

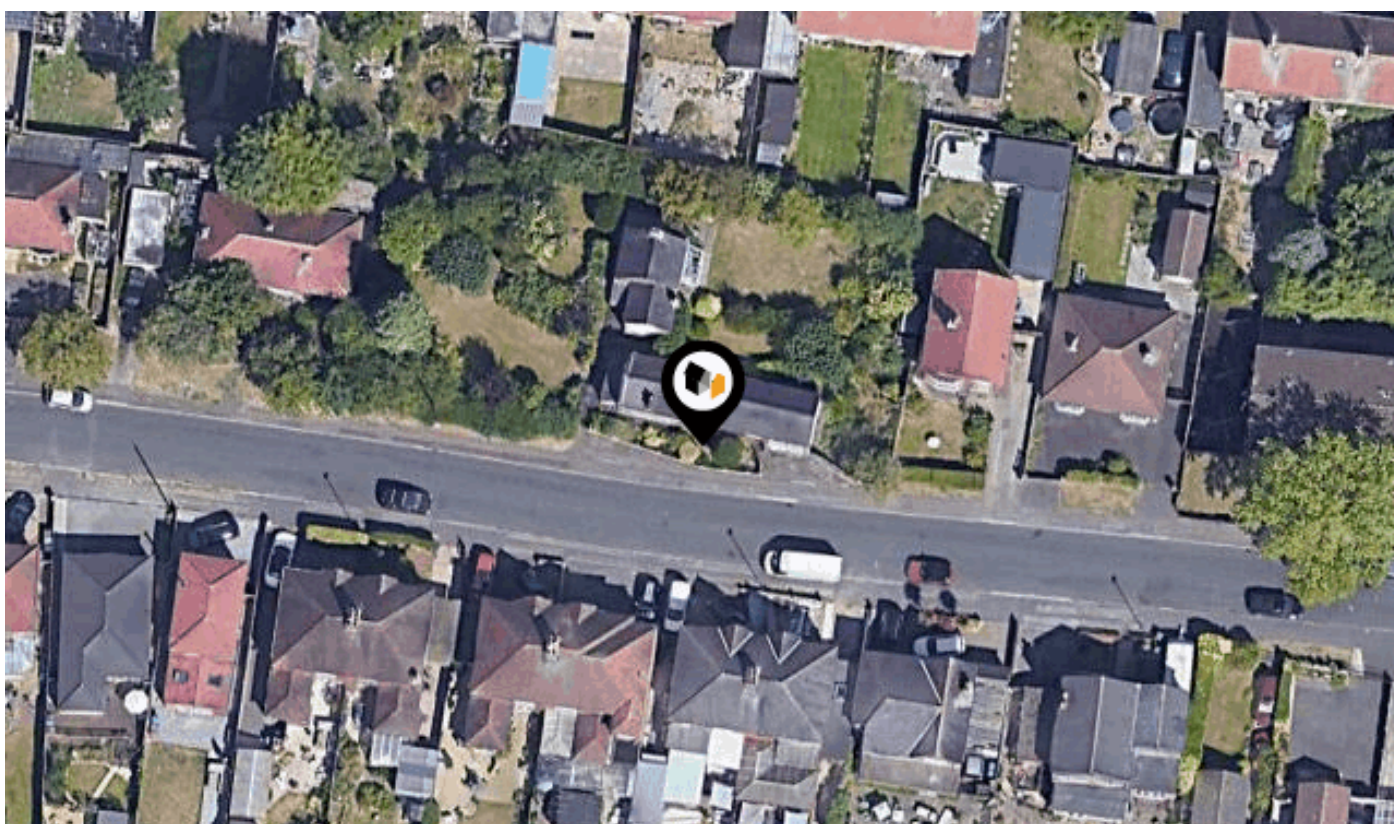


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> September 2024



## FIELD LANE, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Stunning Modern High Quality Home
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band TBC
- > Driveway Parking
- > Spacious Lounge

### Property Description

**\*\* PREMIER PROPERTY \*\*** This simply outstanding semi-detached home has been completely renovated, modernised and improved throughout whilst retaining a wealth of period features, charm and character. Offering a spacious lounge, generous double bedroom with high quality en-suite shower room, modern and stylish fitted kitchen and a separate utility room, it **MUST** be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Spacious Lounge with feature period style beams to the ceiling and stairs off to the first floor; spacious utility room; cloakroom with W.C; well-appointed fitted kitchen with integrated appliances; spacious double first floor bedroom and a stunning modern fitted en-suite shower room. Outside the property offers a good-sized driveway providing ample off-road parking and to the rear is an enclosed patio garden. The property is offered for sale with no upward chain and there is a two whitegoods warranty along with 5-year warranties for the central heating and hot water boiler.

