

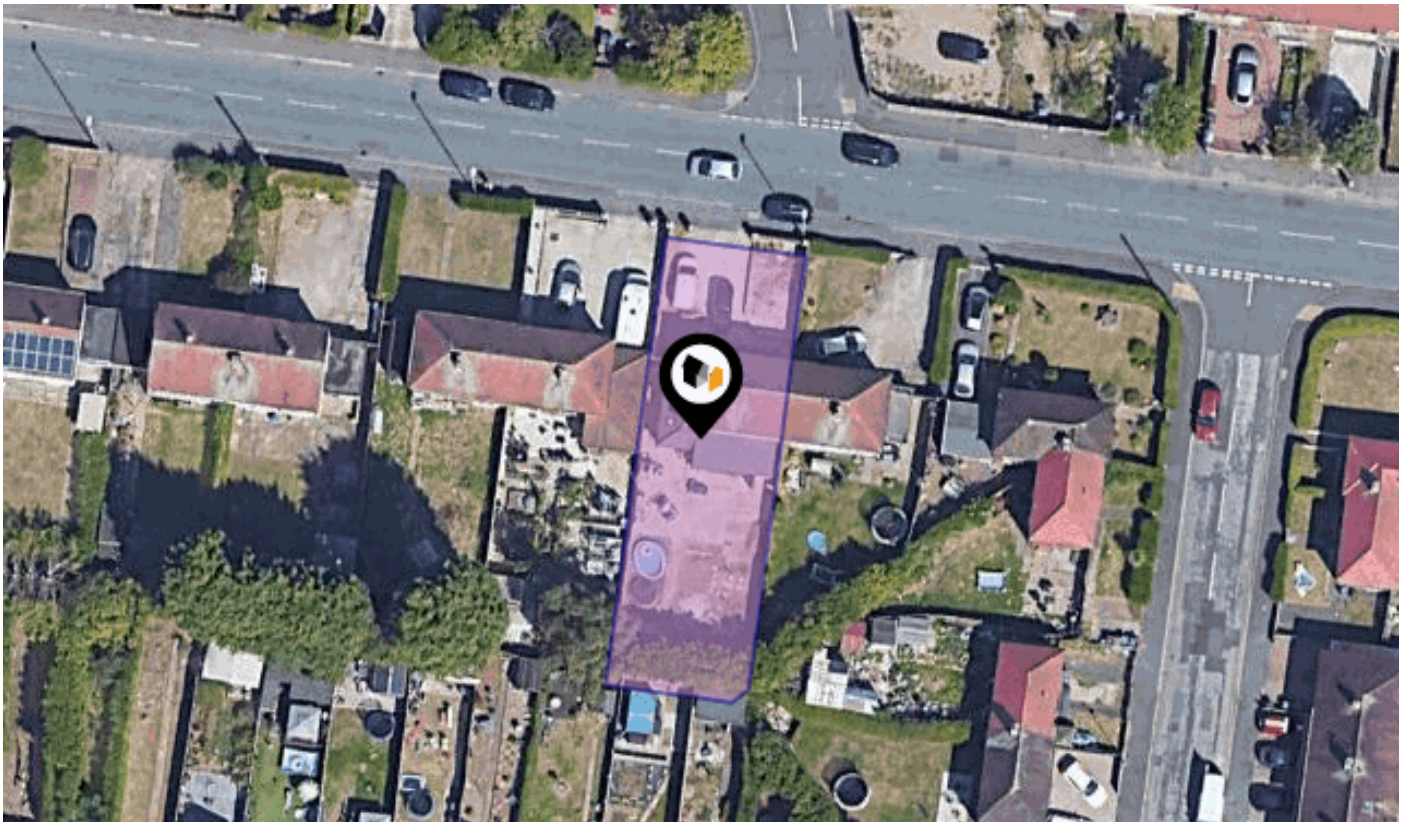


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**MAX ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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

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### Useful Information:

- > Beautiful Extended & Stylish Three Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating C, Standard Construction
- > Council Tax Band A
- > Driveway Parking

### Property Description

**\*\* PREMIER PROPERTY \*\*** Offering superb extended accommodation, this modernised, spacious, and stylish three-bedroom semi-detached home offers a stunning open plan breakfast kitchen with Neff appliances and high quality fitted units, spacious dining area and lounge, utility room and a most generous south-facing rear garden. Viewing is essential to fully appreciate the accommodation on offer.

