



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th August 2024



CHADDESSEN PARK ROAD, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk





Useful Information:

- > Modernised & Stylish Extended Detached Home
- > Early Viewing Highly Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Driveway & Garage

Property Description

**** PREMIER PROPERTY **** Standing on a generous plot, this largely extended, stylish and modernised detached home offers a stunning open plan living/dining/kitchen, spacious lounge with feature log burner, utility room, cloakroom with W.C, most generous rear garden and a good-sized garage. Viewing is simply a must to fully appreciate the size and standard of the accommodation on offer. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature central revealed brick fireplace housing a log burner; most spacious and stylish open plan living/dining/family room with aluminium heritage styled doors opening to the rear garden and a stunning modern fitted kitchen with Belfast style sink and central island with granite top; fitted utility room with appliance space and plumbing for a dog wash; cloakroom with W.C; first floor landing; master bedroom; second double bedroom currently fitted with a range of bedroom furniture; good sized bedroom three and a well-appointed family bathroom with shower bath and rain head over. To the front of the property is a fore-garden area alongside a driveway providing ample off-road parking and giving access to the good-sized garage with power and lighting and to the rear is a most generous garden.

Room Measurement & Details

Entrance Hall: (7'9" x 3'9") 2.36 x 1.14

Lounge: (14'1" x 12'11") 4.29 x 3.94

Living/Dining Area: (21'0" x 9'11") 6.40 x 3.02

Kitchen Area: (17'1" x 8'4") 5.21 x 2.54

Utility Room: (7'7" x 4'11") 2.31 x 1.50

Cloakroom: (4'7" x 3'2") 1.40 x 0.97

Garage: (17'11" x 8'6") 5.46 x 2.59

First Floor Landing: (10'0" x 3'0") 3.05 x 0.91

Bedroom One: (14'3" x 10'1") 4.34 x 3.07

Bedroom Two: (11'3" x 9'2") 3.43 x 2.79

Bedroom Three: (8'10" x 6'0") 2.69 x 1.83

Bathroom: (6'1" x 5'11") 1.85 x 1.80

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.13 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY517421		

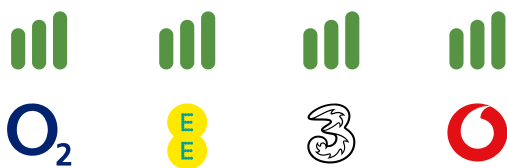
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



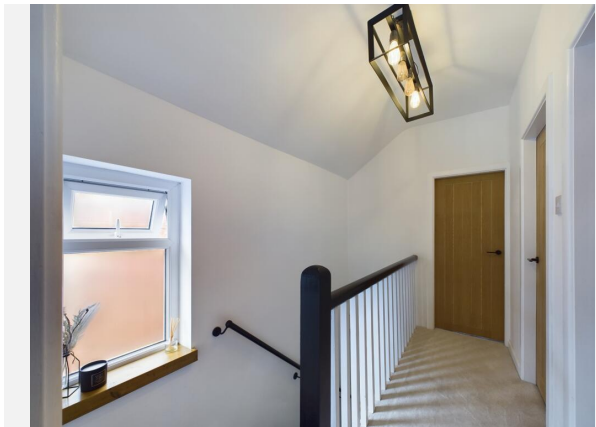
Satellite/Fibre TV Availability:



