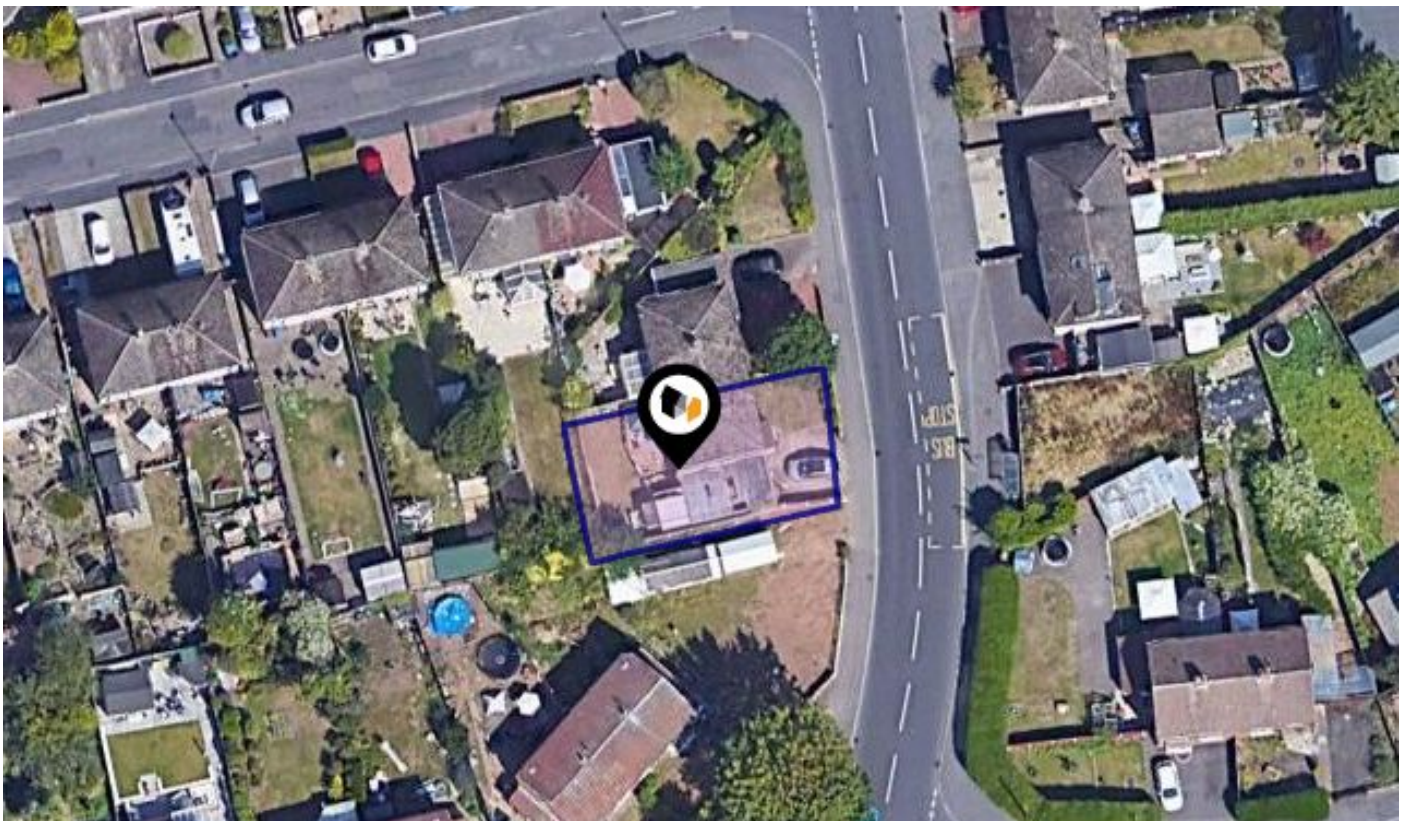




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th August 2024



WOOD ROAD, CHADDESSEN, 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:

- > Spacious Three Bedroomed Semi-Detached Home
- > Ideal Family/First Time Home
- > Off-Road Parking and Enclosed Car Port
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned, three bedroomed semi-detached home, ideal for the first time buyer or growing family and has the benefit of two reception rooms, off-road parking, carport and an enclosed rear garden. The property is well situated for local amenities and viewing is recommended.

The accommodation is supplemented gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- entrance porch, reception hallway, lounge, kitchen and dining room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, a driveway provides off-road and provides access to a covered carport and enclosed rear garden.