Benefitting from uPVC double glazing and gas central heating (40kwh boiler fitted in October 2021), the accommodation in brief comprises: Entrance Hall with feature tiled flooring; spacious lounge opening to a most generous dining area with full length, south-facing bi-fold doors out to the rear garden; stunning modern open plan breakfast kitchen with feature tiled flooring, a range of high quality wall, base and drawer units and Neff appliances; separate utility room; first floor landing; three good sized bedrooms and a well-appointed fitted family bathroom.

To the front of the property is a most generous driveway providing ample off-road parking. To the rear is a generous low maintenance garden with raised seating area, fenced boundaries and a timber shed.

### Room Measurement & Details

Entrance Hall: (11'2" x 6'5") 3.40 x 1.96

Lounge: (12'11" x 17'2") 3.94 x 5.23

Dining Room: (19'7" x 8'5") 5.97 x 2.57

Kitchen: (10'11" x 10'4") 3.33 x 3.15

Utility Room: (5'10" x 4'7") 1.78 x 1.40

First Floor Landing: (8'6" x 3'2") 2.59 x 0.97

Bedroom One: (13'0" x 7'4") 3.96 x 2.24

Bedroom Two: (10'2" x 10'7") 3.10 x 3.23

Bedroom Three: (10'1" x 9'9") 3.07 x 2.97

Bathroom: (5'6" x 6'5") 1.68 x 1.96

Outside: To the front of the property is a most generous driveway providing ample off-road parking. To the rear is a generous low maintenance garden with raised seating area, fenced boundaries and a timber shed.

Additional Information: The property has been renovated to include; recently fitted central heating system with a 40kwh boiler and designer radiators. Fuse box and complete re-wire, one-off custom wrought iron staircase and anthracite grey windows and doors. There is also the benefit of cavity wall and roof insulation done to a high specification (25 year guarantee dated April 2014) and three loft spaces providing ample storage space.





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY95317		

## 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>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

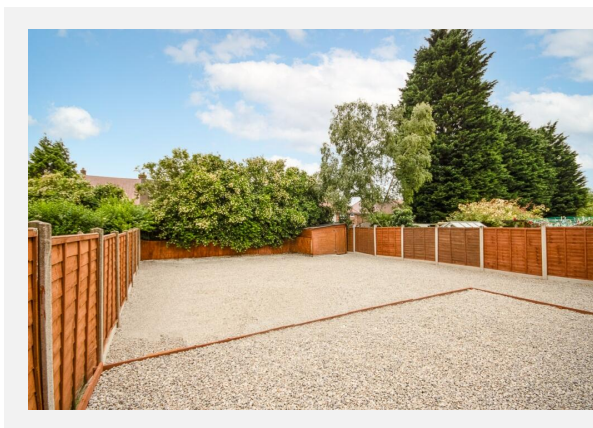
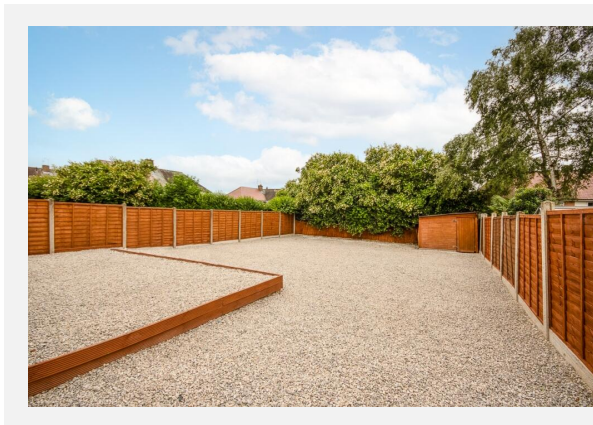


