

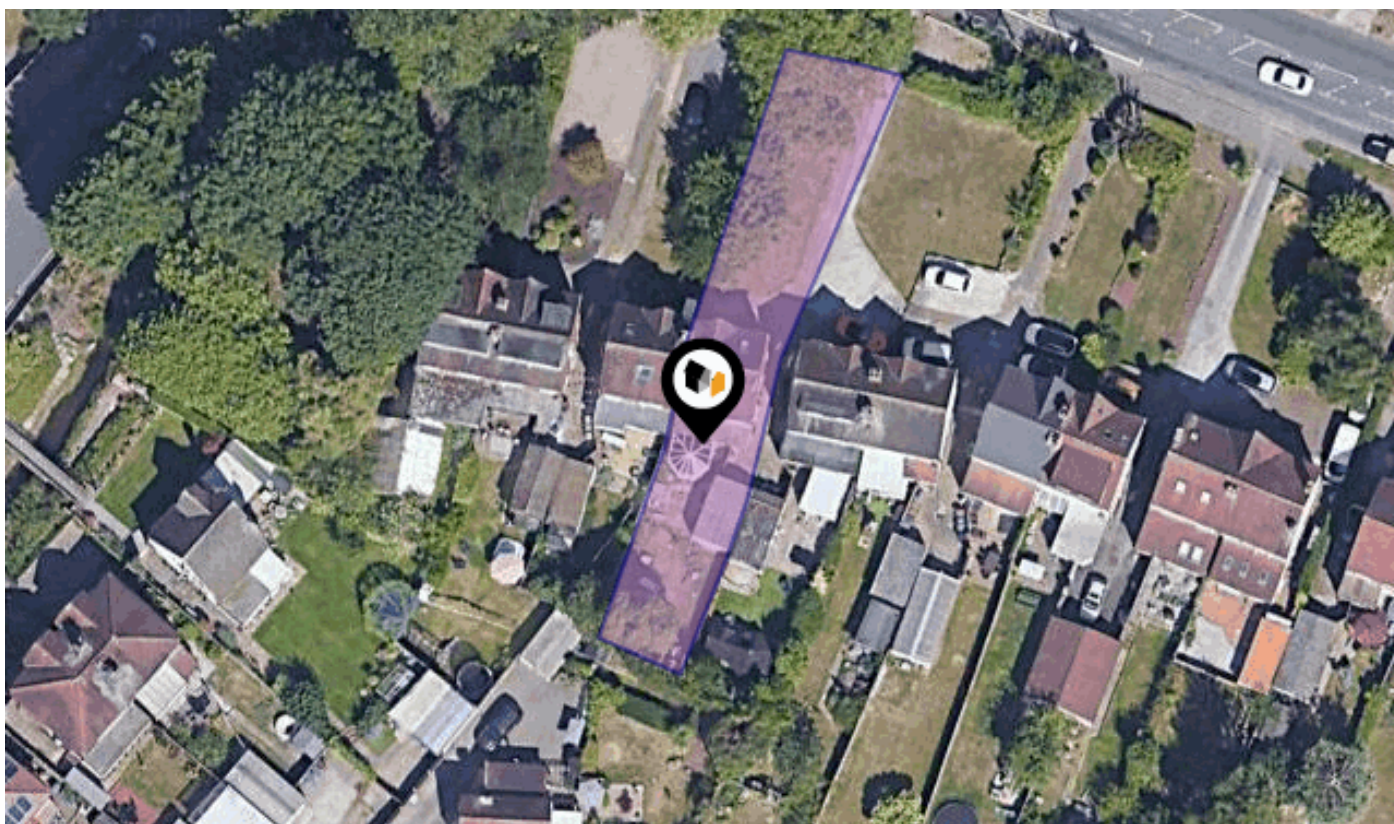


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## NOTTINGHAM ROAD, DERBY, DE21

