

**Hannells**  
A Moving Experience

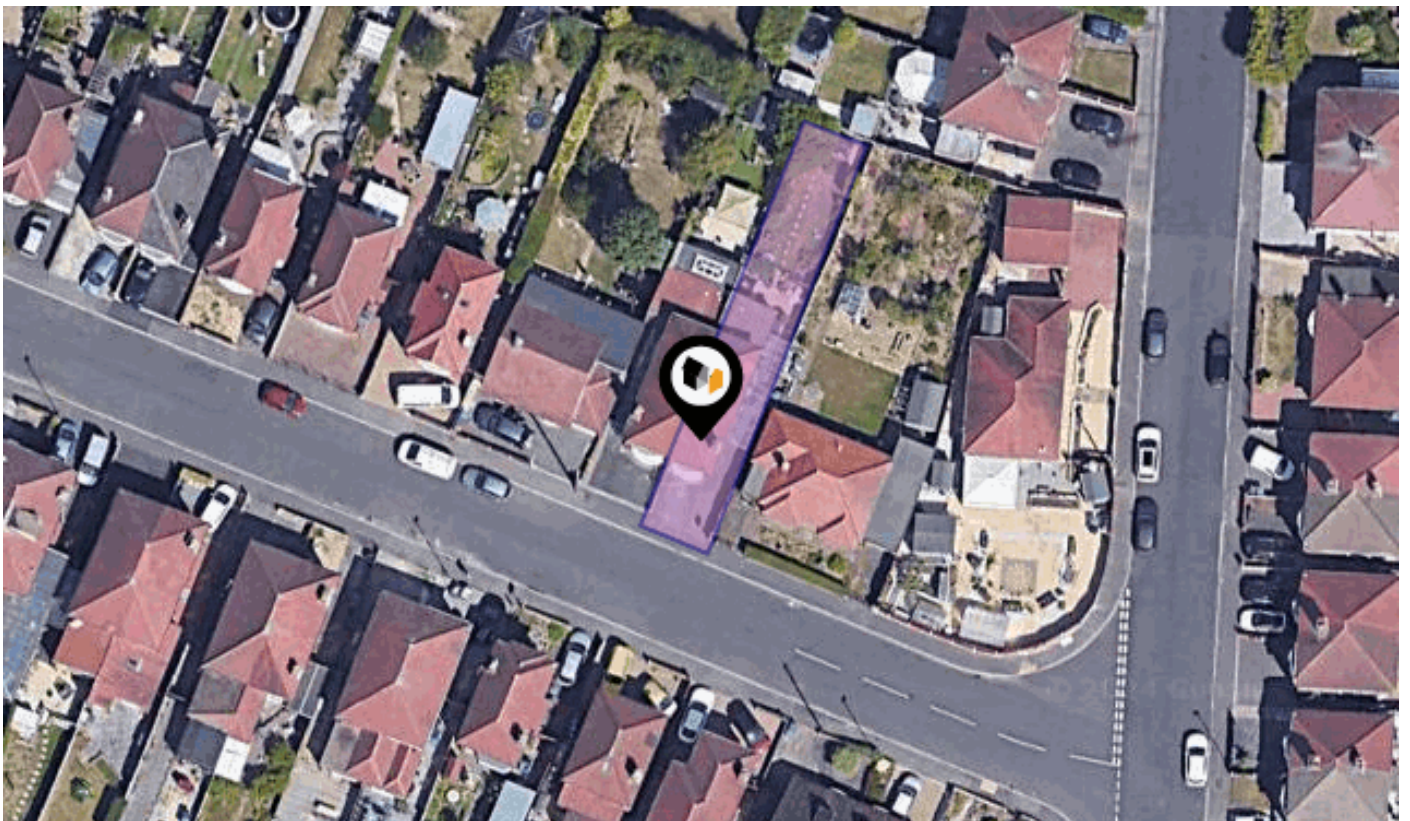


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> August 2024



**SPINNEY ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Particularly Well Appointed And Presented Bay-Fronted Home
- > Extended To Rear Elevation
- > Early Viewing Highly Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

An early viewing is absolutely essential to appreciate this much improved, well-appointed and presented bay-fronted semi-detached having been extended to the rear elevation and would be ideal for the first time buyer or growing family. The property benefits from a recently refitted living/dining kitchen, stylish bathroom and off-road parking for two vehicles.

