

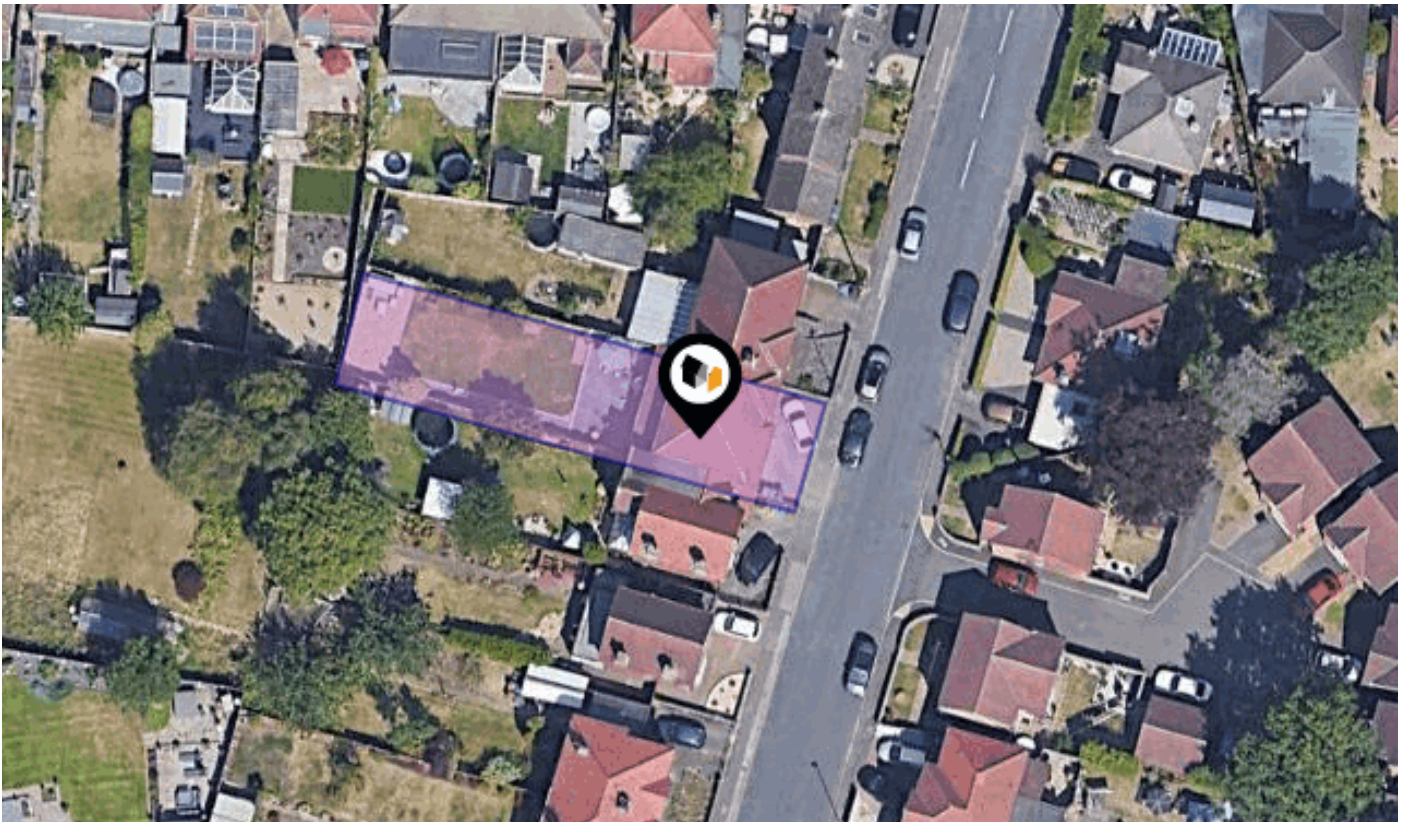


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th June 2024



LIME GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Modern & Extended Four Bedroom Semi-Detached Home
- > Open Plan Living/Dining/Kitchen
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Driveway & Garage

