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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08<sup>th</sup> 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



# Introduction

## Our Comments



- > Detached Home Occupying A Mature Corner Plot Position
- > Immense Potential To Extend (Subject To Necessary Planning)
- > Potential Building Plot (Again Subject To Necessary Planning)
- > EPC Rating D, Stanley Block Construction
- > Council Tax Band C, Freehold

A three bedroomed detached home occupying a mature and larger than average plot with potential to extend the current property or alternatively development the land at the head of the garden in to an additional dwelling, subject to planning permission. The property occupies a mature tree lined location in the heart of Chaddesden and viewing is recommended. The accommodation benefits from gas fired central heating, double glazing and briefly comprises:- reception hallway, spacious lounge/dining room, kitchen, utility room and cloakroom/WC. To the first floor the landing provides access to three bedrooms and bathroom with a four piece suite.

### Room Measurement & Details

#### Reception Hallway:

Through Lounge/Dining Room: (27'1" x 11'1") 8.25 x 3.38

Breakfast Kitchen: (11'0" x 7'1") 3.35 x 2.16

Utility Room: (8'0" x 7'1") 2.44 x 2.16

#### Cloakroom/WC:

#### First Floor Landing:

Bedroom One: (12'0" x 11'1") 3.66 x 3.38

Bedroom Two: (11'1" x 11'0") 3.38 x 3.35

Bedroom Three: (12'0" x 7'1") 3.66 x 2.16

Bathroom: (8'0" x 7'1") 2.44 x 2.16

#### Outside:

The property occupies a larger than average mature plot with gardens to front side and rear elevations. Gated access to the front elevation leads to a driveway providing off-road parking and GARAGE 16'10" x 8' with up and over door, light and power. The rear garden includes a selection of fruit trees including five apple and three pear trees, greenhouse, potting shed and covered seating area.

#### Please Note:

There is potential for a building plot with access from Mayfield Road subject to planning permission/building regulations.

#### Please Note:

This property is Stanley block construction.

**KFB** - Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,151 ft <sup>2</sup> / 107 m <sup>2</sup>		
<b>Plot Area:</b>	0.2 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,873		
<b>Title Number:</b>	DY15047		

## Local Area

<b>Local Authority:</b>	Derby city	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>8</b>	<b>80</b>	<b>1000</b>
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

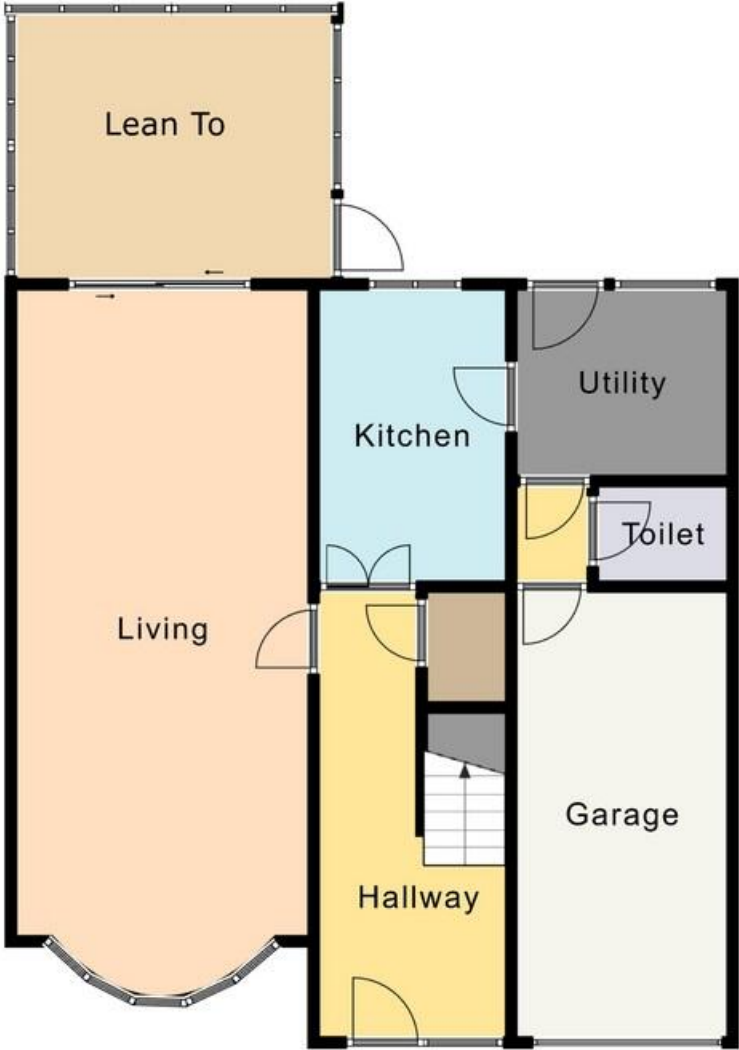
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>		



