

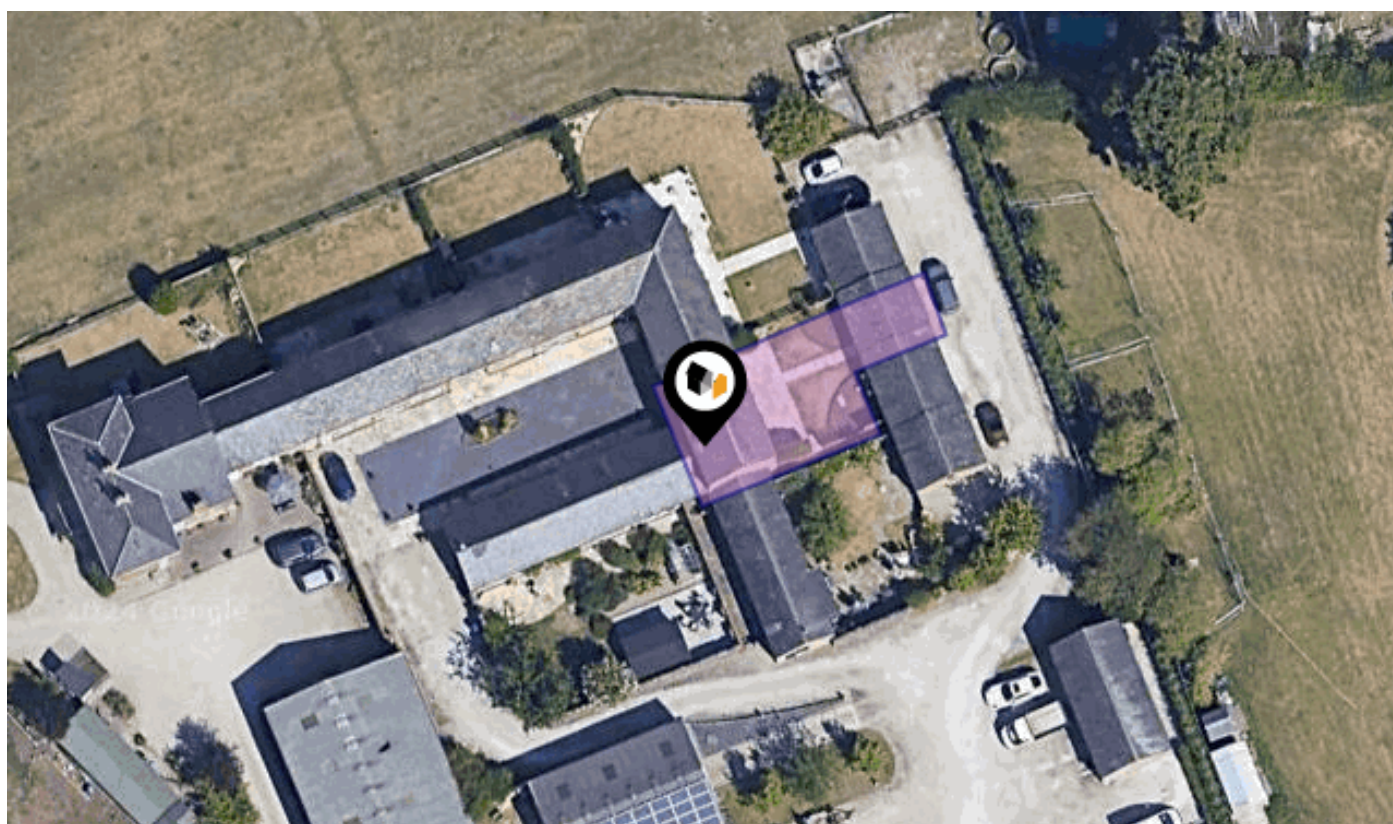


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



HILL TOP, BREADSALL, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Useful Information:

- > Attractive Barn Conversion Within A Courtyard Of Only Six Properties
- > Three Bedrooms, Master Bedroom With En-Suite
- > Double Garage, Pleasant Gardens & Semi-Rural Location With Countryside Views
- > EPC Rating C, Standard Construction
- > Council Tax Band E, Freehold

Property Description

A most attractive, well-appointed and presented barn conversion within a courtyard of only six properties at a semi-rural location with far reaching views. The property benefits from vaulted ceilings, latch doors, picture windows and exposed beams together with pleasant countryside views.

