

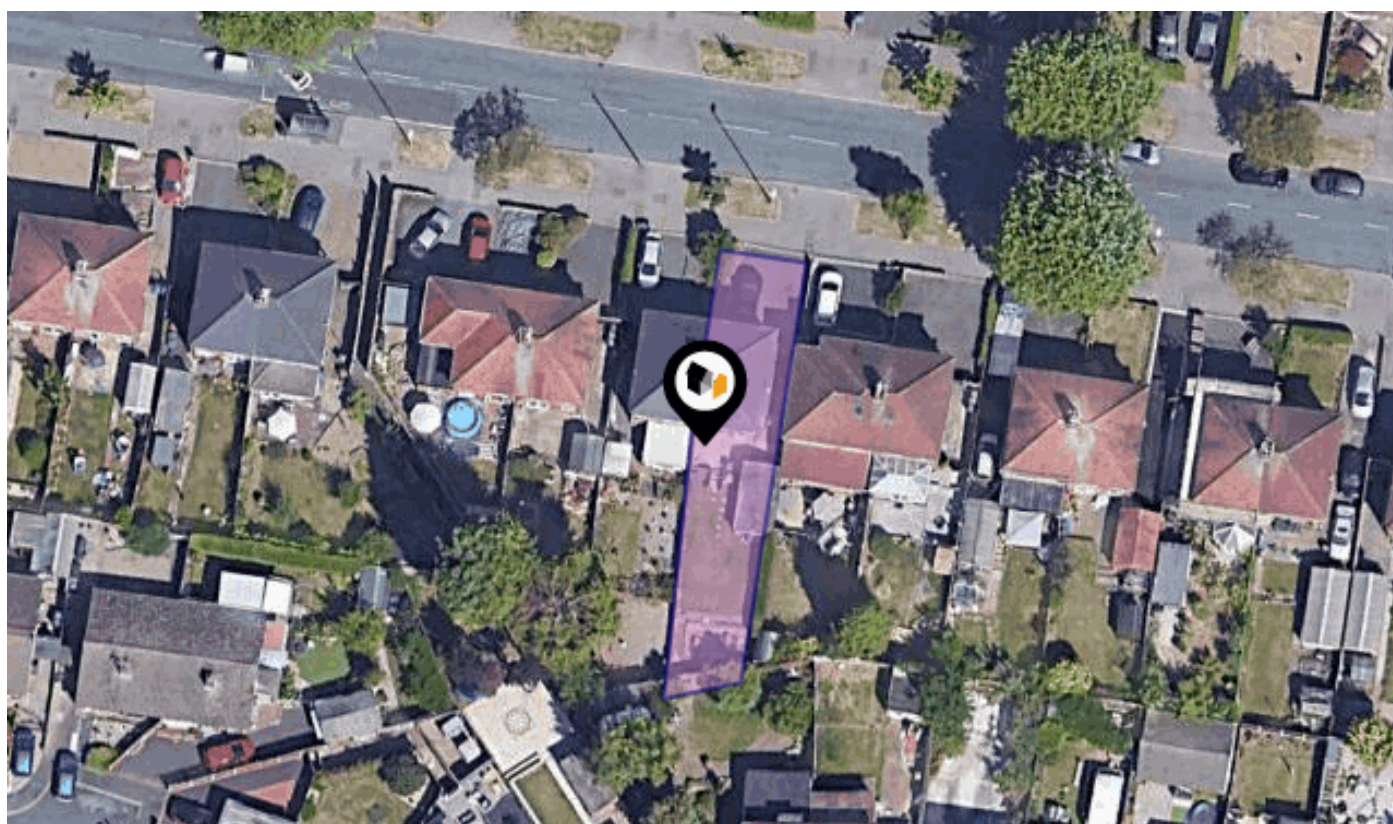


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26<sup>th</sup> July 2024



## MAX ROAD, CHADDESSEN, DERBY, DE21

### Hannells

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

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# Introduction

## Our Comments



### Useful Information:

- > Traditional Bay-Fronted, Semi-Detached Home
- > Two Reception Rooms, Three Bedrooms
- > South-Facing Rear Garden, Off-Road Parking For Two Vehicles
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A modernised, three-bedroom, bay-fronted, semi-detached home situated within a popular and established location which features ideal accommodation for the growing family or first time buyer and an early viewing is highly recommended!

The property is set back from Max Road and has been re-roofed and benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, bay fronted dining/sitting room, lounge and refitted kitchen. To the first floor the landing provides access to three bedrooms (two double) and modern bathroom with a four piece suite. Outside, off-road parking is provided to the front elevation for two vehicles and there is an enclosed rear garden.