### Hannells

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

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# Introduction

## Our Comments



### Useful Information:

- > Spacious Three Bedroom Semi-Detached Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax C
- > Driveway & Garage
- > Spacious Lounge

### Property Description

Located in the popular and sought after area of Chaddesden, this spacious three double bedroom semi-detached home offers a generous lounge with beautiful feature fireplace, separate dining room, conservatory, well-appointed fitted kitchen, generous rear garden and large front garden. With ample off-road parking and a detached garage at the rear, it must be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature fireplace and bay window; separate good sized dining room; uPVC double glazed conservatory; fitted kitchen; first floor landing with stairs off to the converted loft space; two first floor double bedrooms; first floor family bathroom and a double second floor bedroom. Set back from the road behind a generous front garden with lawn, the property has a driveway providing ample off-road parking and a good-sized rear garden with patio, lawn and mixed flower and shrubbery beds.

### Room Measurement & Details

Entrance Hall: (12'5" x 6'5") 3.78 x 1.96

Lounge: (12'10" x 11'3") 3.91 x 3.43

Dining Room: (15'3" x 11'6") 4.65 x 3.51

Kitchen: (14'6" x 6'4") 4.42 x 1.93

Conservatory: (9'2" x 8'5") 2.79 x 2.57

First Floor Landing: (14'10" x 6'4") 4.52 x 1.93

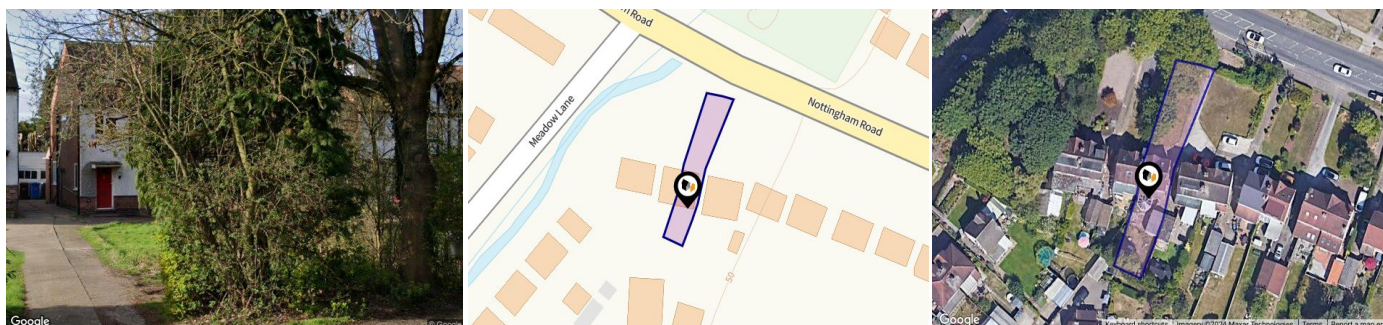
Bedroom One: (12'11" x 11'5") 3.94 x 3.48

Bedroom Two: (12'11" x 10'5") 3.94 x 3.17

Bathroom: (6'11" x 6'3") 2.11 x 1.90

Second Floor Landing: (6'0" x 3'0") 1.83 x 0.91

Bedroom Three: (16'4" x 13'7") 4.98 x 4.14



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,377 ft <sup>2</sup> / 128 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,873		
<b>Title Number:</b>	DY6472		

## 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>11</b> mb/s	<b>76</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