Field Lane lies convenient for local amenities including shops, schools, together with good bus routes and road links with the A50, A52 and the M1 motorway and access to East Midlands Airport.

### Room Measurement & Details

Lounge: (11'10" x 11'3") 3.61 x 3.43

Kitchen: (11'11" x 6'8") 3.63 x 2.03

Utility Room: (7'11" x 4'3") 2.41 x 1.30

Cloakroom/WC: (4'2" x 2'7") 1.27 x 0.79

Double Bedroom: (11'11" x 11'5") 3.63 x 3.48

En-Suite Shower Room: (10'1" x 6'7") 3.07 x 2.01



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,873

## 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>7</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



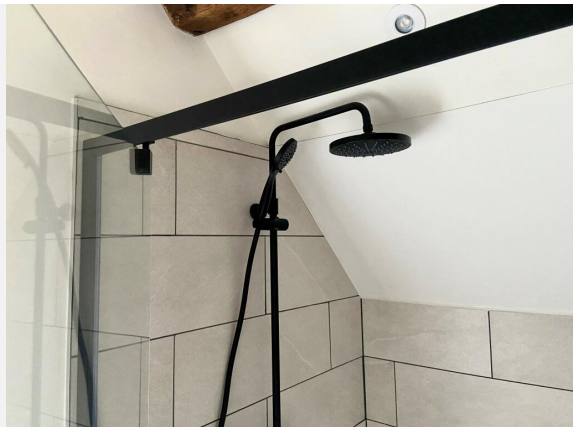
### Satellite/Fibre TV Availability:





# Gallery Photos

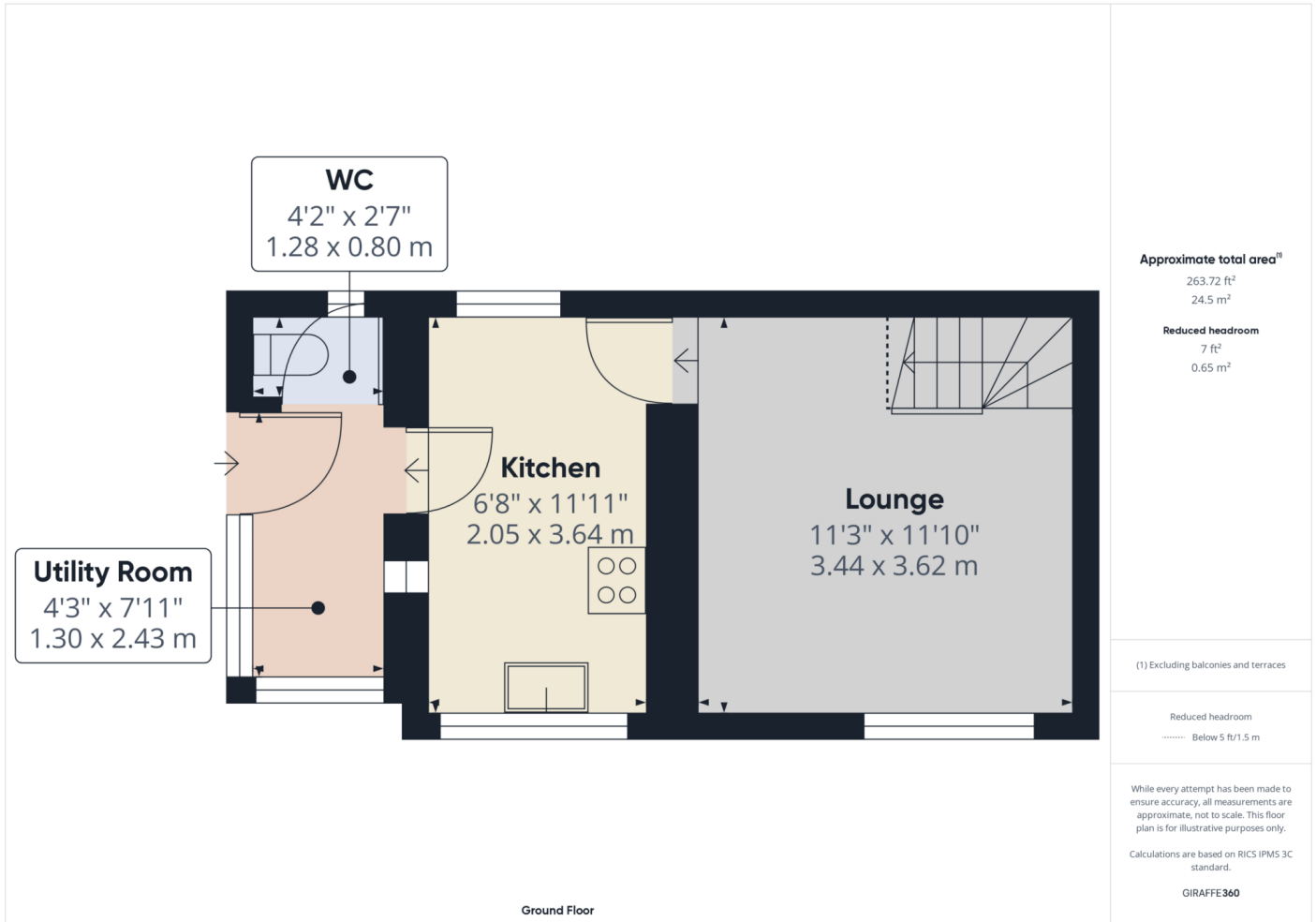




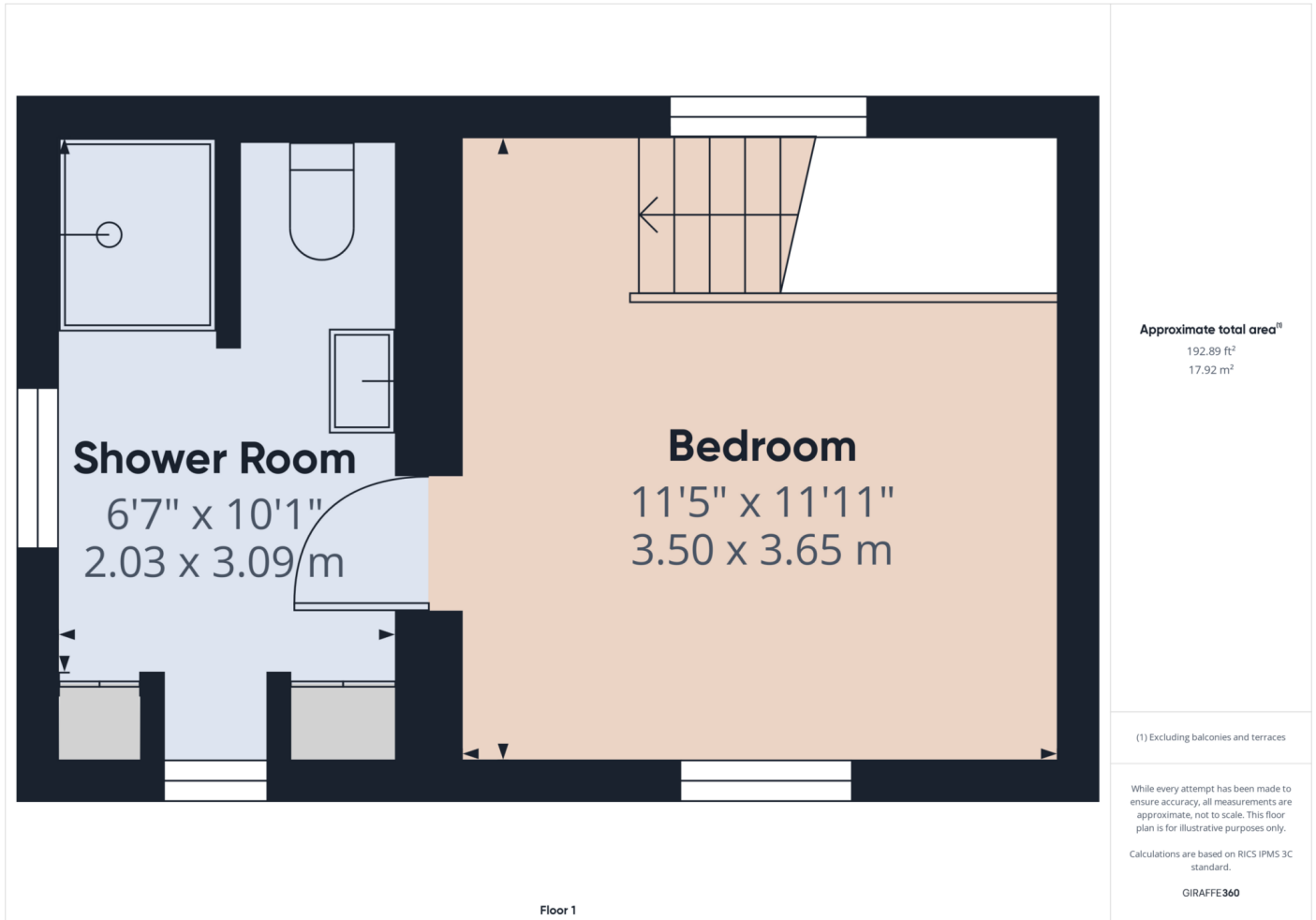




## FIELD LANE, CHADDESSEN, DERBY, DE21



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# Property EPC - Certificate



