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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th July 2024



THE CRESCENT, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Deceptively Spacious and Substantially Extended Detached Bungalow
- > Extensive West Facing Rear Garden And Larger Than Average Garage
- > Would Benefit From A Scheme Of Modernisation/Improvement
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A deceptively spacious and substantially extended detached bungalow particularly well situated for Chaddesden Centre and its amenities. The property occupies a larger than average plot having an extensive rear garden, good size garage together with three double bedrooms. The property would benefit from a scheme of modernisation/improvement and has potential to extend/develop further, subject to planning permission and viewing is recommended to appreciate the potential of the property.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- deep reception hallway, lounge, dining kitchen, three bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations, there is an extensive rear garden, off-road parking and a good size garage.

The Crescent is particularly well situated for Chaddesden and its range of shops, schools and transport links together with easy access to Derby City Centre and road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended to appreciate the potential of the property.

Room Measurement & Details

Deep Reception Hallway:

Lounge: (13'10" x 10'1") 4.22 x 3.07

Dining Kitchen: (10'1" x 9'0") 3.07 x 2.74

Bedroom One: (11'1" x 9'0") 3.38 x 2.74

Bedroom Two: (10'0" x 8'11") 3.05 x 2.72

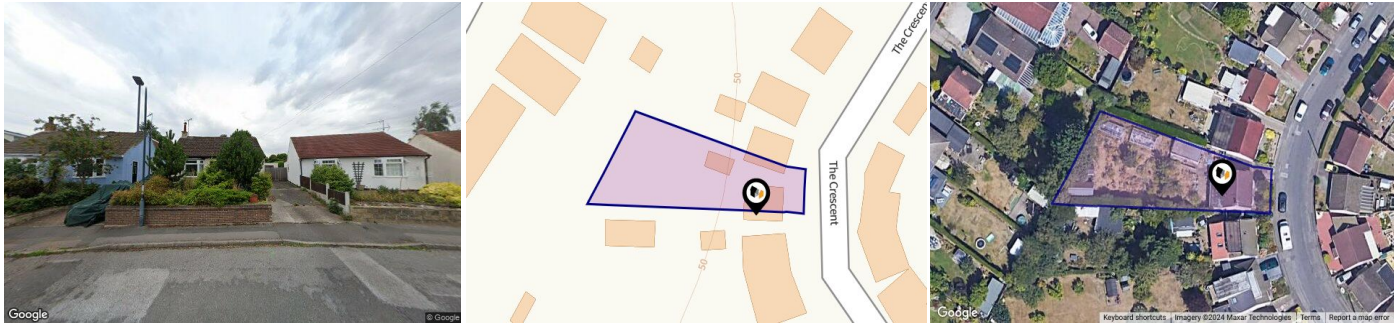
Bedroom Three: (12'0" x 10'0") 3.66 x 3.05

Bathroom: (7'11" x 6'0") 2.41 x 1.83

Outside:

The property occupies a larger than average plot with gardens to both front and rear elevations. A driveway provides off road parking and double timber gates provide access to the extensive rear garden and GARAGE 22'1" x 12' with double doors. The garden enjoys a West facing aspect and is a particular feature of the property and excellent potential to create a lovely garden. Two good size garden sheds.

Property Overview



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 710 ft ² / 66 m ² | | |
| Plot Area: | 0.2 acres | | |
| Year Built : | 1930-1949 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,639 | | |
| Title Number: | DY69556 | | |

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)

| | | |
|------------------|-------------------|---------------------|
| 8 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