Wood Road is well situated for Cavendish Close And Lees Brook schools, Chaddesden Park and local shops and transport links together with major road links.

Room Measurement & Details

Entrance Porch:

Reception Hallway:

Lounge: (14'7" x 10'10") 4.44 x 3.30

Kitchen: (11'9" x 9'11") 3.58 x 3.02

Dining Room: (10'3" x 8'11") 3.12 x 2.72

First Floor Landing:

Bedroom One: (13'0" x 10'9") 3.96 x 3.28

Bedroom Two: (11'1" x 10'4") 3.38 x 3.15

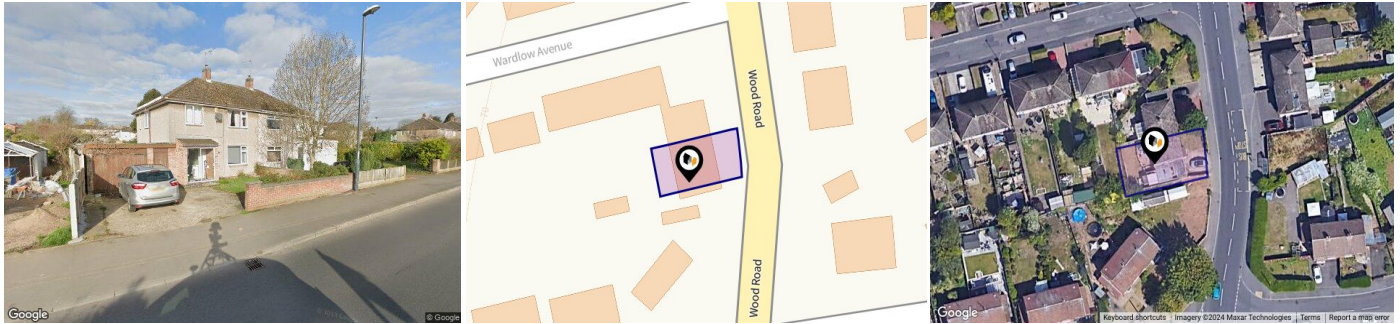
Bedroom Three: (9'8" x 7'3") 2.95 x 2.21

Bathroom: (7'7" x 5'4") 2.31 x 1.63

Outside:

The property provides off-road parking and double timber gates provide access to a covered carport. The rear garden is enclosed and laid mainly to lawn with fenced boundaries.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 893 ft² / 83 m²
Plot Area: 0.06 acres
Year Built : 1950-1966
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY92340

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

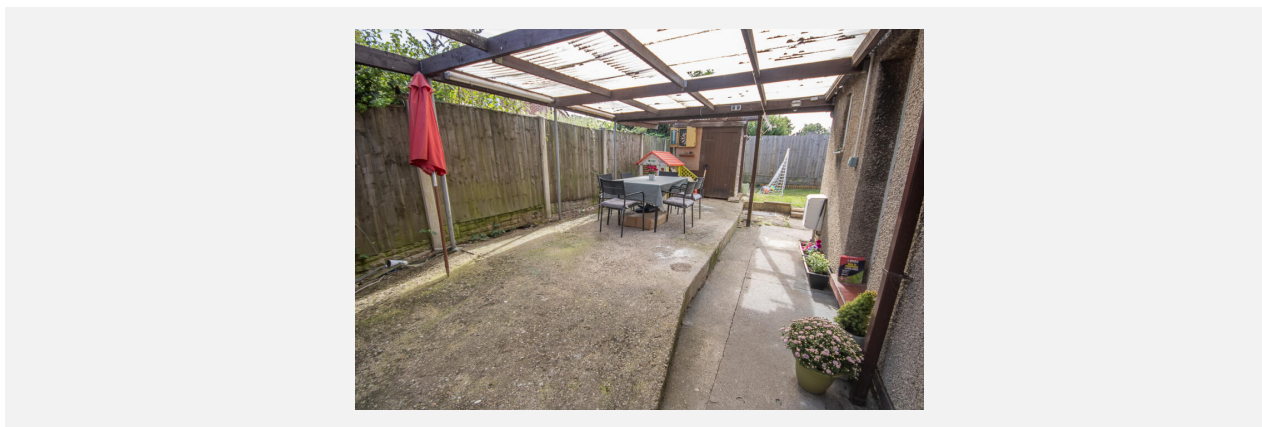


Satellite/Fibre TV Availability:

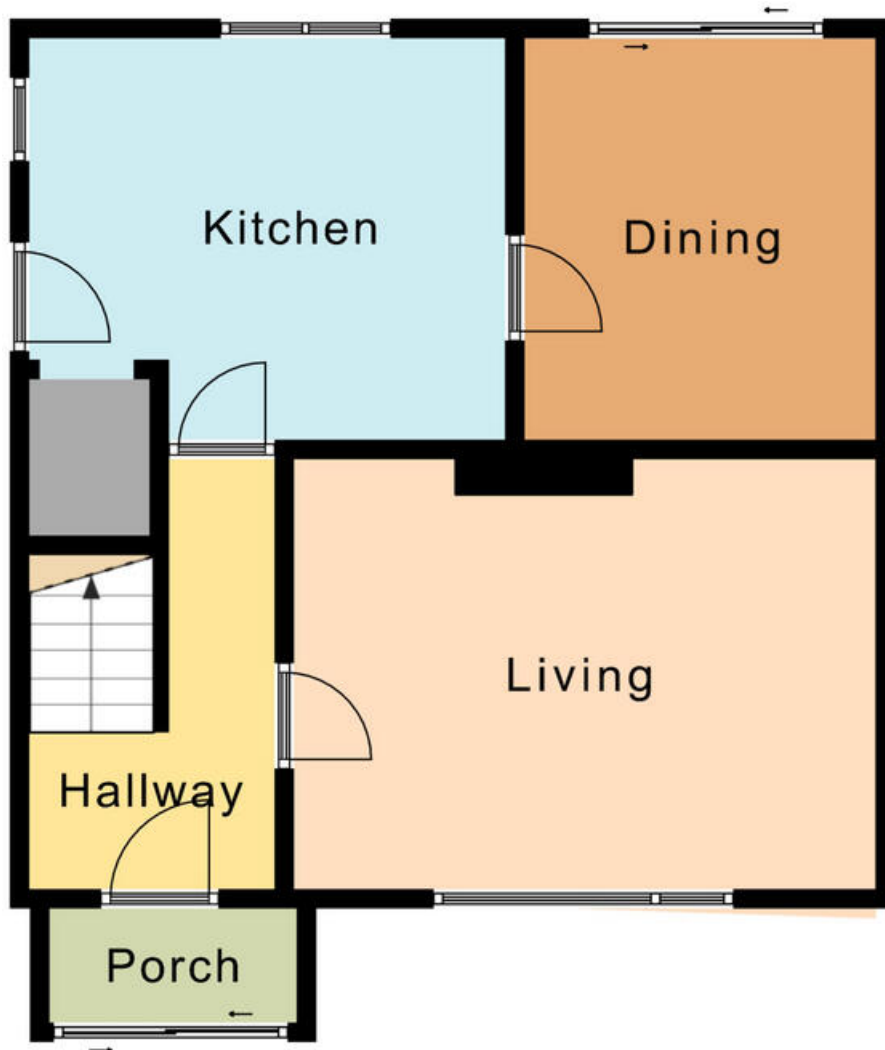


Gallery Photos

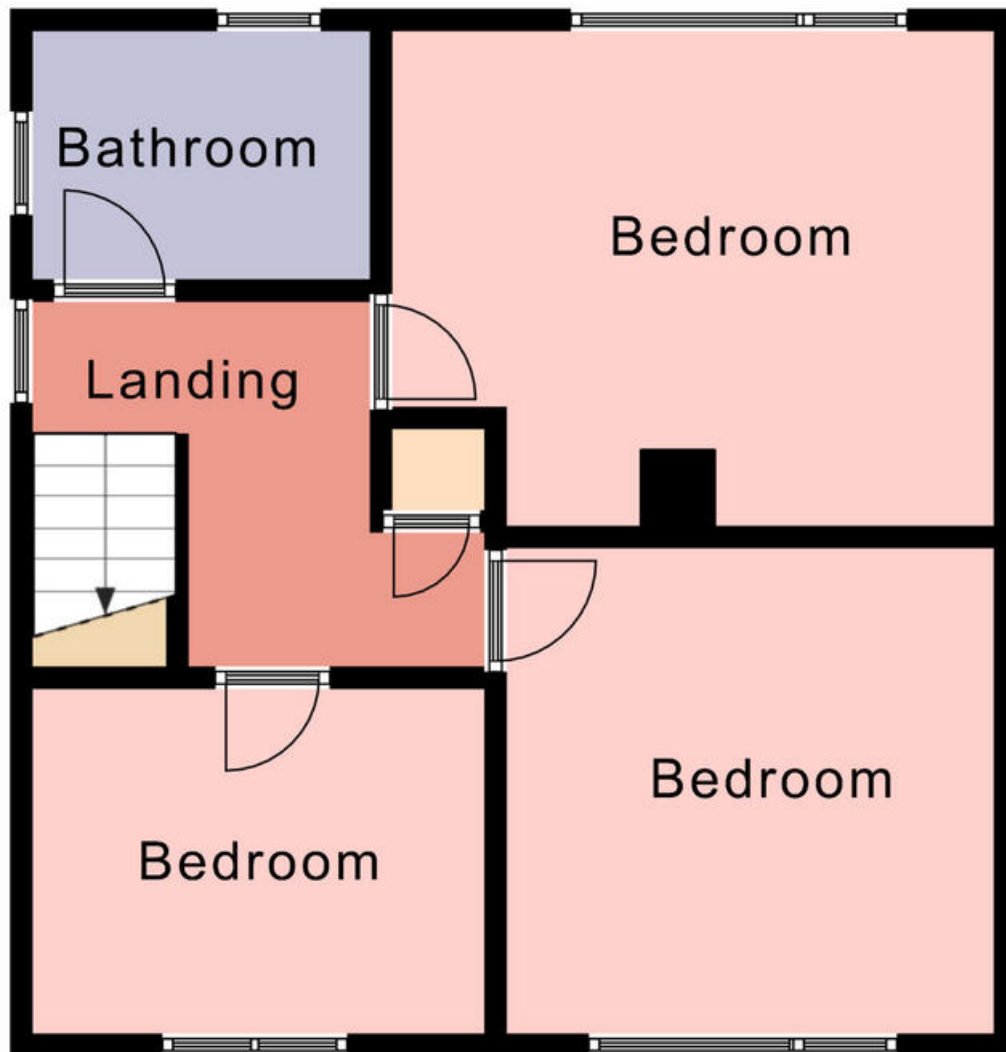




WOOD ROAD, CHADDESSEN, DERBY, DE21



WOOD ROAD, CHADDESDEN, DERBY, DE21



Property EPC - Certificate



Wood Road, Chaddesden, DE21

Energy rating

D

Valid until 16.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