Gallery Photos



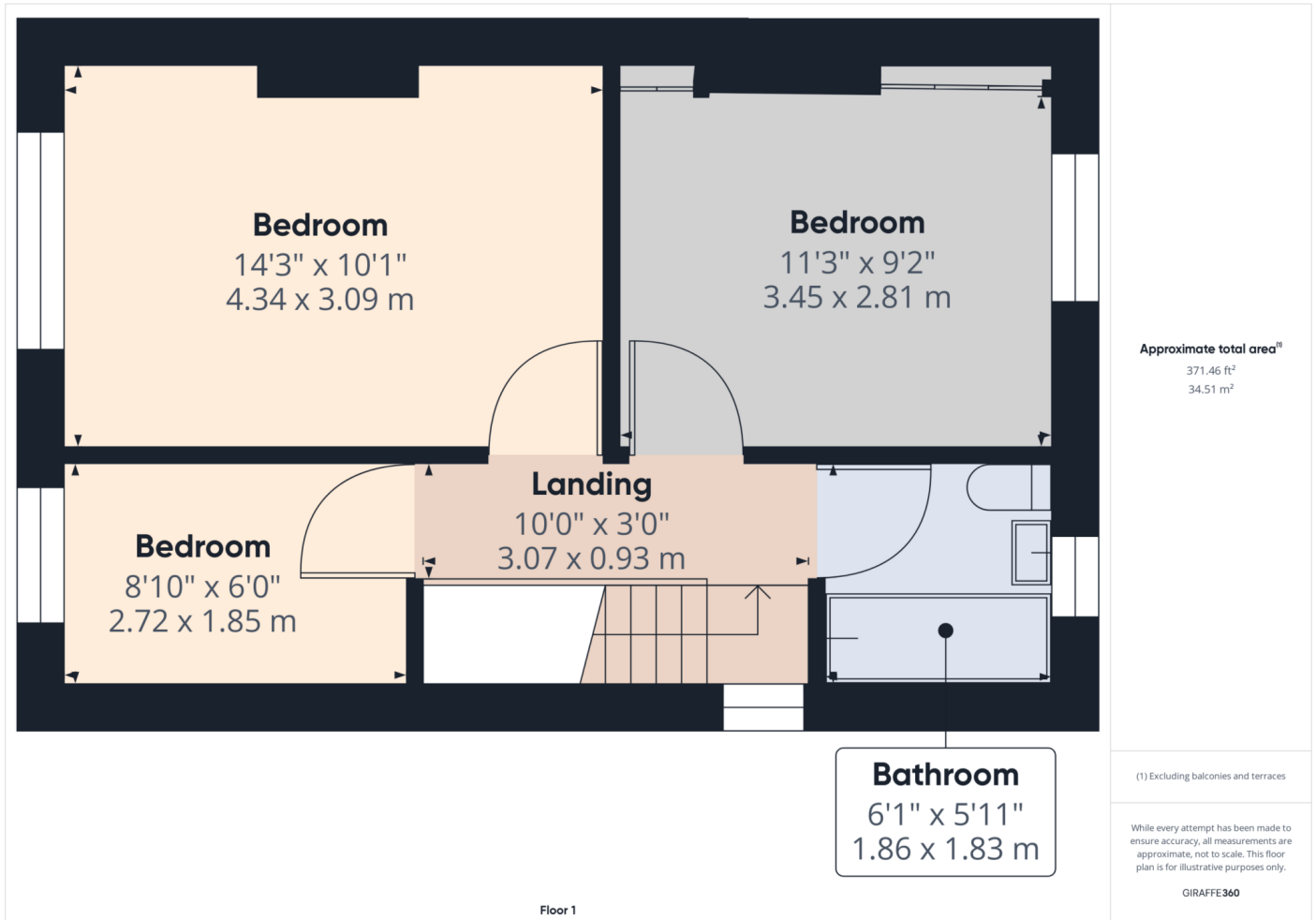




CHADDESSEN PARK ROAD, DERBY, DE21



CHADDESSEN PARK ROAD, DERBY, DE21



Property EPC - Certificate



DE21

Energy rating

D

Valid until 07.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

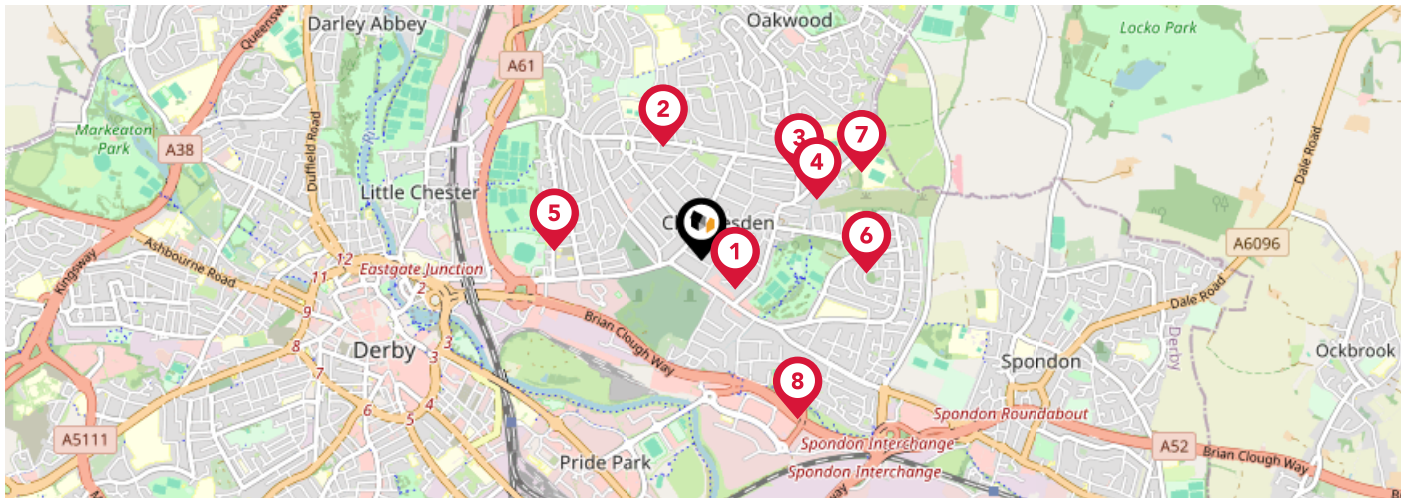
Property

EPC - Additional Data

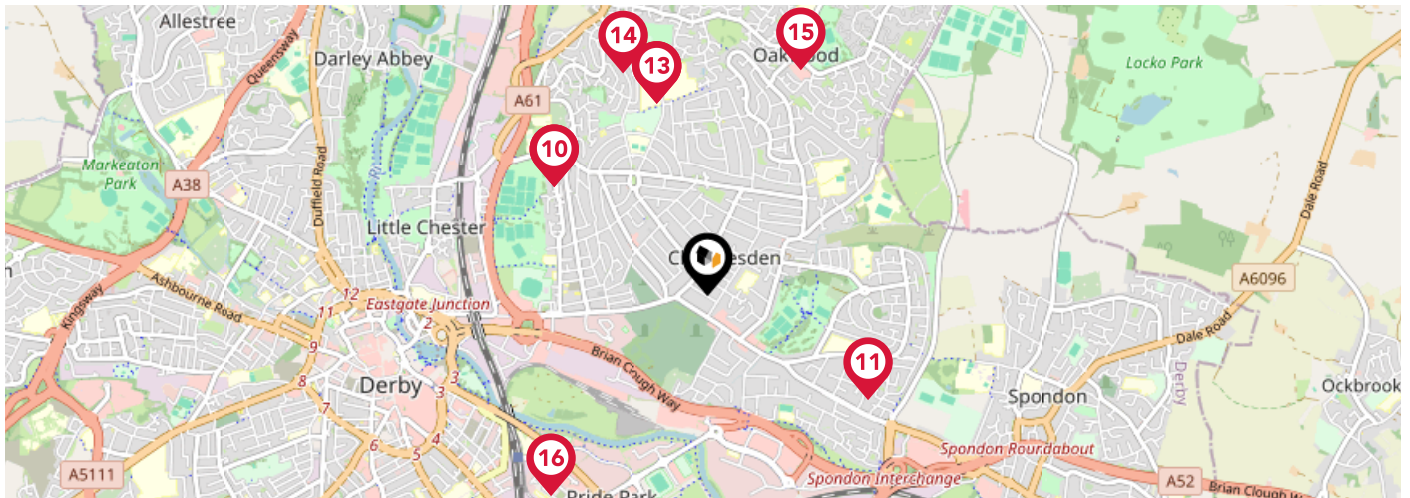


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

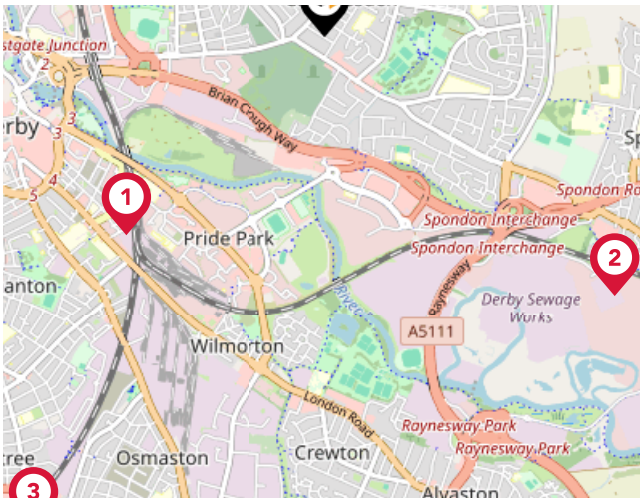


		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 437 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 367 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Community School Ofsted Rating: Good Pupils: 1105 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



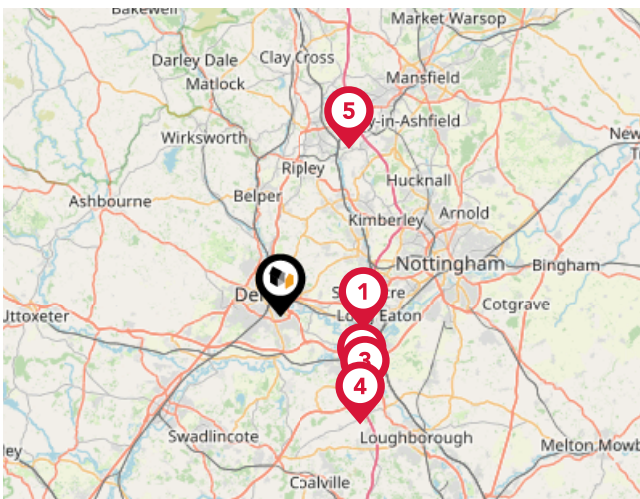
		Nursery	Primary	Secondary	College	Private
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 328 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Not Rated Pupils:0 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



