

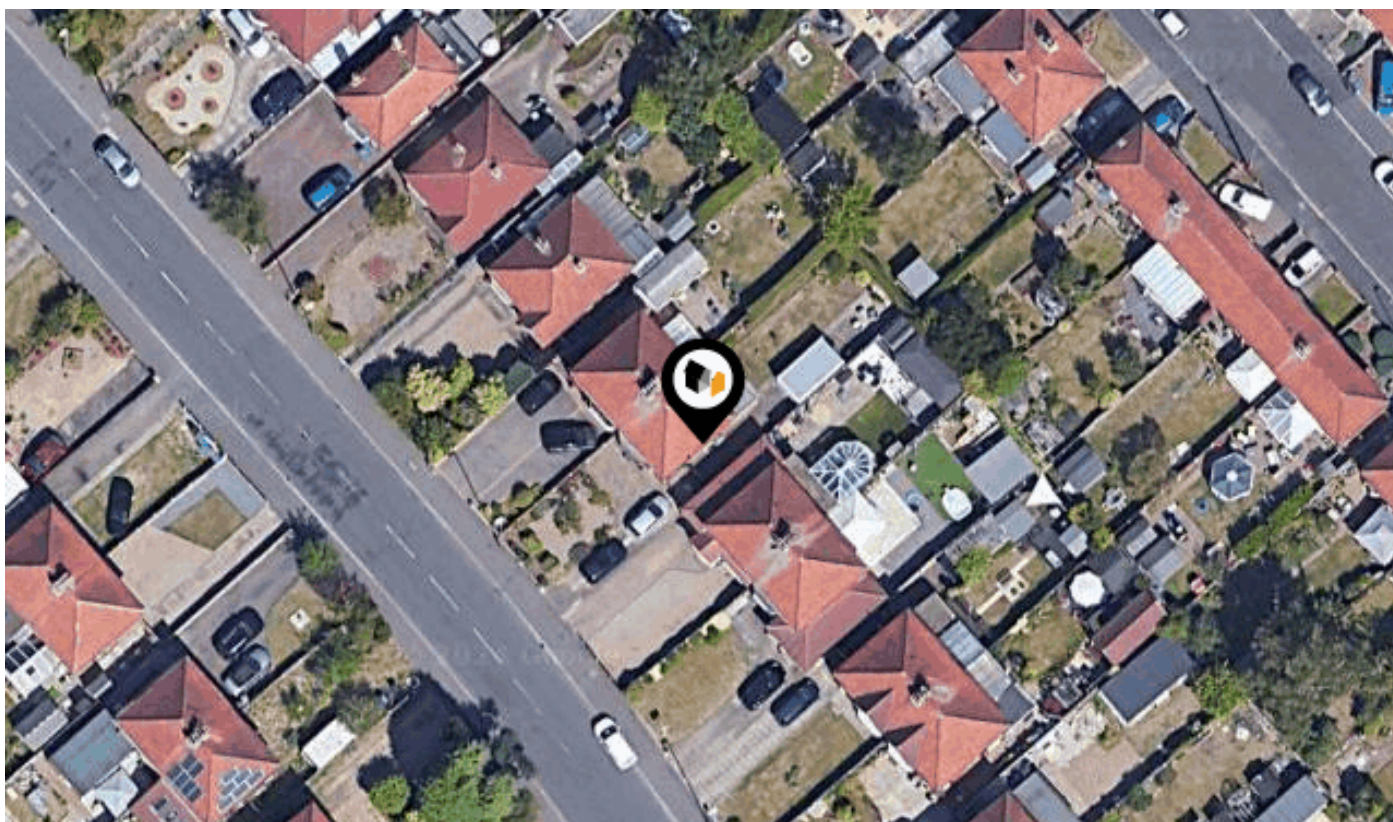


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th June 2024



WILTSHIRE ROAD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious & Extended Three Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating TBC/Council Tax Band B
- > Driveway & Garage
- > Spacious Lounge Diner

Property Description

Located in the popular area of Chaddesden, this spacious and extended three-bedroom home is offered for sale with no upward chain. With a generous lounge diner, extended breakfast kitchen, beautiful rear garden, driveway, and garage, it must be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with under-stairs store cupboard; lounge diner with feature bay window and central fireplace; extending breakfast kitchen with a range of wall, base, and drawer units; first floor landing; three good sized bedrooms and a well-appointed fitted family bathroom with jacuzzi bath and shower over. To the rear of the property is a good-sized garden with patio seating area, lawn and mixed flower and shrubbery borders along with a detached garage. To the front is a beautiful fore-garden along with a driveway providing ample off-road parking and having gated access to the rear.