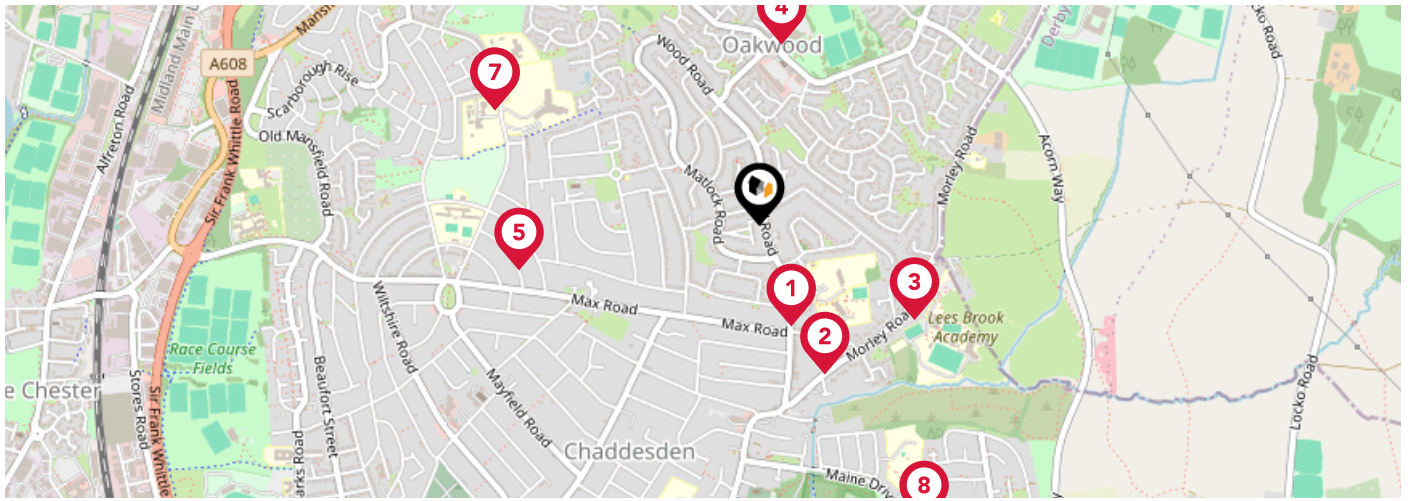
EPC - Additional Data



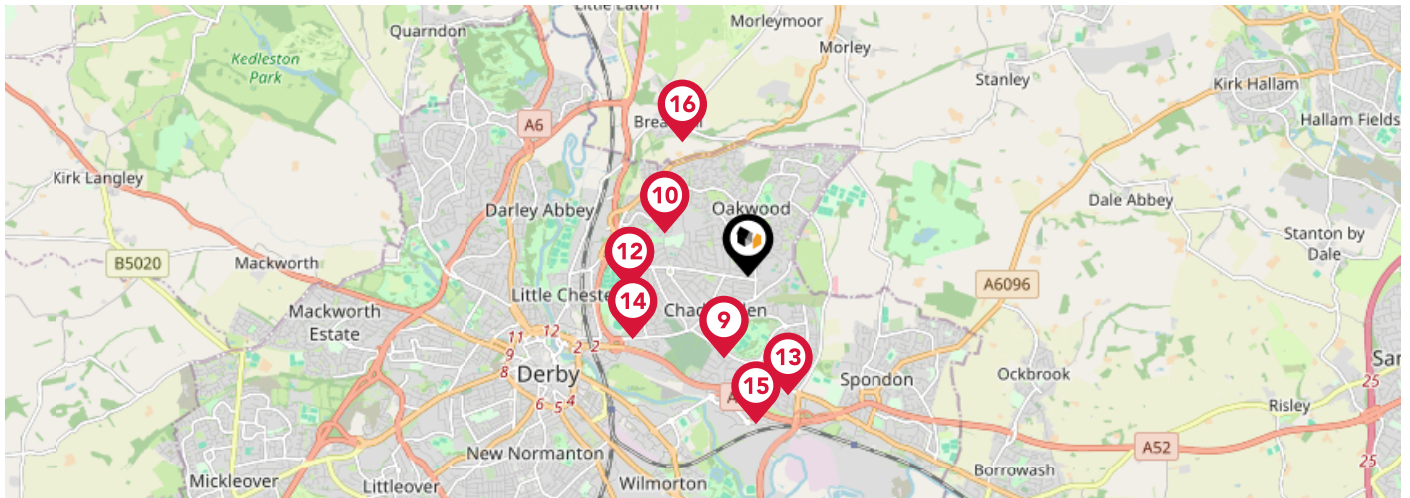
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Area Schools

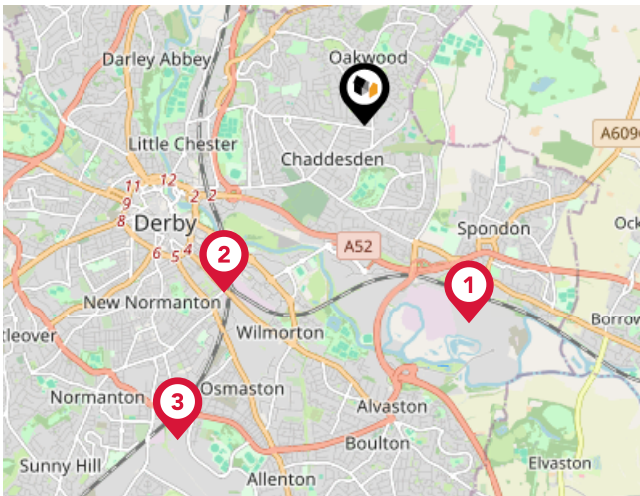


		Nursery	Primary	Secondary	College	Private
1	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



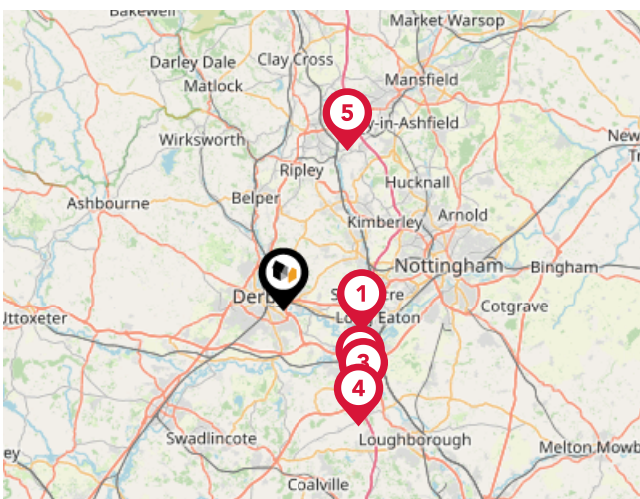
		Nursery	Primary	Secondary	College	Private
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	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.06	<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: 631 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



