

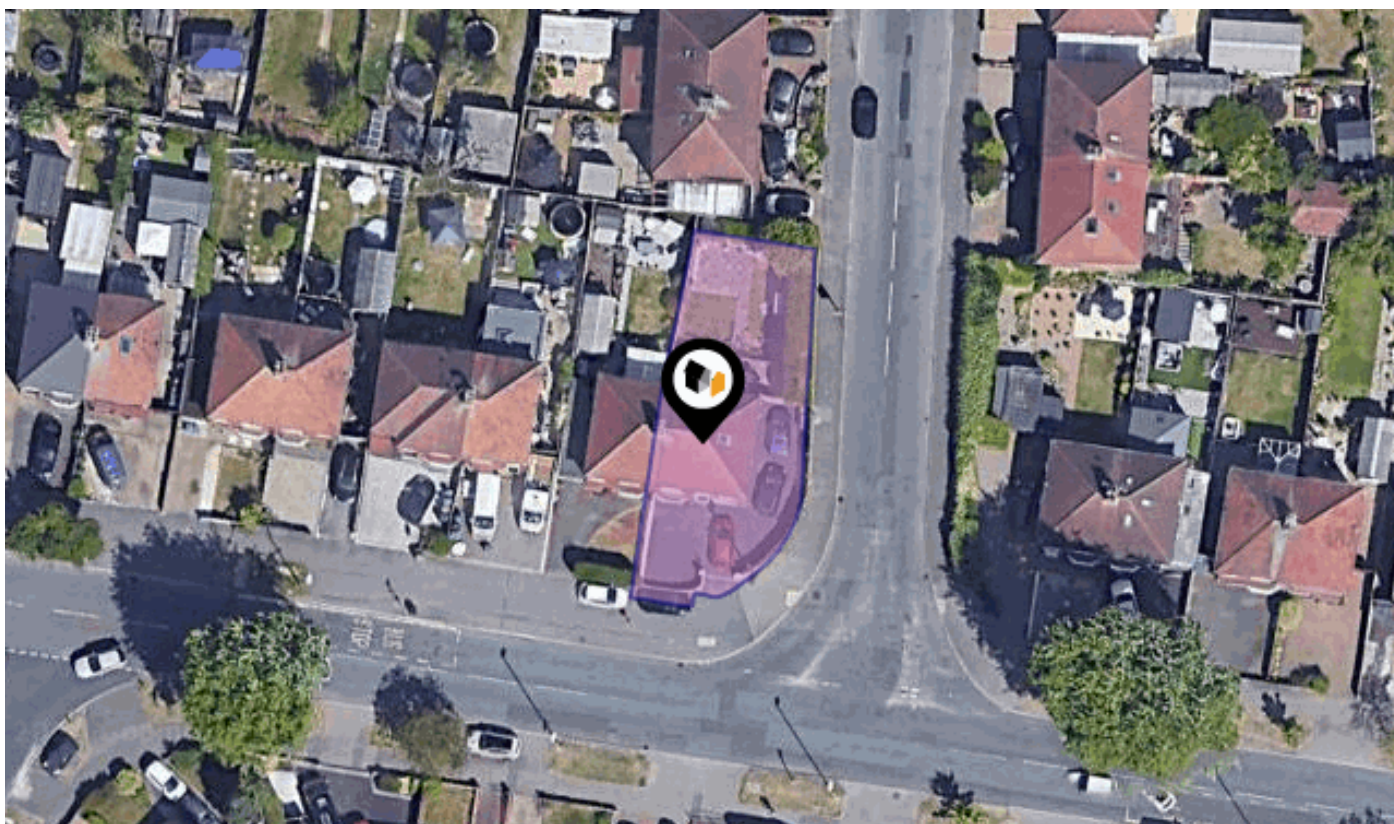


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd August 2024



MAX ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Extended, Bay-Fronted Semi-Detached Home Situated On A Corner Plot
- > Four Bedrooms, Master En-Suite
- > Tarmacadam Driveway Providing Off-Road Parking
- > EPC Rating D, Freehold
- > Council Tax Band B, Standard Construction

Property Description

An opportunity to acquire this extended four bedroomed semi-detached home situated on a corner plot position. Being ideal for the growing family and occupying a popular sought after location within Chaddesden viewing is recommended.