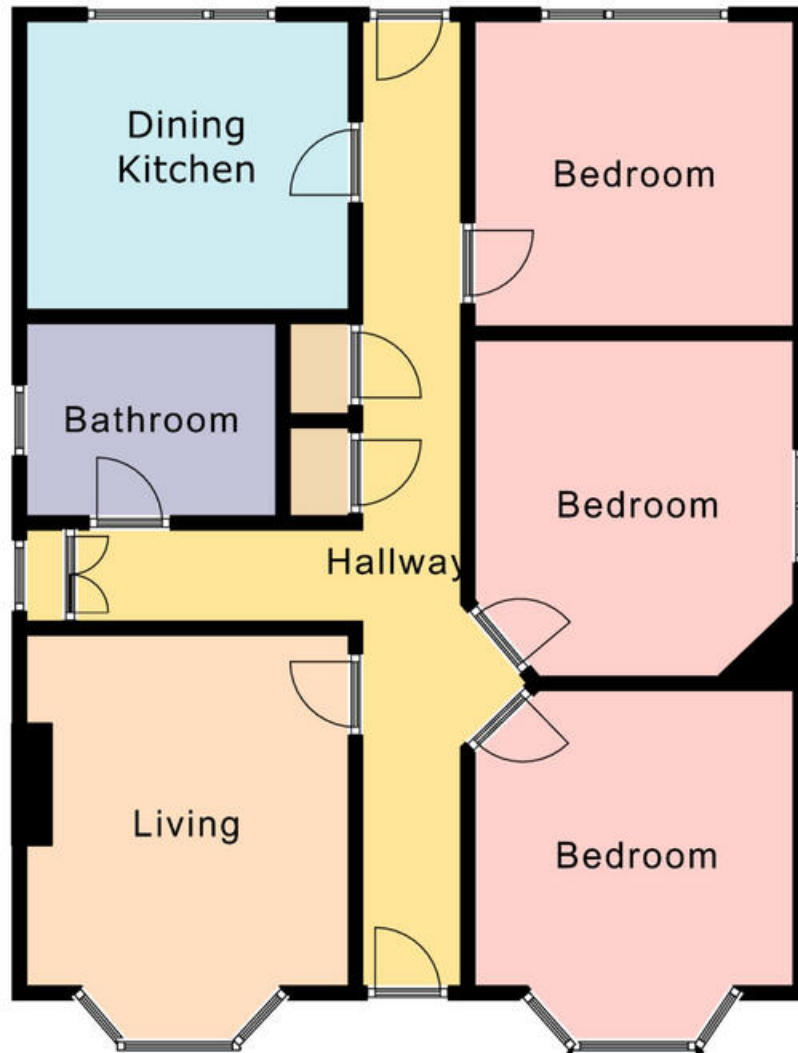




Gallery Photos



THE CRESCENT, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Energy rating

D

Valid until 16.06.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

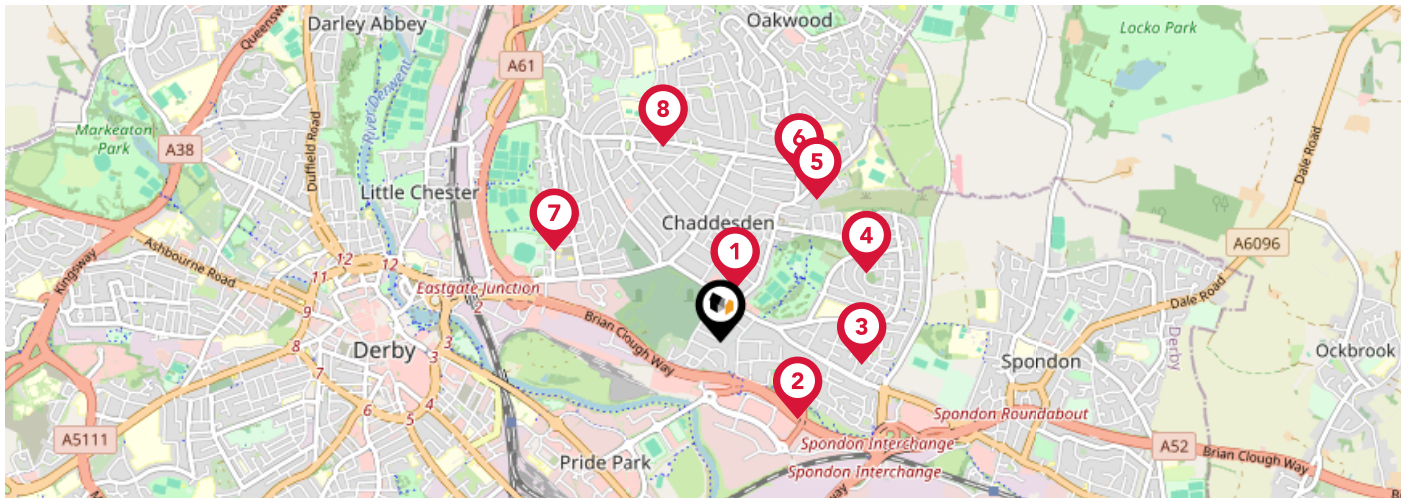
Property

EPC - Additional Data

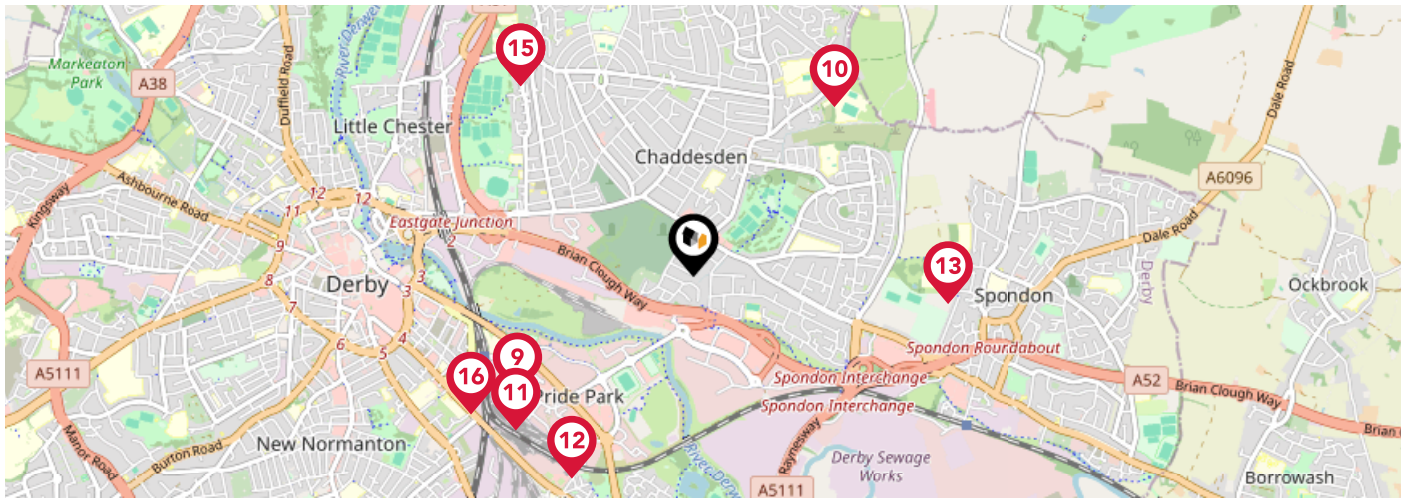


Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Detached bungalow |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Solid brick as built no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched 75 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators mains gas |
| Main Heating Controls: | Programmer TRVs and bypass |
| 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: | 66 m ² |

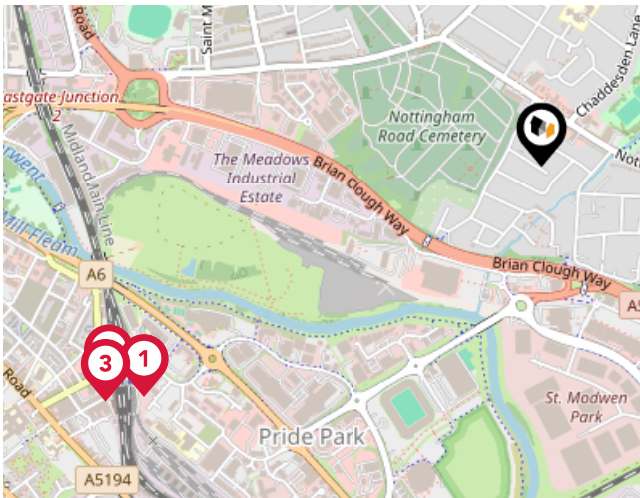