Property Description

**** PREMIER PROPERTY **** Located in the sought after area of Chaddesden and close to highly regarded local schools, this most spacious, largely extended, and well-presented four-bedroom semi-detached family home offers a generous lounge, beautiful open plan living/dining/kitchen with feature fireplace, master en-suite and modern fitted bathroom. With a most generous garden, double driveway, and integral garage, it **MUST** be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with stunning feature tiled flooring; cloakroom with W.C; spacious lounge with feature bay window; open plan living/dining/kitchen with Karndene flooring, modern fitted kitchen units, high quality work surfaces, twin French doors opening to the rear garden and a beautiful revealed brick feature fireplace; first floor landing; master bedroom with feature bay window and en-suite shower room; three further good sized bedrooms and a well-appointed modern fitted family bathroom. To the front of the property is a double driveway providing ample off-road parking and giving access to the integral garage with power and lighting. To the rear is a large garden with high quality patio seating area, lawn and mixed flower and shrubbery beds.

Room Measurement & Details

Entrance Hall: (15'7" x 6'10") 4.75 x 2.08

Cloakroom: (4'5" x 2'8") 1.35 x 0.81

Lounge: (13'7" x 10'8") 4.14 x 3.25

Kitchen Area: (16'8" x 14'0") 5.08 x 4.27

Living/Dining Area: (17'5" x 10'4") 5.31 x 3.15

Garage: (18'3" x 9'9") 5.56 x 2.97

First Floor Landing: (6'7" x 6'0") 2.01 x 1.83

Bedroom One: (13'8" x 11'0") 4.17 x 3.35

En-Suite: (6'8" x 4'5") 2.03 x 1.35

Bedroom Two: (13'7" x 9'2") 4.14 x 2.79

Bedroom Three: (11'0" x 9'9") 3.35 x 2.97

Bedroom Four: (9'1" x 9'0") 2.77 x 2.74

Bathroom: (7'4" x 6'8") 2.24 x 2.03

Outside:

To the front of the property is a double driveway providing ample off-road parking and giving access to the integral garage with power and lighting. To the rear is a large garden with high quality patio seating area,

lawn and mixed flower and shrubbery beds.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY122243		

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)

