

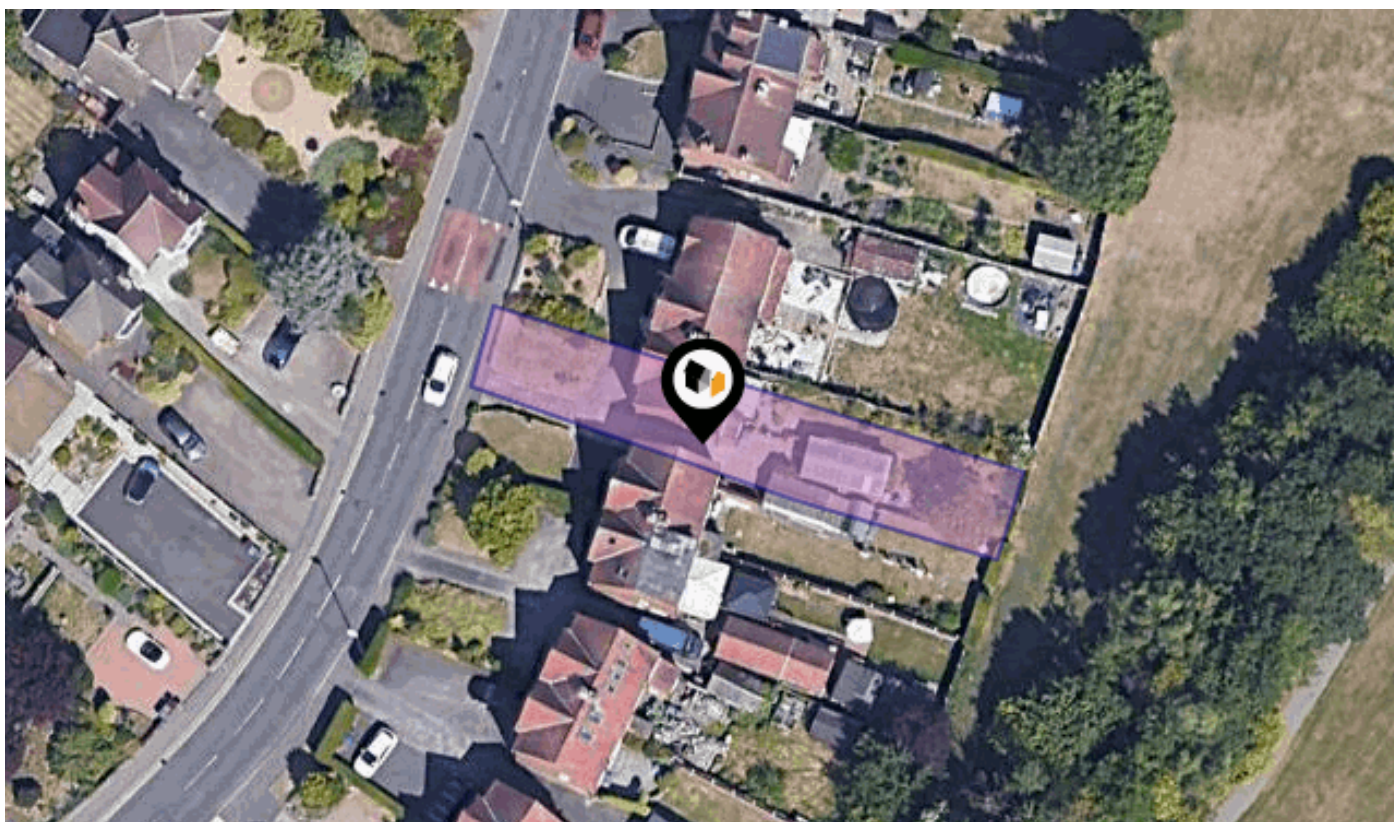


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> July 2024



## CHADDESSEN LANE, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Traditional 1930's, Bay-Fronted Semi-Detached Home
- > No Upward Chain, Views Over Chaddesden Park
- > Shared Driveway To Off-Road Parking & Garage
- > Awaiting EPC Rating, Traditional Construction
- > Council Tax Band B, Freehold

### Property Description

A traditional bay-fronted 1930's, semi-detached home occupying a favoured location in Chaddesden and with views over Chaddesden Park to the rear. The three-bedroom, accommodation benefits from off road parking, a detached garage, mature gardens and is available for sale with no upward chain.

