

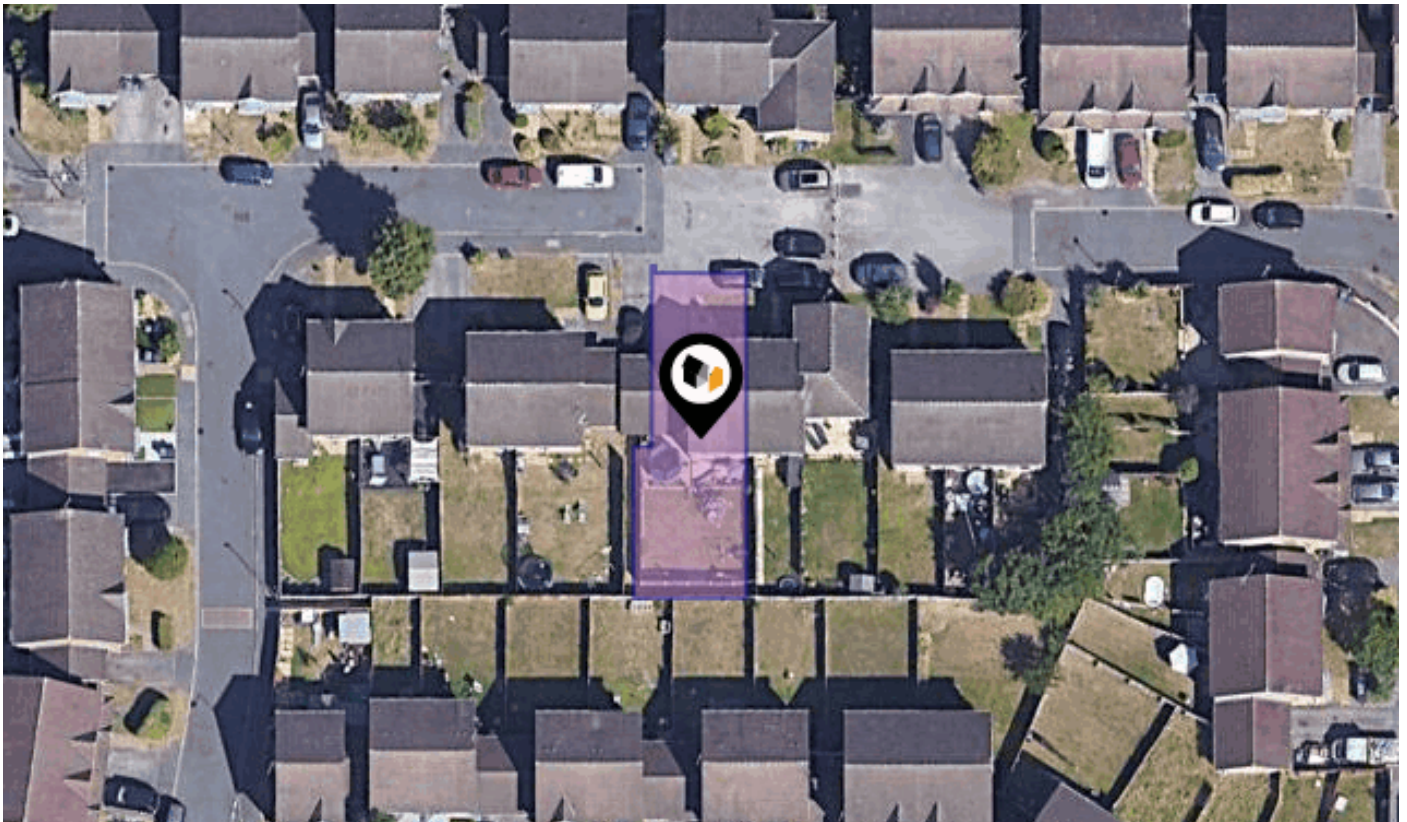


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th July 2024



FIELDSDWAY DRIVE, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Modern & Spacious Three Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band B
- > Driveway & Garage
- > Lounge & Modern Fitted Dining Kitchen

Property Description

This modern, spacious and well-presented three bedroom home offers a generous lounge, spacious modern and well-appointed kitchen diner, cloakroom with W.C, generous rear garden, driveway and garage. An internal viewing is highly recommended!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge; modern and well-appointed fitted kitchen diner with sliding door opening to the generous rear garden; first floor landing; three good sized bedrooms and a modern and well fitted family bathroom. To the front of the property is a neat fore-garden with lawn alongside a driveway providing ample off-road parking and giving access to a good-sized garage. To the rear is a generous enclosed garden with patio seating area, lawn and fenced boundaries.