# Gallery Photos



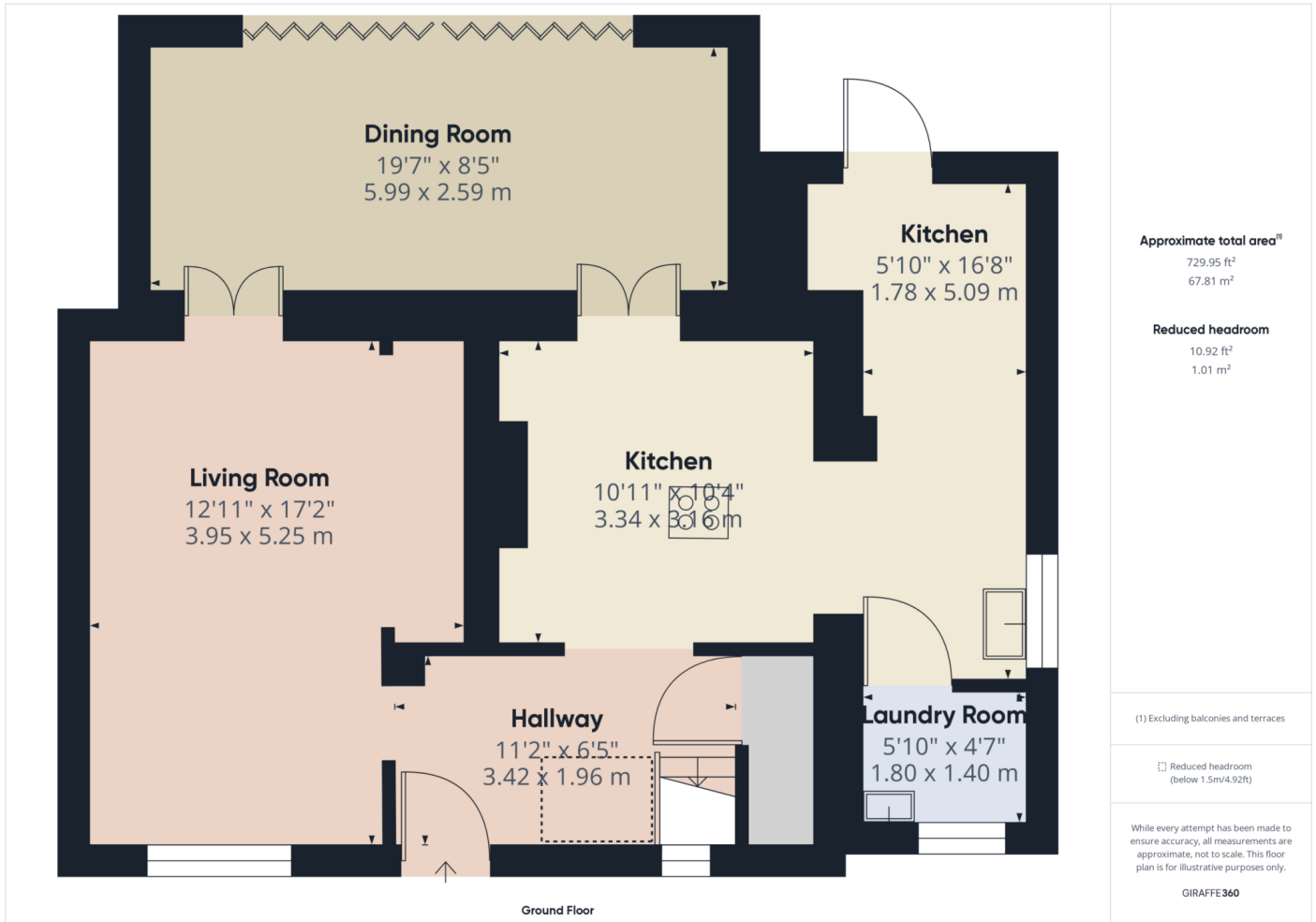


# Gallery Photos

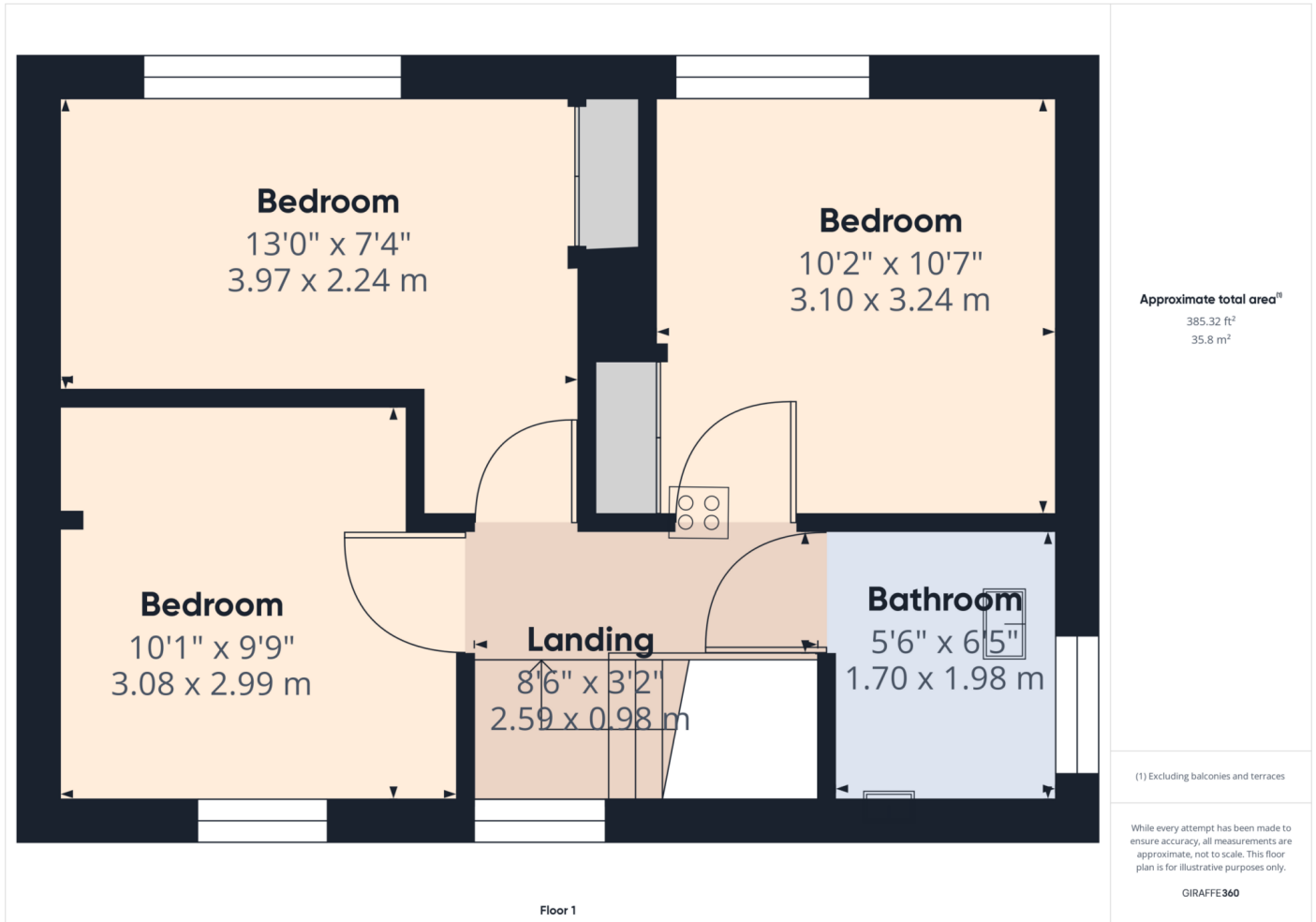




## MAX ROAD, CHADDESSEN, DERBY, DE21



## MAX ROAD, CHADDESSEN, DERBY, DE21



# Property EPC - Certificate



Chaddesden, DE21

