

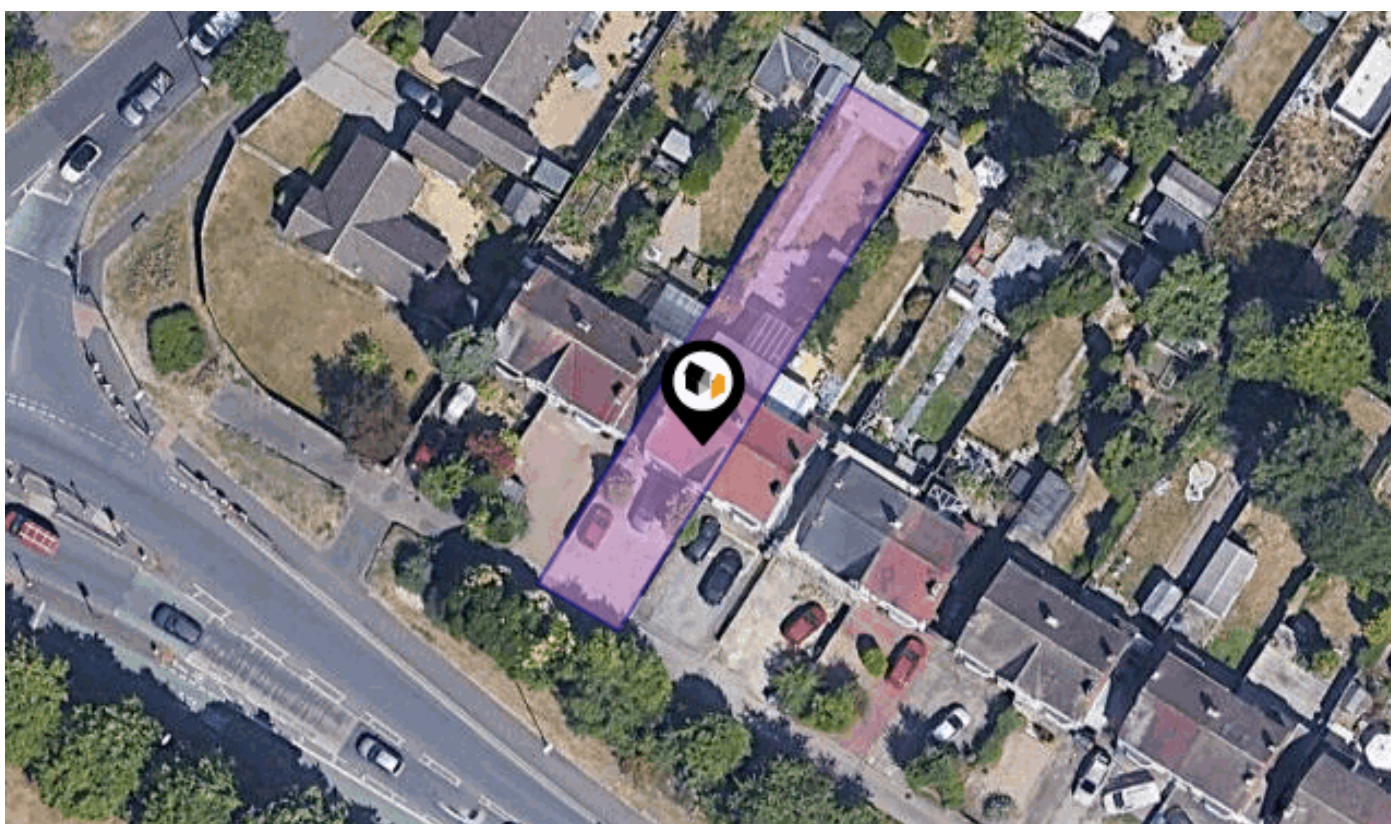


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> July 2024



## NOTTINGHAM ROAD, CHADDESSEN, DERBY, DE21

### Hannells

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### Useful Information:

- > Attractive & Well-Presented, Bay-Fronted, Three Double-Bedroom Home
- > Extended To Rear & Loft Conversion
- > Set Back From Nottingham Road, Viewing Highly Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

An attractive, bay-fronted, semi-detached home set back from Nottingham Road, benefitting from an extension to the rear elevation and a loft conversion to create a third double-bedroom. The property features off road parking for up to four vehicles, a pleasant rear garden and an early viewing is recommended to fully appreciate the accommodation on offer!