15 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



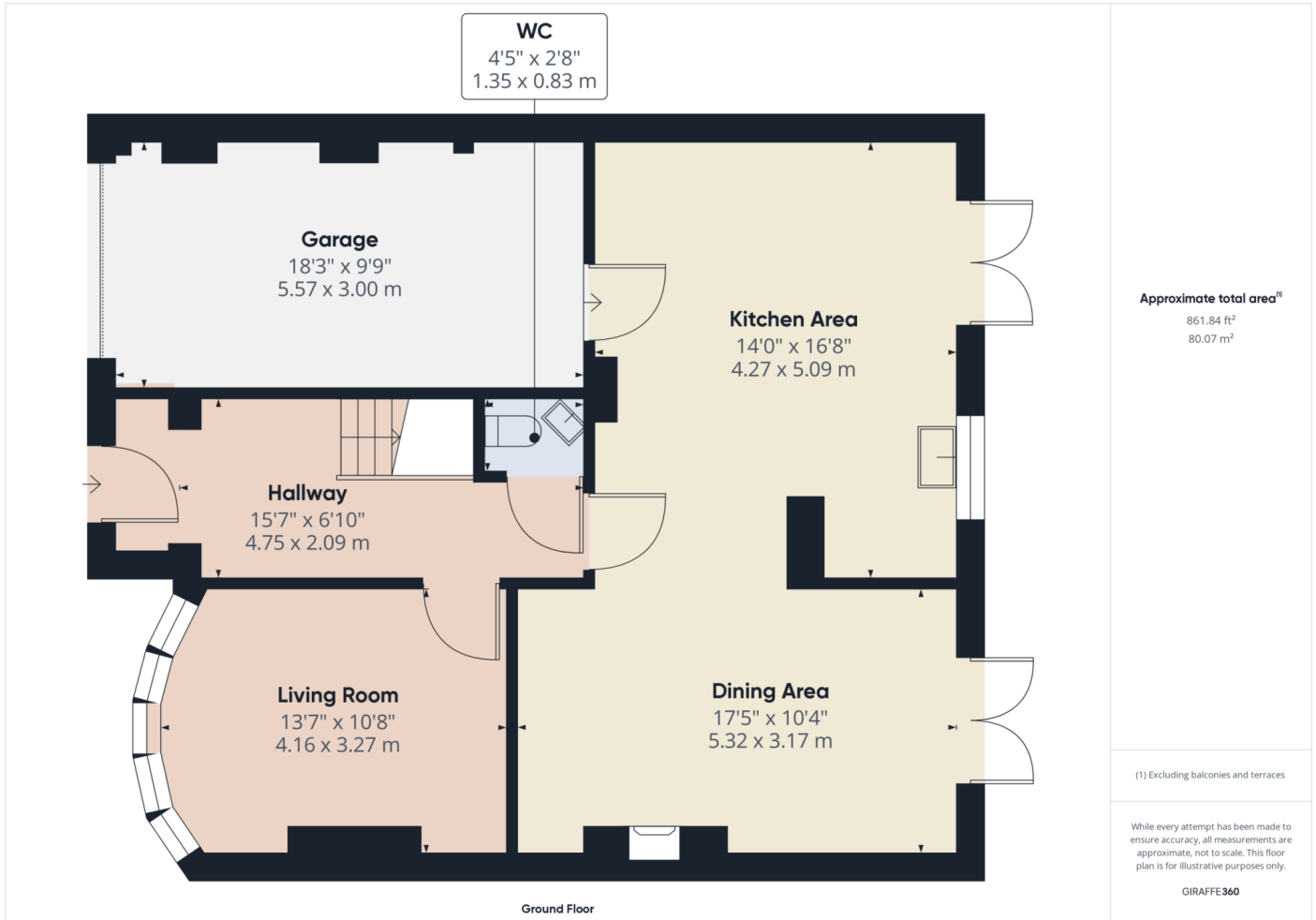
Gallery Photos



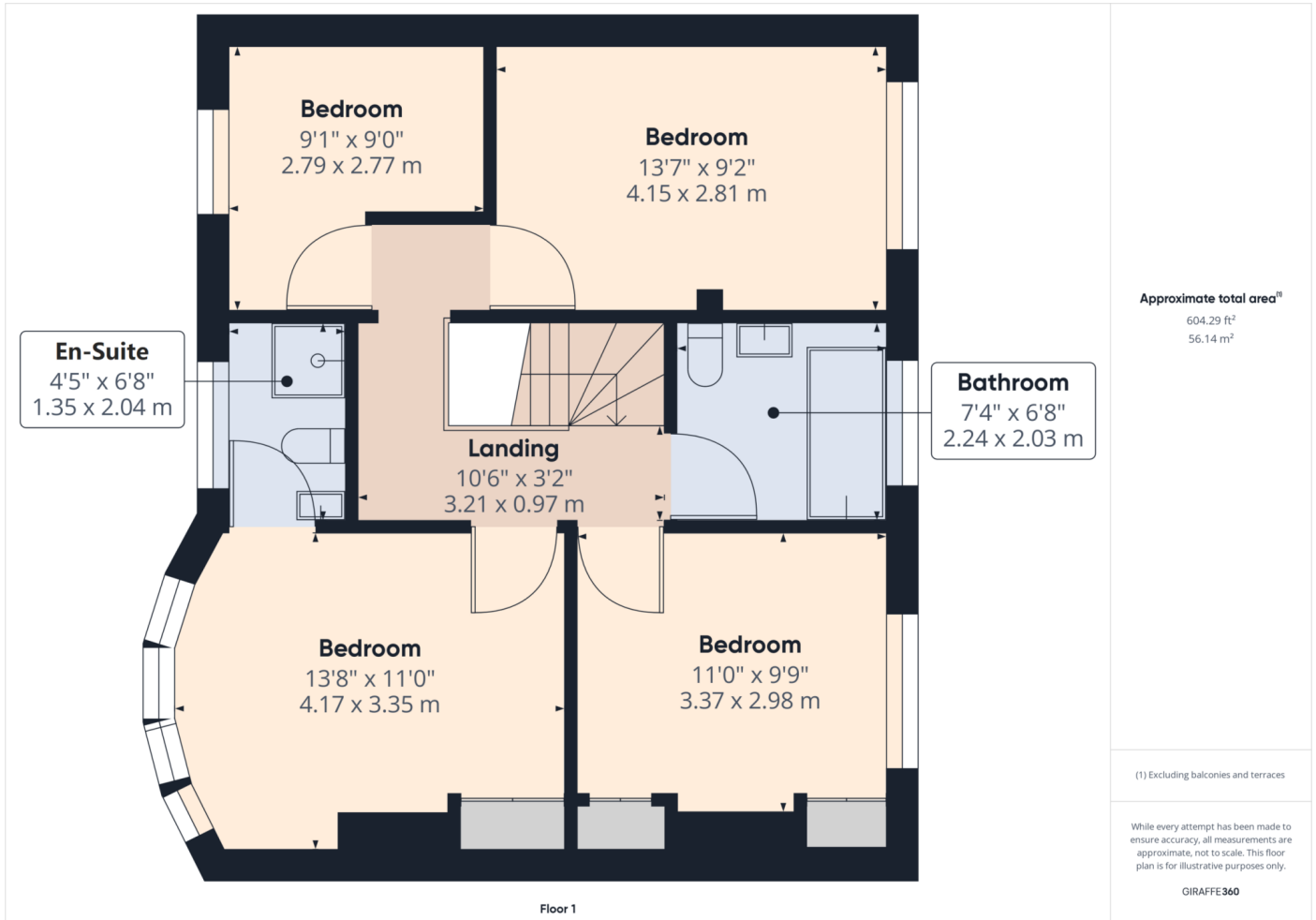




LIME GROVE, CHADDESSEN, DERBY, DE21



LIME GROVE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Lime Grove, Chaddesden, DE21