The property occupies a popular location close to Chaddesden and its range of shops, schools, and transport links together with easy access for Derby City centre and further road links including the A52, M1 motorway and A50 respectively. As previously mentioned, an early viewing is essential to be appreciated.

Room Measurement & Details

Entrance Hall: (11'11" x 5'9") 3.63 x 1.75

Lounge Diner: (25'3" x 11'5") 7.70 x 3.48

Breakfast Kitchen: (18'3" x 16'11") 5.56 x 5.16

First Floor Landing: (6'11" x 3'1") 2.11 x 0.94

Bedroom One: (11'9" x 8'6") 3.58 x 2.59

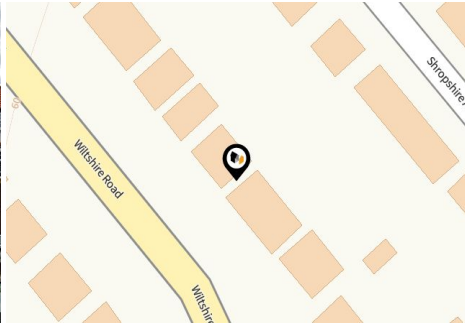
Bedroom Two: (10'9" x 9'9") 3.28 x 2.97

Bedroom Three: (7'10" x 7'1") 2.39 x 2.16

Bathroom: (7'4" x 5'10") 2.24 x 1.78

Outside:




To the rear of the property is a good-sized garden with patio seating area, lawn and mixed flower and shrubbery borders along with a detached garage. To the front is a beautiful fore-garden along with a driveway providing ample off-road parking and having gated access to the rear.

















Property

Type:	Semi-Detached
Bedrooms:	3
Council Tax :	Band B
Annual Estimate:	£1,639

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	4	80	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Very Low			

