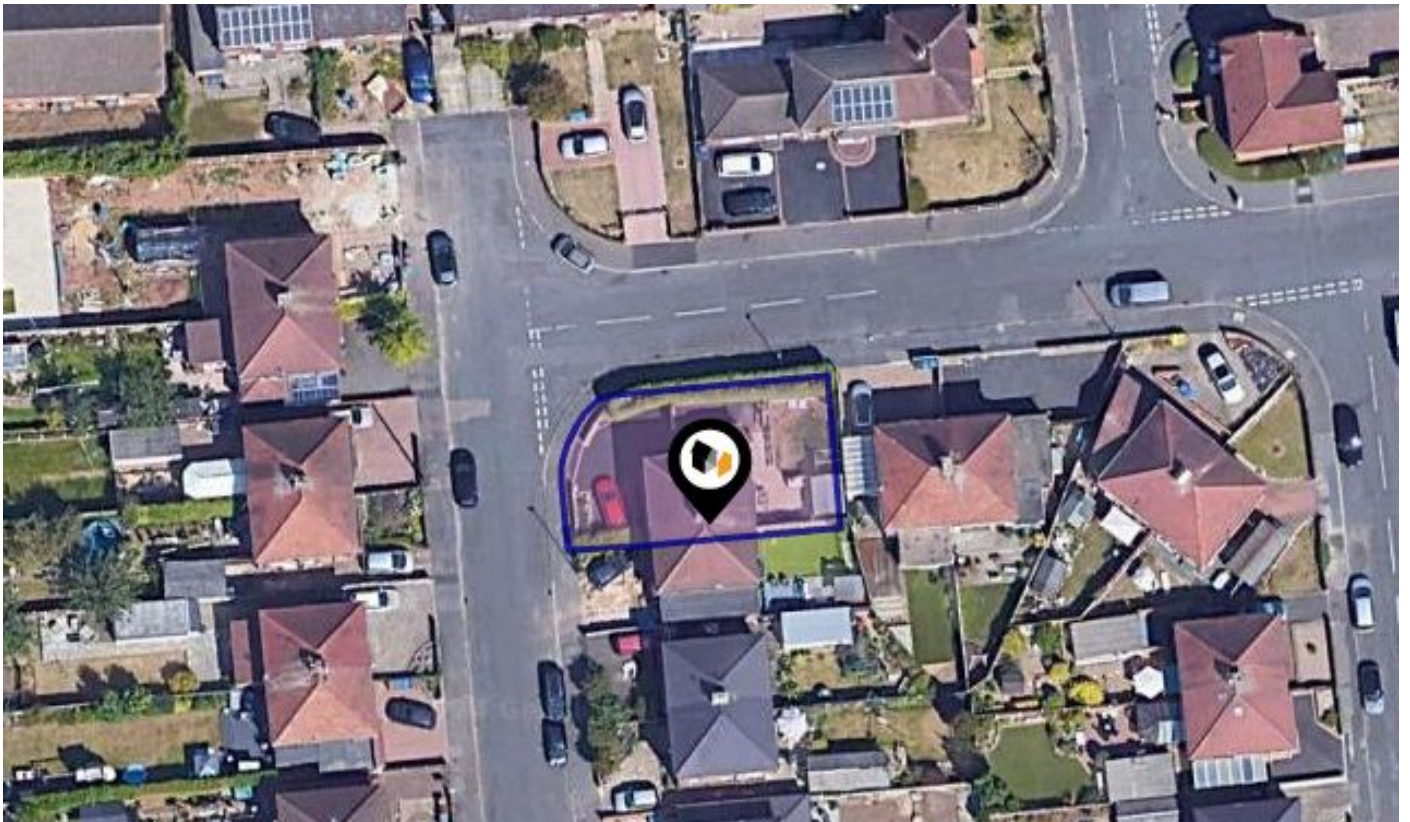




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**ASHFIELD AVENUE, CHADDESSEN, DERBY, DE21**

## Hannells

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

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# Introduction

## Our Comments



### Useful Information:

- > Extended & Modernised Bay-Fronted Home
- > Three Bedrooms, Corner Plot Position
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold
- > Modern Open Plan Living/Dining Kitchen

### Property Description

An early viewing is highly recommended of this modernised and well-presented, traditional bay-fronted home occupying a spacious corner plot position. Having been extended to the ground floor, the property would be ideal for the first time buyer or growing family.

