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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15<sup>th</sup> August 2024



## NORWICH STREET, DERBY, DE21

### Hannells

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hannells.co.uk



# Introduction

## Our Comments



### Useful Information:

- > Standard Construction, Two-Bedroom, Semi-Detached Property
- > Council Tax Band A
- > EPC Rating D, Freehold
- > Popular Location
- > Fitted Dining Kitchen

### Property Description

A well-presented, two-bedroom semi-detached home which features a dual aspect lounge, modern dining kitchen, two well-proportioned bedrooms and a private, enclosed rear garden with a large detached garage!

Enjoying the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises; entrance porch, entrance hall, lounge and dining kitchen. To the first floor, there are two bedrooms and a family bathroom. Outside, to the front of the property there is a driveway providing off-road parking and gated access to the garden. To the rear of the property, there is a private, enclosed garden which also features a good-sized detached garage.

Norwich Street is well situated for Chaddesden and its amenities including shops schools and transport links together with easy access for Derby City Centre and further road links. Viewing is highly recommended.

### Room Measurement & Details

Entrance Porch:

Entrance Hallway:

Lounge: (13'9" x 9'10") 4.19 x 3.00

Dining Kitchen: (14'10" x 12'1") 4.52 x 3.68

First Floor Landing:

Bedroom One: (13'9" x 9'9") 4.19 x 2.97

Bedroom Two: (8'9" x 8'5") 2.67 x 2.57

Family Bathroom: (6'1" x 5'6") 1.85 x 1.68

Detached Garage: (11'5" x 18'0") 3.48 x 5.49

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 613 ft<sup>2</sup> / 57 m<sup>2</sup>  
**Plot Area:** 0.07 acres  
**Year Built :** 1930-1949  
**Council Tax :** Band A  
**Annual Estimate:** £1,405  
**Title Number:** DY26115

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>68</b> mb/s	<b>1000</b> mb/s