The accommodation benefits from gas fired central heating, double glazing and briefly comprises:- side reception hallway with useful understairs storage cupboard, pleasant bay fronted living room, recently refitted and extended dining/living kitchen and stylish bathroom with a three piece suite. To the first floor, the landing provides access to three bedrooms and separate WC with vanity wash hand basin. Outside, there is off-road parking for two vehicles to the front elevation with electric charging point, covered/storage area to the side elevation and an enclosed and pleasant rear garden.

### Room Measurement & Details

Side Reception Hallway: (5'9" x 2'8") 1.75 x 0.81

Bay Fronted Living Room: (10'8" x 10'7") 3.25 x 3.23

Contemporary Recently Refitted Dining/Living Kitchen: (22'10" x 10'5") 6.96 x 3.17

Stylish Bathroom: (5'2" x 7'6") 1.57 x 2.29

First Floor Landing (with access to boarded loft space): (11'0" x 2'7") 3.35 x 0.79

Bedroom One: (11'0" x 10'11") 3.35 x 3.33

Bedroom Two: (8'1" x 11'2") 2.46 x 3.40

Bedroom Three: (7'6" x 7'9") 2.29 x 2.36

WC: (2'9" x 6'1") 0.84 x 1.85

### Outside:

Off-road parking is provided to the front elevation for two vehicles and has the benefit of an electric car charging point. There is double gated access to the side elevation with covered area/store to the side elevation and provides access to an enclosed rear garden incorporating a shaped lawned area with flower and shrub borders. Outside power, cold water tap and garden shed.

**KFB** Key Facts For Buyers



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY127349		

## Local Area

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

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

<b>5</b> mb/s	<b>64</b> mb/s	<b>1000</b> mb/s

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



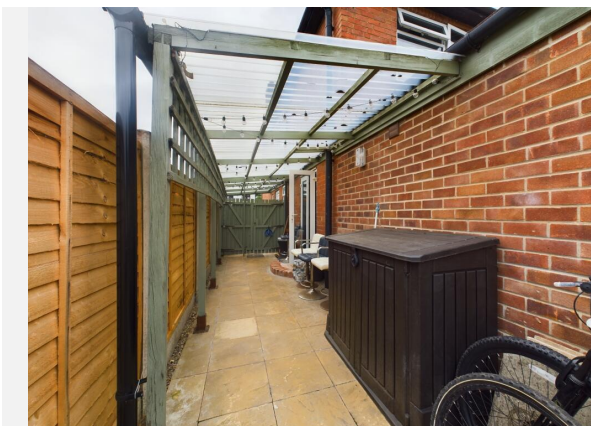
### Satellite/Fibre TV Availability:



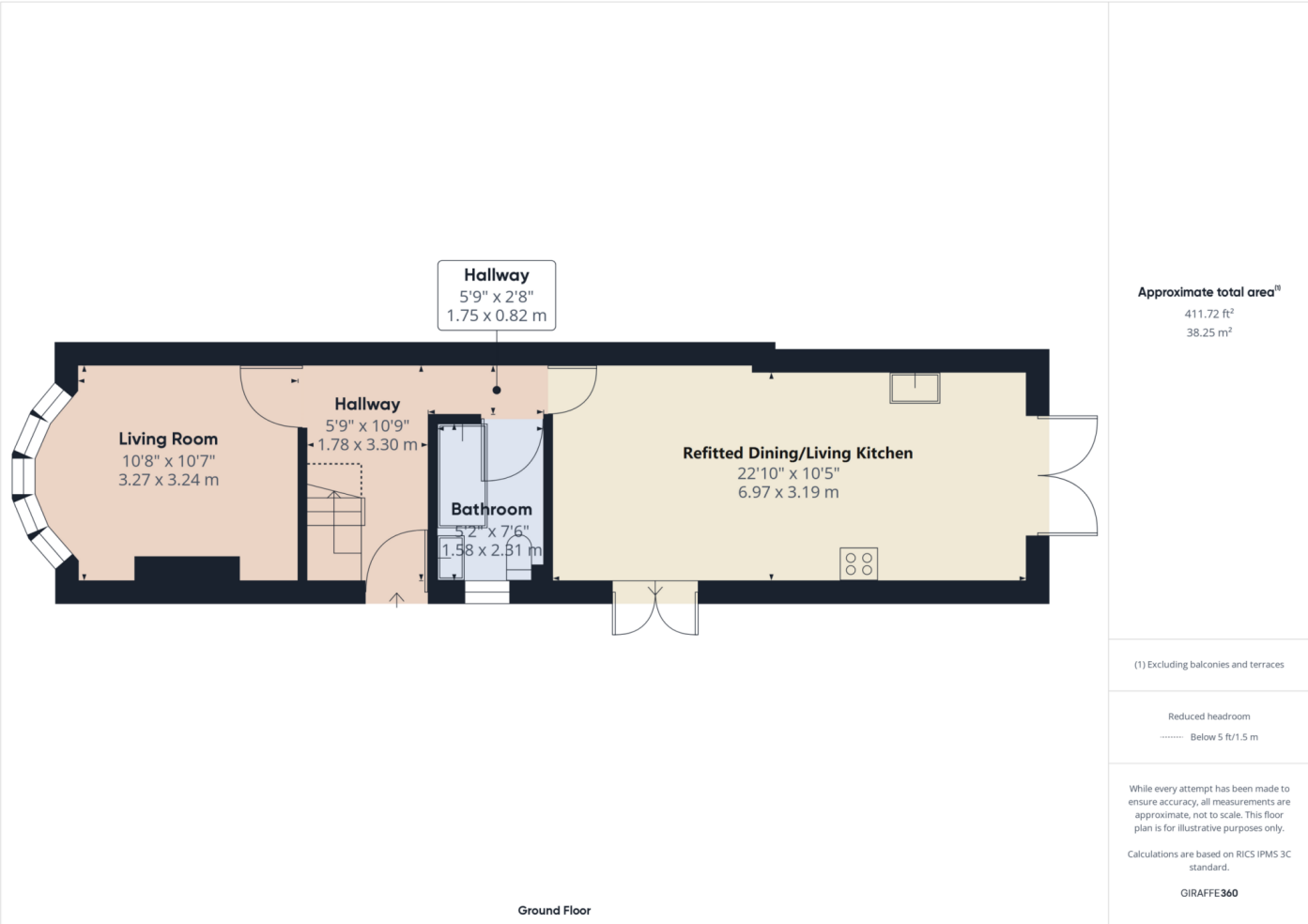
# Gallery Photos



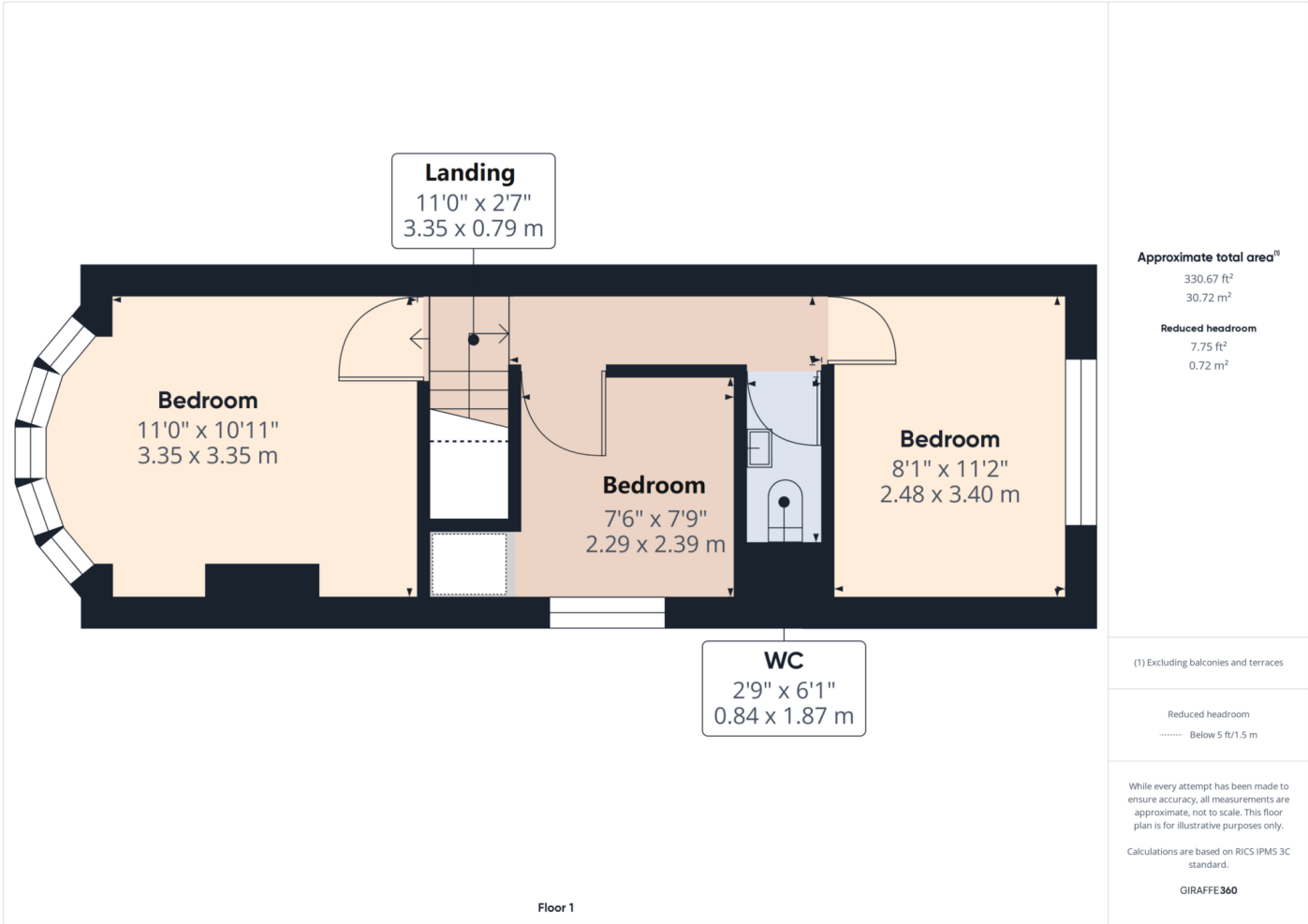
# Gallery Photos



## SPINNEY ROAD, CHADDESSEN, DERBY, DE21



## SPINNEY ROAD, CHADDESSEN, DERBY, DE21



# Property EPC - Certificate



DERBY, DE21