Energy rating

**C**

Valid until 20.05.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

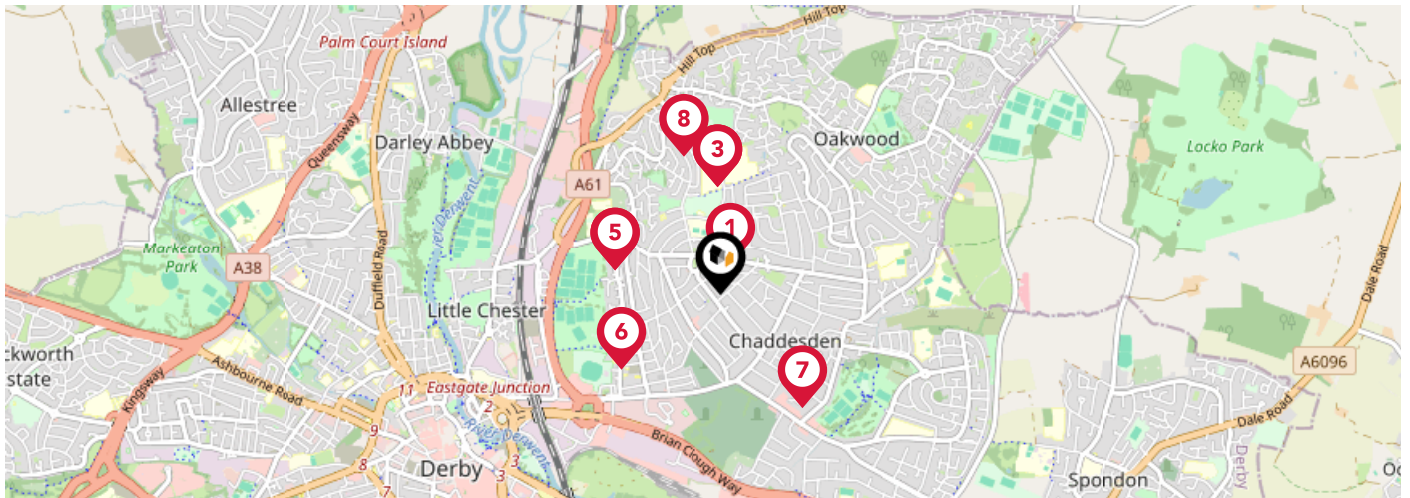
# Property

## EPC - Additional Data

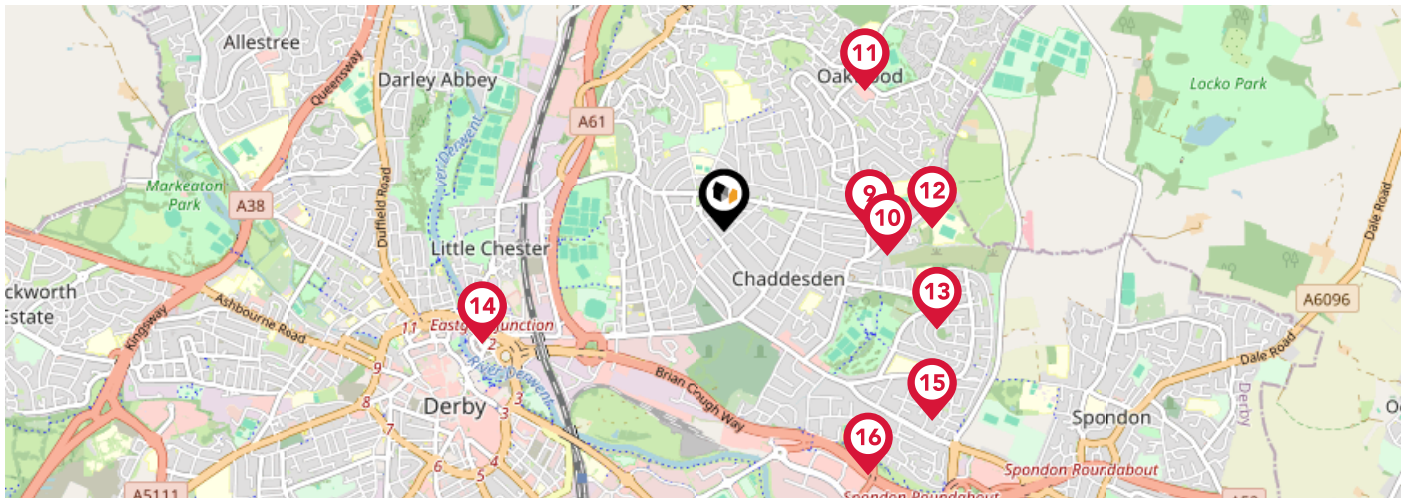