### Room Measurement & Details

#### Reception Hallway:

Front Reception Room/Dining Room: (12'10" x 10'1") 3.91 x 3.07

Lounge: (13'8" x 10'1") 4.17 x 3.07

Refitted Kitchen: (10'2" x 5'7") 3.10 x 1.70

First Floor Landing (with access to loft space with ladder and light):

Bedroom One (With fitted wardrobes/dressing table): (13'7" x 10'2") 4.14 x 3.10

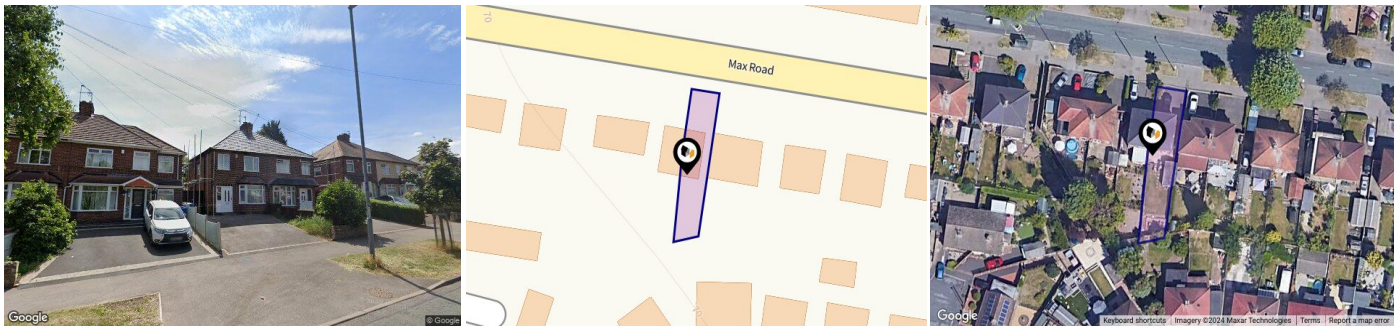
Bedroom Two: (11'0" x 9'0") 3.35 x 2.74

Bedroom Three: (7'10" x 6'10") 2.39 x 2.08

Modern Four Piece Bathroom: (10'2" x 5'7") 3.10 x 1.70

#### Outside:

There is a driveway to the front elevation providing ample off road parking for two vehicles. Gated access to the side elevation leads in-turn to GARAGE 18' x 9' with up and over door, light and power. The rear garden **KFB** is a south-facing aspect and has a full paved patio area with lawned garden beyond and further patio/seating area to the head of the garden.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY208083		

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

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

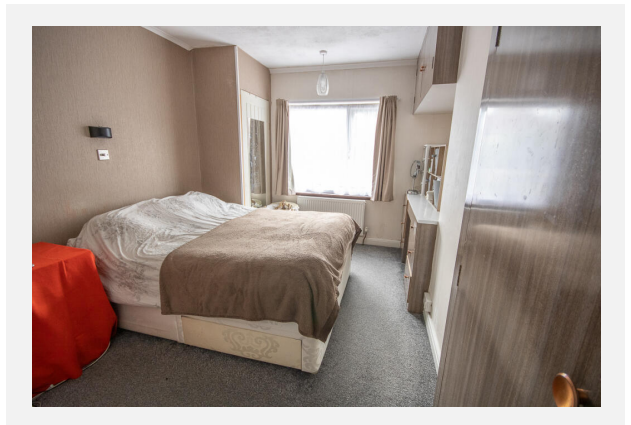
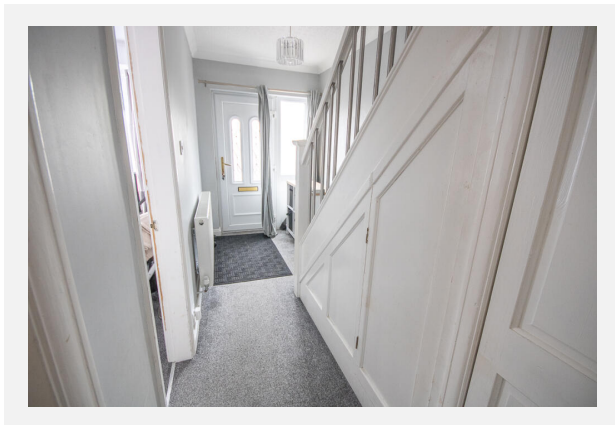