The property has been well maintained by the current owners and provides ideal accommodation for the growing family and benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, bay fronted lounge with feature multi-fuel fire, sitting area again with multi-fuel fire and opening to an extended dining kitchen. There is also a lobby area with access to a cloakroom/WC and utility room.

To the first floor the landing provides access to a study area, two double-bedrooms and a refitted bathroom with a three piece suite. A staircase provides access to a double attic bedroom. Outside, off road parking is provided for four vehicles and there is a pleasant and enclosed rear garden.

### Room Measurement & Details

Side Reception Hallway: (11'3" x 5'11") 3.43 x 1.80

Attractive Bay Fronted Lounge (with feature multi fuel fire): (12'8" x 11'10") 3.86 x 3.61

Sitting Room (with feature multi fuel fire): (11'10" x 11'5") 3.61 x 3.48

Extended And Spacious Dining Kitchen: (11'0" x 18'0") 3.35 x 5.49

Lobby Area with access to:-

Cloakroom/WC:

Utility Room: (27'3" x 5'1") 8.31 x 1.55

First Floor Landing:

Study Area: (7'7" x 7'5") 2.31 x 2.26

Double Bedroom One: (11'8" x 11'10") 3.56 x 3.61

Double Bedroom Two: (11'8" x 9'10") 3.56 x 3.00

Refitted Bathroom: (7'10" x 6'1") 2.39 x 1.85

Second Floor Landing:

Double Attic Bedroom: (14'6" x 14'7") 4.42 x 4.44

Outside:

The property is set back from Nottingham Road and is found along a slip road and in-turn provides access to a driveway providing off road parking for four vehicles. There is a pleasant and enclosed rear garden

having a covered seating area, full width decked patio area lawned area, gravelled area to the head of the garden and raised borders.

**KFB** - Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,323 ft <sup>2</sup> / 123 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY108623		

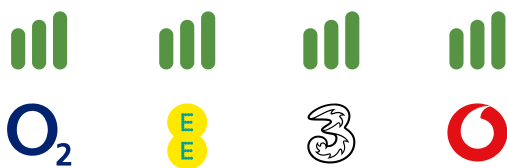
## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