### Additional EPC Data

<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 installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	105 m <sup>2</sup>

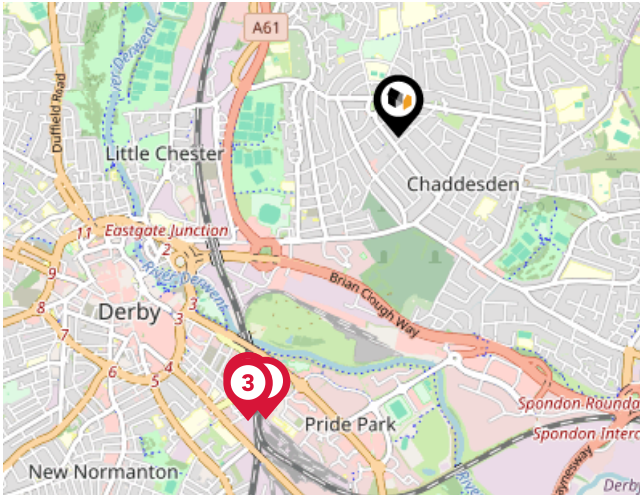


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



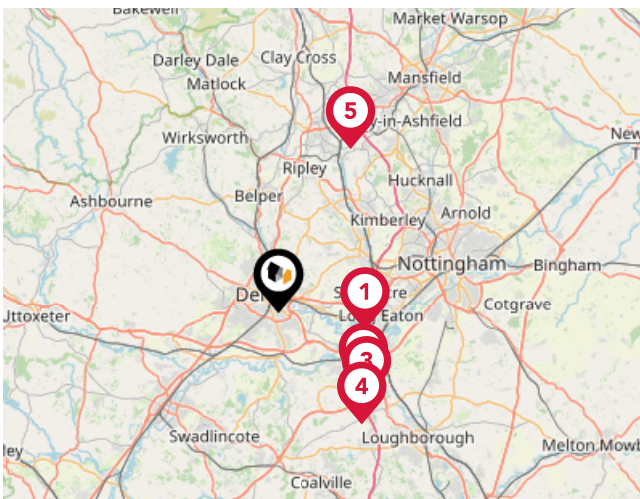
	Nursery	Primary	Secondary	College	Private
<p><b>9 Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Landau Forte College</b> Ofsted Rating: Outstanding   Pupils: 1110   Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