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance porch, reception hallway, spacious through lounge/dining room, kitchen and conservatory. To the first floor the landing provides access to the loft space which is boarded with light, three bedrooms (two double) and bathroom with a three piece suite. Outside, there are mature gardens to both front and rear elevations together with a shared driveway providing access to off-road parking and a garage.

### Room Measurement & Details

Entrance Porch:

Reception Hallway:

Bay Fronted Through Lounge/Dining Room: (23'9" x 12'10") 7.24 x 3.91

Kitchen: (11'3" x 5'8") 3.43 x 1.73

Conservatory: (9'8" x 6'9") 2.95 x 2.06

First Floor Landing (with access to the roof space with loft ladder, light and partially boarded):

Double Bedroom One: (14'0" x 11'6") 4.27 x 3.51

Double Bedroom Two: (10'11" x 10'3") 3.33 x 3.12

Bedroom Three: (8'2" x 7'5") 2.49 x 2.26

Bathroom: (7'3" x 5'6") 2.21 x 1.68

Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A shared driveway leads to the side elevation and in-turn off road parking and a garage with light, power and inspection pit. There is an enclosed and mature rear garden with access to Chaddesden Park. Cold water tap.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY10600		

## 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>9</b> mb/s	<b>71</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

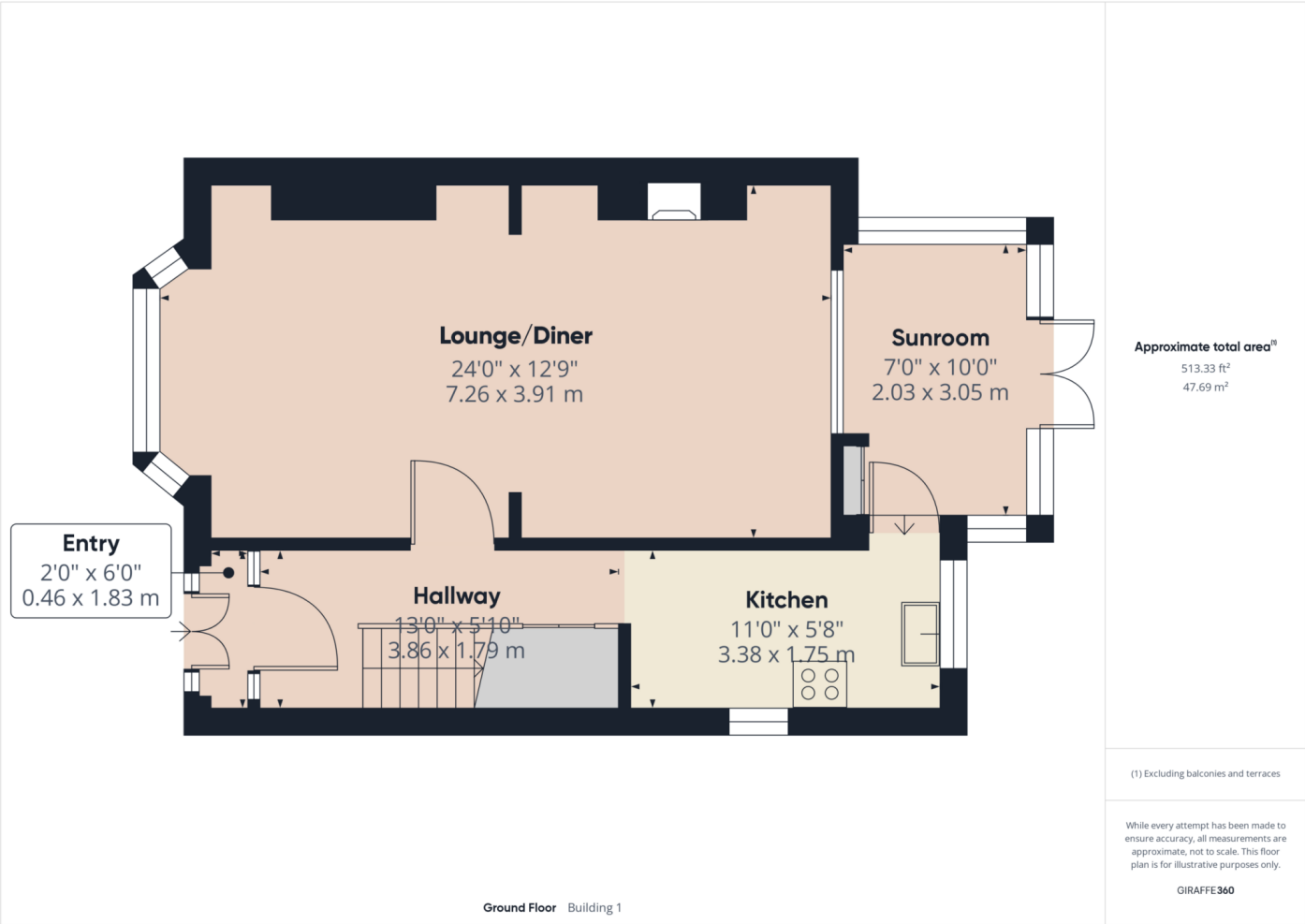




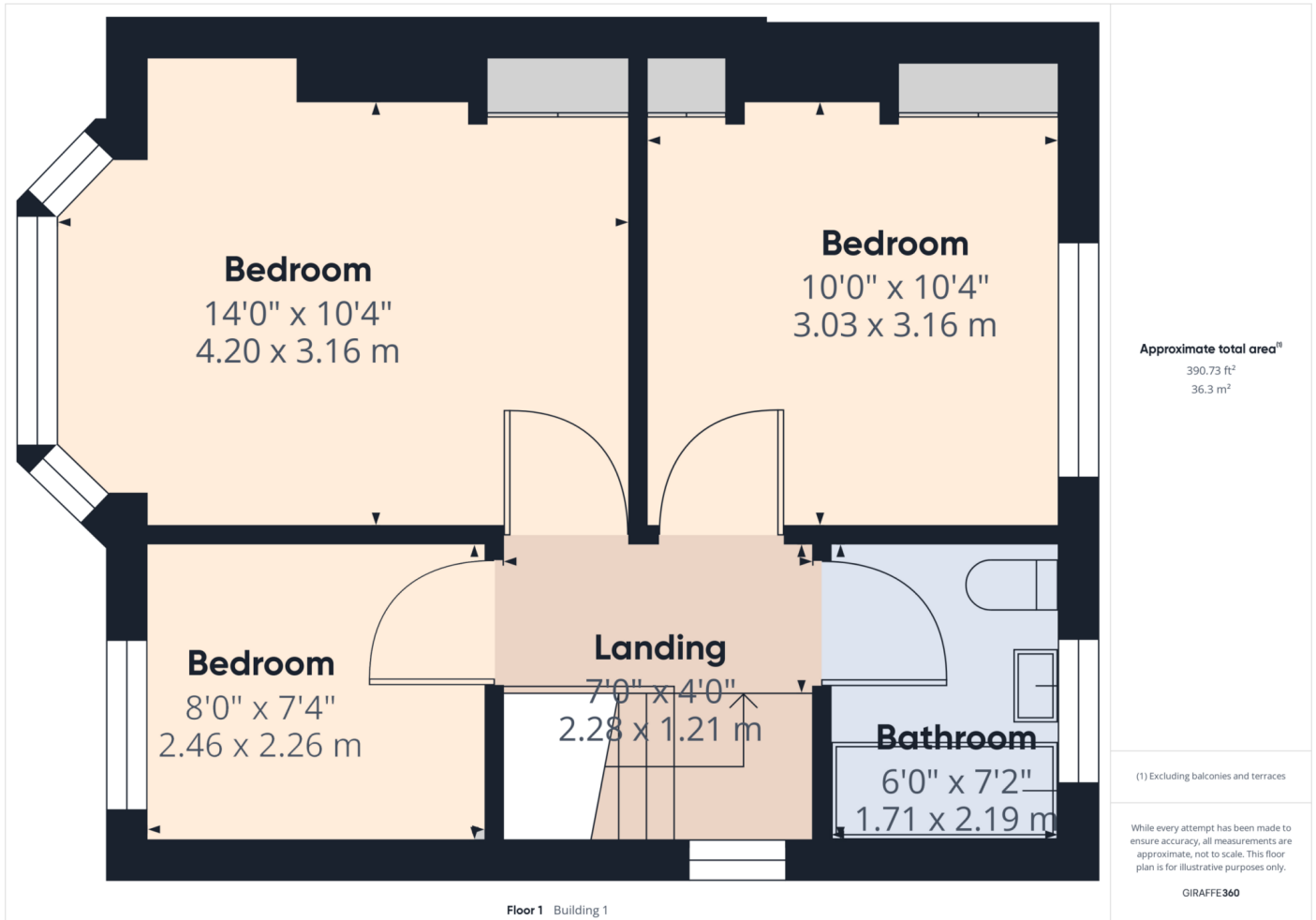
# Gallery Photos



## CHADDESSEN LANE, DERBY, DE21



## CHADDESSEN LANE, DERBY, DE21



# Property EPC - Certificate



DERBY, DE21