Energy rating

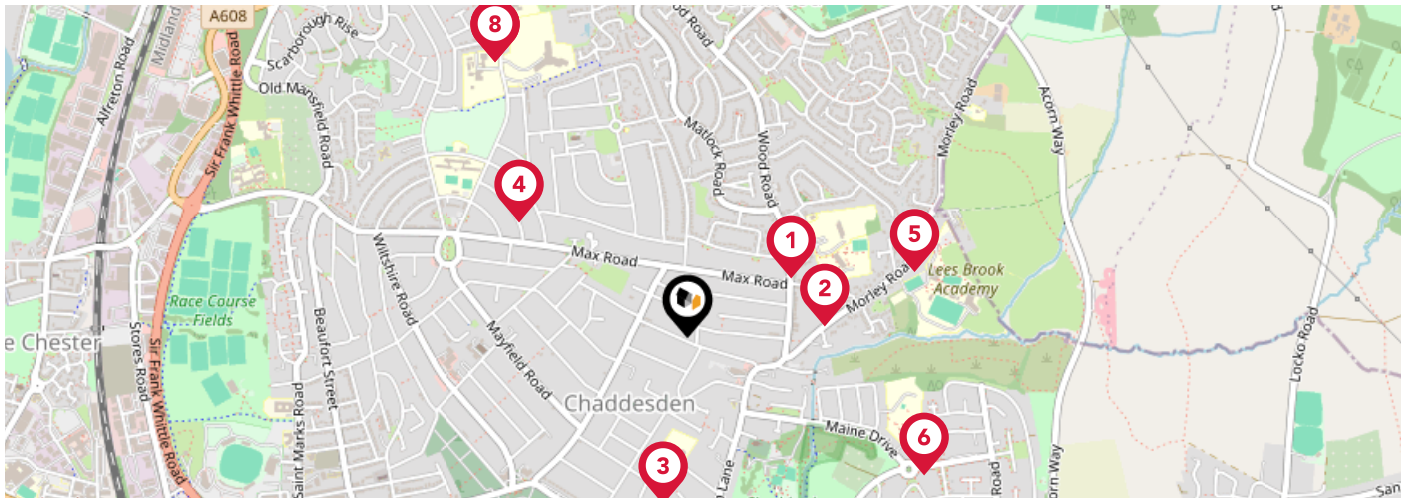
**D**

Valid until 08.05.2032

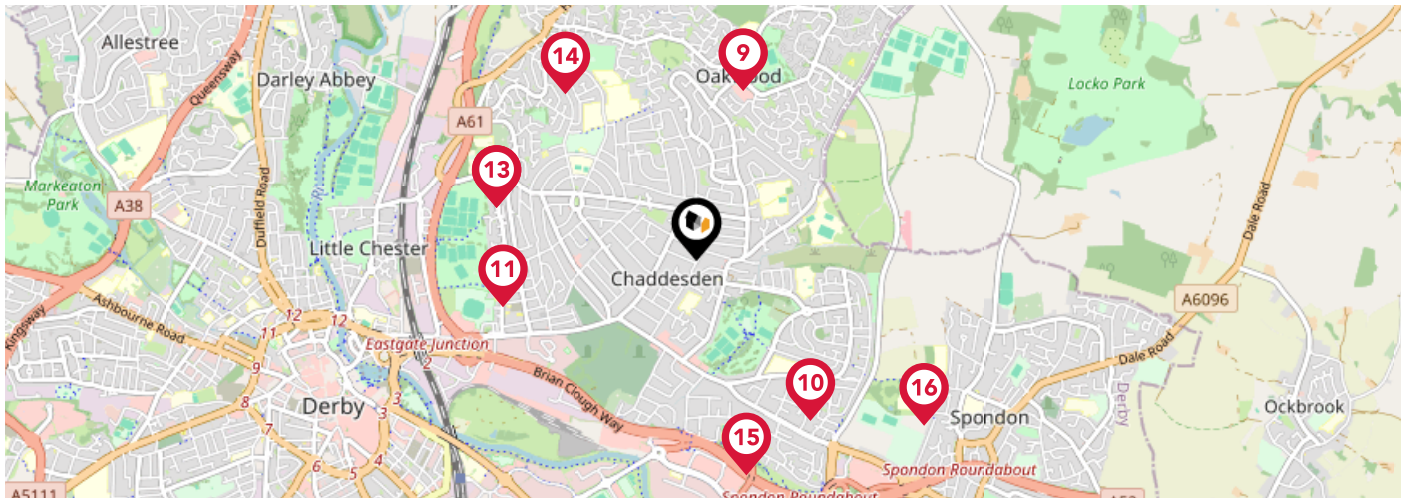
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