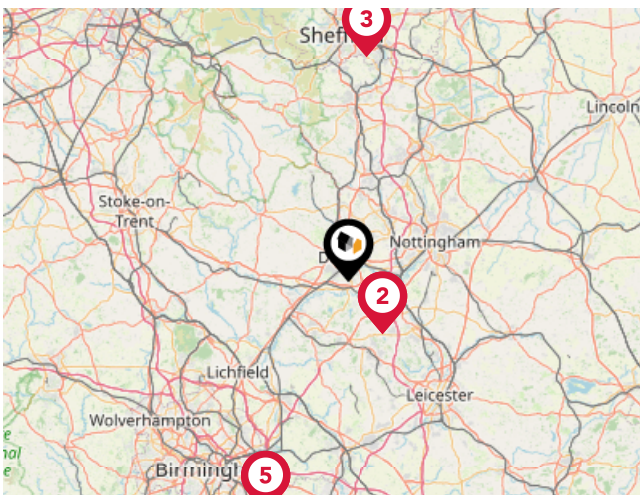
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.39 miles
2	Derby Rail Station	1.41 miles
3	Derby Rail Station	1.44 miles



## Trunk Roads/Motorways

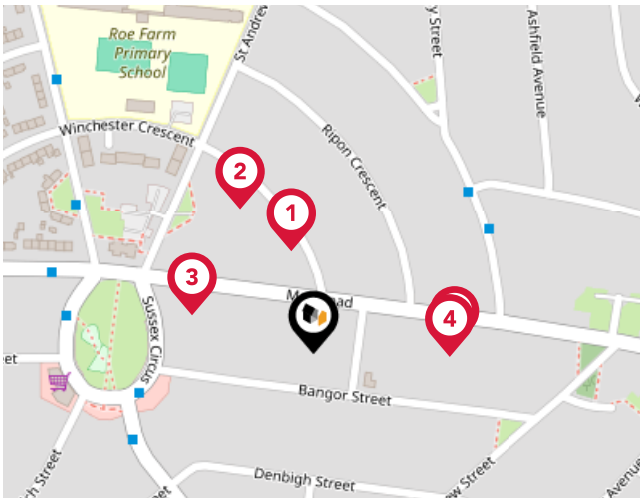
Pin	Name	Distance
1	M1 J25	6.3 miles
2	M1 J24A	8.1 miles
3	M1 J24	8.92 miles
4	M1 J23A	9.98 miles
5	M1 J28	12.65 miles



## Airports/HELIPADS

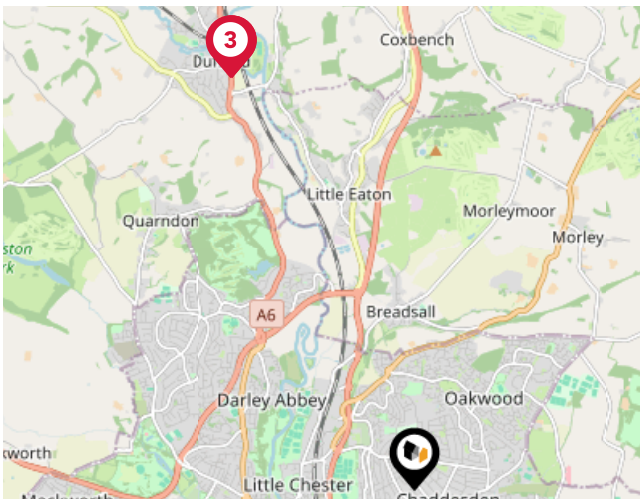
Pin	Name	Distance
1	East Midlands Airport	8.92 miles
2	East Midlands Airport	8.95 miles
3	Sheffield City Airport	32.01 miles
4	Birmingham International Airport Terminal 1	35.36 miles
5	Birmingham International Airport	35.36 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	St Andrews View	0.06 miles
2	St Andrews View	0.09 miles
3	Sussex Circus Top	0.07 miles
4	Worcester Crescent	0.08 miles
5	Worcester Crescent	0.08 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.04 miles
2	Duffield (Ecclesbourne Valley Railway)	4.05 miles
3	Duffield (Ecclesbourne Valley Railway)	4.05 miles





## 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.

# 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

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