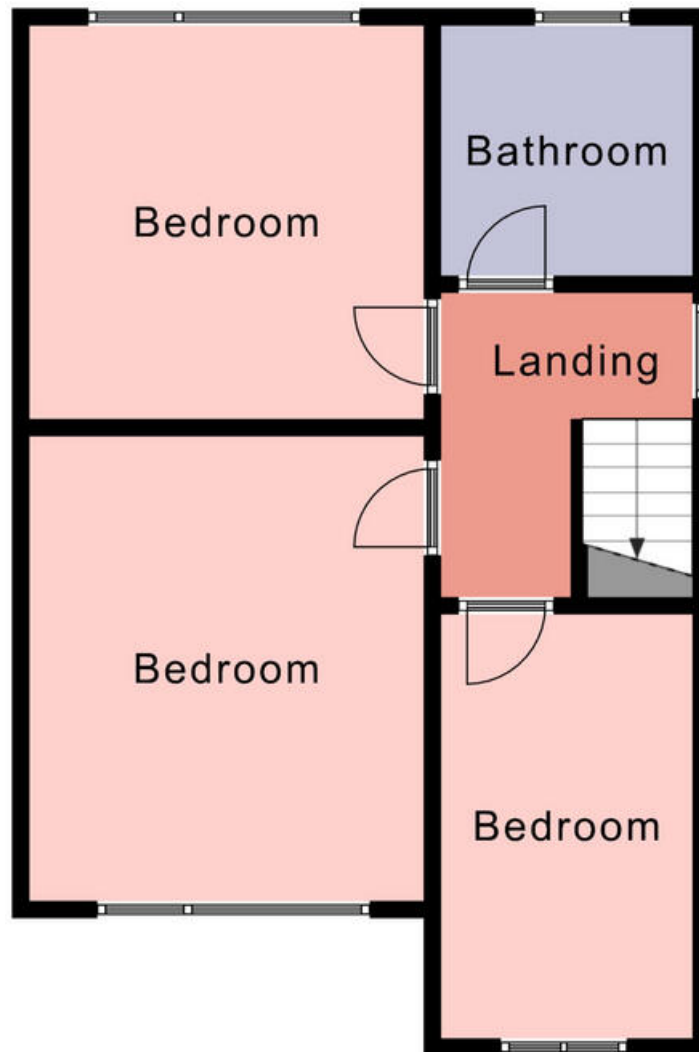
# Gallery Photos



**CHADDESSEN PARK ROAD, DERBY, DE21**



**CHADDESSEN PARK ROAD, DERBY, DE21**



# Property EPC - Certificate



DE21

Energy rating

**D**

Valid until 20.07.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	58   D	70   C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