# Area Schools

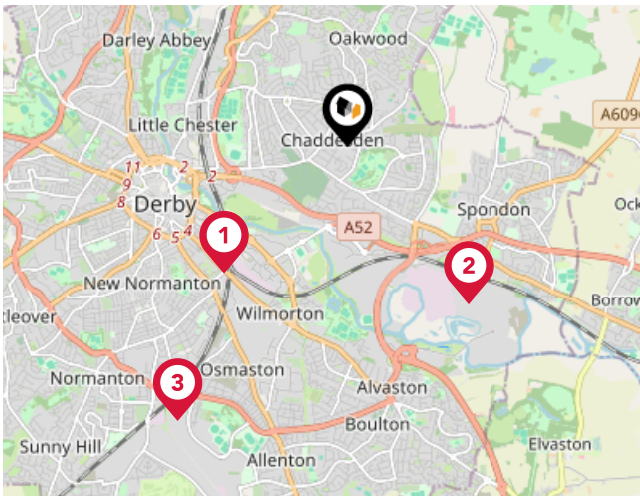


	Nursery	Primary	Secondary	College	Private
<b>1 Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



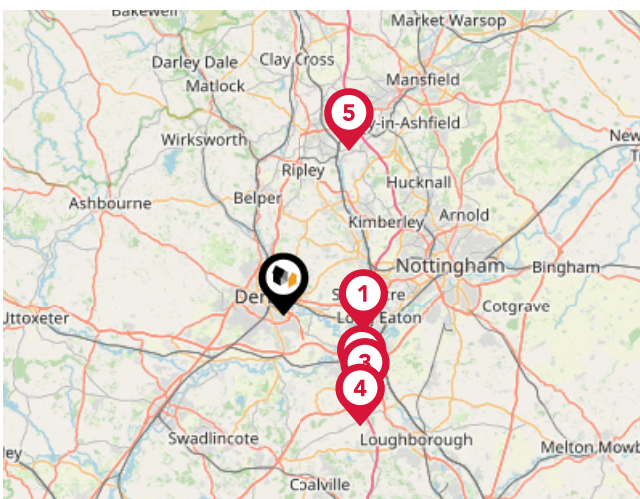
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