Energy rating

D

Valid until 30.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

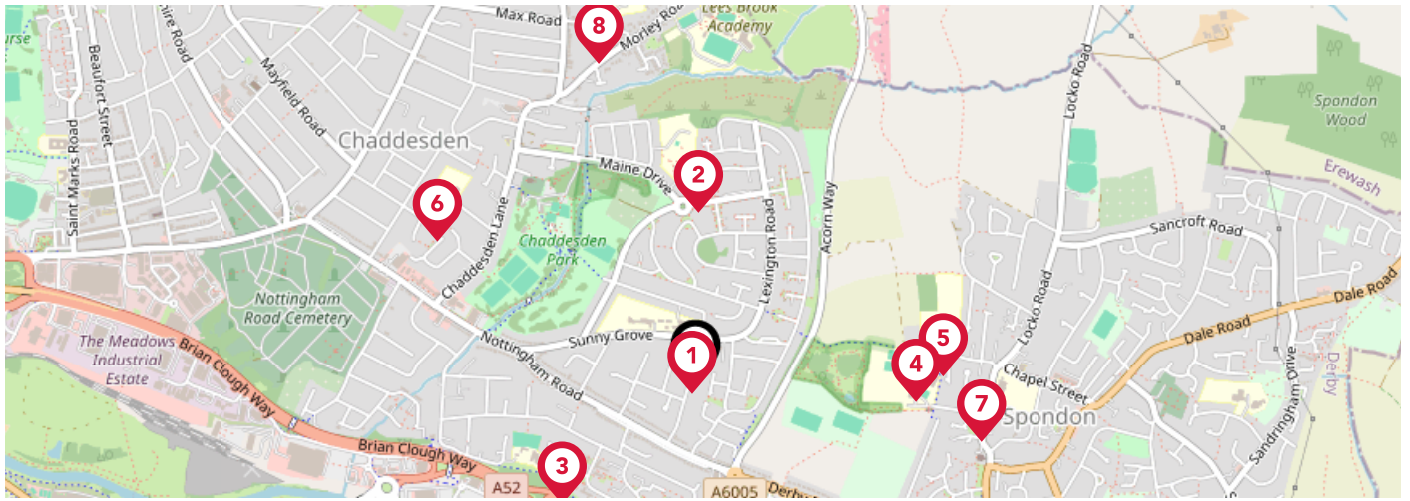
EPC - Additional Data



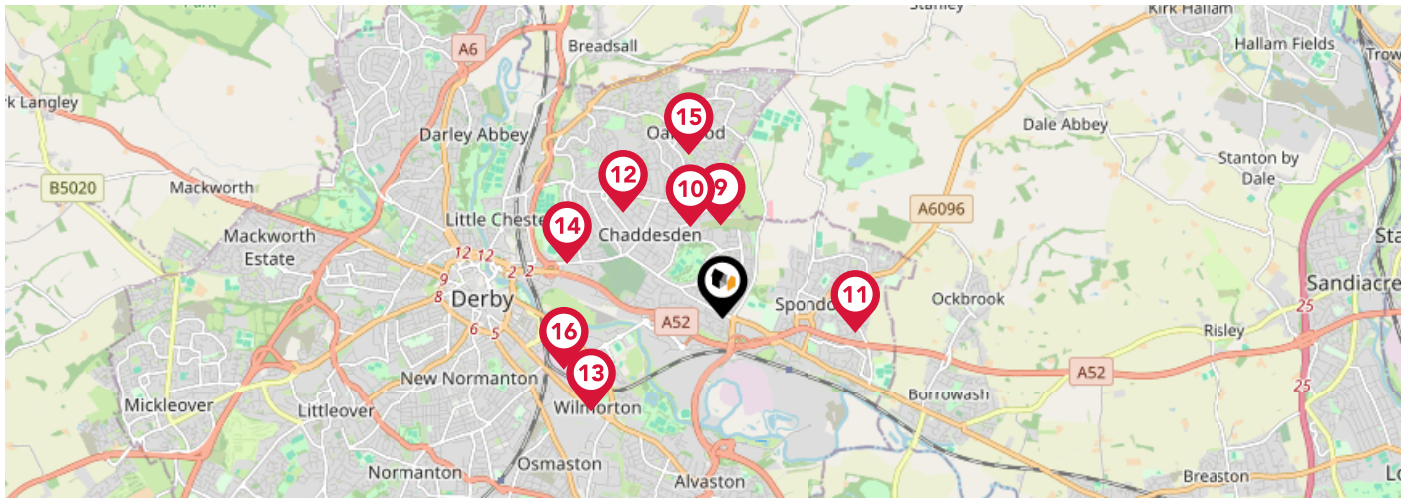
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	116 m ²

Area Schools

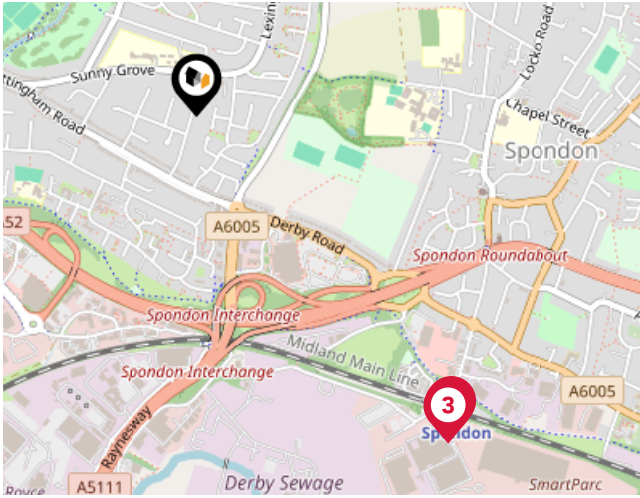


		Nursery	Primary	Secondary	College	Private
1	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



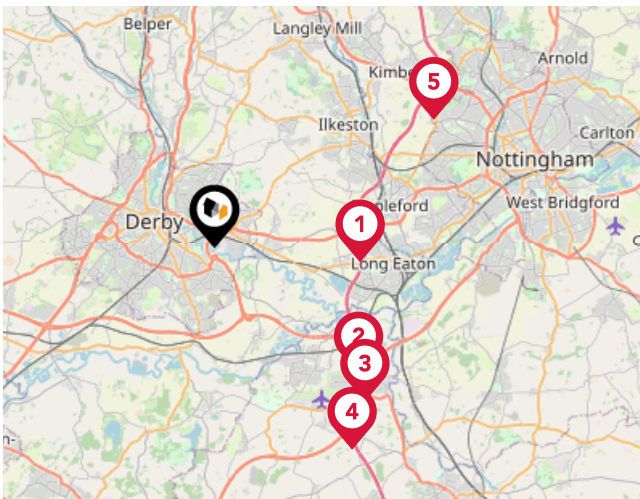
		Nursery	Primary	Secondary	College	Private
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:1.19	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