The accommodation benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway with storage cupboard, through lounge diner, patio doors opening to a conservatory, kitchen, sitting/dining area, rear entrance and cloaks/WC. To the first floor the landing provides access to four bedrooms (bedroom one with en-suite) and family bathroom with a three piece suite. Outside, there is tarmacadam frontage leading to the side elevation providing ample off-road parking and to the rear elevation there is an enclosed rear garden.

Room Measurement & Details

Entrance Hallway:

Through Lounge / Diner: (26'8" x 10'2") 8.13 x 3.10

Conservatory: (9'4" x 8'5") 2.84 x 2.57

Kitchen: (15'5" x 6'8") 4.70 x 2.03

Dining/Sitting Room: (13'6" x 7'5") 4.11 x 2.26

Rear Entrance: Cloaks/WC:

First Floor Landing:

Bedroom One: (19'6" x 6'9") 5.94 x 2.06

En-Suite Shower Room: (6'8" x 4'8") 2.03 x 1.42

Bedroom Two: (13'8" x 8'4") 4.17 x 2.54 Plus Wardrobes

Bedroom Three: (10'10" x 9'3") 3.30 x 2.82

Bedroom Four: (7'8" x 6'7") 2.34 x 2.01

Bathroom: (7'4" x 5'6") 2.24 x 1.68

KPIB Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.08 acres
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY26964

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	36 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

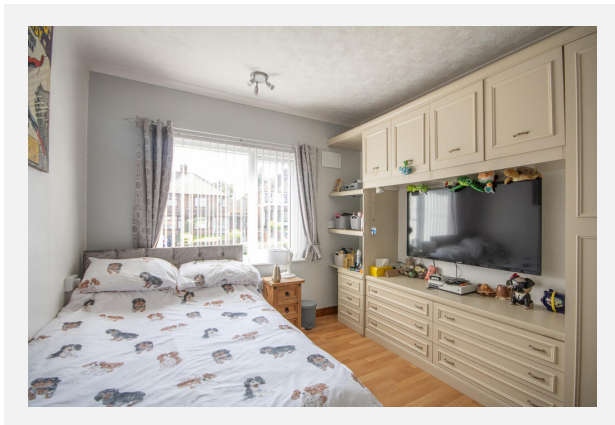
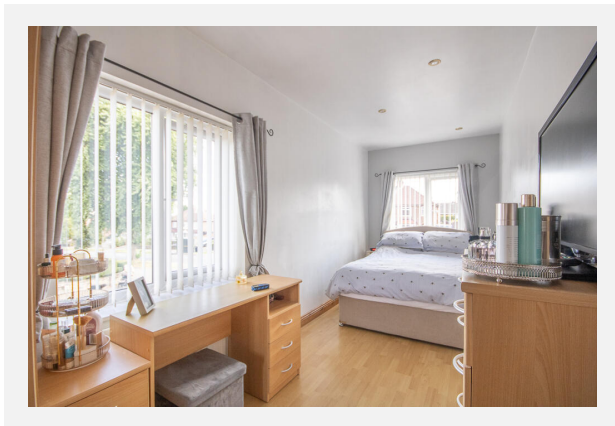
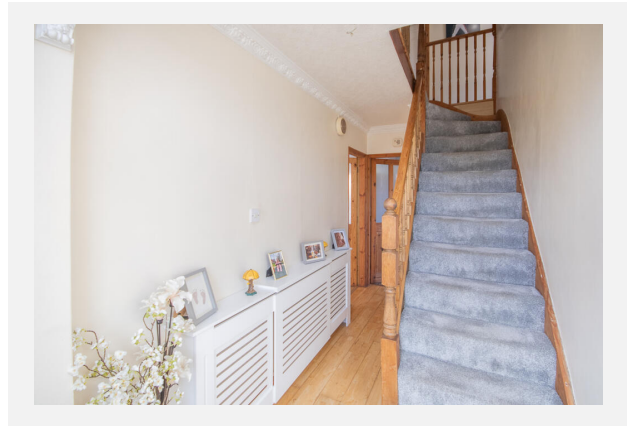


Satellite/Fibre TV Availability:



Gallery Photos

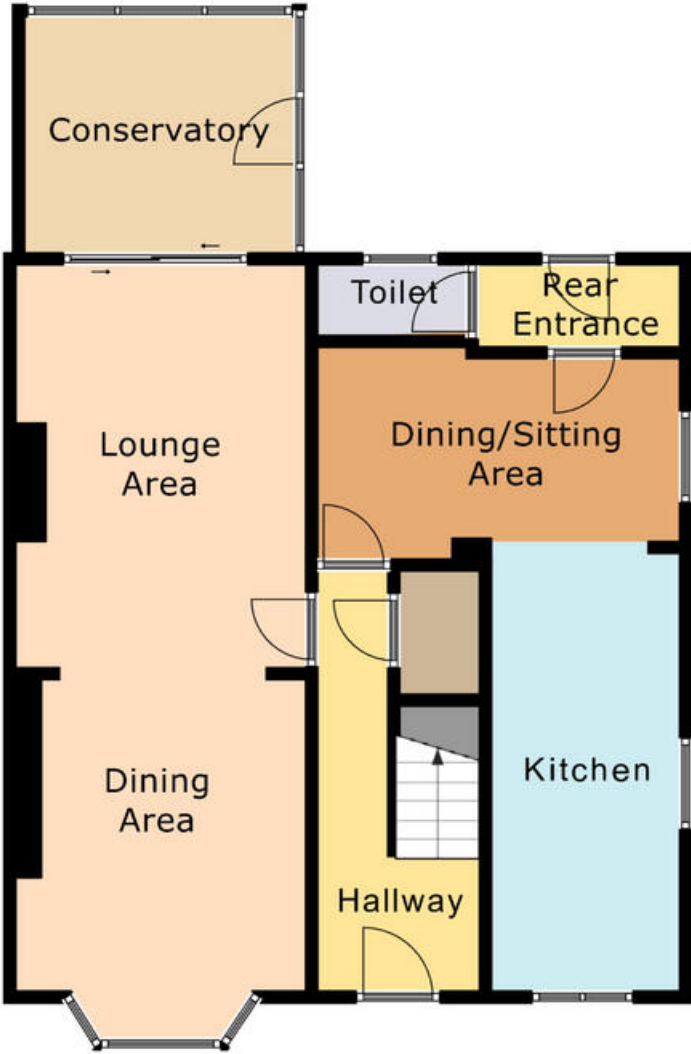




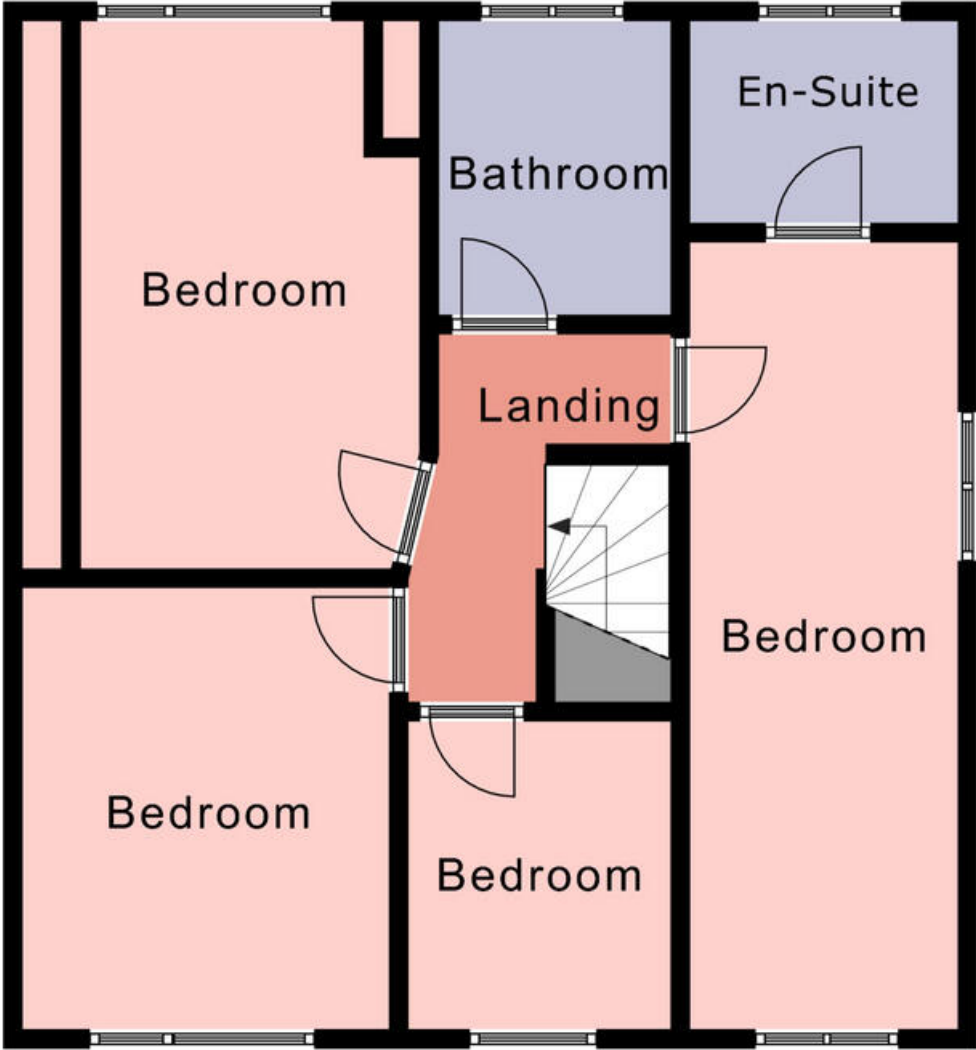
Gallery Photos



MAX ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 21.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