Room Measurement & Details

Entrance Hall:

Cloakroom: (6'0" x 2'10") 1.83 x 0.86

Lounge: (17'0" x 15'1") 5.18 x 4.60

Kitchen Diner: (15'1" x 9'0") 4.60 x 2.74

First Floor Landing:

Bedroom One: (12'0" x 8'6") 3.66 x 2.59

Bedroom Two: (11'0" x 8'4") 3.35 x 2.54

Bedroom Three: (9'0" x 6'6") 2.74 x 1.98

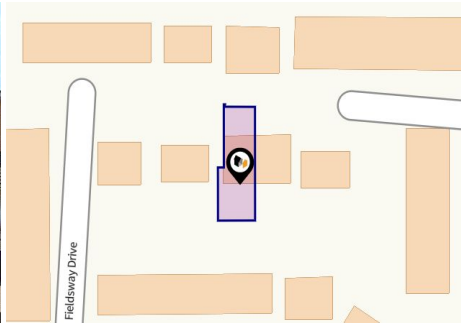
Bathroom: (6'4" x 6'0") 1.93 x 1.83

Outside:

To the front of the property is a neat fore-garden with lawn alongside a driveway providing ample off-road parking and giving access to a good-sized garage. To the rear is a generous enclosed garden with patio seating area, lawn and fenced boundaries.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.06 acres
Year Built :	2003-2006
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY311442

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	101 mb/s	1000 mb/s

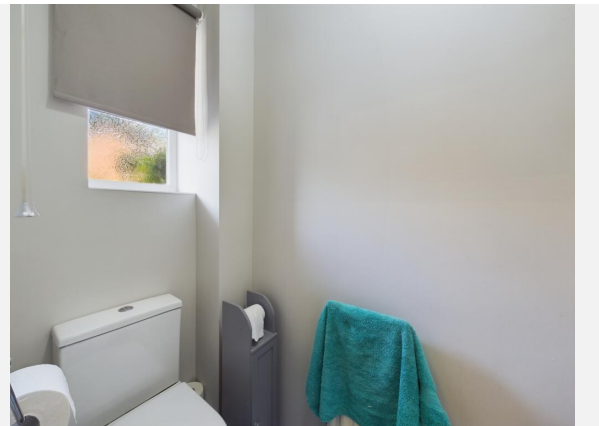
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