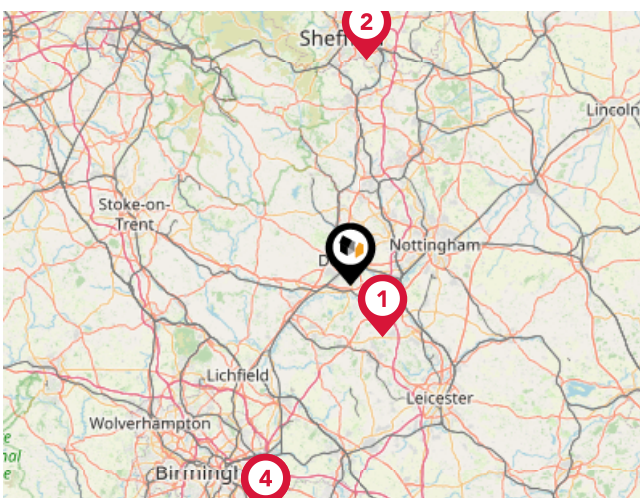
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.58 miles
2	Spondon Rail Station	1.78 miles
3	Peartree Rail Station	2.88 miles



## Trunk Roads/Motorways

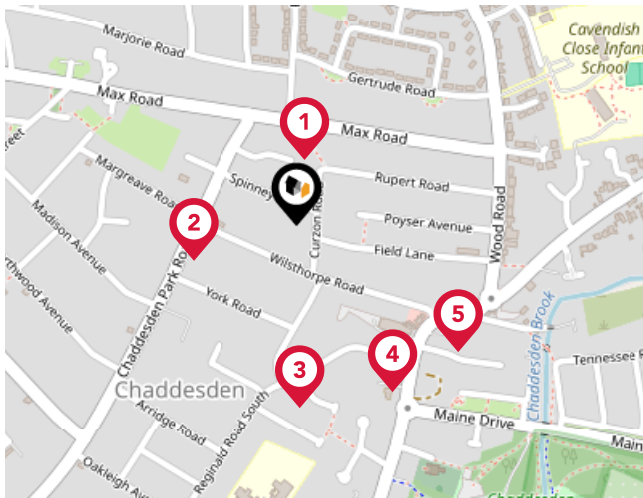
Pin	Name	Distance
1	M1 J25	5.86 miles
2	M1 J24A	7.69 miles
3	M1 J24	8.53 miles
4	M1 J23A	9.63 miles
5	M1 J28	12.61 miles



## Airports/Helipads

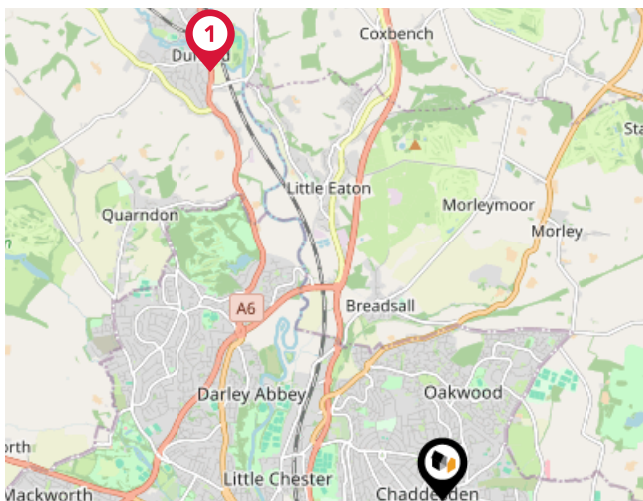
Pin	Name	Distance
1	East Midlands Airport	8.61 miles
2	Sheffield City Airport	32.11 miles
3	Birmingham International Airport Terminal 1	35.38 miles
4	Birmingham International Airport	35.38 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Buxton Road	0.08 miles
2	Wilsthorpe Road	0.12 miles
3	Sherwood Avenue	0.2 miles
4	Chaddesden Lane	0.21 miles
5	Wilmot Arms	0.23 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.36 miles
2	Tram Park & Ride	7.36 miles
3	Toton Lane Tram Stop	7.36 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.



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# Hannells

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