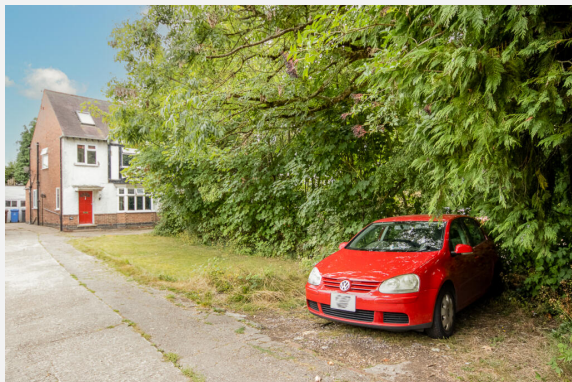
# Gallery Photos



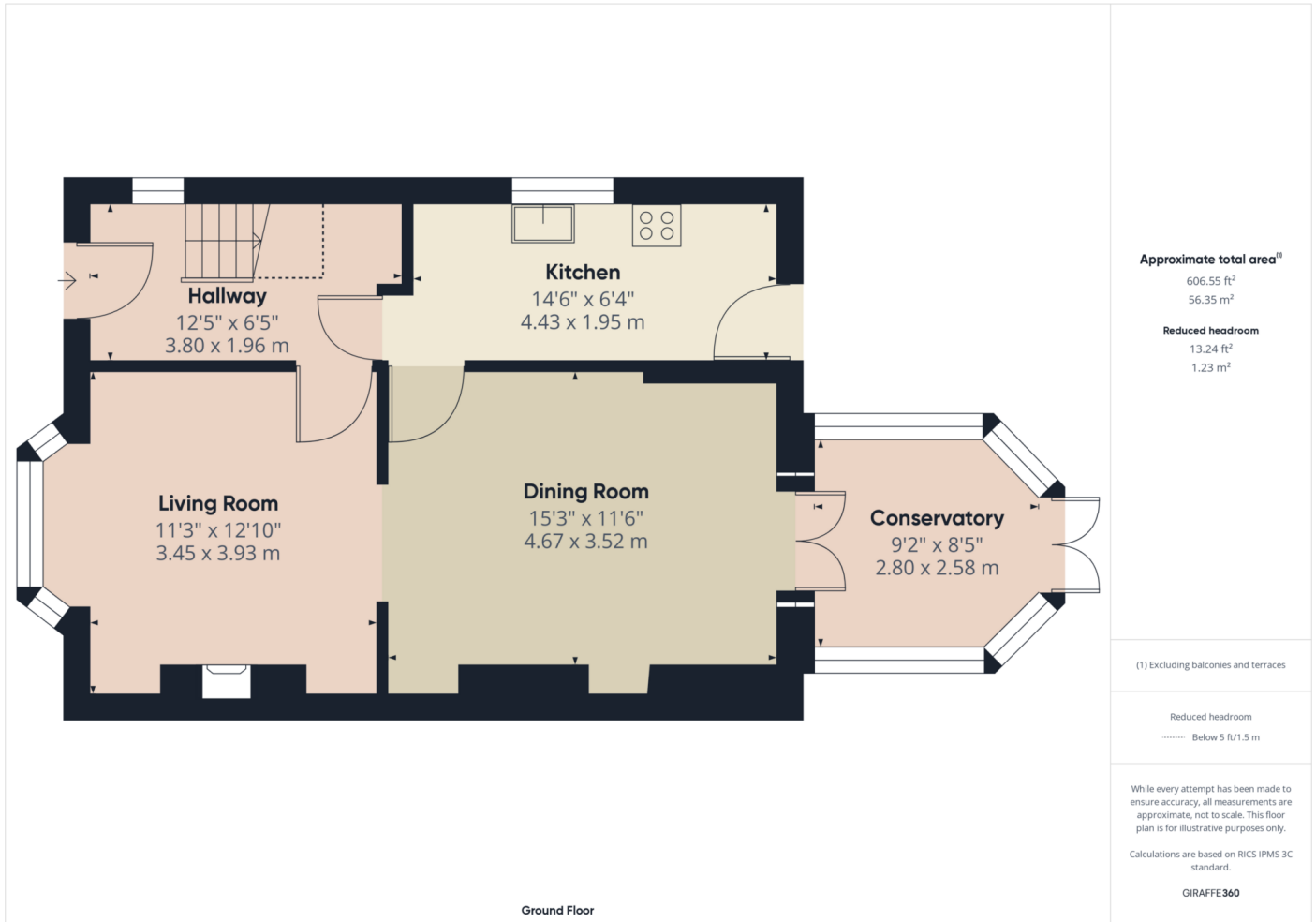
# Gallery Photos



# Gallery Photos



## NOTTINGHAM ROAD, DERBY, DE21

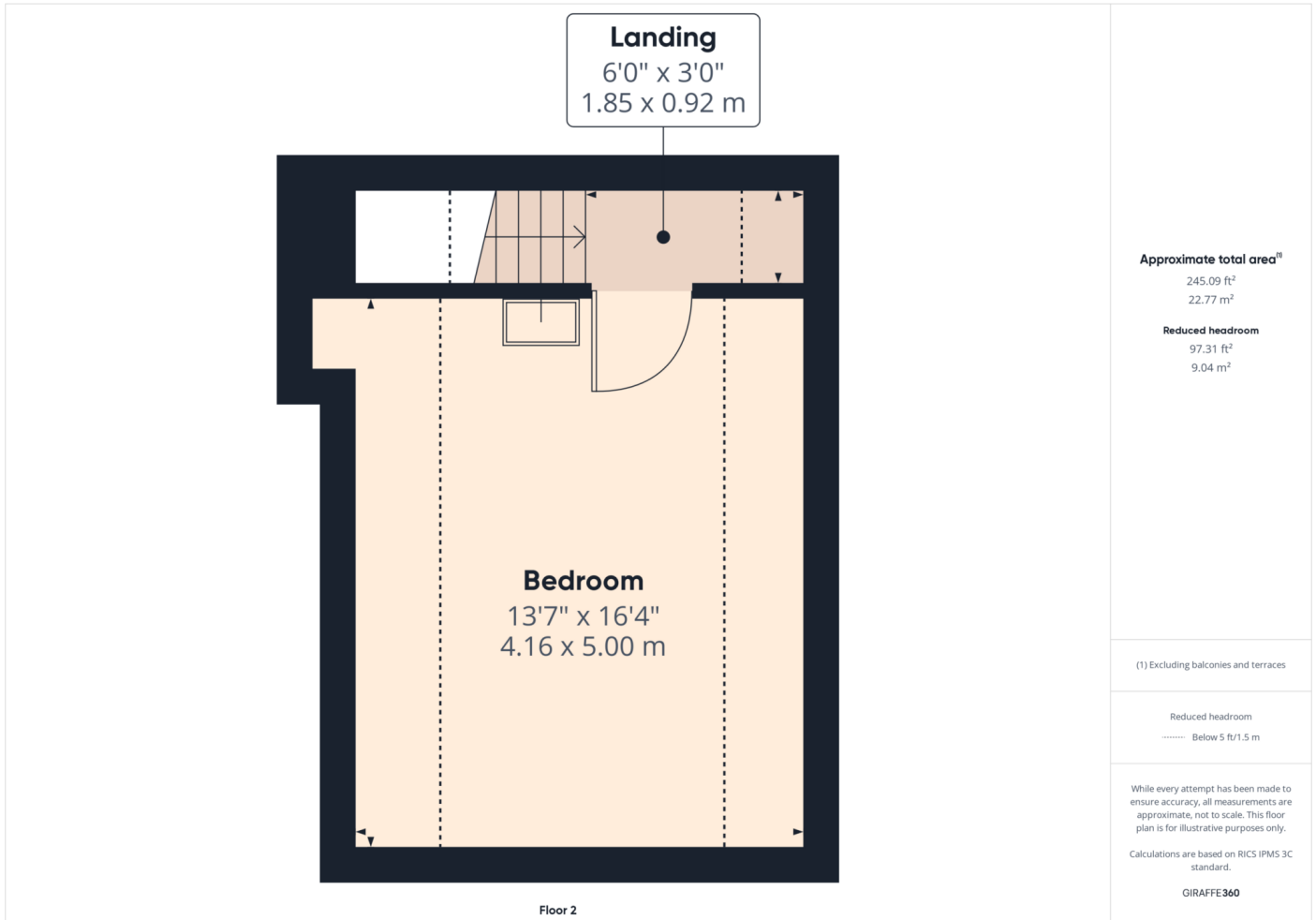


## NOTTINGHAM ROAD, DERBY, DE21





## NOTTINGHAM ROAD, DERBY, DE21



# Property EPC - Certificate



DERBY, DE21