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



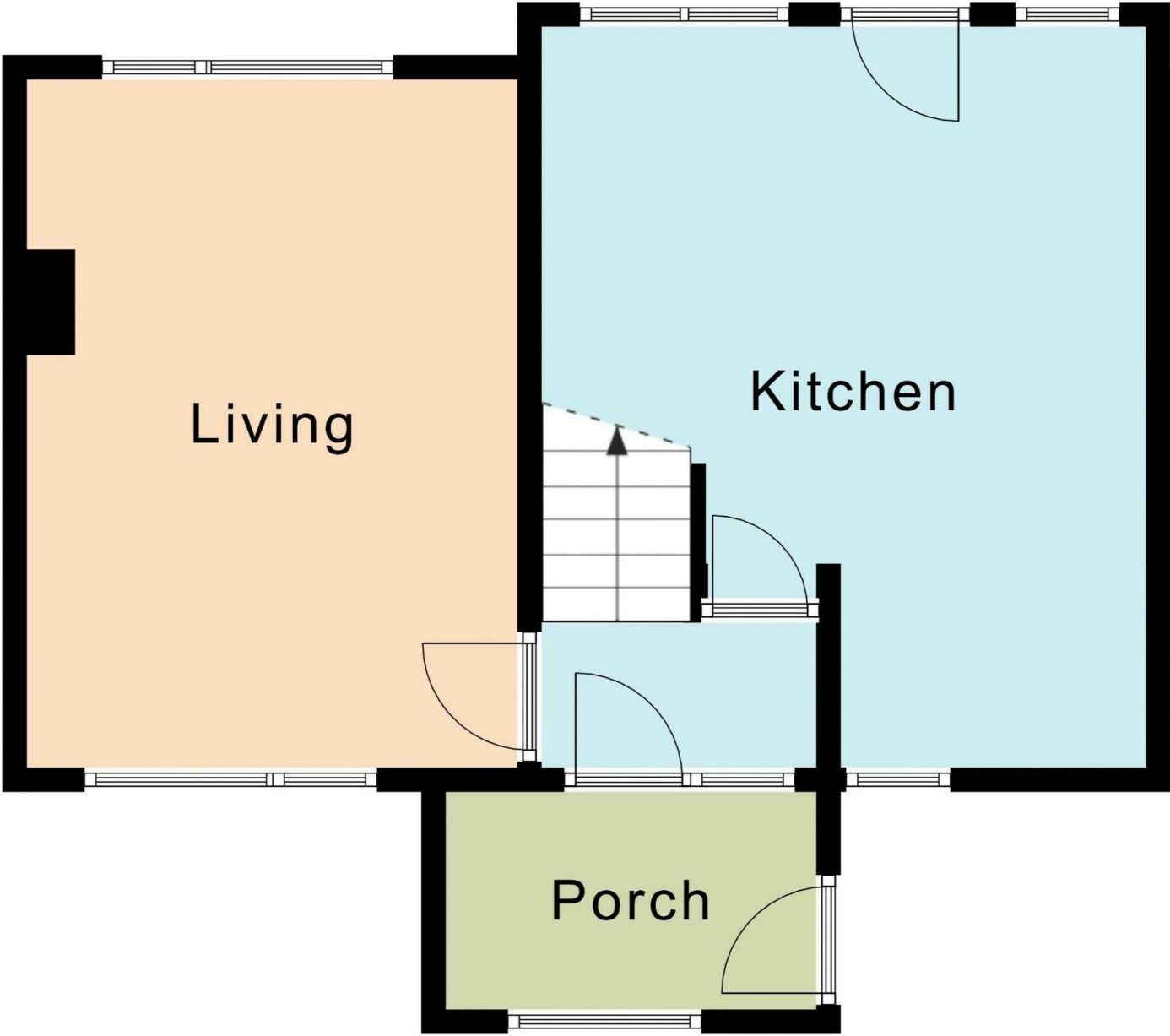
**Satellite/Fibre TV Availability:**



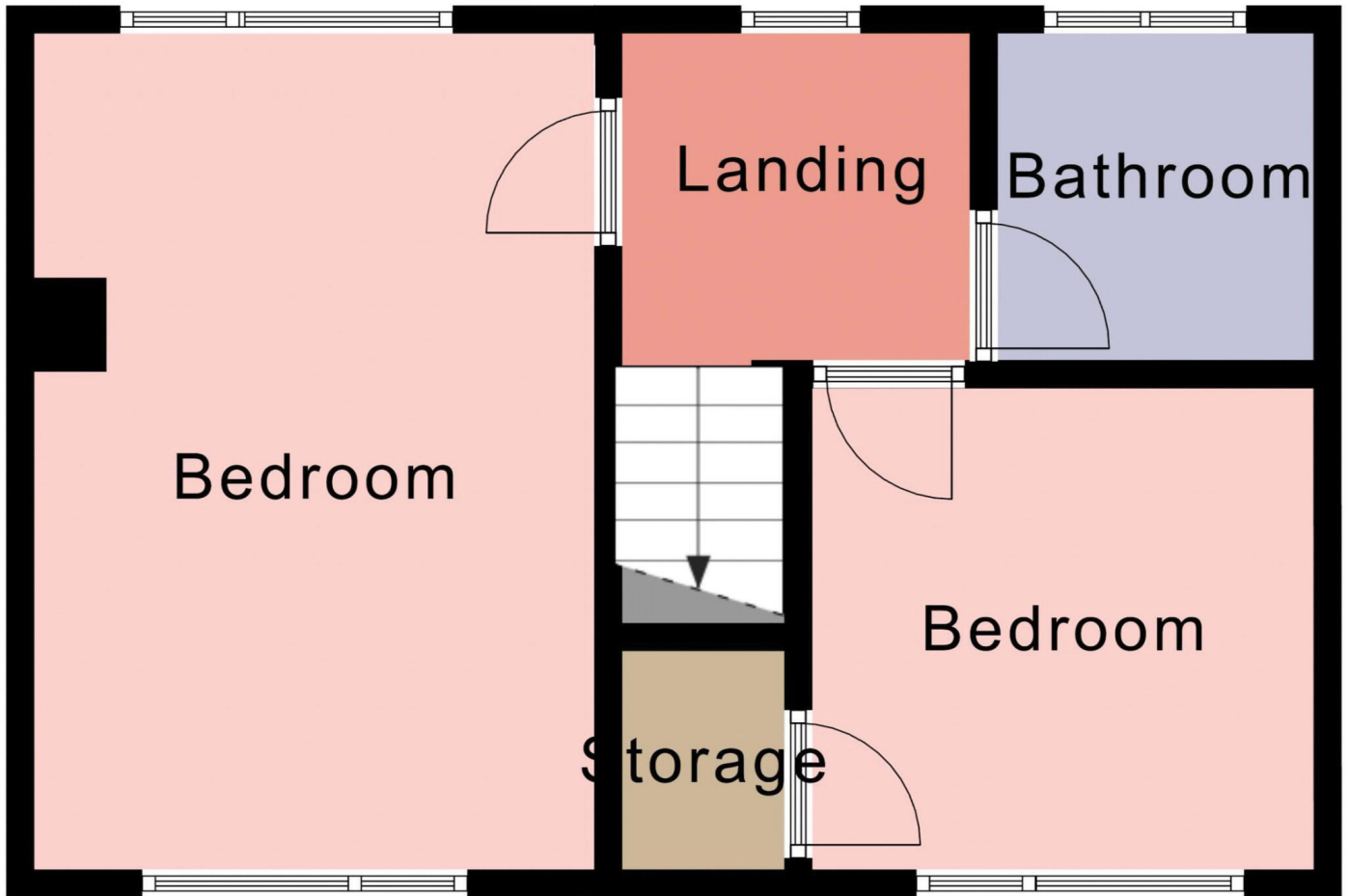
# Gallery Photos



**NORWICH STREET, DERBY, DE21**



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# Property EPC - Certificate



DE21

Energy rating

**D**

Valid until 25.07.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	55   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

