

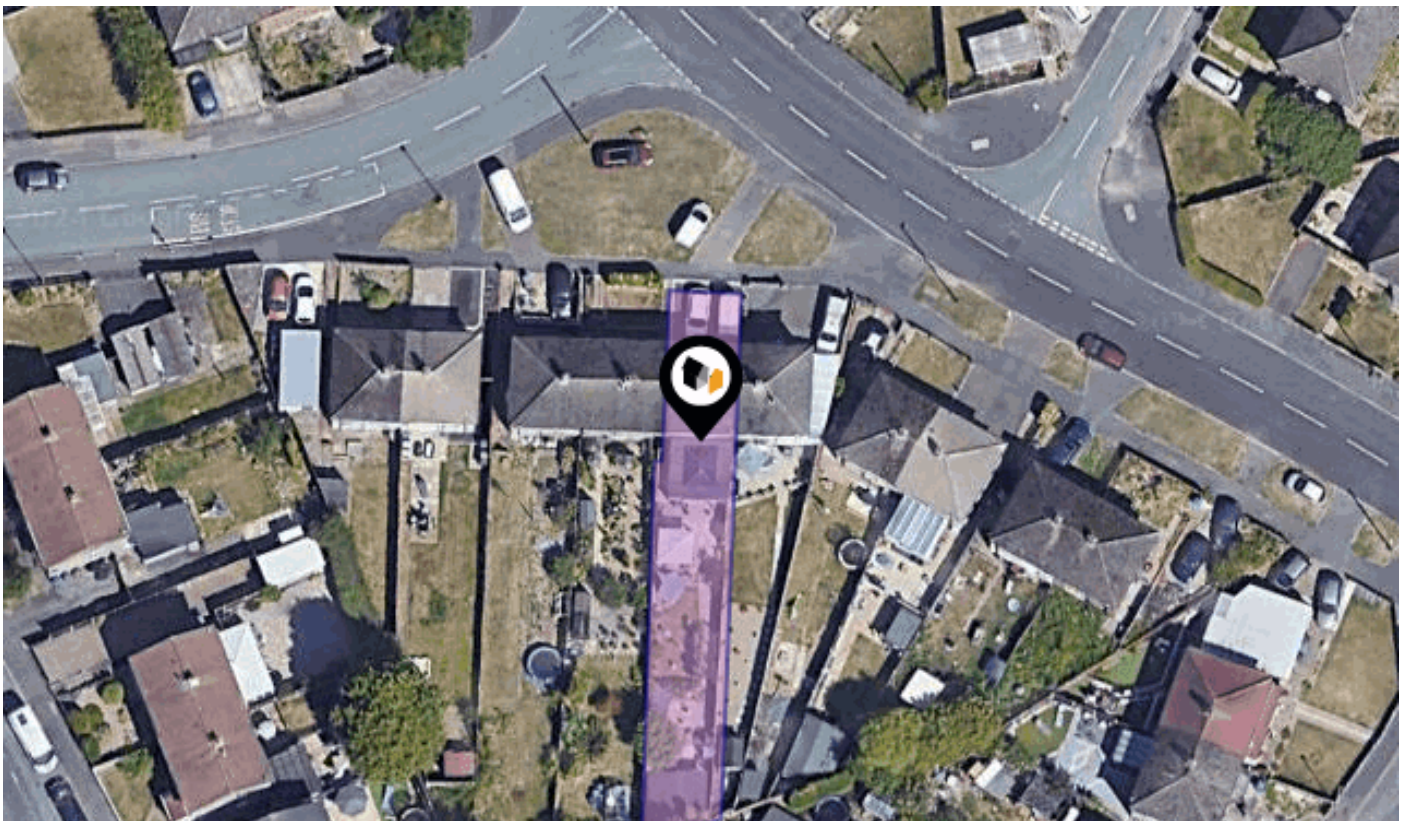


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th July 2024



BRASSINGTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Largely Extended And Stunningly Presented Home
- > Two Double Bedrooms With Additional Loft Room
- > Early Viewing Absolutely Essential
- > EPC Rating C, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

**** PREMIER PROPERTY **** This largely extended and stunningly well-presented two double bedroomed home offers a fantastic breakfast kitchen opening to a superb orangery dining/sitting room with feature log burner, spacious lounge with revealed brickwork fireplace and inset log burner, modern fitted shower room and an additional loft room, accessed via a fixed staircase. With an outstanding rear garden and off-road parking, it **MUST** be viewed!

Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature fireplace and log burner; stunning high quality fitted kitchen with a range of matt finish wall, base and drawer units, induction hob, ceramic sink with mixer tap and integrated appliances; beautiful orangery style living/dining room with French doors opening to the beautiful landscaped rear garden; first floor landing; master bedroom with door opening to stairs accessing the loft room which has fixed stairs, central heating and Dorma window; good sized bedroom two and a well-appointed modern fitted shower room. To the front of the property is a driveway providing ample off-road parking. To the rear is a beautiful landscaped rear garden with patio seating area, lawn, a mix of well kept, well stocked flower and shrubbery beds, garden pond and generous timber shed.

The property is well situated for Chaddesden and its amenities including shops, schools, and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Hall:

Lounge: (14'7" x 11'4") 4.44 x 3.45

Breakfast Kitchen: (18'0" x 9'6") 5.49 x 2.90

Living/Dining Room: (15'4" x 13'11") 4.67 x 4.24

First Floor Landing:

Bedroom One: (17'9" x 9'6") 5.41 x 2.90

Bedroom Two: (11'3" x 9'2") 3.43 x 2.79

Shower Room: (7'9" x 5'4") 2.36 x 1.63

Loft Room: (17'2" x 10'2") 5.23 x 3.10

Outside: To the front of the property is a driveway providing ample off-road parking. To the rear is a beautiful landscaped rear garden with patio seating area, lawn, a mix of well kept, well stocked flower and shrubbery beds, garden pond and generous timber shed.

Please Note:

This property is Wimpey No Fines construction.
KFB - Key Facts For Buyers

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY99434		

Local Area

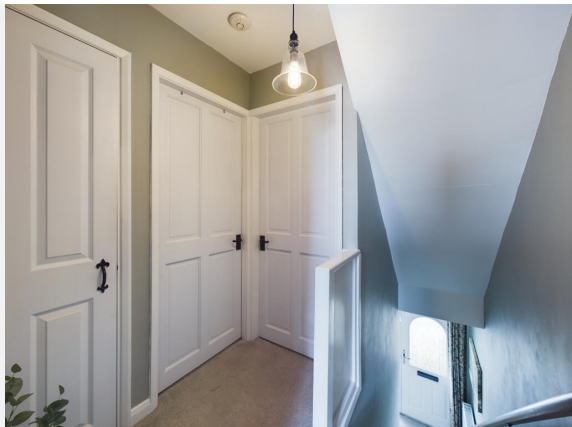
Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			