The property also benefits from three bedrooms (master with en-suite), bathroom incorporating roll top bath, pleasant gardens and good size garage. An early viewing is recommended. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises: Reception hallway, cloakroom/WC, dual aspect lounge with French doors and rustic fireplace, inner hallway and spacious dining kitchen.

To the first floor, the master bedroom enjoys a vaulted ceiling and en-suite shower room, two further bedrooms and family bathroom incorporating a freestanding roll top bath. Outside, there is a pleasant rear garden, shared courtyard, larger than average garage and off-road parking.

The property is well situated for Derby City Centre and major road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport. As previously mentioned an early viewing is essential to be appreciated.

Room Measurement & Details

Reception Hallway: (5'0" x 5'10") 1.52 x 1.78

Cloaks/WC: (6'3" x 3'7") 1.90 x 1.09

Further Hallway: (6'5" x 12'1") 1.96 x 3.68

Living Room: (10'8" x 16'9") 3.25 x 5.11

Dining Kitchen: (14'8" x 16'7") 4.47 x 5.05

First Floor Landing:

Bedroom One: (14'7" x 10'0") 4.44 x 3.05

En-Suite Shower Room: (5'1" x 7'10") 1.55 x 2.39

Bedroom Two: (10'9" x 8'5") 3.28 x 2.57

Bedroom Three: (9'2" x 7'9") 2.79 x 2.36

Family Bathroom (With Four Piece Suite): (10'9" x 4'8") 3.28 x 1.42

Outside:

There is an enclosed and pleasant rear garden which enjoys a degree of privacy and is laid mainly to lawn incorporating a paved patio and decked patio areas. There is a courtesy door providing access to a GOOD SIZE GARAGE with up and over door, light and power. There is a well maintained shared courtyard area.



Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.05 acres		
Year Built :	2003-2006		
Council Tax :	Band E		
Annual Estimate:	£2,634		
Title Number:	DY396694		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		6	80	-
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