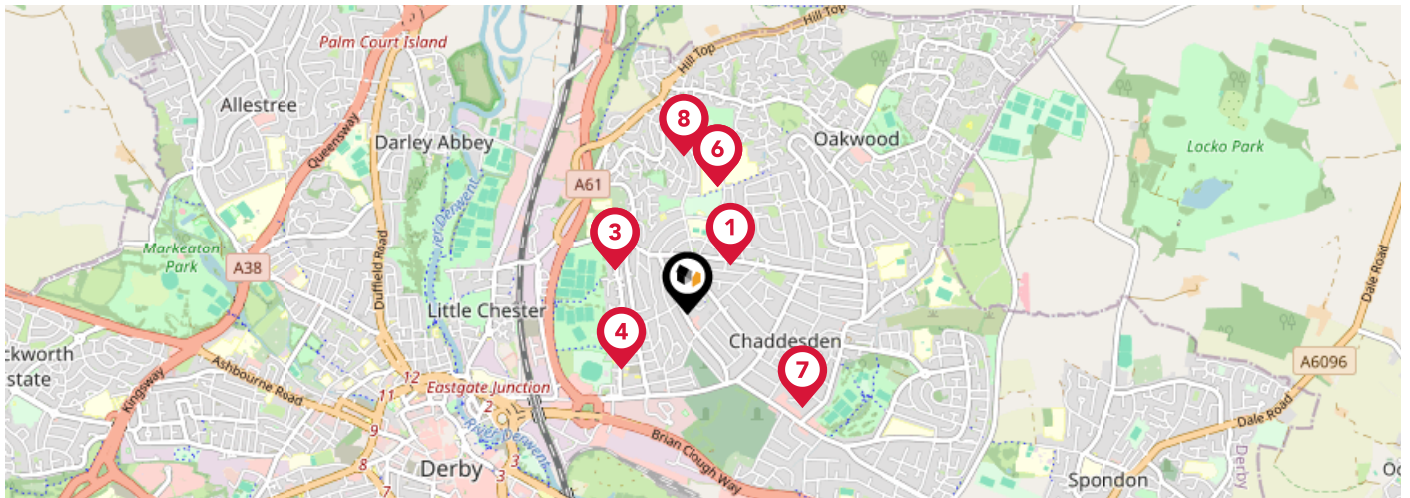
## EPC - Additional Data



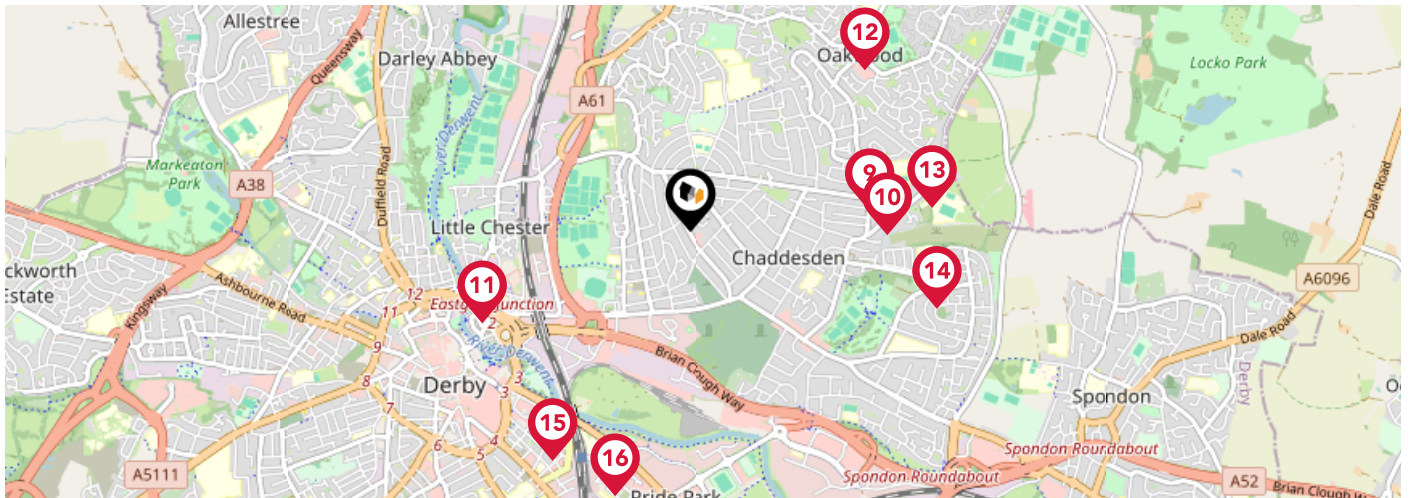
### Additional EPC Data

<b>Property Type:</b>	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, TRVs and bypass
<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>	57 m <sup>2</sup>



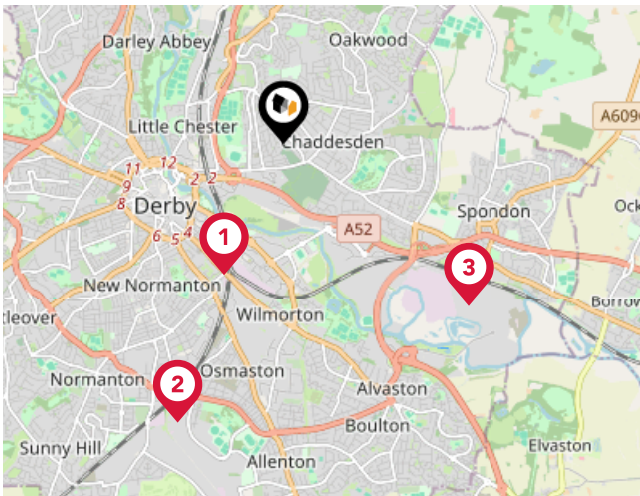


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



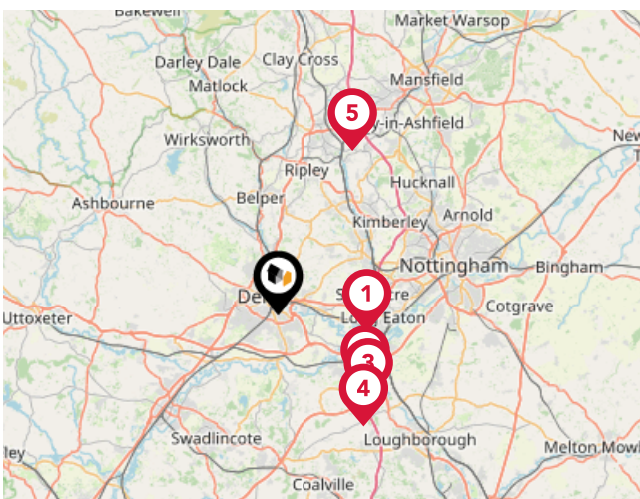
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Landau Forte College</b> Ofsted Rating: Outstanding   Pupils: 1240   Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Castleward Spencer Academy</b> Ofsted Rating: Not Rated   Pupils: 118   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