The accommodation benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge and open plan living/dining kitchen. To the first floor the landing provides access to three bedrooms and modern bathroom with a white three piece suite. Outside is a tarmacadam frontage providing ample off-road parking leading to the side elevation with further parking and enclosed rear garden.

Ashfield Avenue is a well situated for Chaddesden and its range of amenities including shops, schools including Cavendish Close and Lees Brook schools, Chaddesden Park and road links including access for Derby City Centre, A52, M1 motorway and A50 respectively.

### Room Measurement & Details

Entrance Hall: (11'3" x 5'7") 3.43 x 1.70

Lounge: (12'4" x 8'9") 3.76 x 2.67

Open Plan Living/Dining Kitchen: (13'6" x 24'3") 4.11 x 7.39

First Floor Landing: (8'7" x 4'0") 2.62 x 1.22

Bedroom One: (13'6" x 10'0") 4.11 x 3.05

Bedroom Two: (10'9" x 9'0") 3.28 x 2.74

Bedroom Three: (6'8" x 6'6") 2.03 x 1.98

Bathroom: (9'11" x 5'5") 3.02 x 1.65

### Outside:

There is a tarmacadam frontage continuing to the side elevation which provides ample off-road parking and to the rear is an enclosed garden with lawn area and good sized paved patio area.

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 893 ft<sup>2</sup> / 83 m<sup>2</sup>  
**Plot Area:** 0.07 acres  
**Year Built :** 1930-1949  
**Council Tax :** Band B  
**Annual Estimate:** £1,639  
**Title Number:** DY413833