### Satellite/Fibre TV Availability:





# Gallery Photos



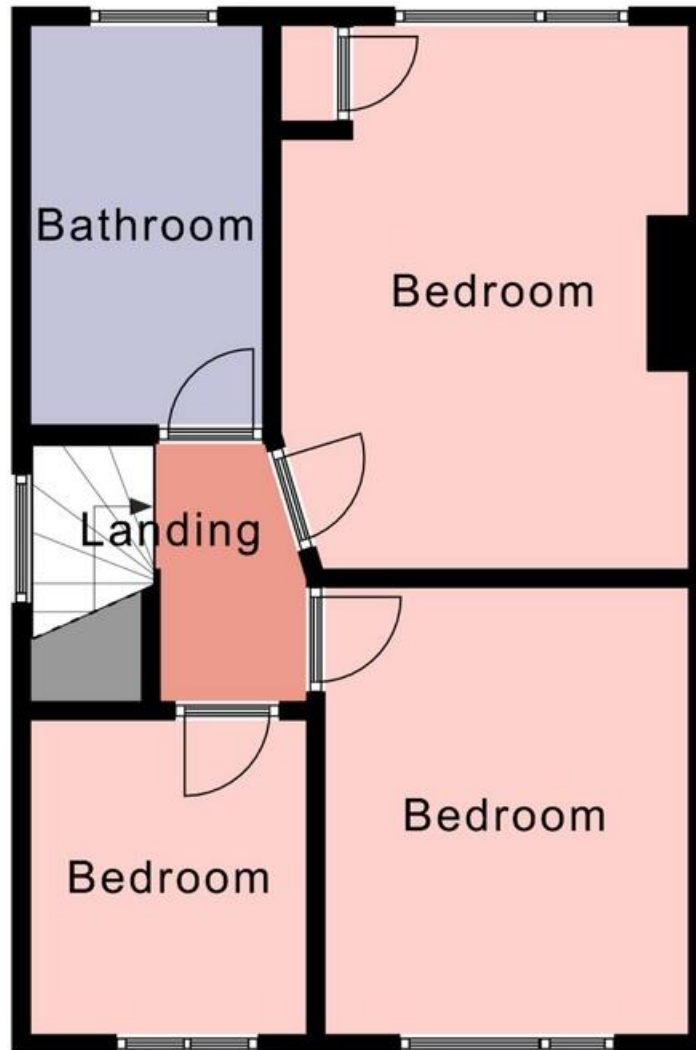




**MAX ROAD, CHADDESSEN, DERBY, DE21**



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



# Property EPC - Certificate



Chaddesden, DE21

Energy rating

# D

Valid until 27.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



# Property

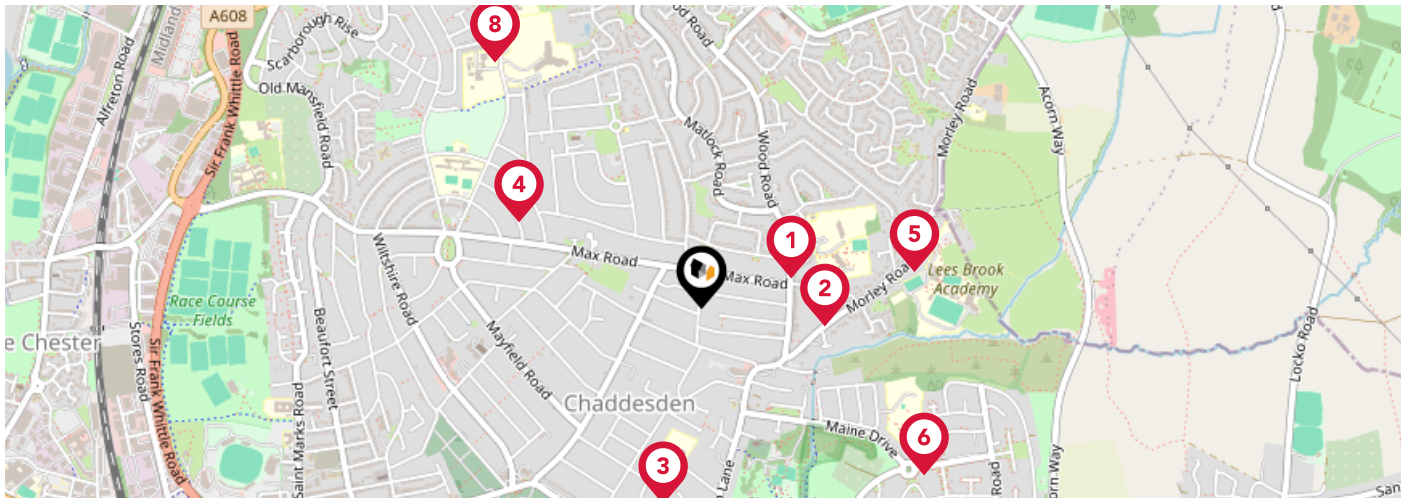
## EPC - Additional Data



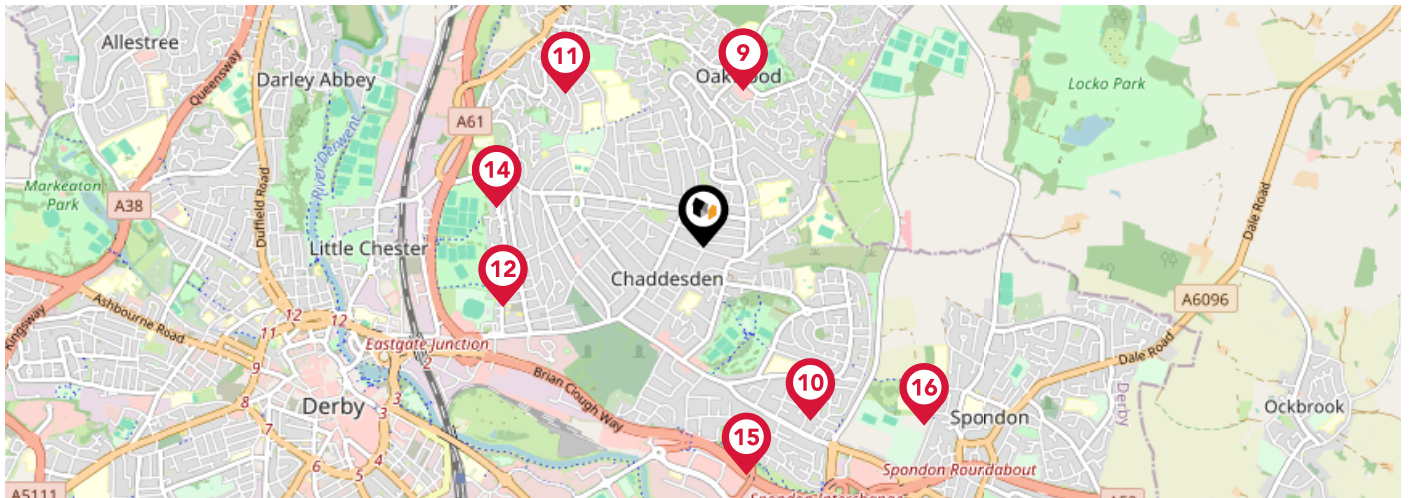
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<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>	0
<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>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Area Schools



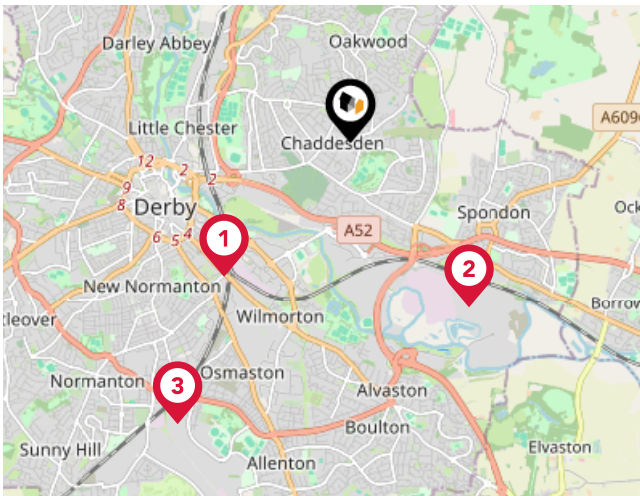
	Nursery	Primary	Secondary	College	Private
<b>1 Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.72	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

