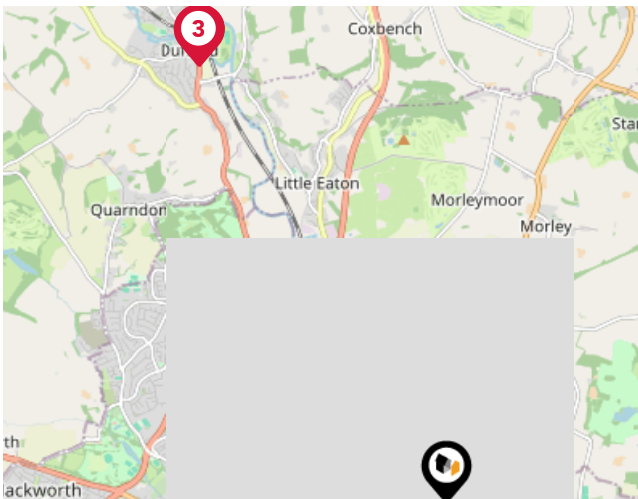
Pin	Name	Distance
1	East Midlands Airport	8.43 miles
2	East Midlands Airport	8.47 miles
3	Sheffield City Airport	32.18 miles
4	Birmingham International Airport Terminal 1	35.36 miles
5	Birmingham International Airport	35.36 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wilmot Arms	0.08 miles
2	Wilmot Arms	0.07 miles
3	Chaddesden Lane	0.11 miles
4	Chaddesden Lane	0.11 miles
5	Wood Road End	0.1 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.48 miles
2	Duffield (Ecclesbourne Valley Railway)	4.49 miles
3	Duffield (Ecclesbourne Valley Railway)	4.5 miles



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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

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.

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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

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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