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







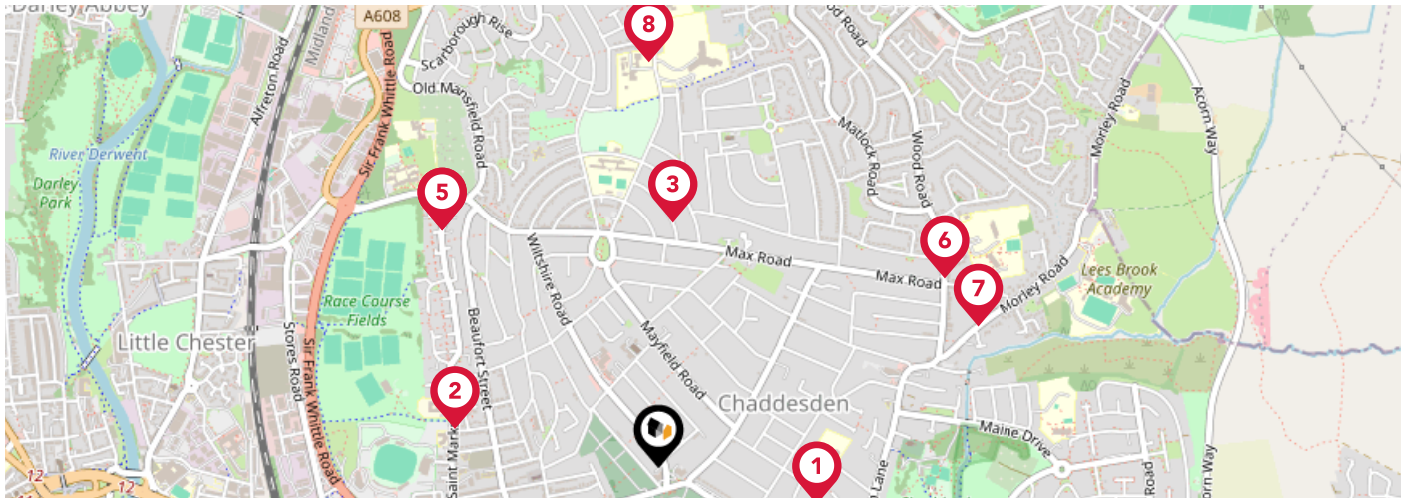
WILTSHIRE ROAD, DERBY, DE21



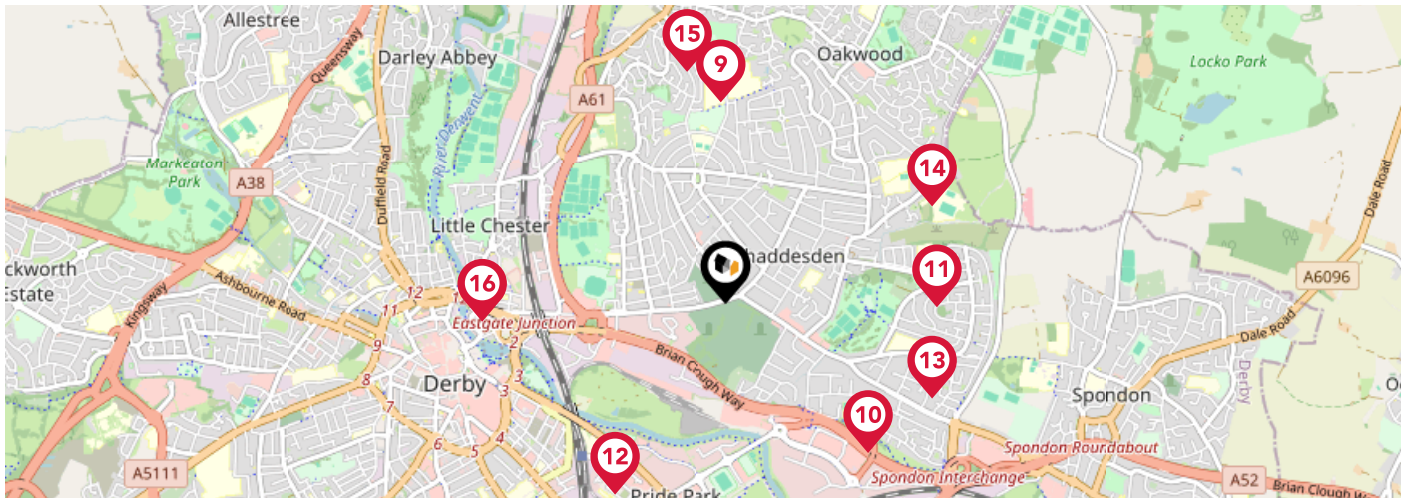
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Area Schools

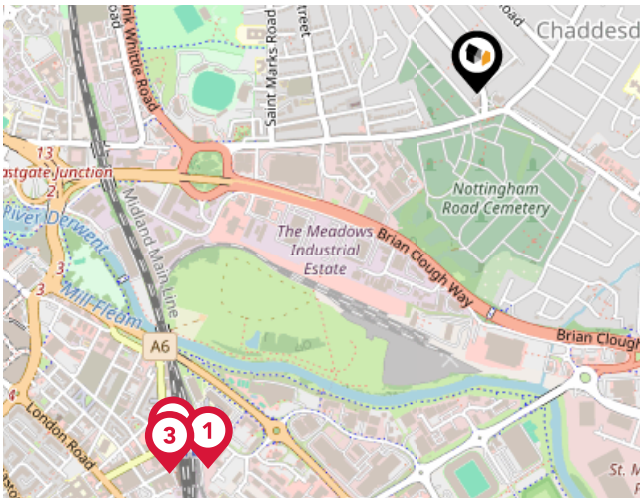


		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



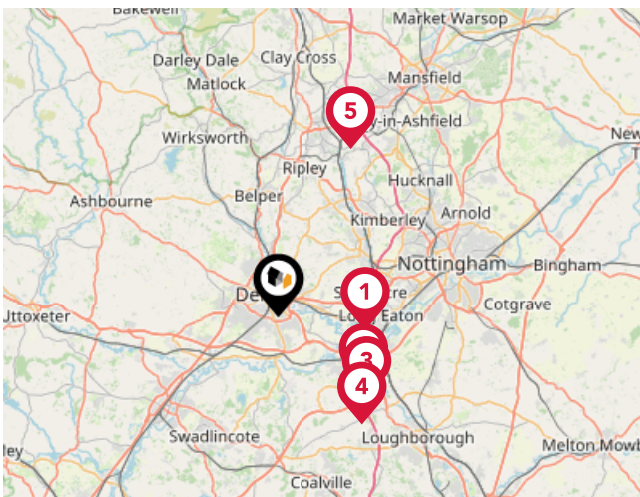
		Nursery	Primary	Secondary	College	Private
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.02	<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:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landau Forte College Ofsted Rating: Outstanding Pupils: 1110 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