Energy rating

**D**

Valid until 16.07.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



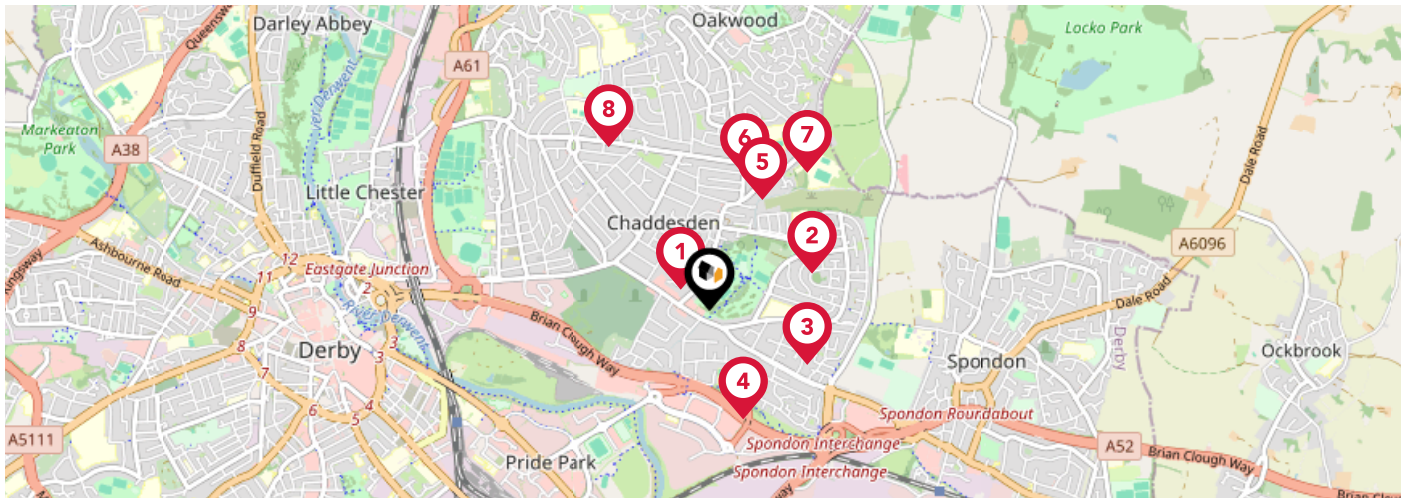
# Property

## EPC - Additional Data

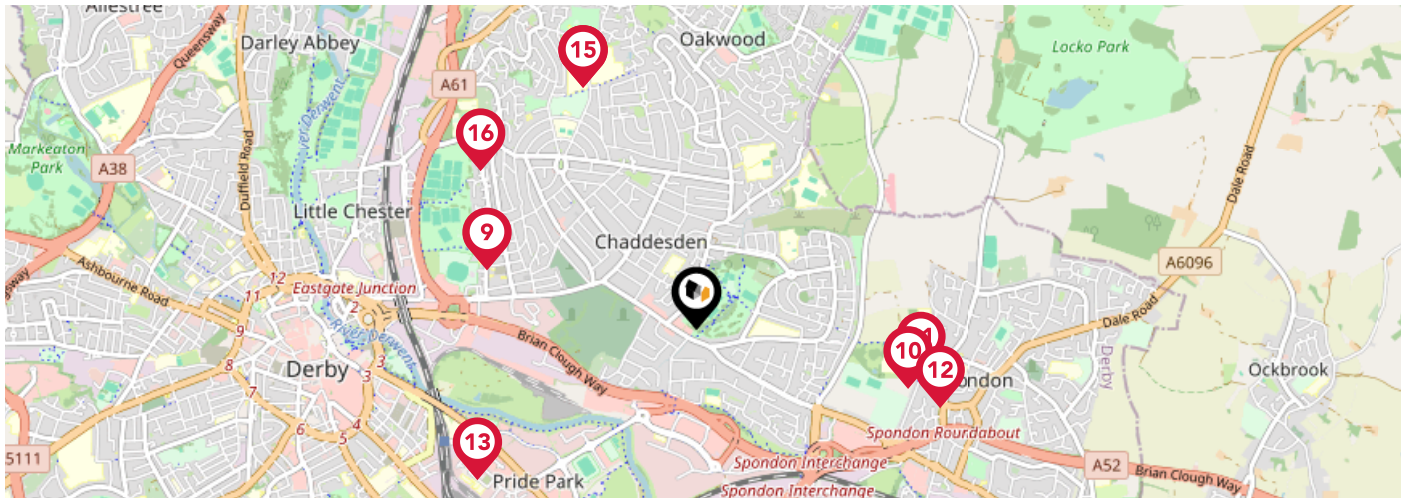


### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	78 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:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



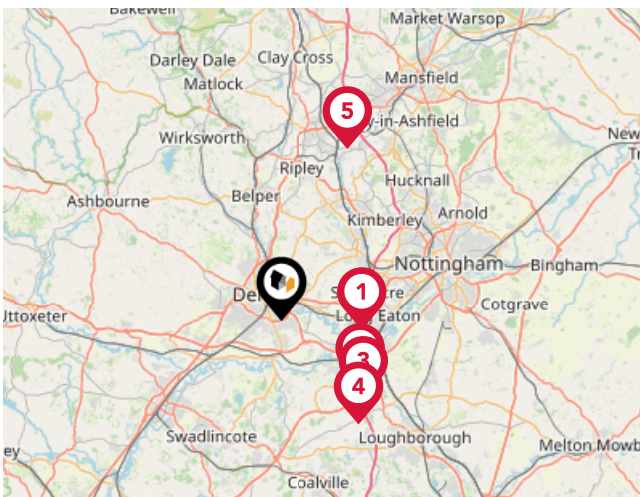
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