**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)

**3** mb/s  
**175** mb/s  
**1000** mb/s

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



**Satellite/Fibre TV Availability:**



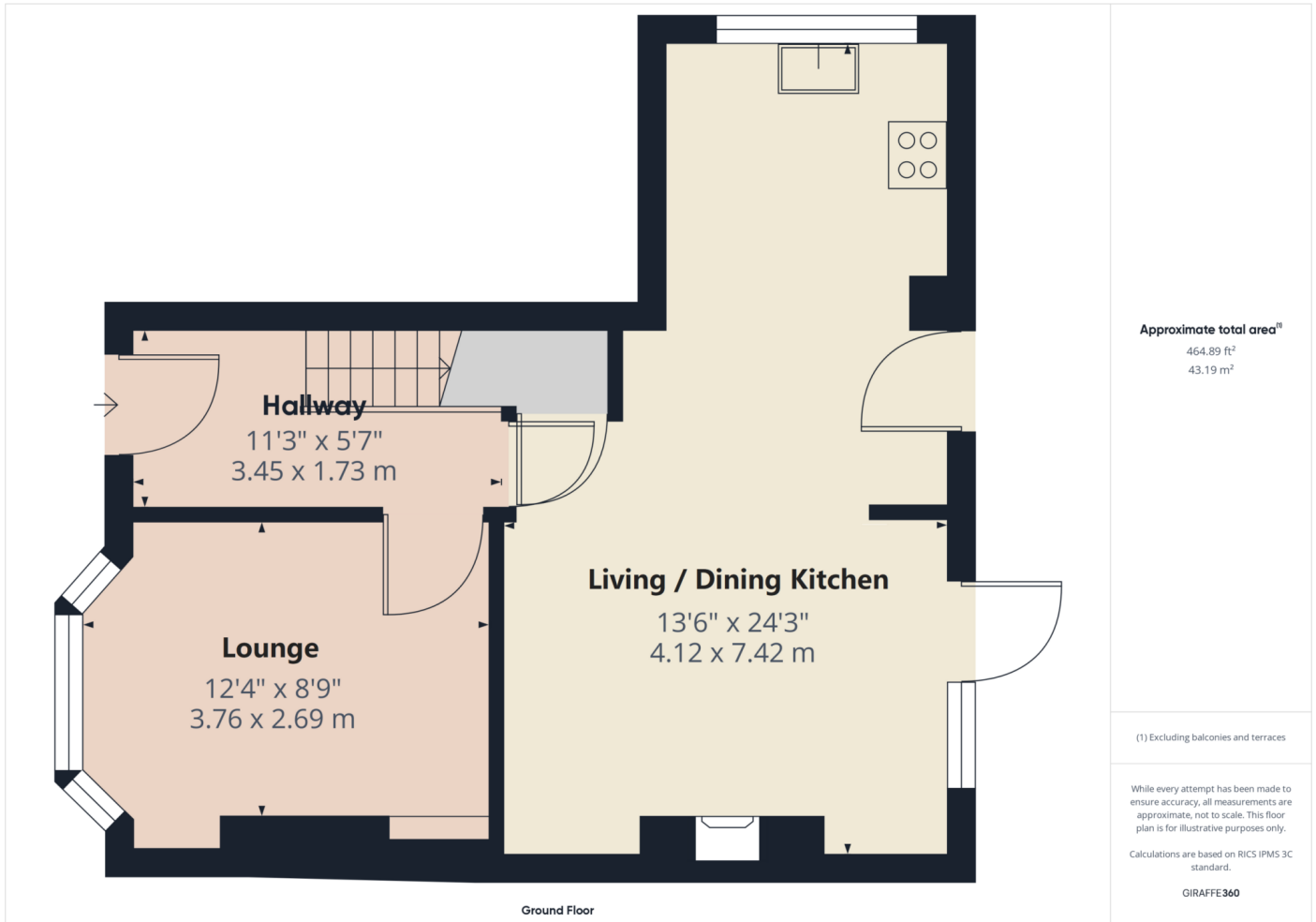




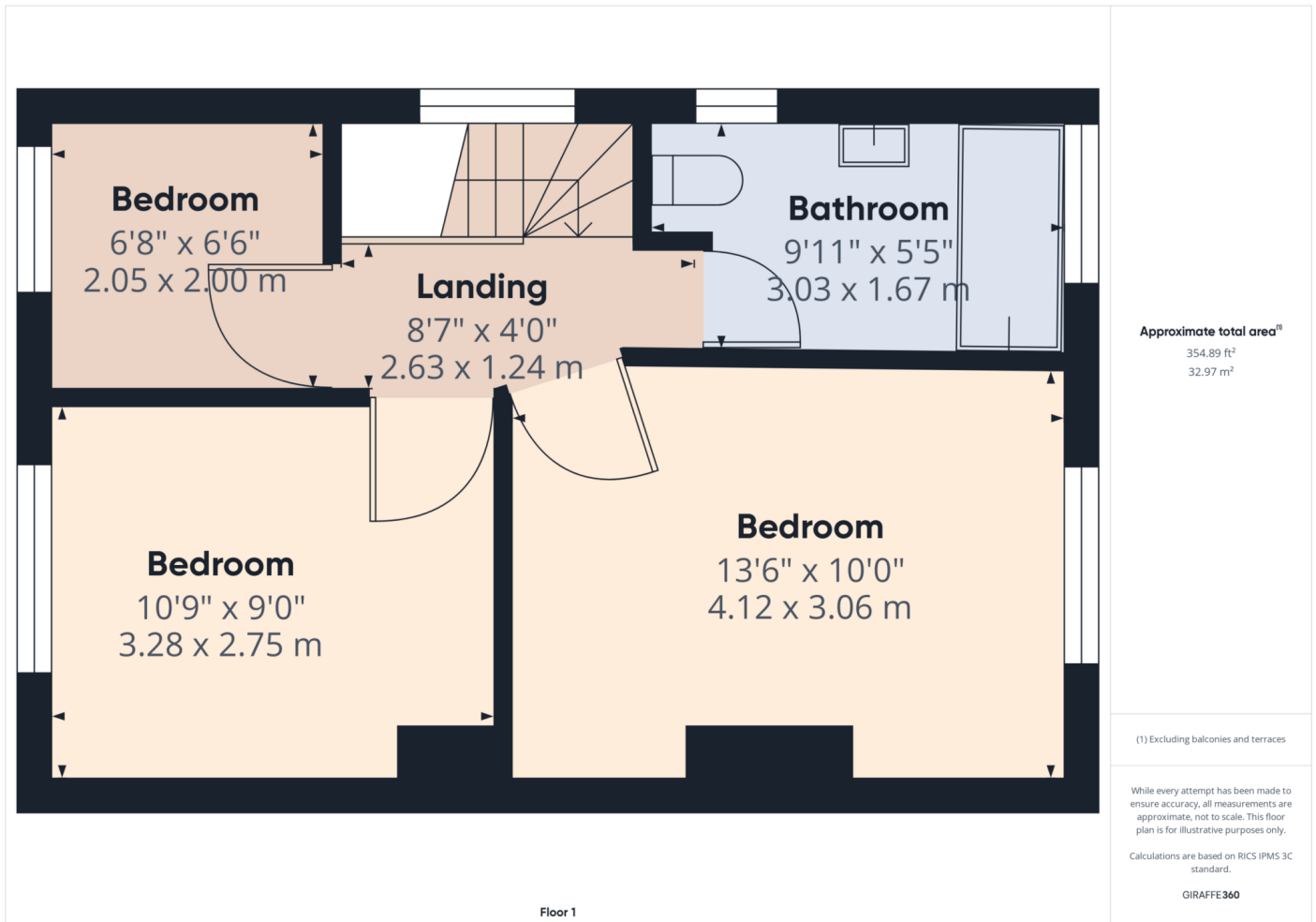




## ASHFIELD AVENUE, CHADDESSEN, DERBY, DE21



## ASHFIELD AVENUE, CHADDESSEN, DERBY, DE21



# Property EPC - Certificate



Ashfield Avenue, Chaddesden, DE21

Energy rating

**E**

Valid until 04.04.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	48   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