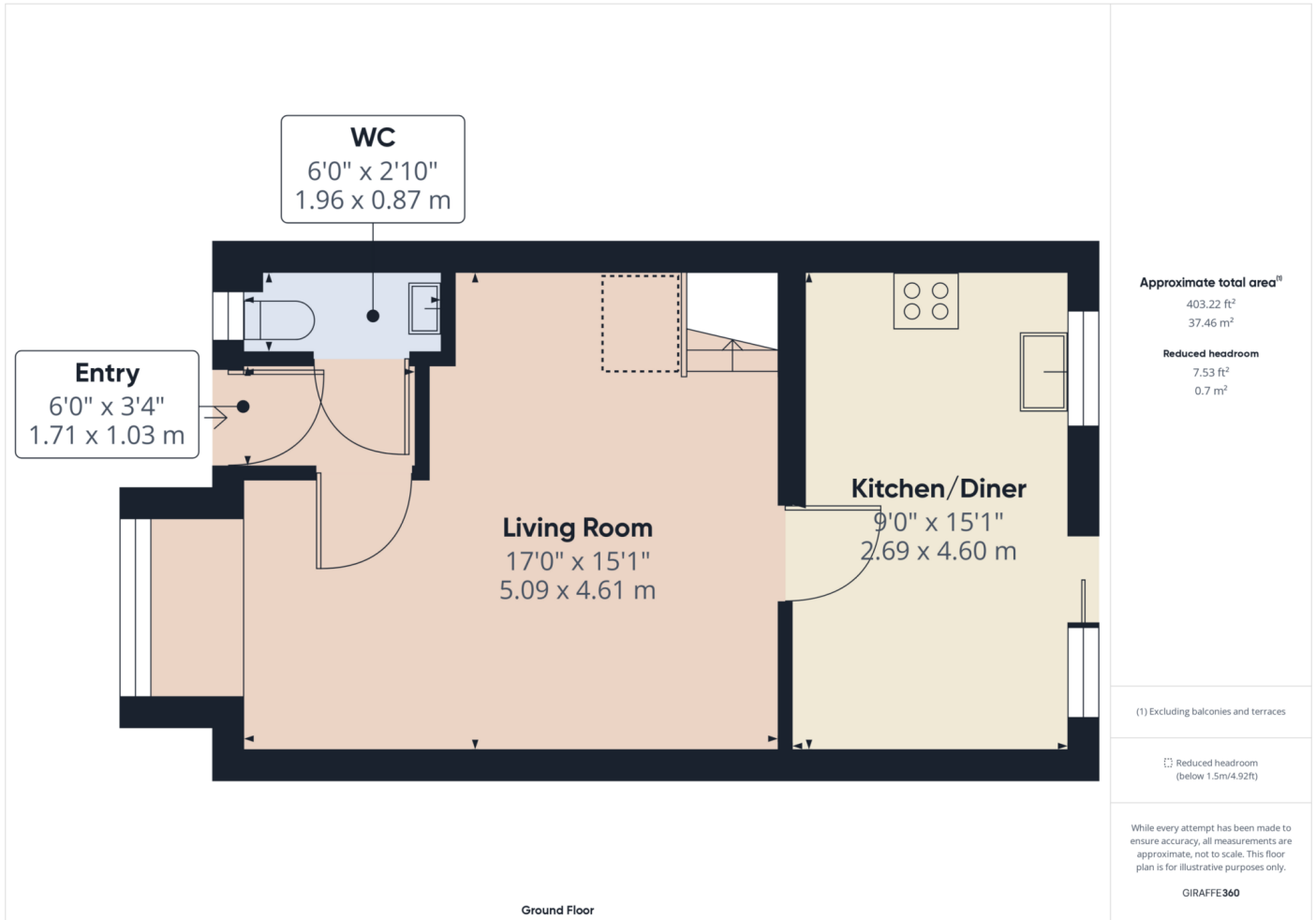
Gallery Photos



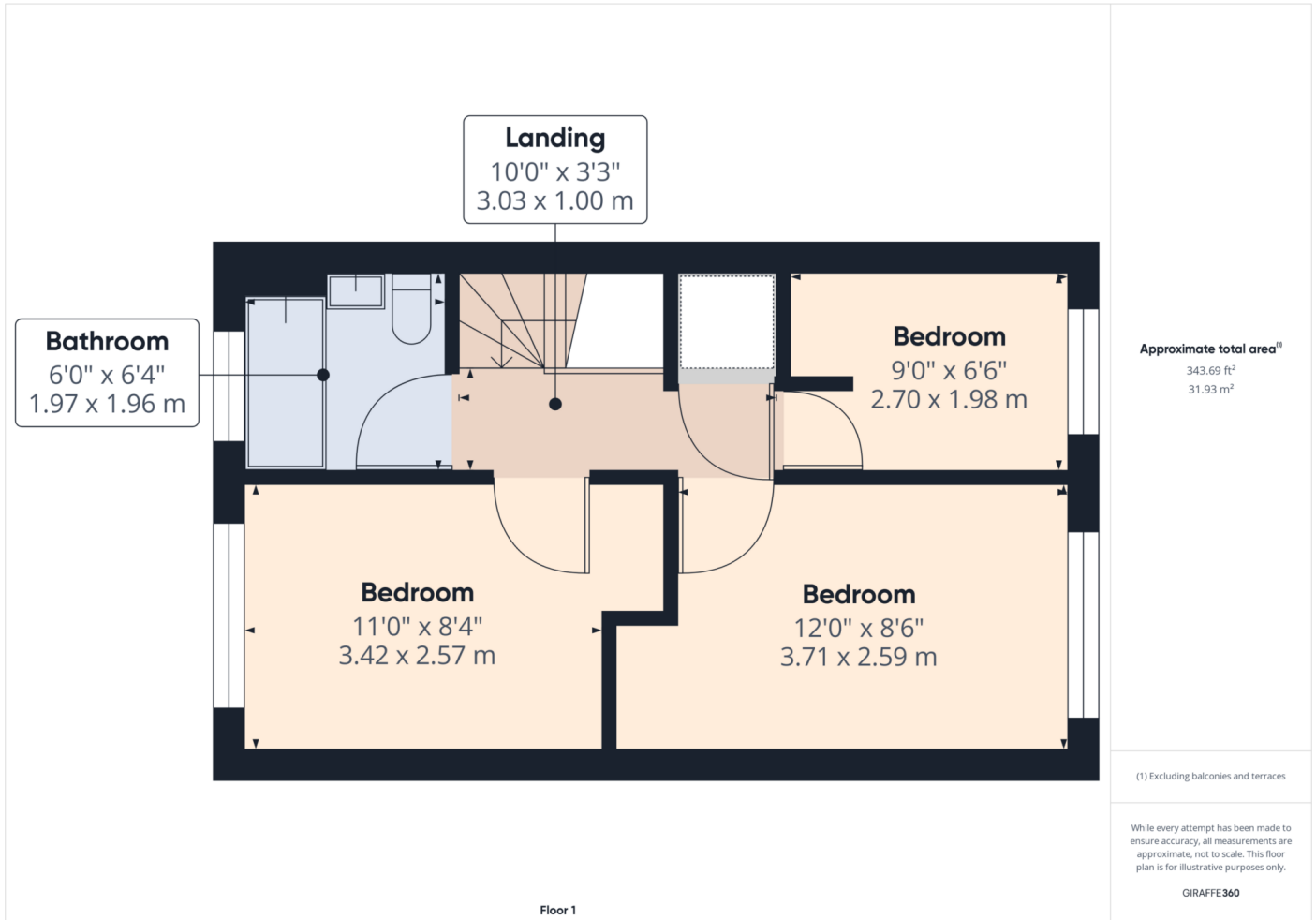
Gallery Photos



FIELDSDWAY DRIVE, DERBY, DE21



FIELDSWAY DRIVE, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 25.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