# Gallery Photos





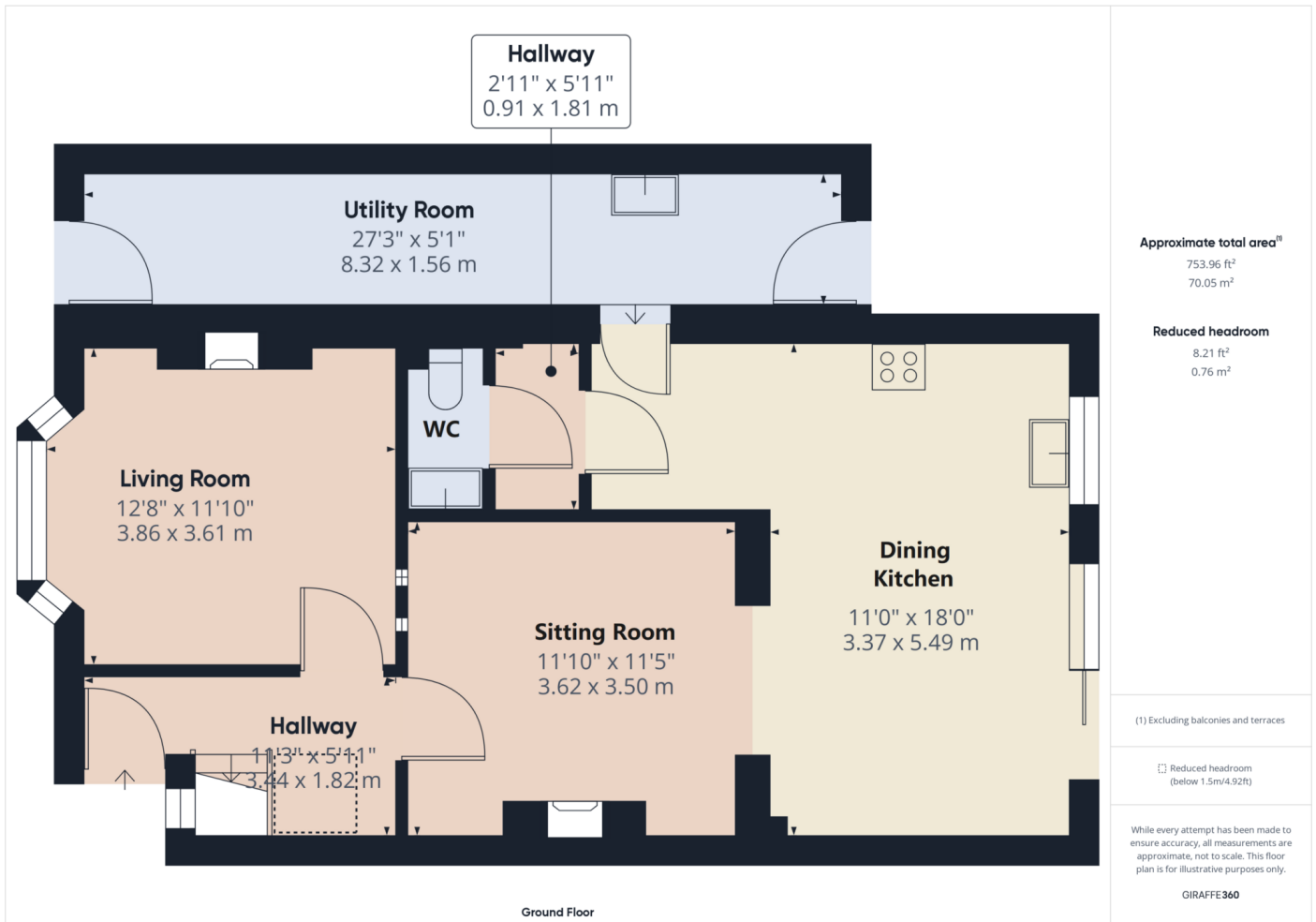


# Gallery Photos

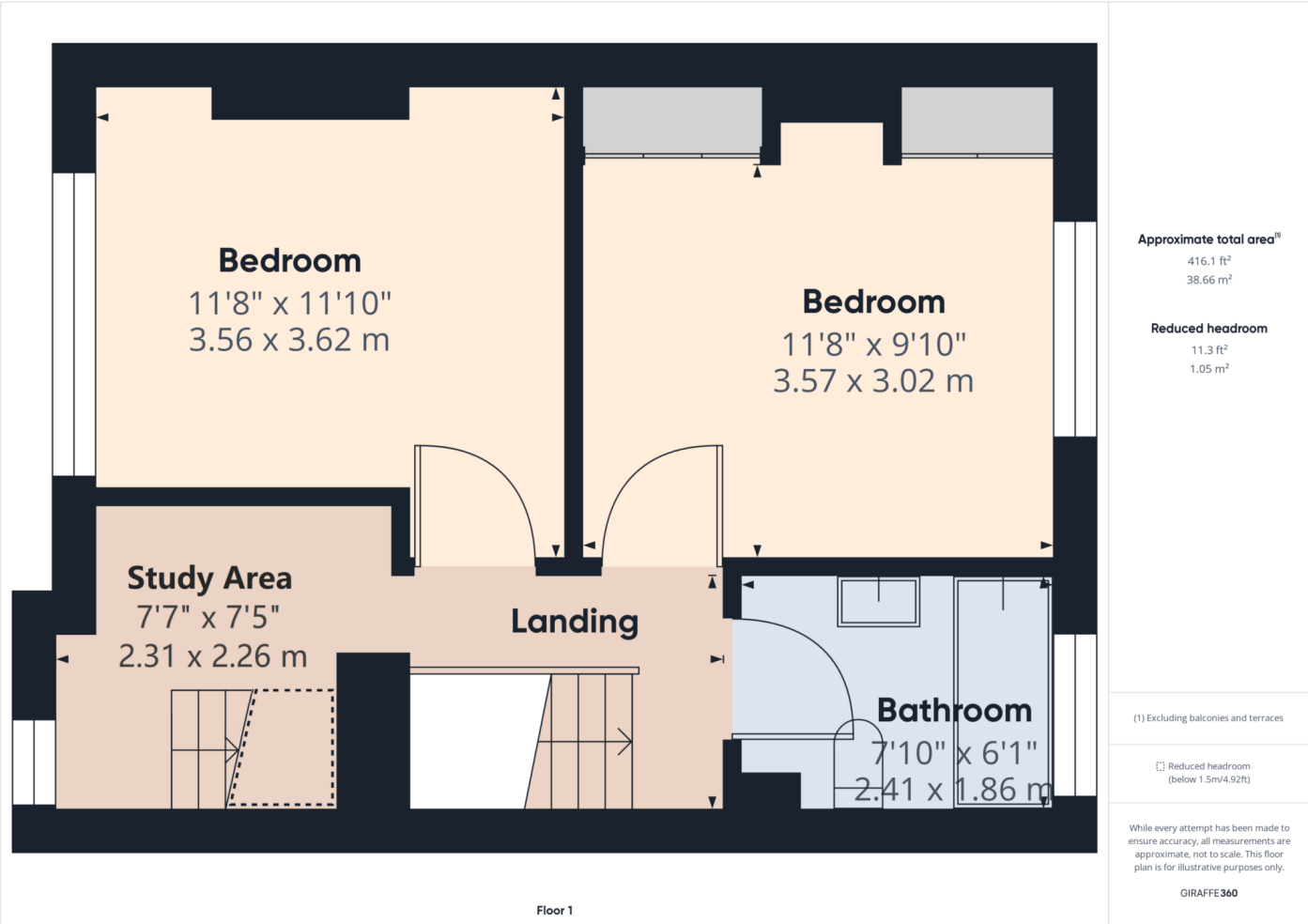




## NOTTINGHAM ROAD, CHADDESSEN, DERBY, DE21



**NOTTINGHAM ROAD, CHADDESSEN, DERBY, DE21**



## NOTTINGHAM ROAD, CHADDESSEN, DERBY, DE21





# Property EPC - Certificate



Nottingham Road, Chaddesden, DE21

Energy rating

**D**

Valid until 07.08.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   C
55-68	<b>D</b>	61   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