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.77 | <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:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



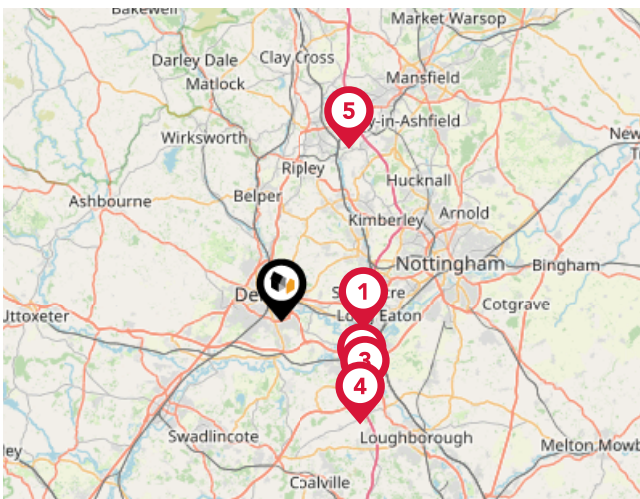
| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Derby College Ofsted Rating: Good Pupils:0 Distance:0.95</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.98</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:1.05</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.06</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.15</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.15</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.15</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Derby Cathedral School Ofsted Rating: Not Rated Pupils: 357 Distance:1.17</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