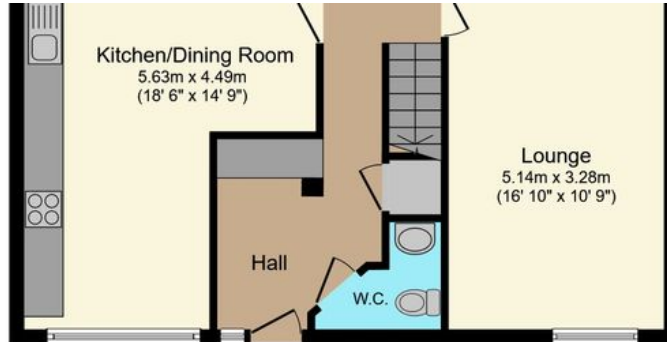




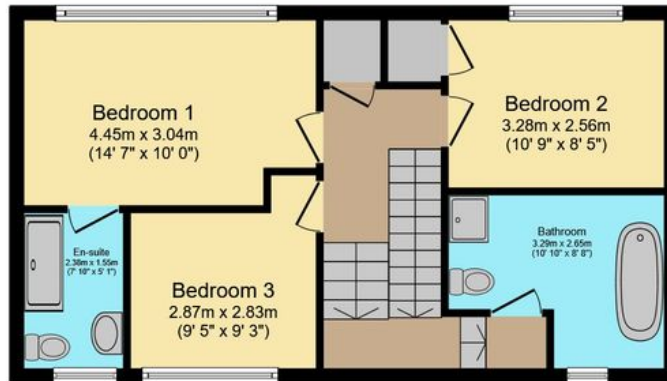
Gallery Photos



HILL TOP, BREADSALL, DERBY, DE21



Ground Floor



First Floor

Property EPC - Certificate



Hill Top, Breadsall, DE21

Energy rating

C

Valid until 25.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

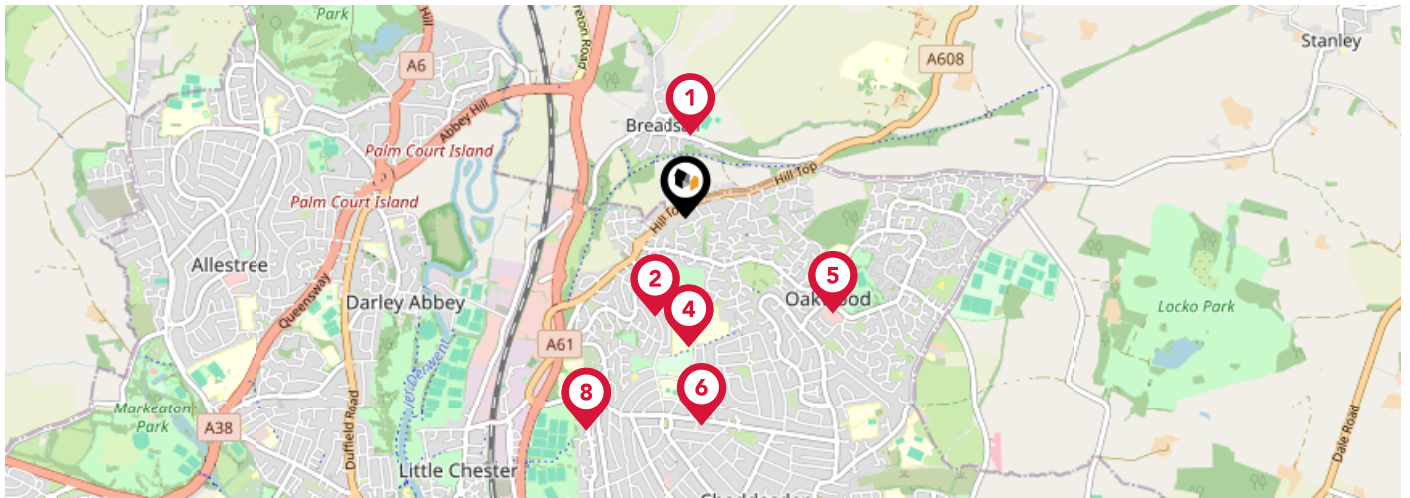
Property

EPC - Additional Data

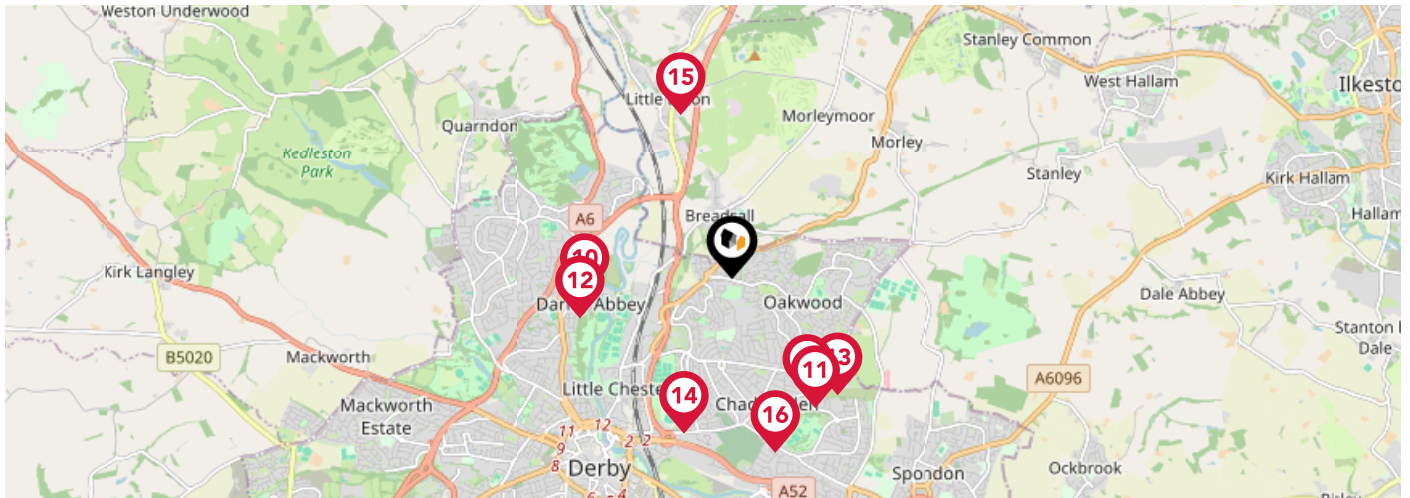


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 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, insulated (assumed)