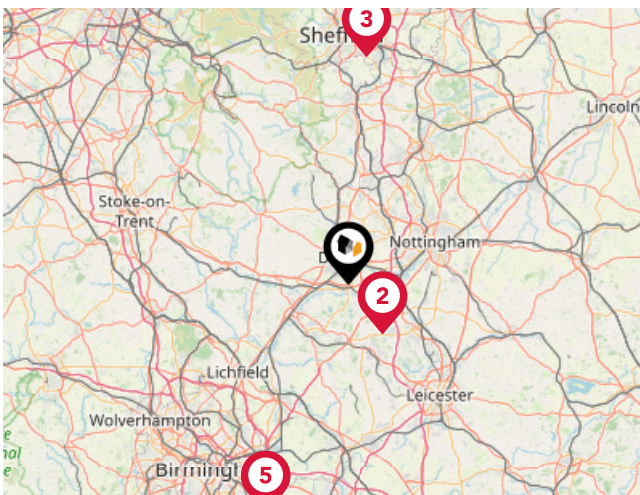
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.03 miles
2	Derby Rail Station	1.06 miles
3	Derby Rail Station	1.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.21 miles
2	M1 J24A	7.82 miles
3	M1 J24	8.62 miles
4	M1 J23A	9.64 miles
5	M1 J28	13.03 miles

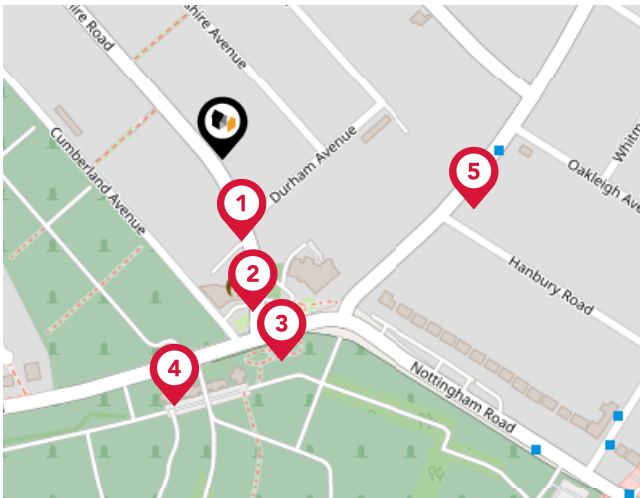


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.56 miles
2	East Midlands Airport	8.6 miles
3	Sheffield City Airport	32.43 miles
4	Birmingham International Airport Terminal 1	34.97 miles
5	Birmingham International Airport	34.97 miles

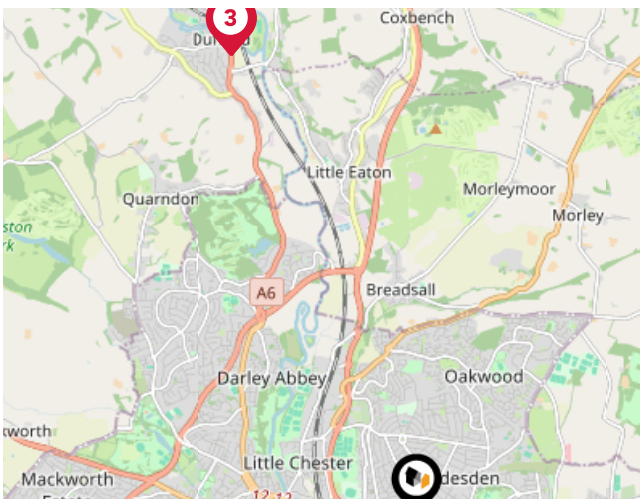
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Durham Avenue	0.05 miles
2	Durham Avenue	0.09 miles
3	Nottingham Road Cemetery	0.12 miles
4	Nottingham Road Cemetery	0.14 miles
5	Oakleigh Avenue	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.43 miles
2	Duffield (Ecclesbourne Valley Railway)	4.44 miles
3	Duffield (Ecclesbourne Valley Railway)	4.44 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.



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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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