Energy rating

**D**

Valid until 27.08.2034

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

# Property

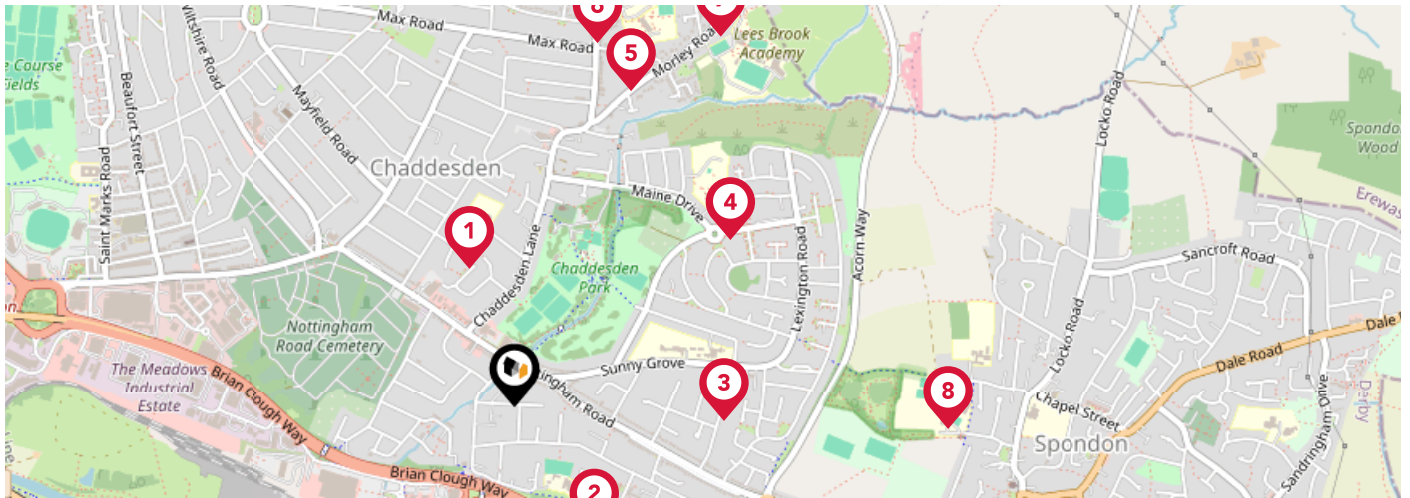
## EPC - Additional Data



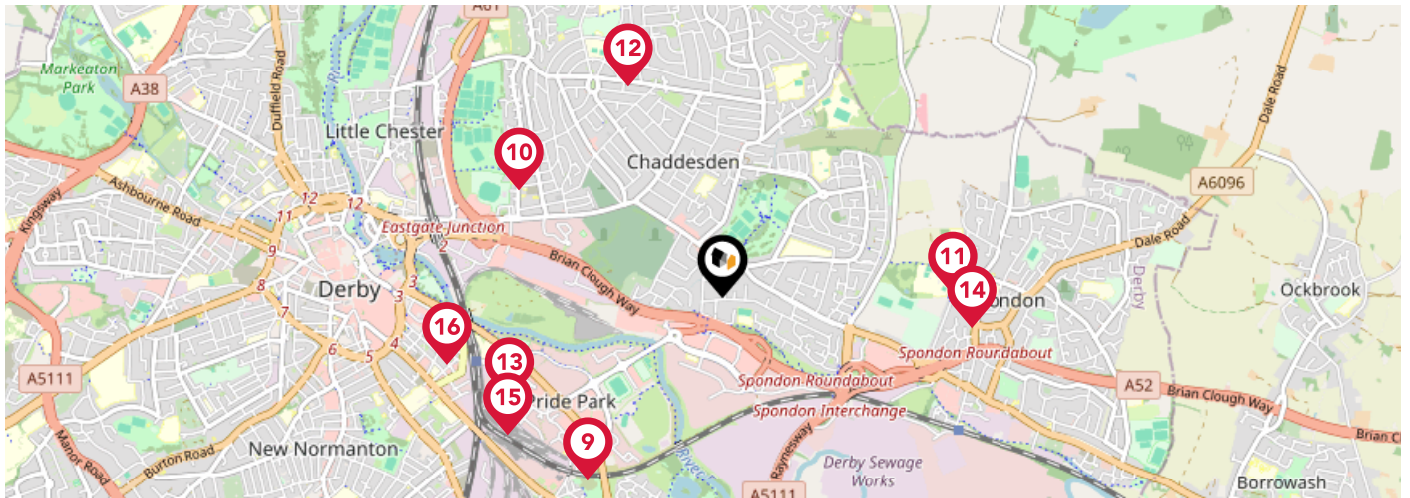
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<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