Total Floor Area:	102 m ²

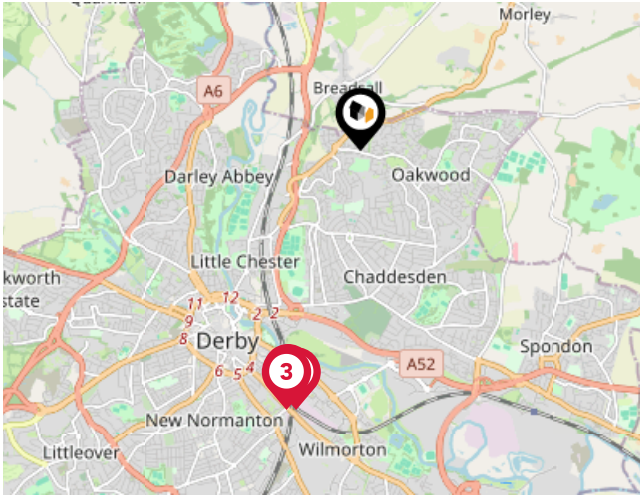


		Nursery	Primary	Secondary	College	Private
1	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



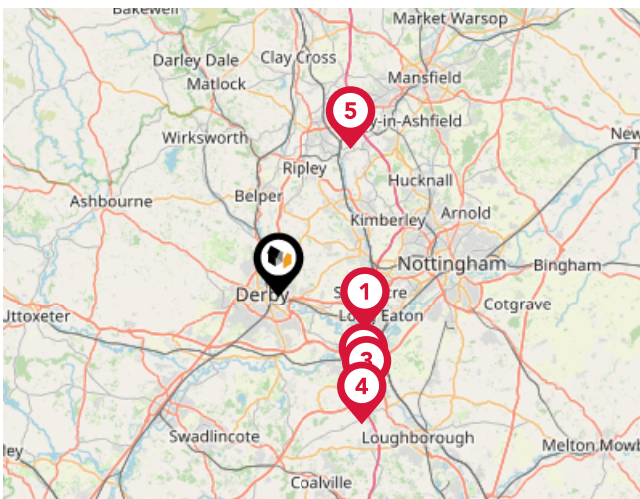
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 444 Distance:1.39	<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:1.41	<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:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Eaton Primary School Ofsted Rating: Good Pupils: 212 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