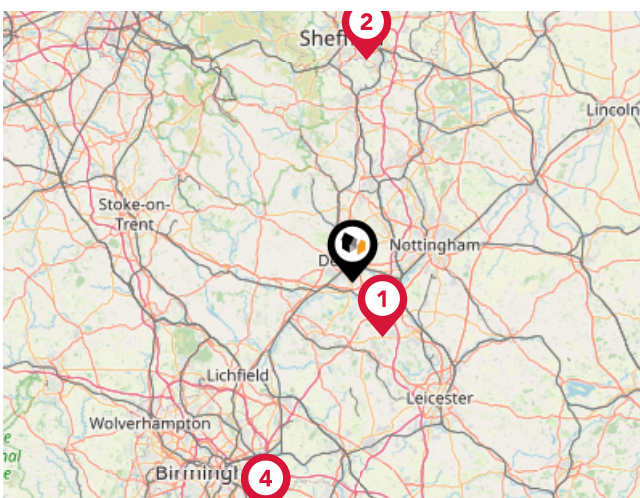
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2 miles
2	Derby Rail Station	1.95 miles
3	Peartree Rail Station	3.27 miles



Trunk Roads/Motorways

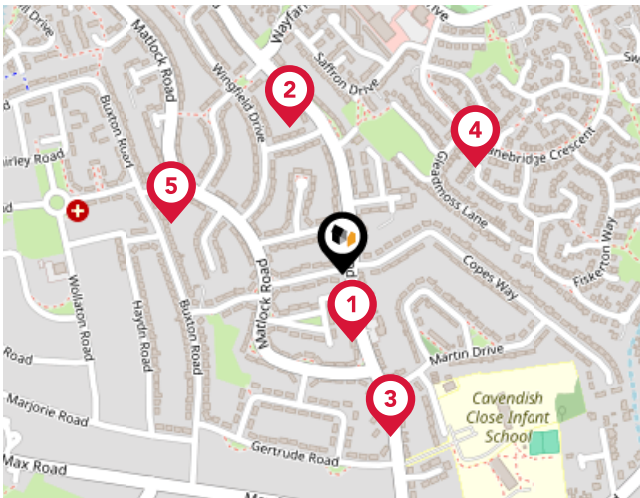
Pin	Name	Distance
1	M1 J25	5.78 miles
2	M1 J24A	7.82 miles
3	M1 J24	8.68 miles
4	M1 J23A	9.84 miles
5	M1 J28	12.22 miles



Airports/Helipads

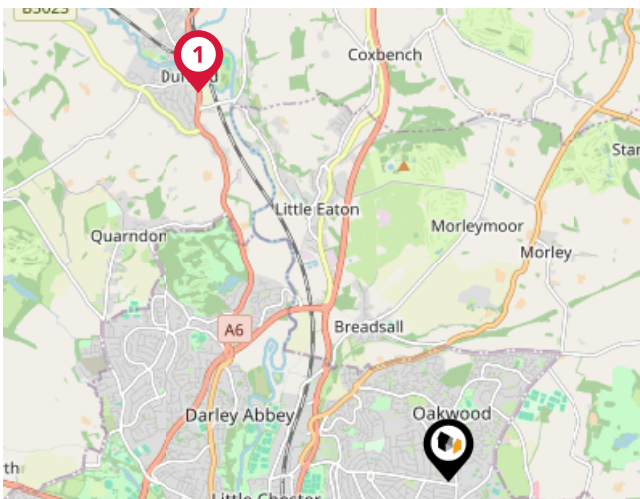
Pin	Name	Distance
1	East Midlands Airport	8.84 miles
2	Sheffield City Airport	31.74 miles
3	Birmingham International Airport Terminal 1	35.77 miles
4	Birmingham International Airport	35.77 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grindlow Road	0.08 miles
2	Chinley Road	0.17 miles
3	Martin Drive	0.19 miles
4	Danebridge Crescent	0.19 miles
5	Brassington Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.13 miles
2	Tram Park & Ride	7.25 miles
3	Toton Lane Tram Stop	7.26 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.



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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.



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Hannells

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