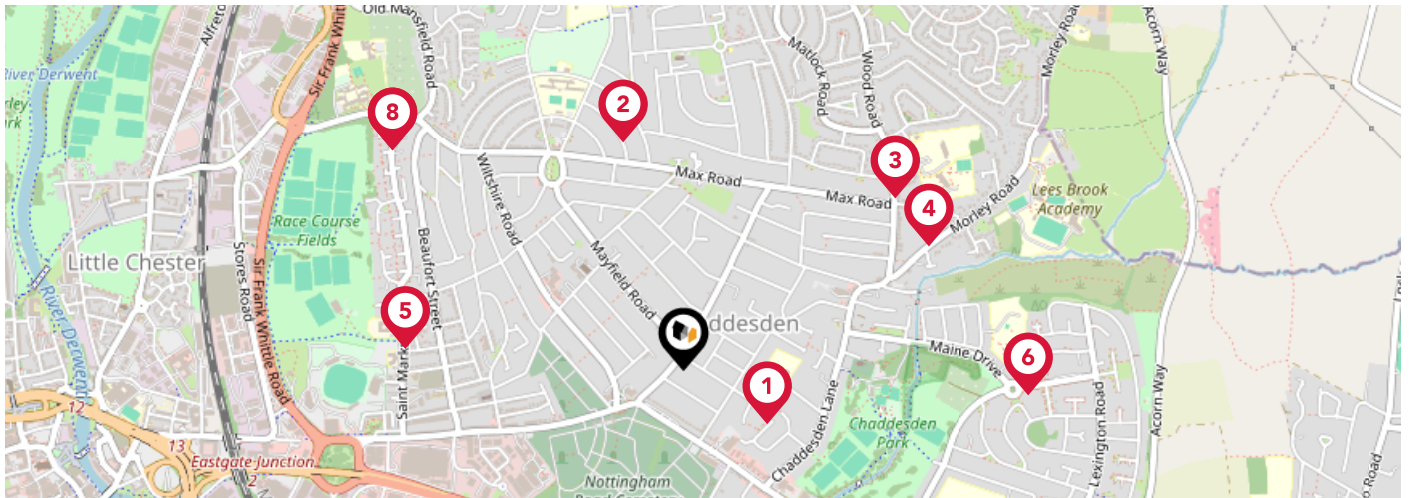
# Property

## EPC - Additional Data



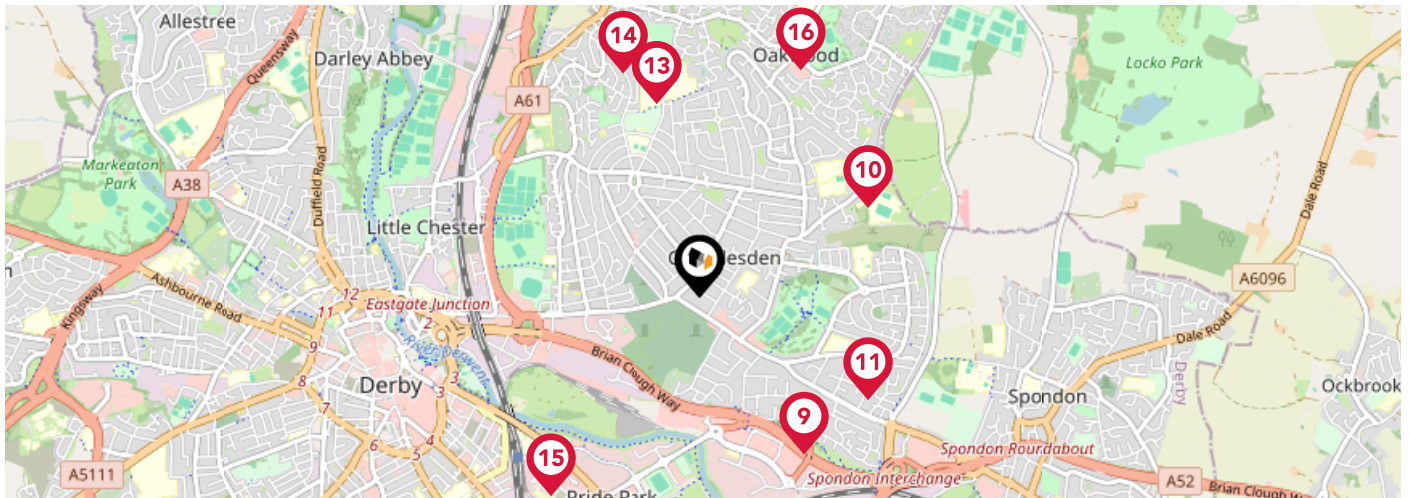
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	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>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, 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>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>	107 m <sup>2</sup>



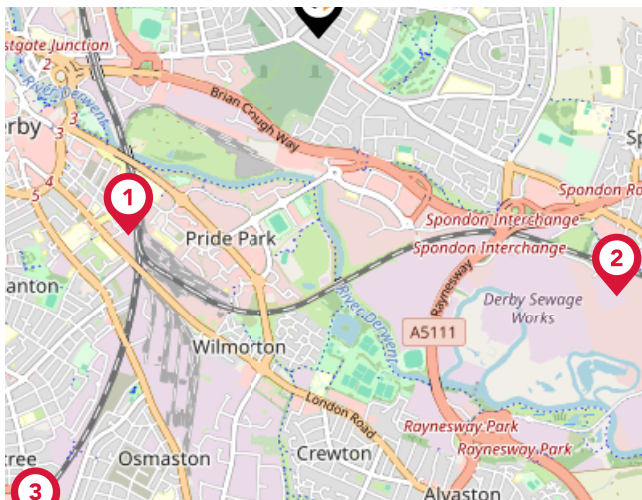
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



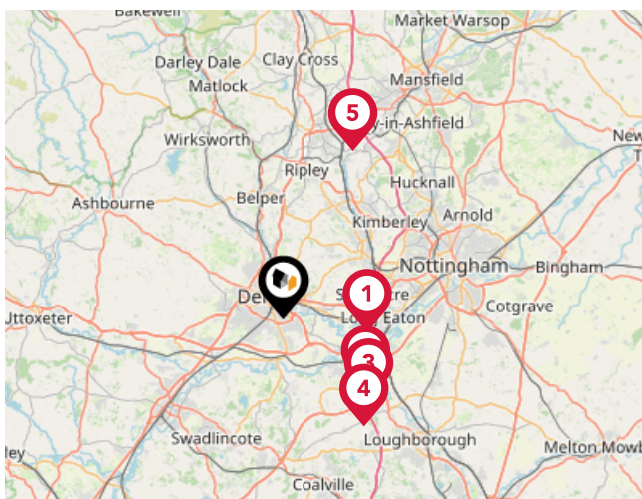
		Nursery	Primary	Secondary	College	Private
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