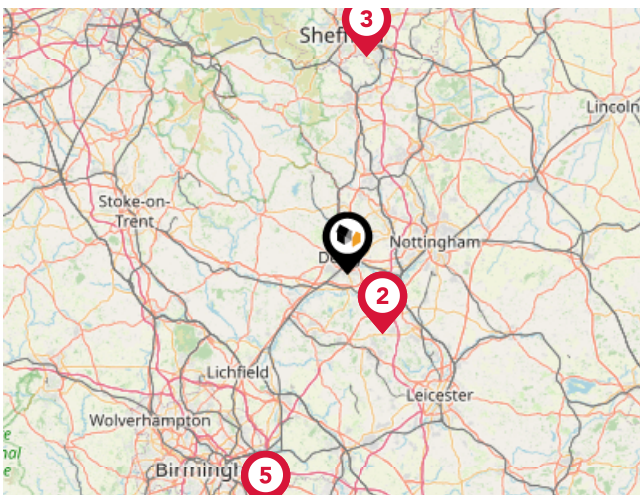
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.38 miles
2	Derby Rail Station	2.38 miles
3	Derby Rail Station	2.41 miles



Trunk Roads/Motorways

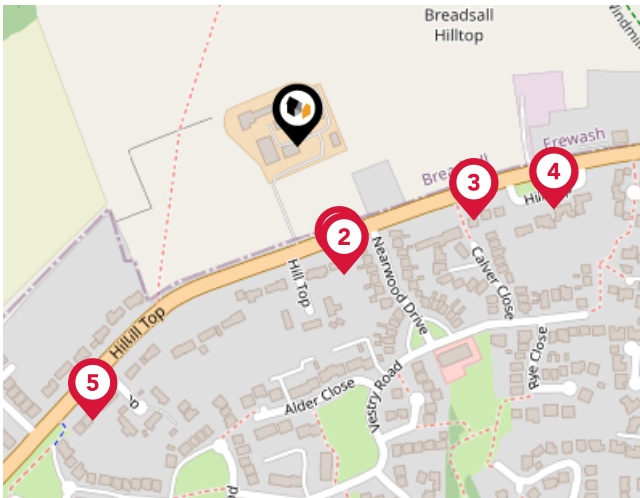
Pin	Name	Distance
1	M1 J25	6.62 miles
2	M1 J24A	8.84 miles
3	M1 J24	9.7 miles
4	M1 J23A	10.86 miles
5	M1 J28	11.71 miles



Airports/Helipads

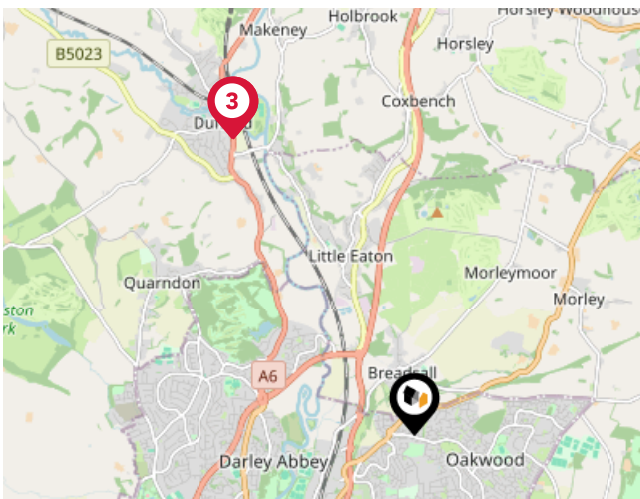
Pin	Name	Distance
1	East Midlands Airport	9.82 miles
2	East Midlands Airport	9.86 miles
3	Sheffield City Airport	30.97 miles
4	Birmingham International Airport Terminal 1	36.34 miles
5	Birmingham International Airport	36.34 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nearwood Drive	0.07 miles
2	Nearwood Drive	0.08 miles
3	Car Showroom	0.11 miles
4	Car Showroom	0.15 miles
5	Windmill Place	0.19 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.1 miles
2	Duffield (Ecclesbourne Valley Railway)	3.1 miles
3	Duffield (Ecclesbourne Valley Railway)	3.11 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

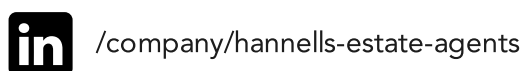
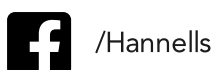


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