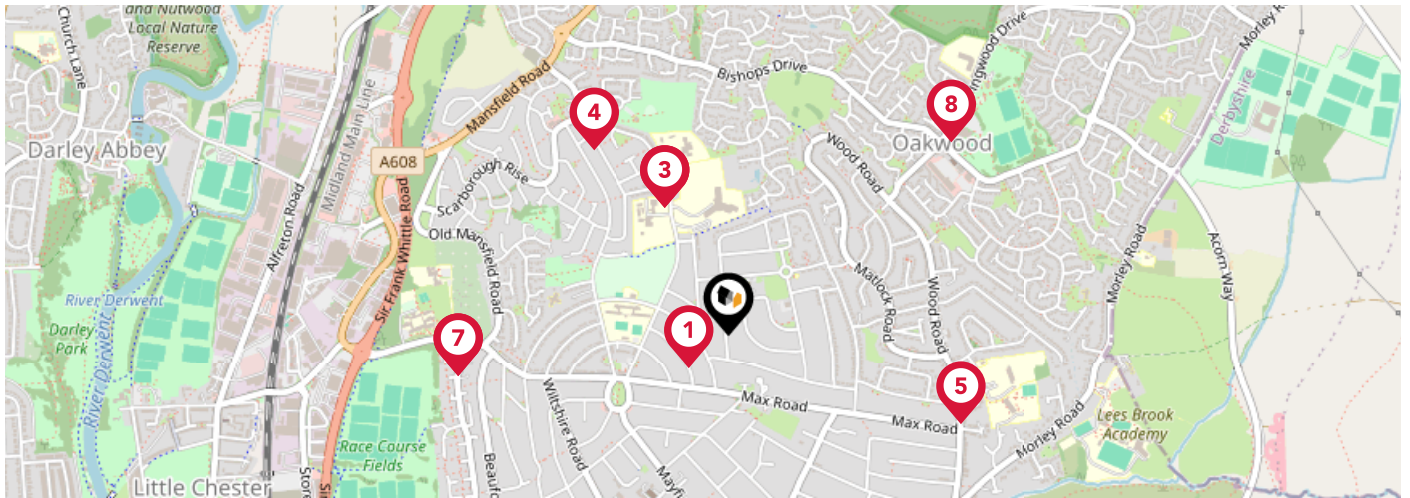
## EPC - Additional Data



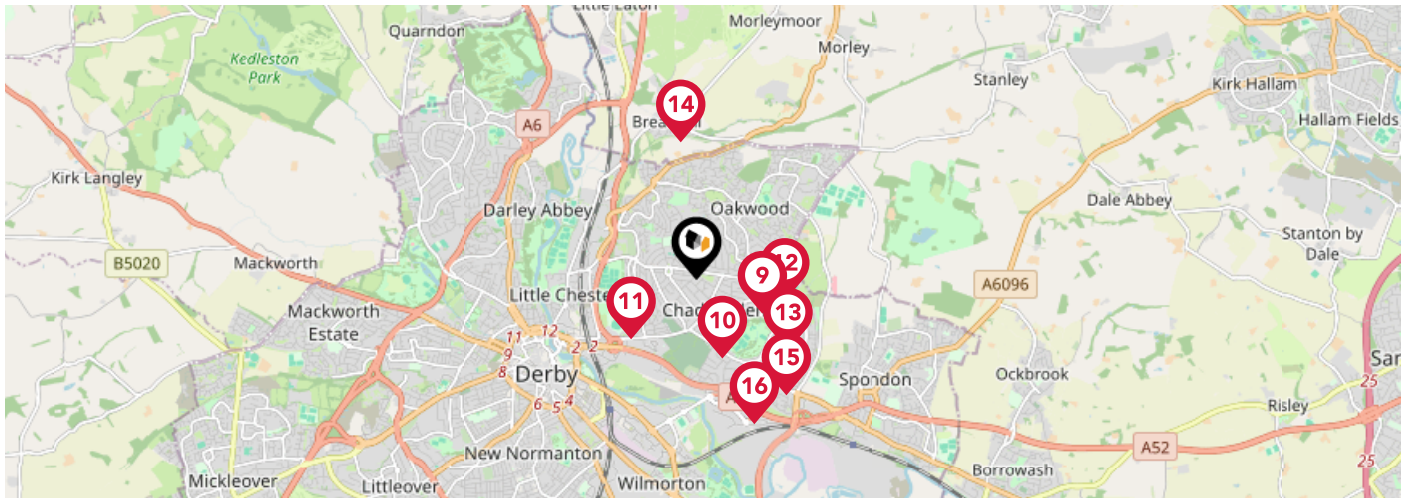
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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>	1
<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, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Average
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

# Area Schools



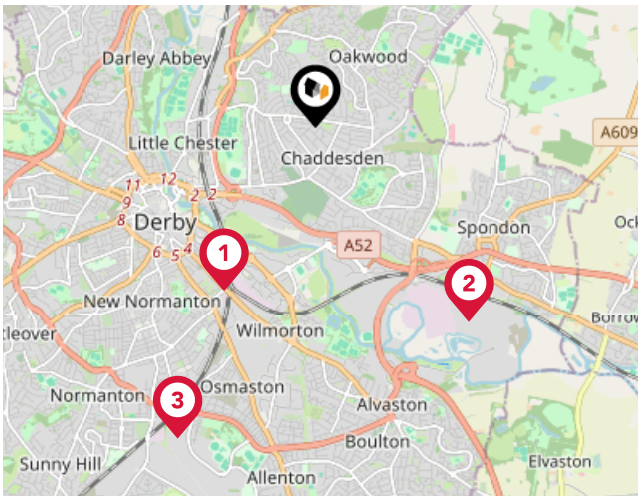
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