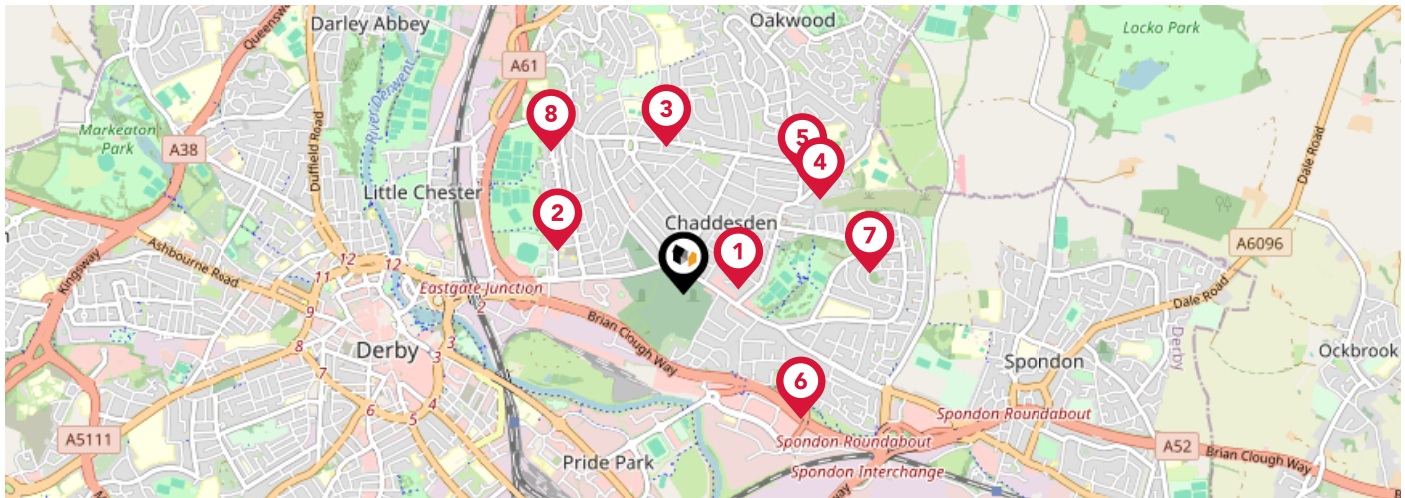
# Property

## EPC - Additional Data



### Additional EPC Data

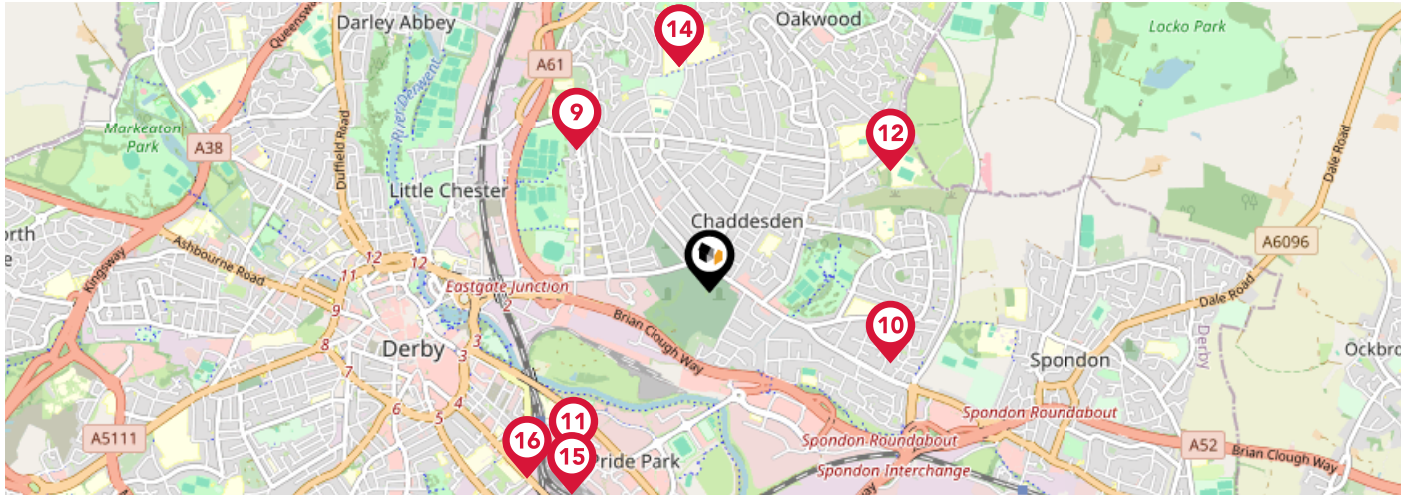
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	123 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

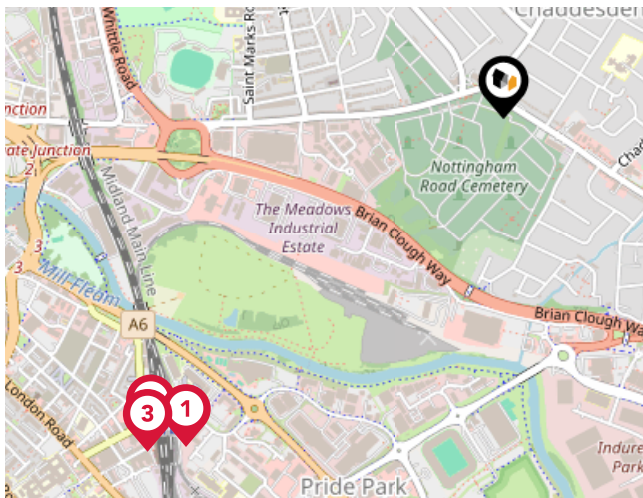


# Area Schools



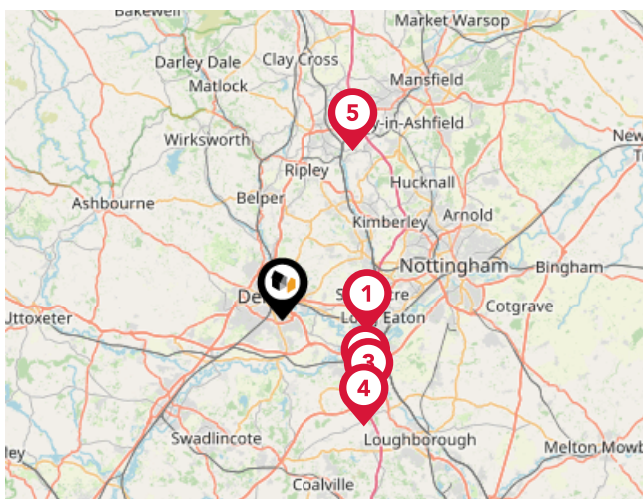
		Nursery	Primary	Secondary	College	Private
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Derby Pride Park</b> Ofsted Rating: Inadequate   Pupils: 82   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 357   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