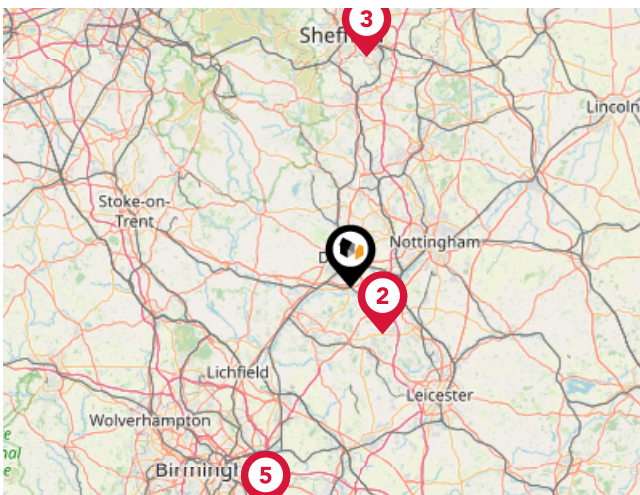
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Derby Rail Station | 1.03 miles |
| 2 | Derby Rail Station | 1.09 miles |
| 3 | Derby Rail Station | 1.11 miles |



Trunk Roads/Motorways

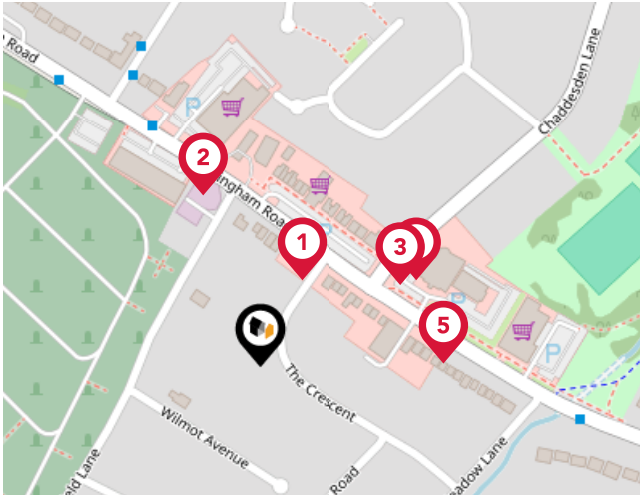
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J25 | 5.89 miles |
| 2 | M1 J24A | 7.39 miles |
| 3 | M1 J24 | 8.19 miles |
| 4 | M1 J23A | 9.21 miles |
| 5 | M1 J28 | 13.22 miles |



Airports/Helipads

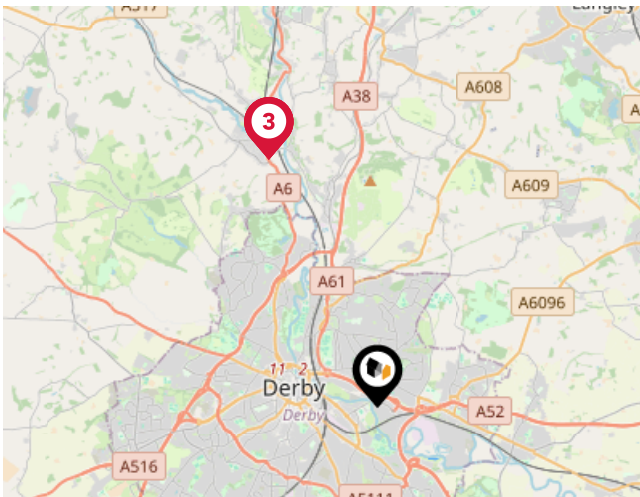
| Pin | Name | Distance |
|-----|---|-------------|
| 1 | East Midlands Airport | 8.13 miles |
| 2 | East Midlands Airport | 8.17 miles |
| 3 | Sheffield City Airport | 32.73 miles |
| 4 | Birmingham International Airport Terminal 1 | 34.77 miles |
| 5 | Birmingham International Airport | 34.77 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Chaddesden Lane End | 0.05 miles |
| 2 | Reginald Road South | 0.1 miles |
| 3 | Nottingham Road outbound | 0.09 miles |
| 4 | Nottingham Road inbound | 0.1 miles |
| 5 | Chaddesden Lane End | 0.1 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 4.84 miles |
| 2 | Duffield (Ecclesbourne Valley Railway) | 4.85 miles |
| 3 | Duffield (Ecclesbourne Valley Railway) | 4.85 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

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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.

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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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