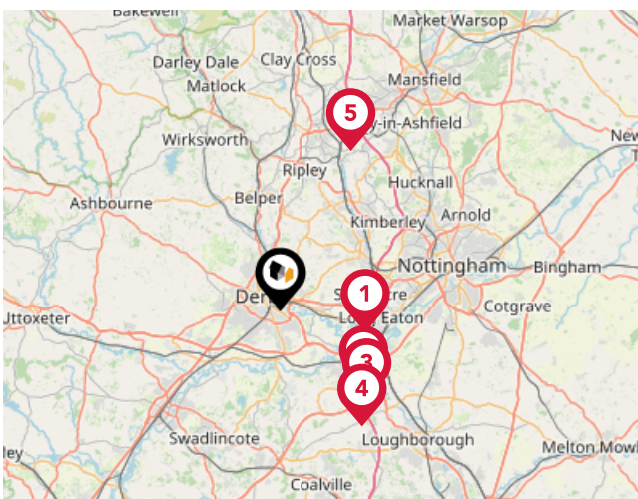


# Area Transport (National)



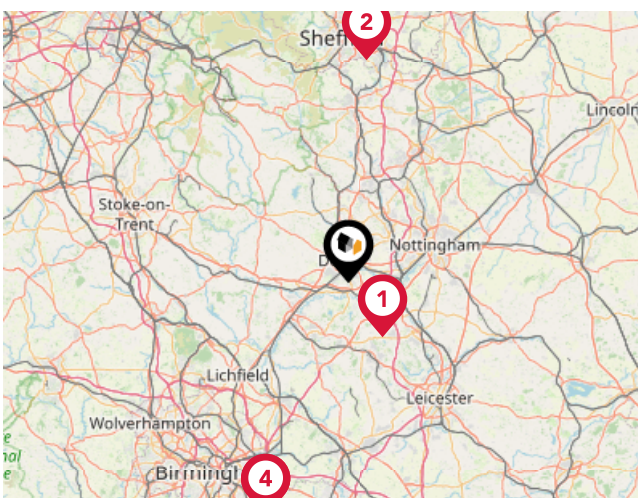
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.67 miles
2	Spondon Rail Station	2.22 miles
3	Peartree Rail Station	3.04 miles



## Trunk Roads/Motorways

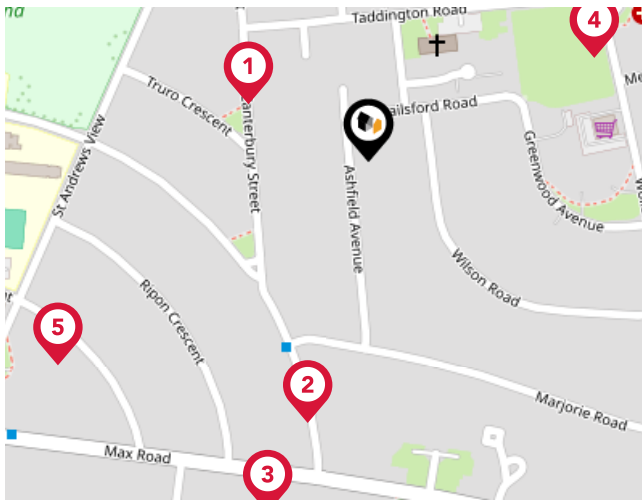
Pin	Name	Distance
1	M1 J25	6.21 miles
2	M1 J24A	8.13 miles
3	M1 J24	8.97 miles
4	M1 J23A	10.06 miles
5	M1 J28	12.42 miles



## Airports/Helipads

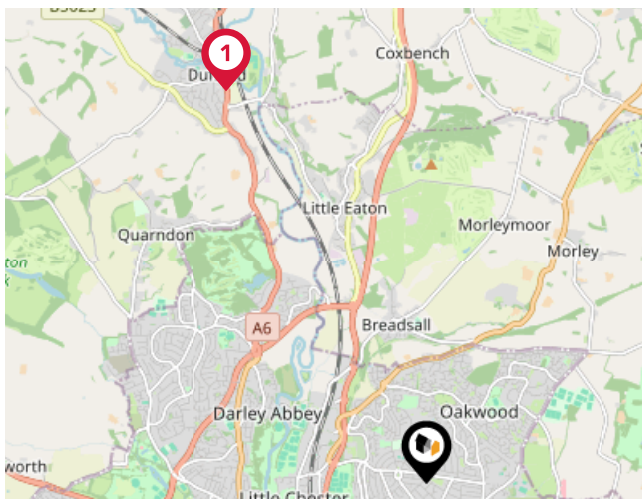
Pin	Name	Distance
1	East Midlands Airport	9.05 miles
2	Sheffield City Airport	31.8 miles
3	Birmingham International Airport Terminal 1	35.59 miles
4	Birmingham International Airport	35.59 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Canterbury Street	0.07 miles
2	Marjorie Road	0.15 miles
3	Worcester Crescent	0.2 miles
4	Wollaton Road	0.14 miles
5	St Andrews View	0.21 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.93 miles
2	Tram Park & Ride	7.69 miles
3	Toton Lane Tram Stop	7.69 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.



# Hannells

## Testimonials



### 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

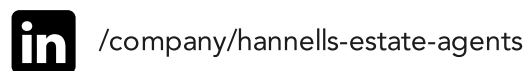


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

### 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

## 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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