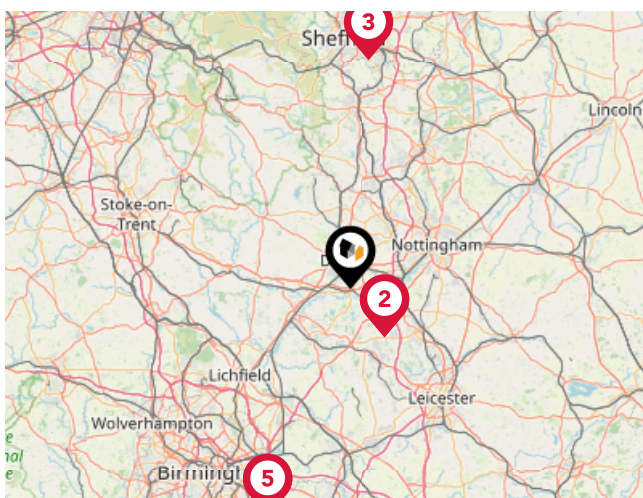
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.02 miles
2	Derby Rail Station	1.06 miles
3	Derby Rail Station	1.09 miles



## Trunk Roads/Motorways

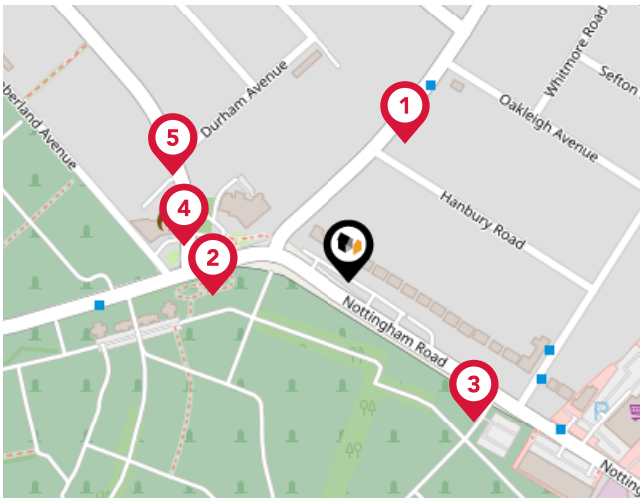
Pin	Name	Distance
1	M1 J25	6.09 miles
2	M1 J24A	7.67 miles
3	M1 J24	8.47 miles
4	M1 J23A	9.49 miles
5	M1 J28	13.09 miles



## Airports/HELIPADS

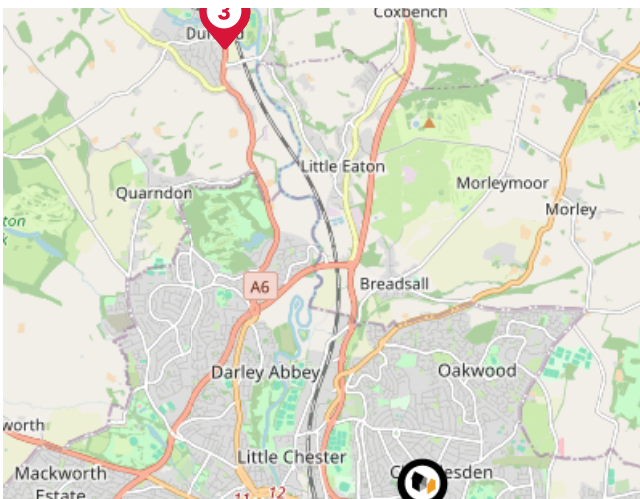
Pin	Name	Distance
1	East Midlands Airport	8.41 miles
2	East Midlands Airport	8.45 miles
3	Sheffield City Airport	32.53 miles
4	Birmingham International Airport Terminal 1	34.91 miles
5	Birmingham International Airport	34.91 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Oakleigh Avenue	0.08 miles
2	Nottingham Road Cemetery	0.08 miles
3	Reginald Road South	0.1 miles
4	Durham Avenue	0.09 miles
5	Durham Avenue	0.12 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.57 miles
2	Duffield (Ecclesbourne Valley Railway)	4.58 miles
3	Duffield (Ecclesbourne Valley Railway)	4.58 miles



# Hannells About Us



## Hannells

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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

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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

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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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