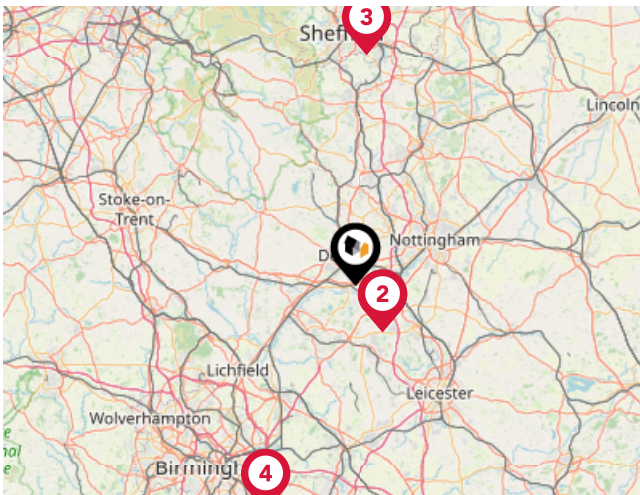
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.92 miles
2	Spondon Rail Station	0.92 miles
3	Spondon Rail Station	0.92 miles



Trunk Roads/Motorways

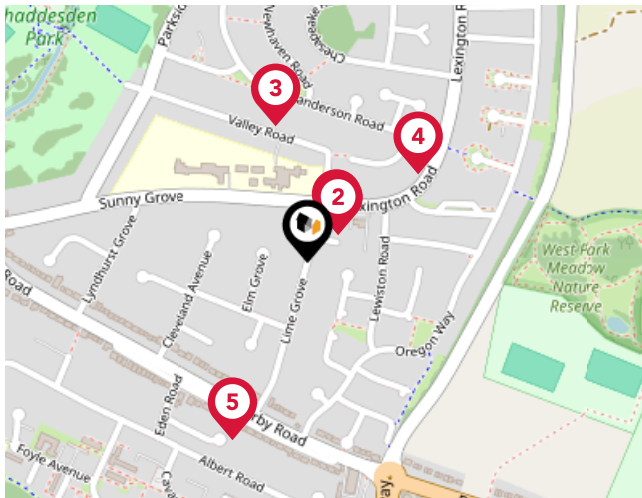
Pin	Name	Distance
1	M1 J25	5.24 miles
2	M1 J24A	6.85 miles
3	M1 J24	7.67 miles
4	M1 J23A	8.77 miles
5	M1 J26	9.12 miles



Airports/Helipads

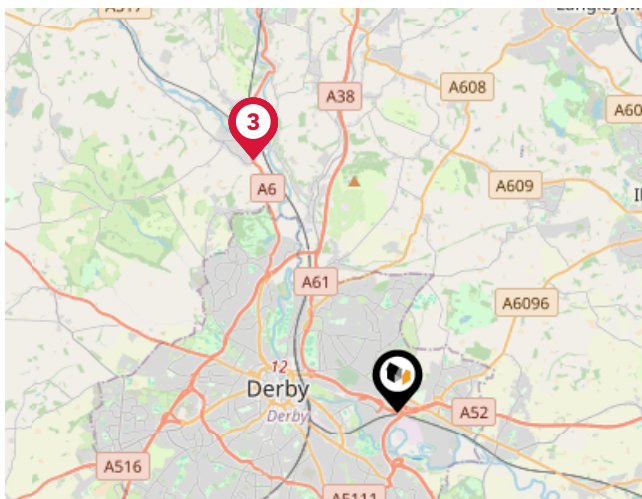
Pin	Name	Distance
1	East Midlands Airport	7.72 miles
2	East Midlands Airport	7.75 miles
3	Sheffield City Airport	32.76 miles
4	Birmingham International Airport Terminal 1	34.93 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lewiston Road	0.05 miles
2	Lewiston Road	0.04 miles
3	Newhaven Road	0.16 miles
4	Grant Avenue	0.16 miles
5	Lime Grove	0.22 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.2 miles
2	Duffield (Ecclesbourne Valley Railway)	5.21 miles
3	Duffield (Ecclesbourne Valley Railway)	5.21 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.

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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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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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