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

Gallery Photos



Gallery Photos

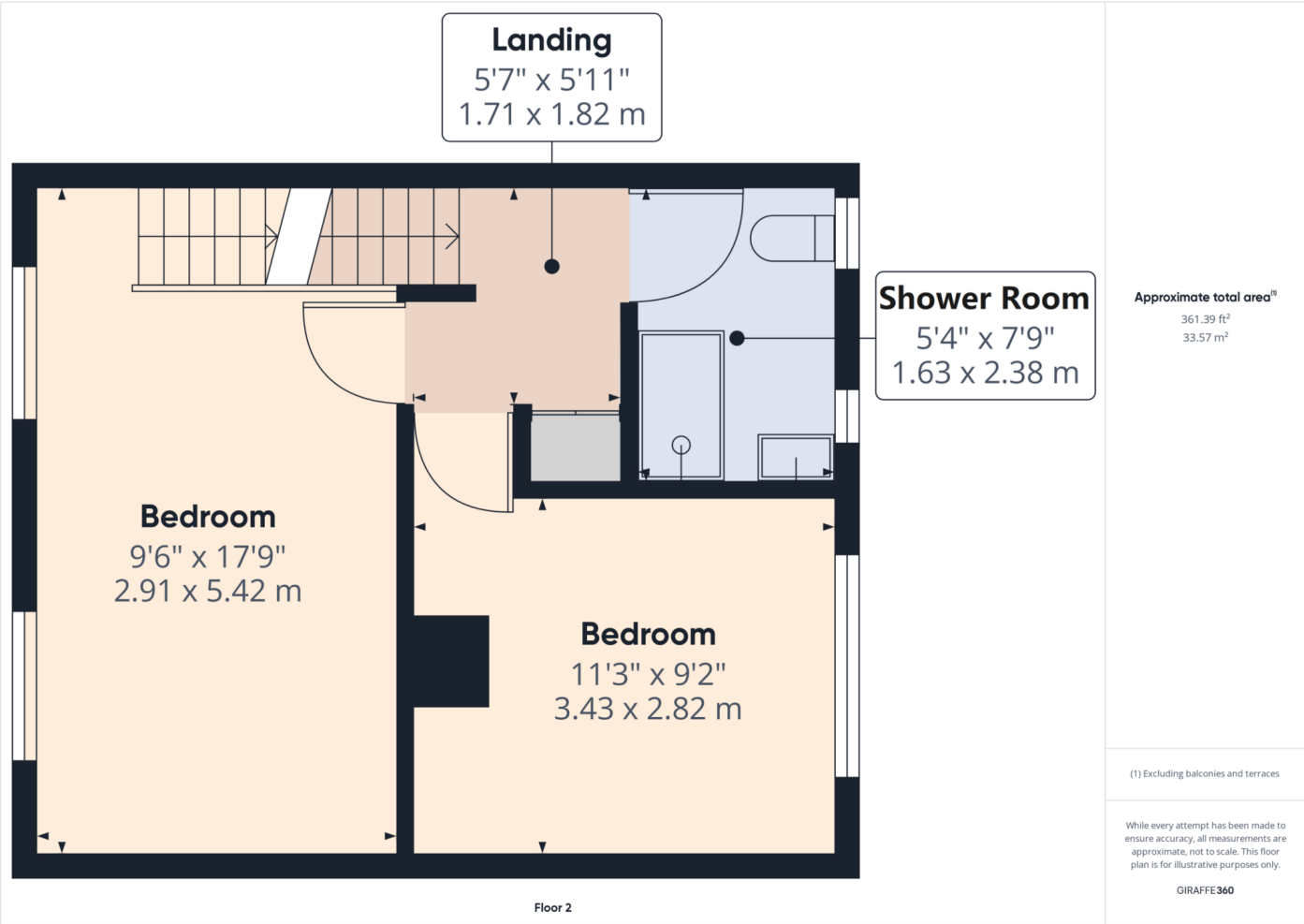




BRASSINGTON ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Energy rating

C

Valid until 26.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

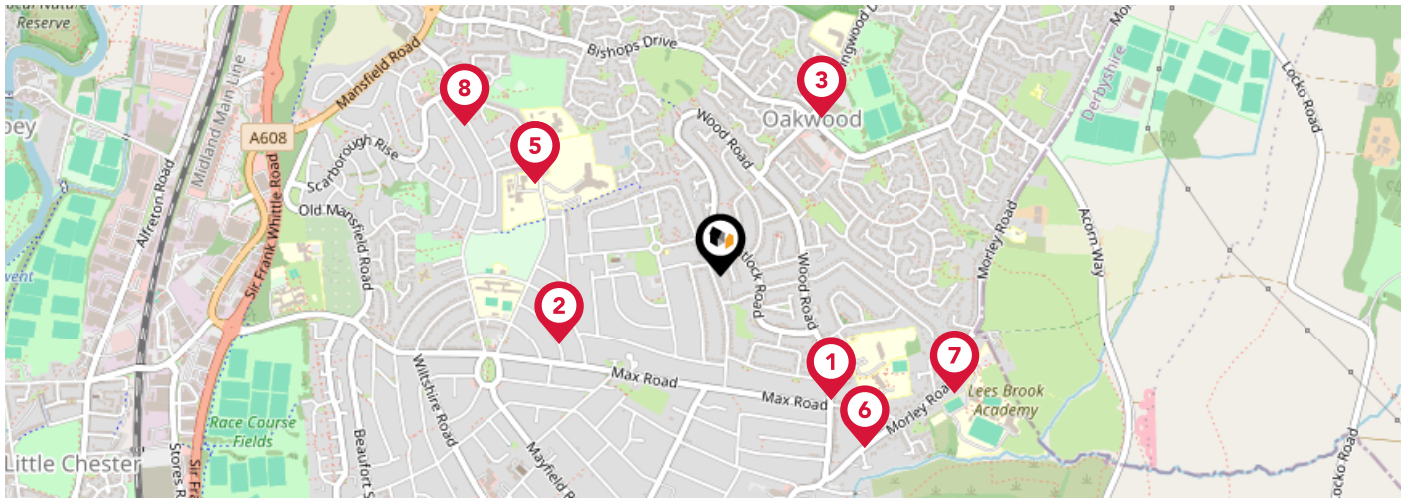
Property

EPC - Additional Data

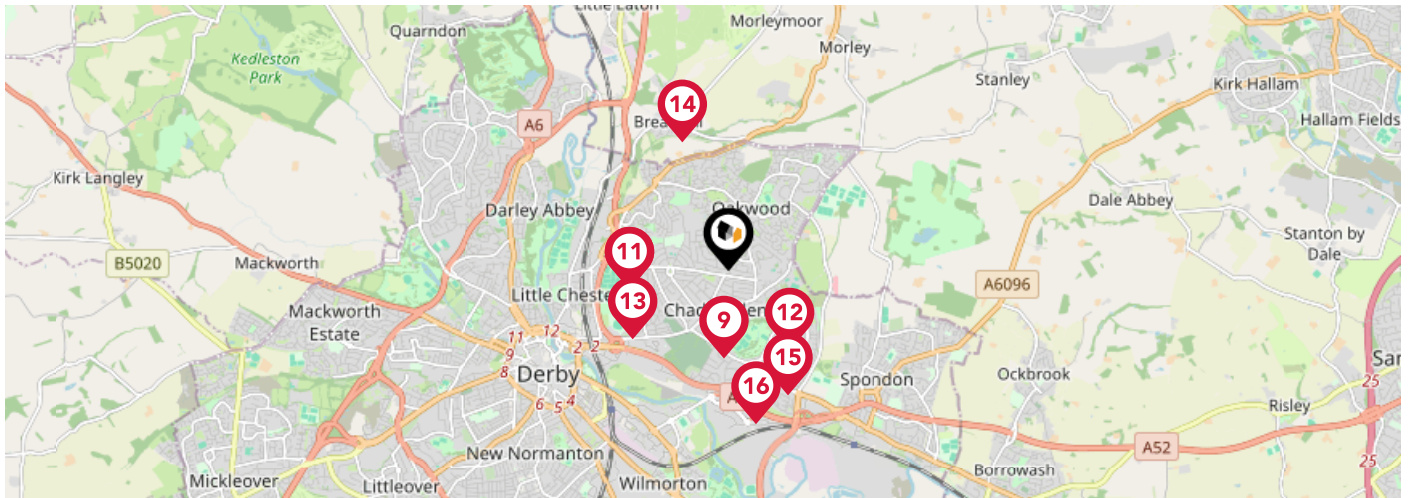


Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Flat insulated (assumed)