>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	118 m <sup>2</sup>

# Area Schools

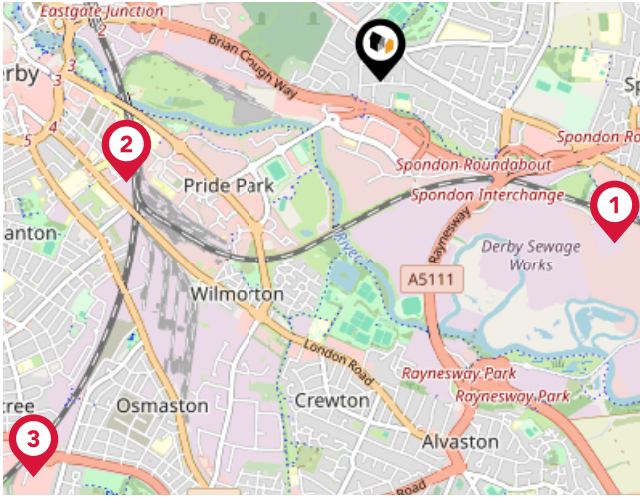


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>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>5</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



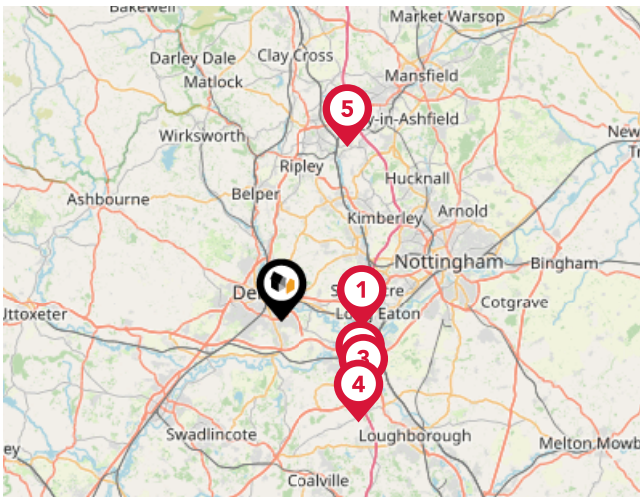
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>UTC Derby Pride Park</b> Ofsted Rating: Good   Pupils: 362   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Castleward Spencer Academy</b> Ofsted Rating: Not Rated   Pupils: 118   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