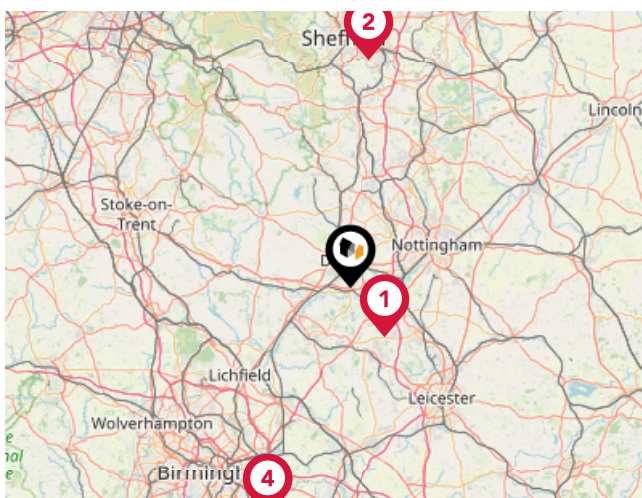
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.23 miles
2	Spondon Rail Station	1.76 miles
3	Peartree Rail Station	2.54 miles



## Trunk Roads/Motorways

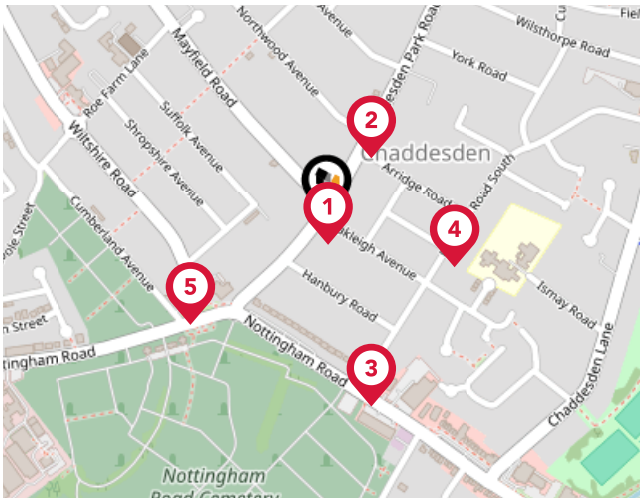
Pin	Name	Distance
1	M1 J25	6.05 miles
2	M1 J24A	7.71 miles
3	M1 J24	8.52 miles
4	M1 J23A	9.56 miles
5	M1 J28	12.94 miles



## Airports/Helipads

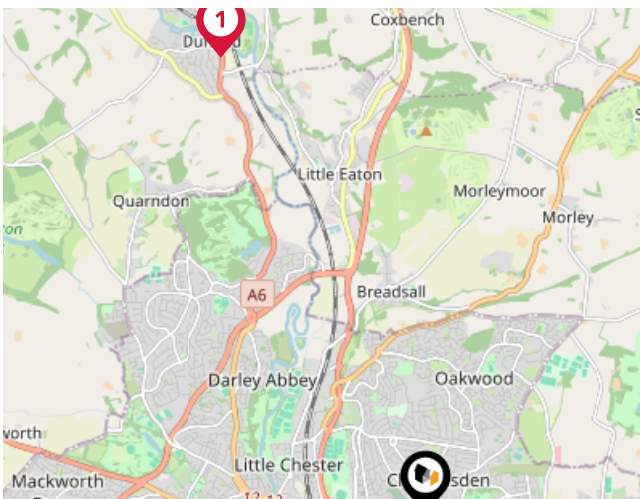
Pin	Name	Distance
1	East Midlands Airport	8.53 miles
2	Sheffield City Airport	32.38 miles
3	Birmingham International Airport Terminal 1	35.06 miles
4	Birmingham International Airport	35.06 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Oakleigh Avenue	0.03 miles
2	Northwood Avenue	0.08 miles
3	Hanbury Road	0.22 miles
4	Arridge Road	0.15 miles
5	Durham Avenue	0.19 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.48 miles
2	Tram Park & Ride	7.57 miles
3	Toton Lane Tram Stop	7.57 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

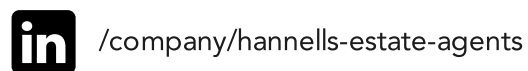
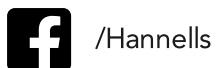


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# Hannells

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#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