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	120 m ²

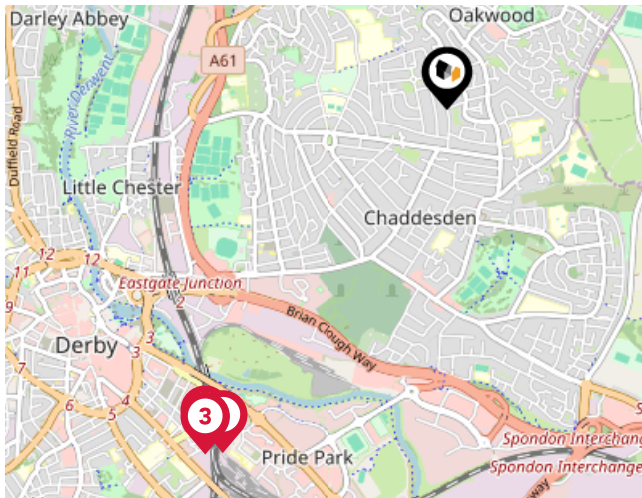


	Nursery	Primary	Secondary	College	Private
1 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



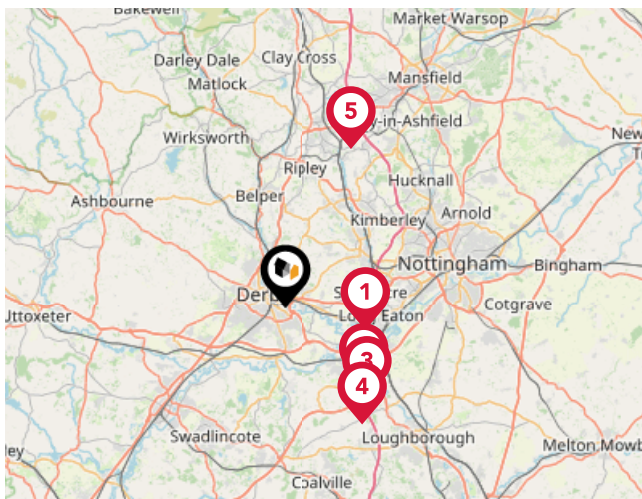
		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.89	<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:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