Energy rating

C

Valid until 10.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

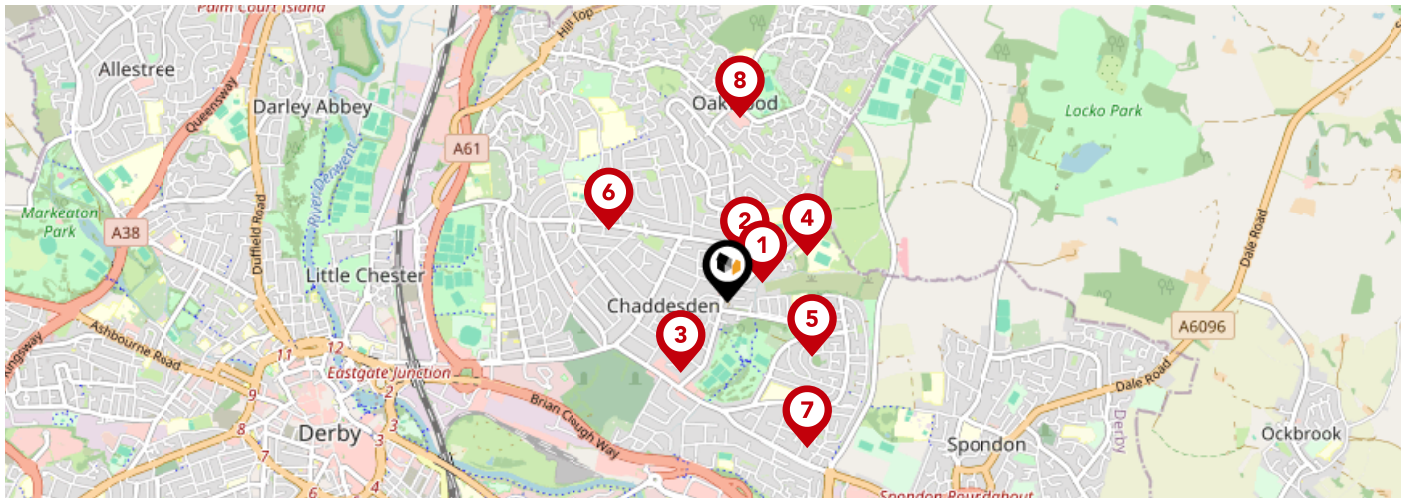
# Property

## EPC - Additional Data



### Additional EPC Data

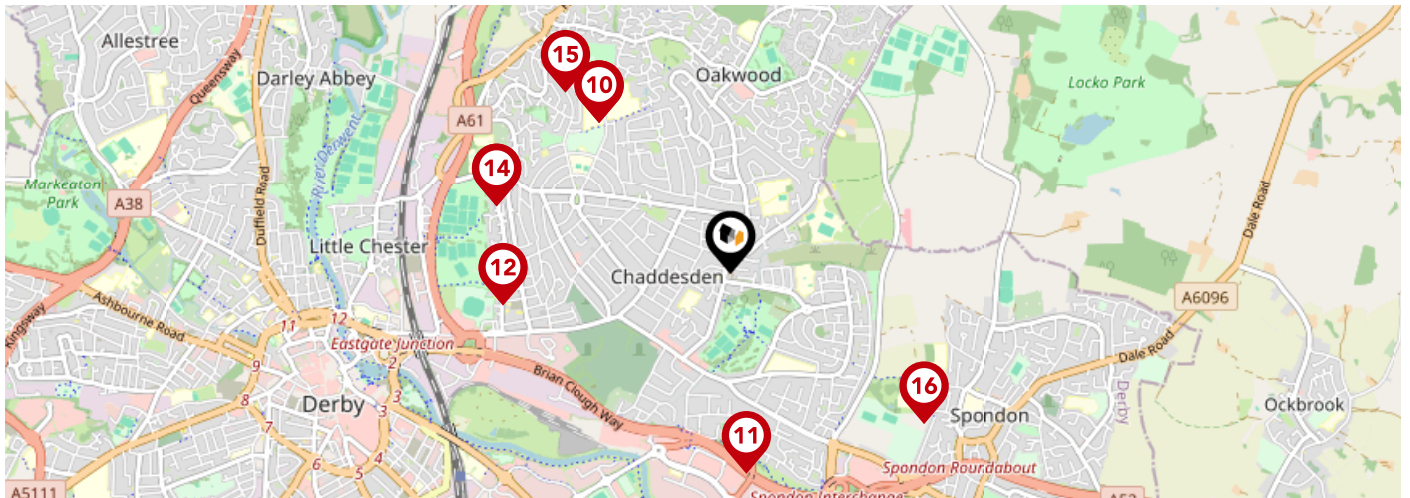
<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid limited insulation (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.74	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

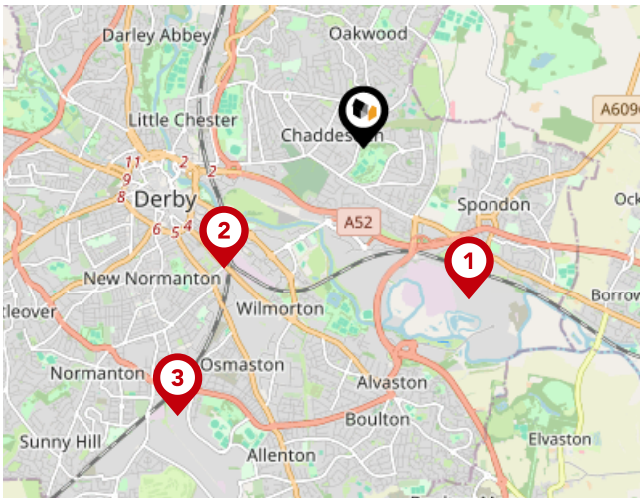


# Area Schools



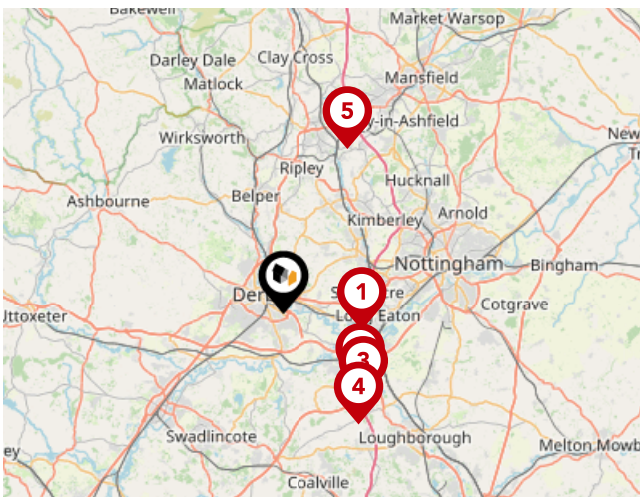
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