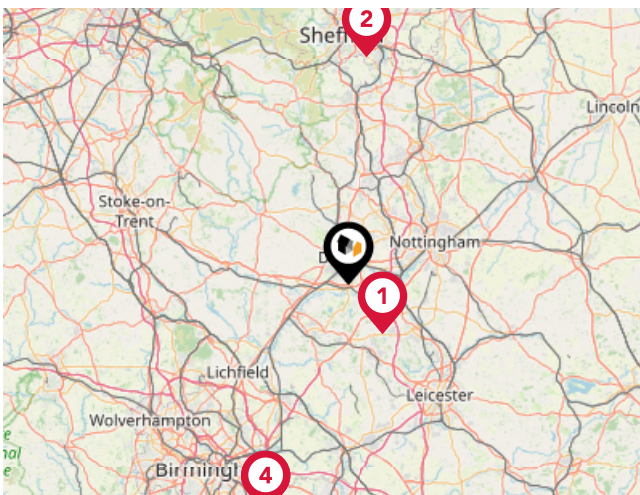
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.26 miles
2	Spondon Rail Station	1.74 miles
3	Peartree Rail Station	2.56 miles



Trunk Roads/Motorways

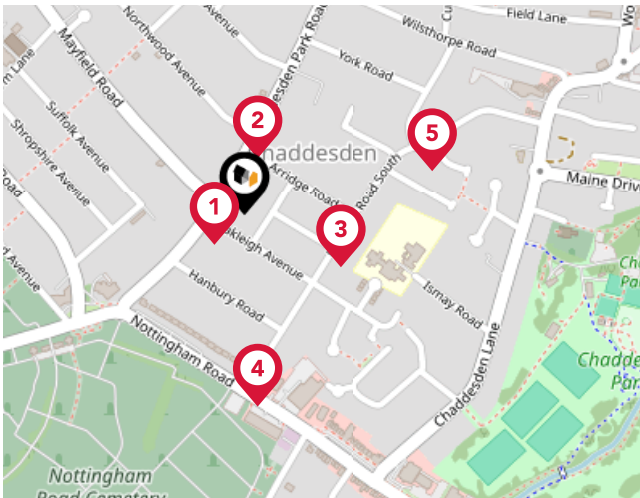
Pin	Name	Distance
1	M1 J25	6.02 miles
2	M1 J24A	7.68 miles
3	M1 J24	8.5 miles
4	M1 J23A	9.55 miles
5	M1 J28	12.92 miles



Airports/Helipads

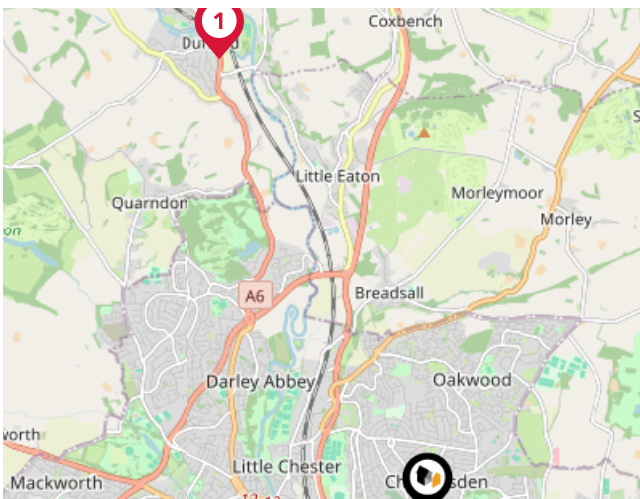
Pin	Name	Distance
1	East Midlands Airport	8.51 miles
2	Sheffield City Airport	32.37 miles
3	Birmingham International Airport Terminal 1	35.07 miles
4	Birmingham International Airport	35.07 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oakleigh Avenue	0.05 miles
2	Northwood Avenue	0.06 miles
3	Arridge Road	0.12 miles
4	Hanbury Road	0.22 miles
5	Sherwood Avenue	0.22 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.49 miles
2	Tram Park & Ride	7.53 miles
3	Toton Lane Tram Stop	7.53 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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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