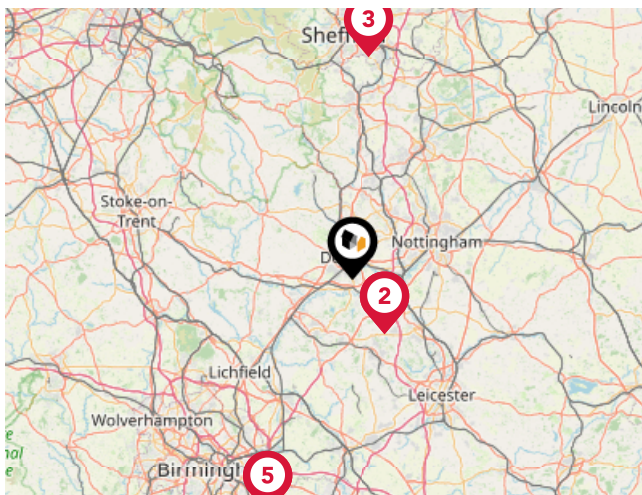
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.83 miles
2	Derby Rail Station	1.86 miles
3	Derby Rail Station	1.88 miles



Trunk Roads/Motorways

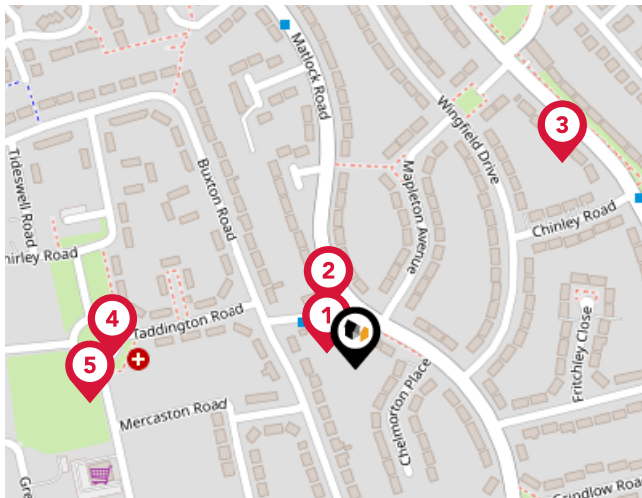
Pin	Name	Distance
1	M1 J25	5.97 miles
2	M1 J24A	7.98 miles
3	M1 J24	8.84 miles
4	M1 J23A	9.97 miles
5	M1 J28	12.24 miles



Airports/HELIPADS

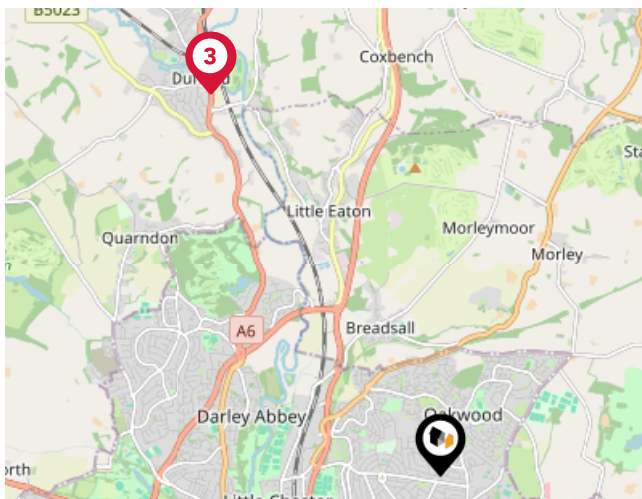
Pin	Name	Distance
1	East Midlands Airport	8.93 miles
2	East Midlands Airport	8.97 miles
3	Sheffield City Airport	31.71 miles
4	Birmingham International Airport Terminal 1	35.76 miles
5	Birmingham International Airport	35.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brassington Road	0.02 miles
2	Brassington Road	0.04 miles
3	Chinley Road	0.16 miles
4	Wollaton Road	0.14 miles
5	Wollaton Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.98 miles
2	Duffield (Ecclesbourne Valley Railway)	3.99 miles
3	Duffield (Ecclesbourne Valley Railway)	4 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.

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

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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