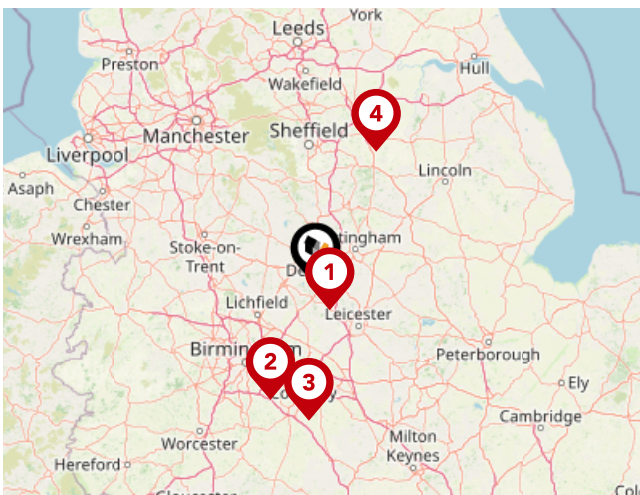
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.64 miles
2	Derby Rail Station	1.65 miles
3	Peartree Rail Station	2.91 miles



## Trunk Roads/Motorways

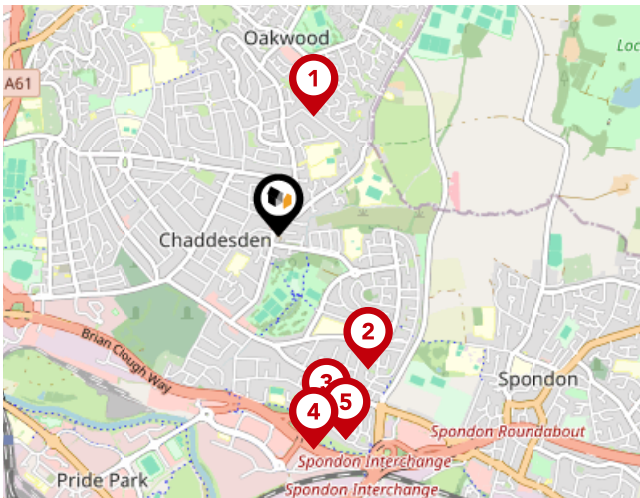
Pin	Name	Distance
1	M1 J25	5.7 miles
2	M1 J24A	7.54 miles
3	M1 J24	8.38 miles
4	M1 J23A	9.49 miles
5	M1 J28	12.61 miles



## Airports/Helipads

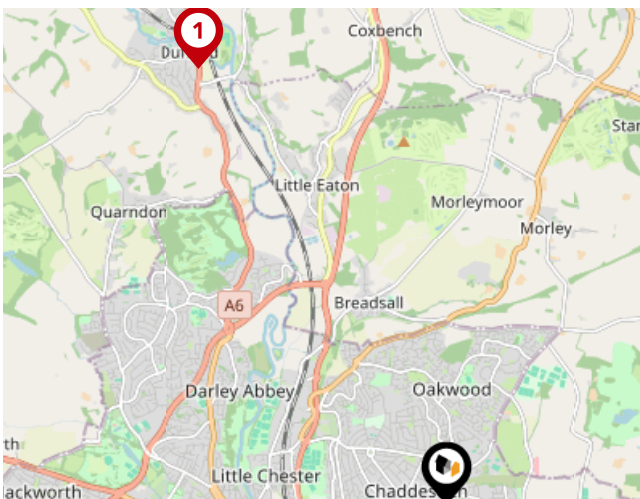
Pin	Name	Distance
1	East Mids Airport	8.48 miles
2	Birmingham Airport	35.38 miles
3	Baginton	39.04 miles
4	Finningley	41.82 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Danebridge Crescent	0.56 miles
2	Lewiston Road	0.72 miles
3	Eden Road	0.85 miles
4	Donegal Walk	0.96 miles
5	Albert Road	0.96 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.48 miles
2	Tram Park & Ride	7.2 miles
3	Toton Lane Tram Stop	7.2 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

## 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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