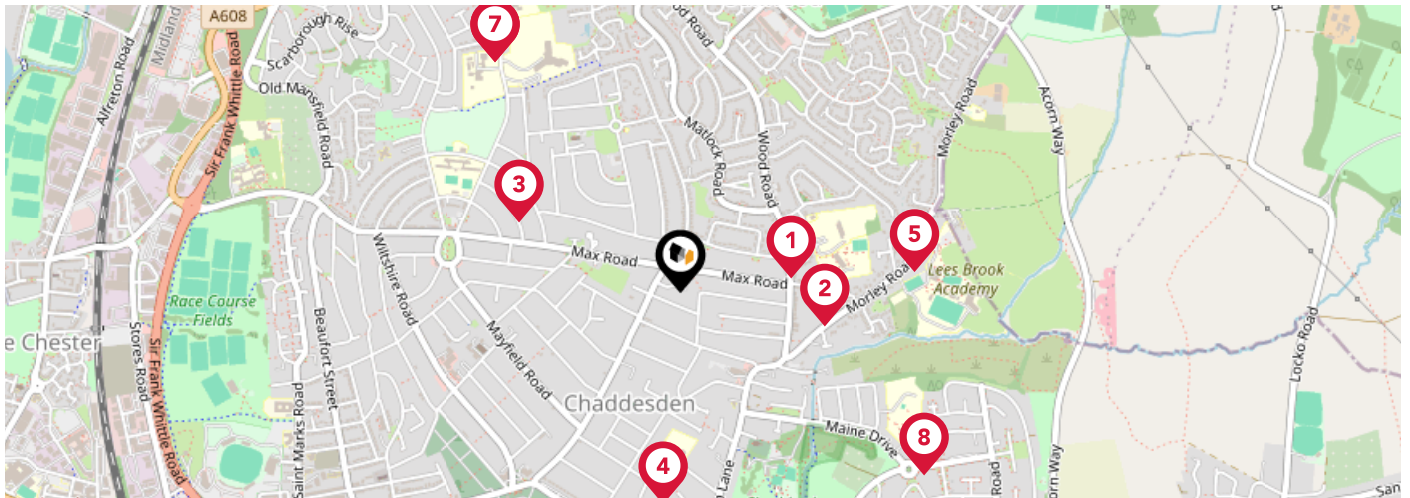
EPC - Additional Data



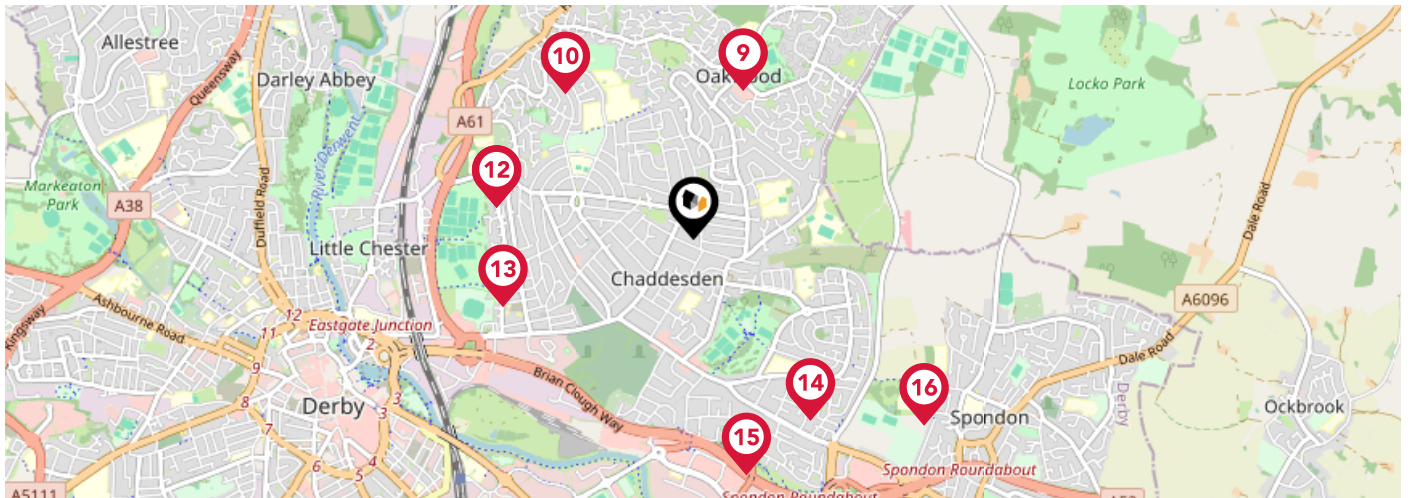
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	105 m ²

Area Schools

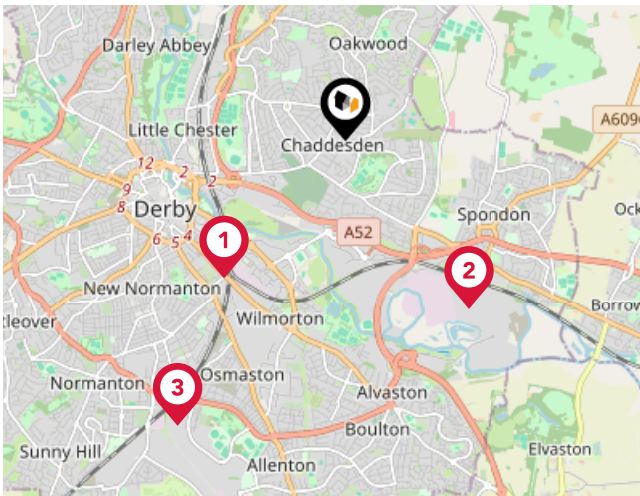


	Nursery	Primary	Secondary	College	Private
1 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.66	<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:0.66	<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:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



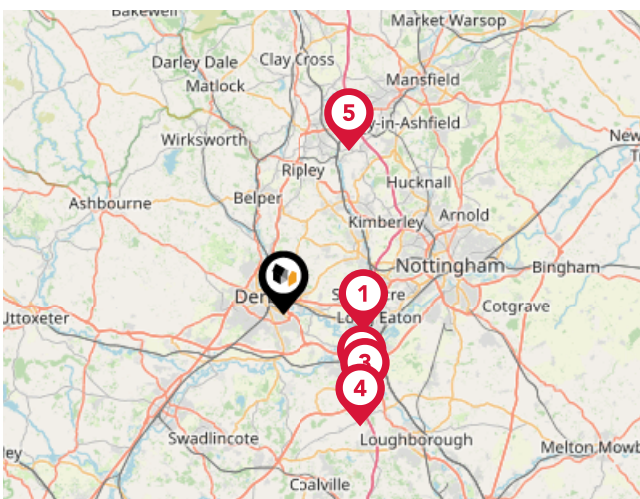
		Nursery	Primary	Secondary	College	Private
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.86	<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:0.89	<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:0.89	<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:0.9	<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:0.97	<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:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