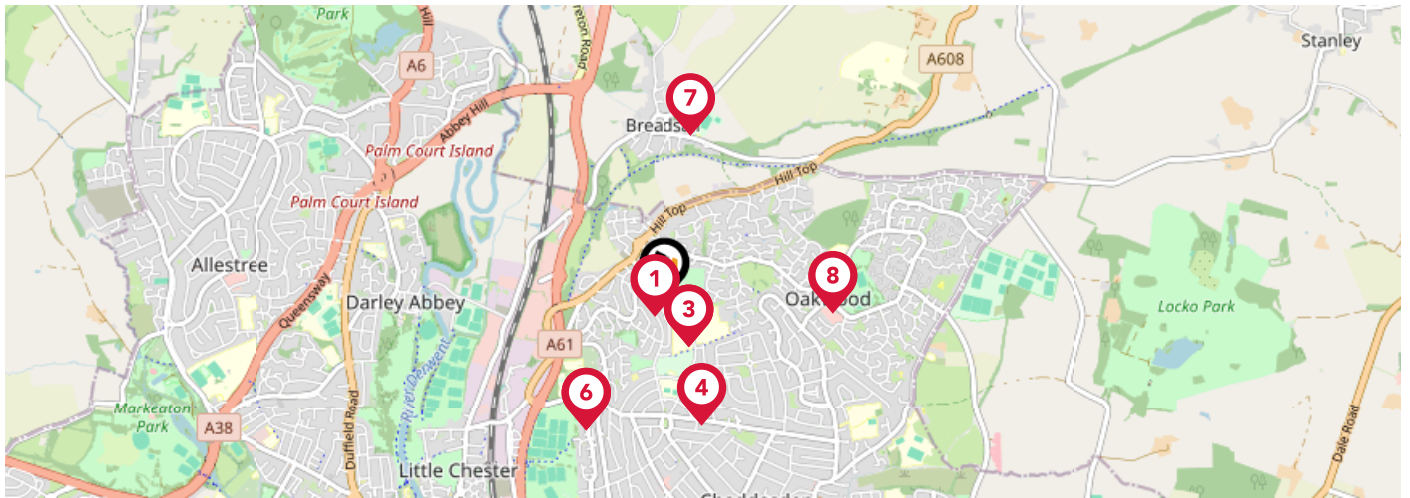
Property

EPC - Additional Data

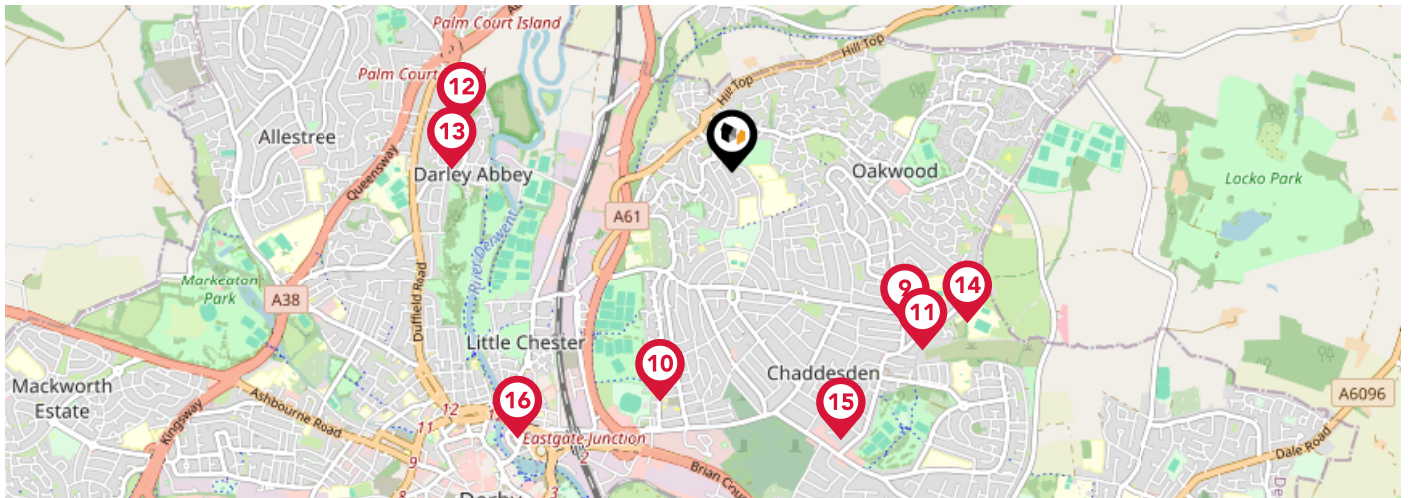


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 64% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	72 m ²

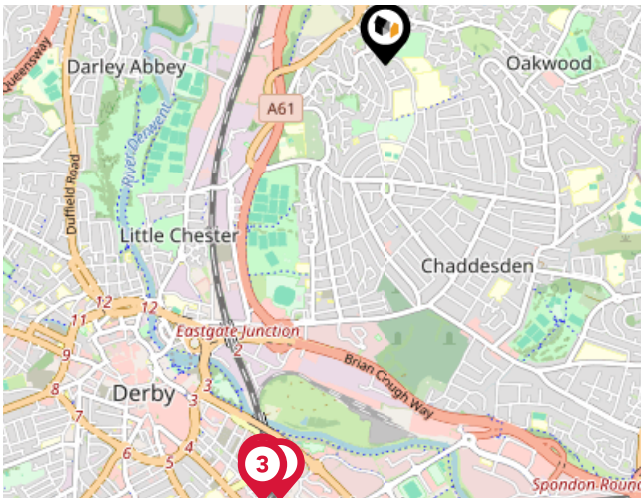


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



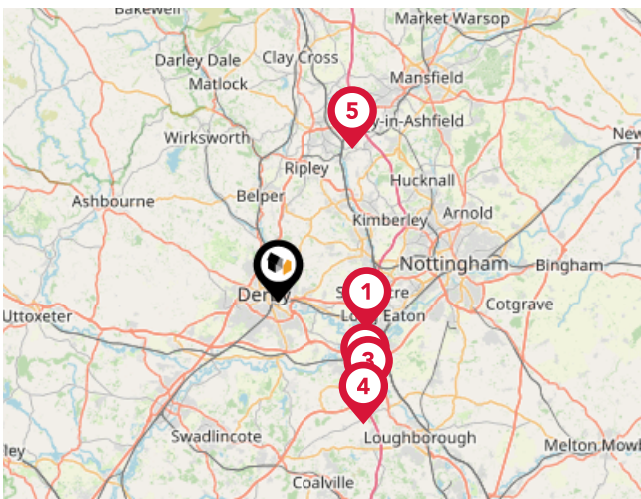
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 444 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Landau Forte College Ofsted Rating: Outstanding Pupils: 1110 Distance:1.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