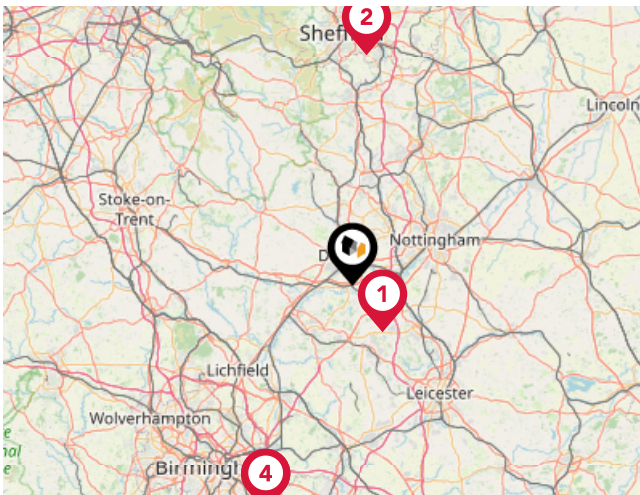
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.27 miles
2	Derby Rail Station	1.23 miles
3	Peartree Rail Station	2.36 miles



## Trunk Roads/Motorways

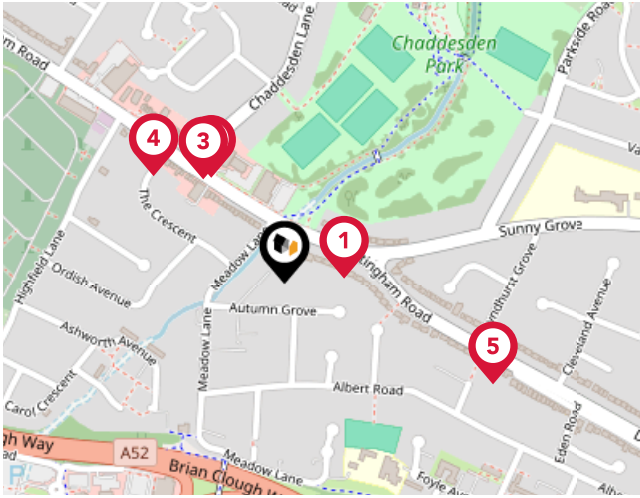
Pin	Name	Distance
1	M1 J25	5.71 miles
2	M1 J24A	7.22 miles
3	M1 J24	8.02 miles
4	M1 J23A	9.05 miles
5	M1 J28	13.23 miles



## Airports/Helipads

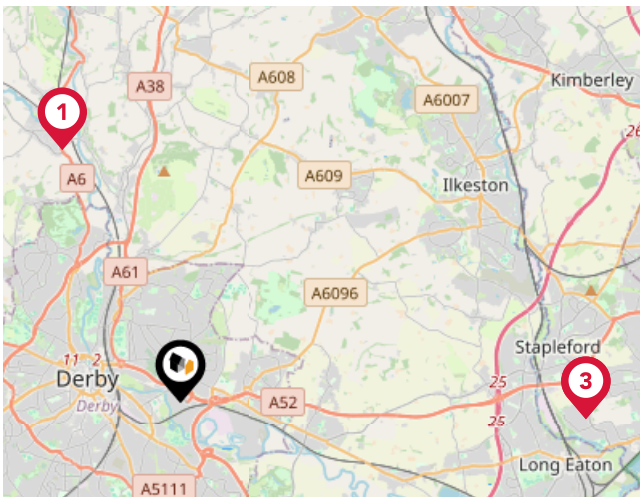
Pin	Name	Distance
1	East Midlands Airport	8.01 miles
2	Sheffield City Airport	32.79 miles
3	Birmingham International Airport Terminal 1	34.76 miles
4	Birmingham International Airport	34.76 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Sunny Grove	0.07 miles
2	Nottingham Road inbound	0.14 miles
3	Nottingham Road outbound	0.15 miles
4	Chaddesden Lane End	0.19 miles
5	Lyndhurst Grove	0.26 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.99 miles
2	Tram Park & Ride	7.25 miles
3	Toton Lane Tram Stop	7.25 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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