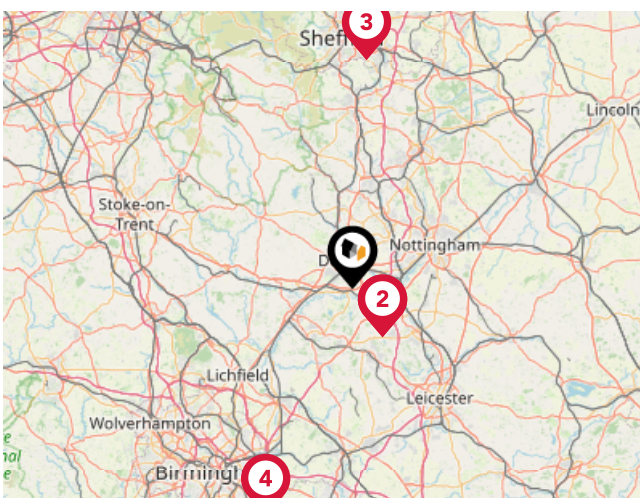
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.27 miles
2	Derby Rail Station	1.33 miles
3	Derby Rail Station	1.34 miles



## Trunk Roads/Motorways

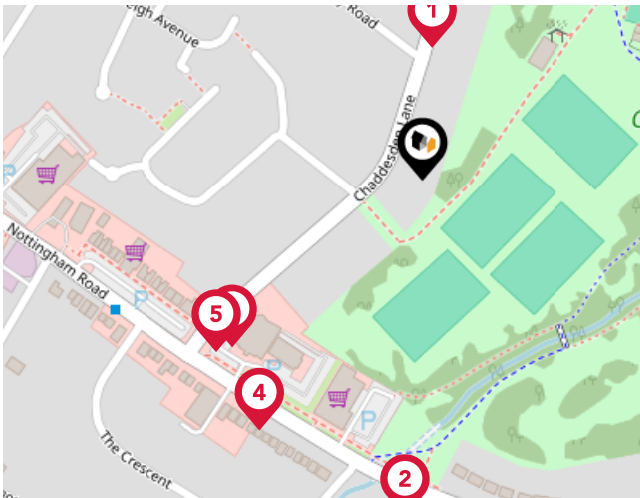
Pin	Name	Distance
1	M1 J25	5.71 miles
2	M1 J24A	7.33 miles
3	M1 J24	8.15 miles
4	M1 J23A	9.2 miles
5	M1 J28	13.02 miles



## Airports/HELIPADS

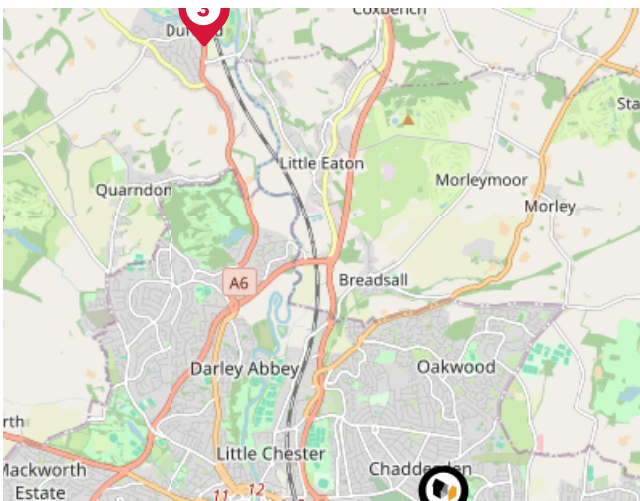
Pin	Name	Distance
1	East Midlands Airport	8.14 miles
2	East Midlands Airport	8.18 miles
3	Sheffield City Airport	32.57 miles
4	Birmingham International Airport Terminal 1	34.97 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Ismay Road	0.07 miles
2	Sunny Grove	0.19 miles
3	Nottingham Road inbound	0.14 miles
4	Chaddesden Lane End	0.17 miles
5	Nottingham Road outbound	0.15 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.79 miles
2	Duffield (Ecclesbourne Valley Railway)	4.8 miles
3	Duffield (Ecclesbourne Valley Railway)	4.81 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.



## 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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