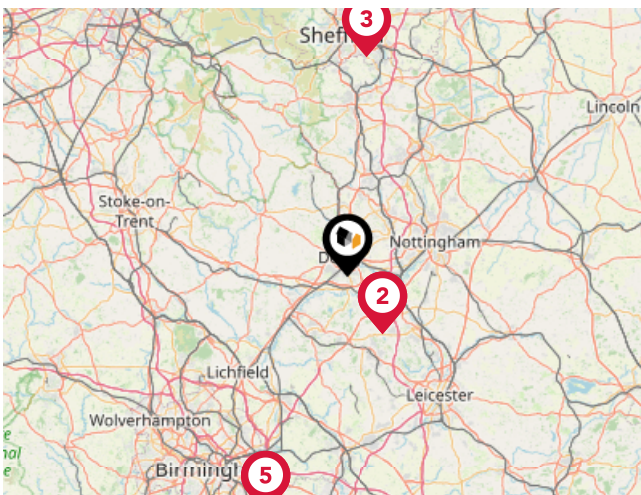
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.01 miles
2	Derby Rail Station	2.01 miles
3	Derby Rail Station	2.04 miles



Trunk Roads/Motorways

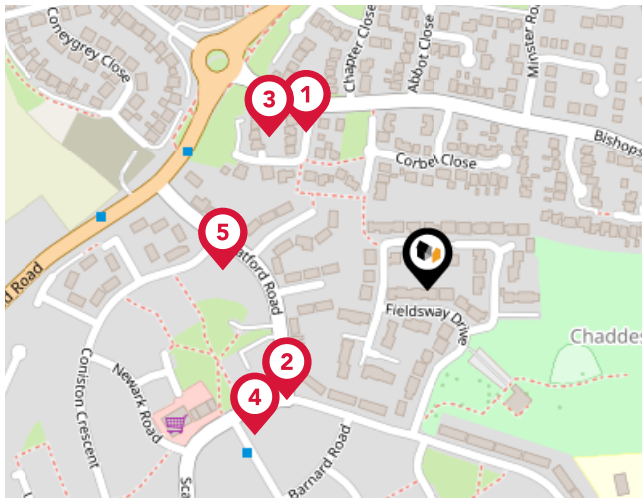
Pin	Name	Distance
1	M1 J25	6.59 miles
2	M1 J24A	8.65 miles
3	M1 J24	9.5 miles
4	M1 J23A	10.61 miles
5	M1 J28	12.08 miles



Airports/Helipads

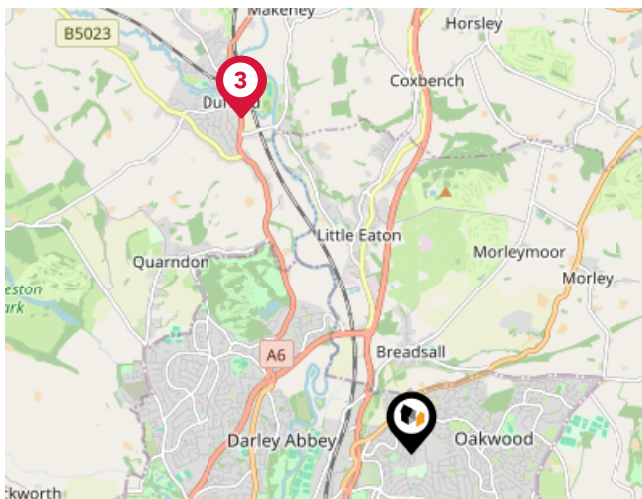
Pin	Name	Distance
1	East Midlands Airport	9.56 miles
2	East Midlands Airport	9.6 miles
3	Sheffield City Airport	31.33 miles
4	Birmingham International Airport Terminal 1	35.97 miles
5	Birmingham International Airport	35.97 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lychgate Close	0.11 miles
2	The Rocket	0.1 miles
3	Lychgate Close	0.12 miles
4	The Rocket	0.13 miles
5	Coniston Crescent	0.12 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.36 miles
2	Duffield (Ecclesbourne Valley Railway)	3.37 miles
3	Duffield (Ecclesbourne Valley Railway)	3.38 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

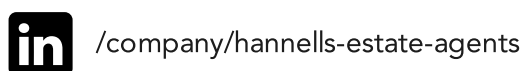
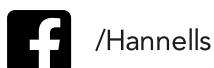


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