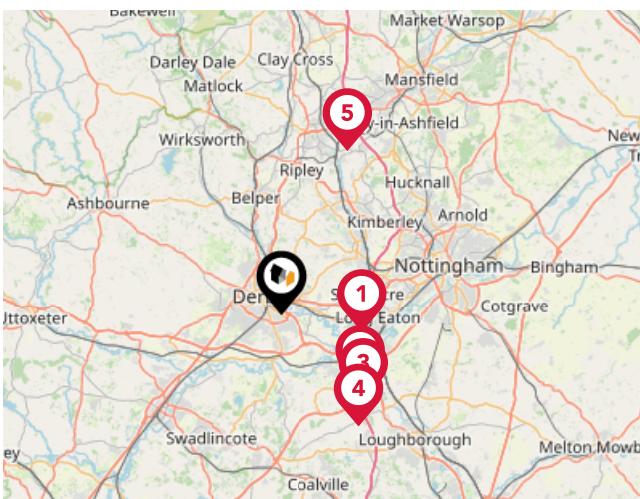


# Area Transport (National)



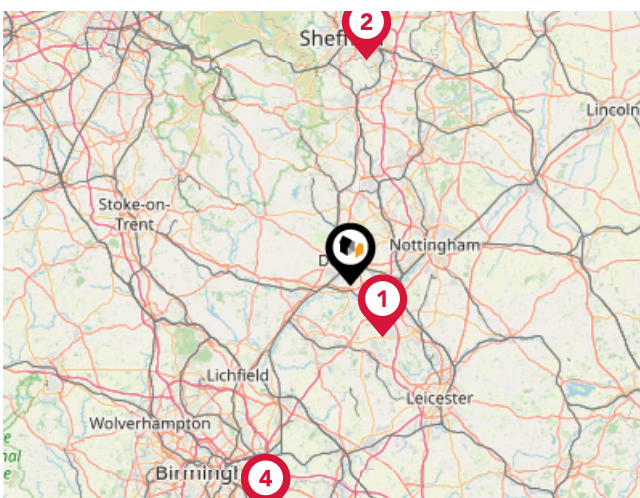
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.64 miles
2	Spondon Rail Station	1.81 miles
3	Peartree Rail Station	2.95 miles



## Trunk Roads/Motorways

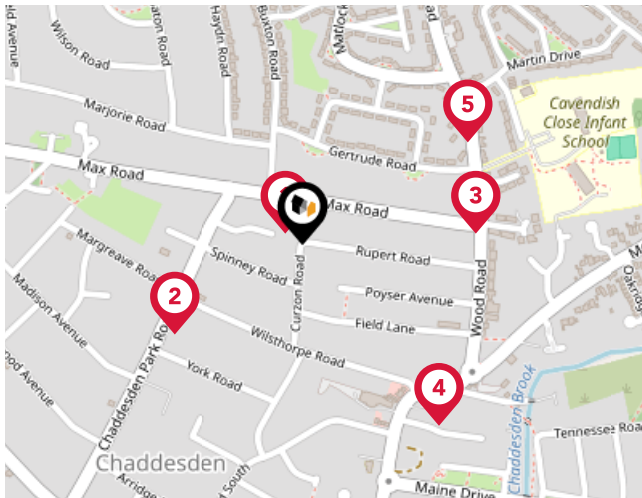
Pin	Name	Distance
1	M1 J25	5.84 miles
2	M1 J24A	7.71 miles
3	M1 J24	8.56 miles
4	M1 J23A	9.66 miles
5	M1 J28	12.54 miles



## Airports/Helipads

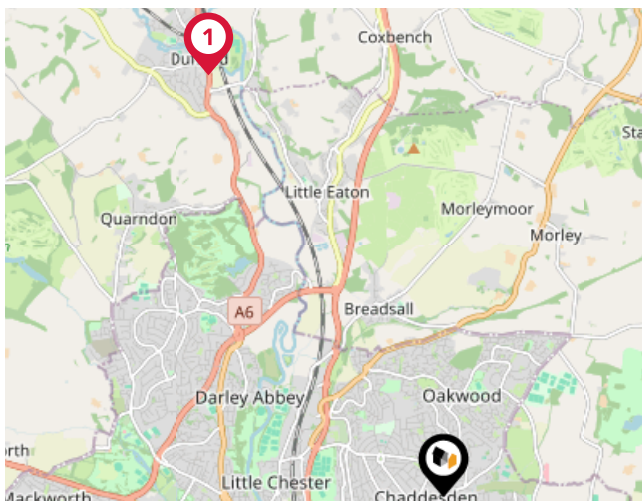
Pin	Name	Distance
1	East Midlands Airport	8.65 miles
2	Sheffield City Airport	32.05 miles
3	Birmingham International Airport Terminal 1	35.45 miles
4	Birmingham International Airport	35.45 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Buxton Road	0.02 miles
2	Wilsthorpe Road	0.18 miles
3	Willets Road	0.19 miles
4	Wilmot Arms	0.25 miles
5	Martin Drive	0.22 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.32 miles
2	Tram Park & Ride	7.33 miles
3	Toton Lane Tram Stop	7.34 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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