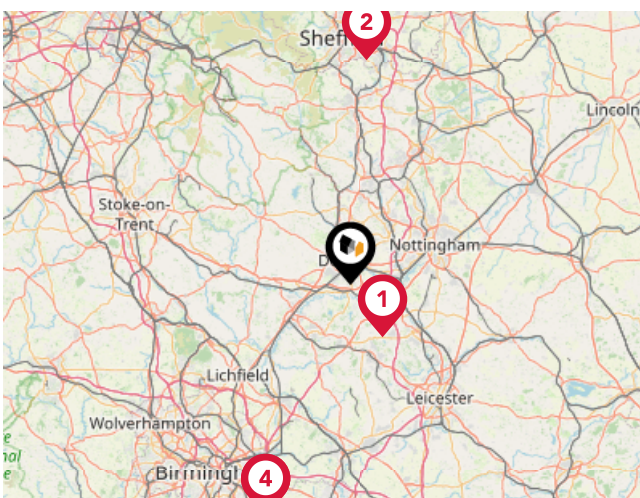
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.64 miles
2	Spondon Rail Station	1.87 miles
3	Peartree Rail Station	2.96 miles



Trunk Roads/Motorways

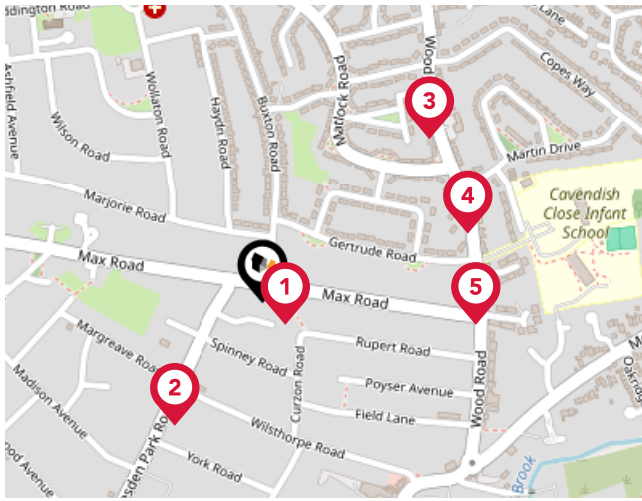
Pin	Name	Distance
1	M1 J25	5.89 miles
2	M1 J24A	7.77 miles
3	M1 J24	8.61 miles
4	M1 J23A	9.72 miles
5	M1 J28	12.52 miles



Airports/Helipads

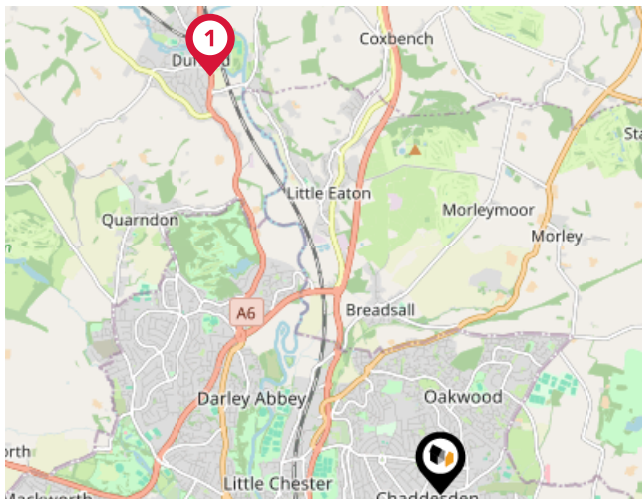
Pin	Name	Distance
1	East Midlands Airport	8.71 miles
2	Sheffield City Airport	32.01 miles
3	Birmingham International Airport Terminal 1	35.47 miles
4	Birmingham International Airport	35.47 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Buxton Road	0.03 miles
2	Wilsthorpe Road	0.17 miles
3	Grindlow Road	0.26 miles
4	Martin Drive	0.24 miles
5	Willetts Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.26 miles
2	Tram Park & Ride	7.38 miles
3	Toton Lane Tram Stop	7.39 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

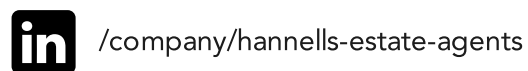
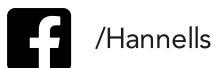


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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