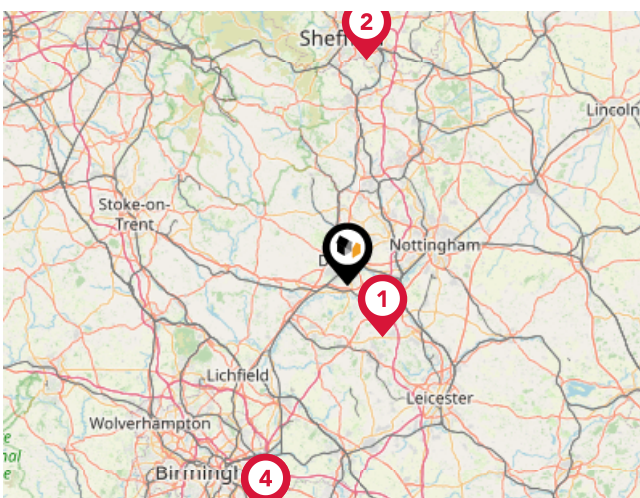
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.29 miles
2	Peartree Rail Station	2.67 miles
3	Spondon Rail Station	2.2 miles



## Trunk Roads/Motorways

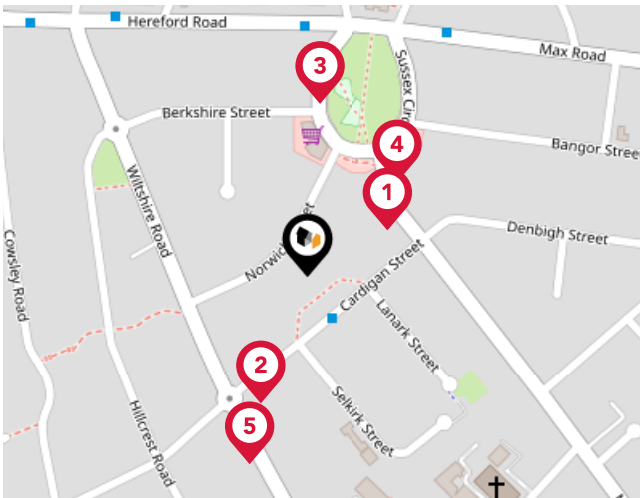
Pin	Name	Distance
1	M1 J25	6.42 miles
2	M1 J24A	8.15 miles
3	M1 J24	8.96 miles
4	M1 J23A	9.99 miles
5	M1 J28	12.79 miles



## Airports/Helipads

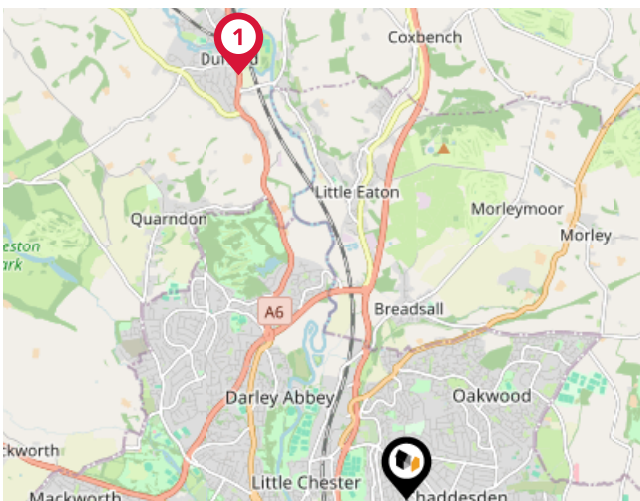
Pin	Name	Distance
1	East Midlands Airport	8.96 miles
2	Sheffield City Airport	32.11 miles
3	Birmingham International Airport Terminal 1	35.22 miles
4	Birmingham International Airport	35.22 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Mayfield Road	0.05 miles
2	Selkirk Street	0.08 miles
3	Berkshire Street	0.1 miles
4	Sussex Circus	0.07 miles
5	Wiltshire Cardigan	0.11 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.08 miles
2	Tram Park & Ride	7.92 miles
3	Toton Lane Tram Stop	7.92 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

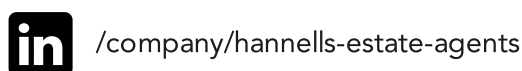
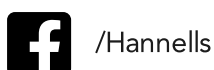


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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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.



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