

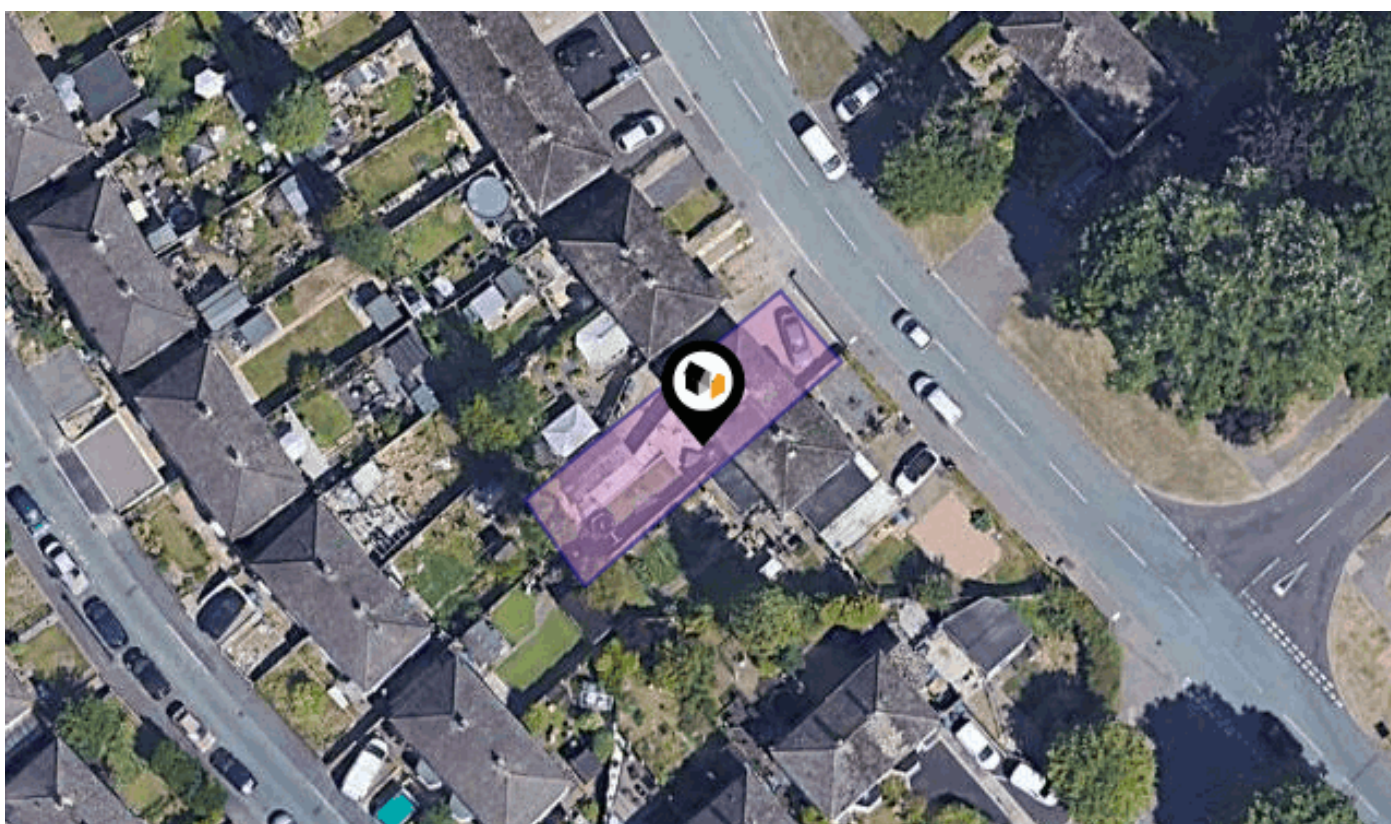


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th March 2024



WOOD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modernised & Stylish Three Bedroom Home
- > Lounge With Log Burner
- > Beautiful Dining Kitchen & Separate Utility Room
- > EPC rating D, Wimpey No-Fines Construction
- > Freehold, Council Tax Band A

Property Description

Located in the sought after area of Chaddesden, this stunningly well presented, modernised and high specification three-bedroom home offers a spacious lounge with feature log burner, modern high quality open plan dining kitchen, separate utility room and beautiful family bathroom with twin sinks. Viewing is a must in order to fully appreciate this outstanding home.

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature tiled flooring and mirrored radiator; spacious lounge with bay window and feature fireplace with inset log burner; open plan dining kitchen with a range of modern fitted high-quality wall, base, and drawer units; utility room; pantry store; first floor landing; three good sized bedrooms and a beautiful high specification fitted family bathroom.

To the front of the property is a generous driveway providing ample off-road parking and to the rear is a spacious garden with patio seating area, lawn, and a detached store/garage.

Wood Road is well situated for Chaddesden and Oakwood, with a range of shops, schools, and transport links available nearby.

The property also offers convenient access to Derby City Centre and road links including the A52, M1 motorway and A50 respectively leading to Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Lounge: (14'5" x 10'7") 4.39 x 3.23

Dining Kitchen: (16'1" x 9'11") 4.90 x 3.02

Utility Room: (9'0" x 4'4") 2.74 x 1.32

First Floor Landing:

Bedroom One: (10'0" x 8'7") 3.05 x 2.62

Bedroom Two: (10'11" x 10'2") 3.33 x 3.10

Bedroom Three: (9'7" x 7'2") 2.92 x 2.18

Bathroom: (10'6" x 5'3") 3.20 x 1.60

Outside: To the front of the property is a generous driveway providing ample off-road parking and to the rear is a spacious garden with patio seating area, lawn, and a detached store/garage.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached	Last Sold £/ft²:	£135
Bedrooms:	3	Tenure:	Freehold
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,274		
Title Number:	DY152827		
UPRN:	100030376062		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

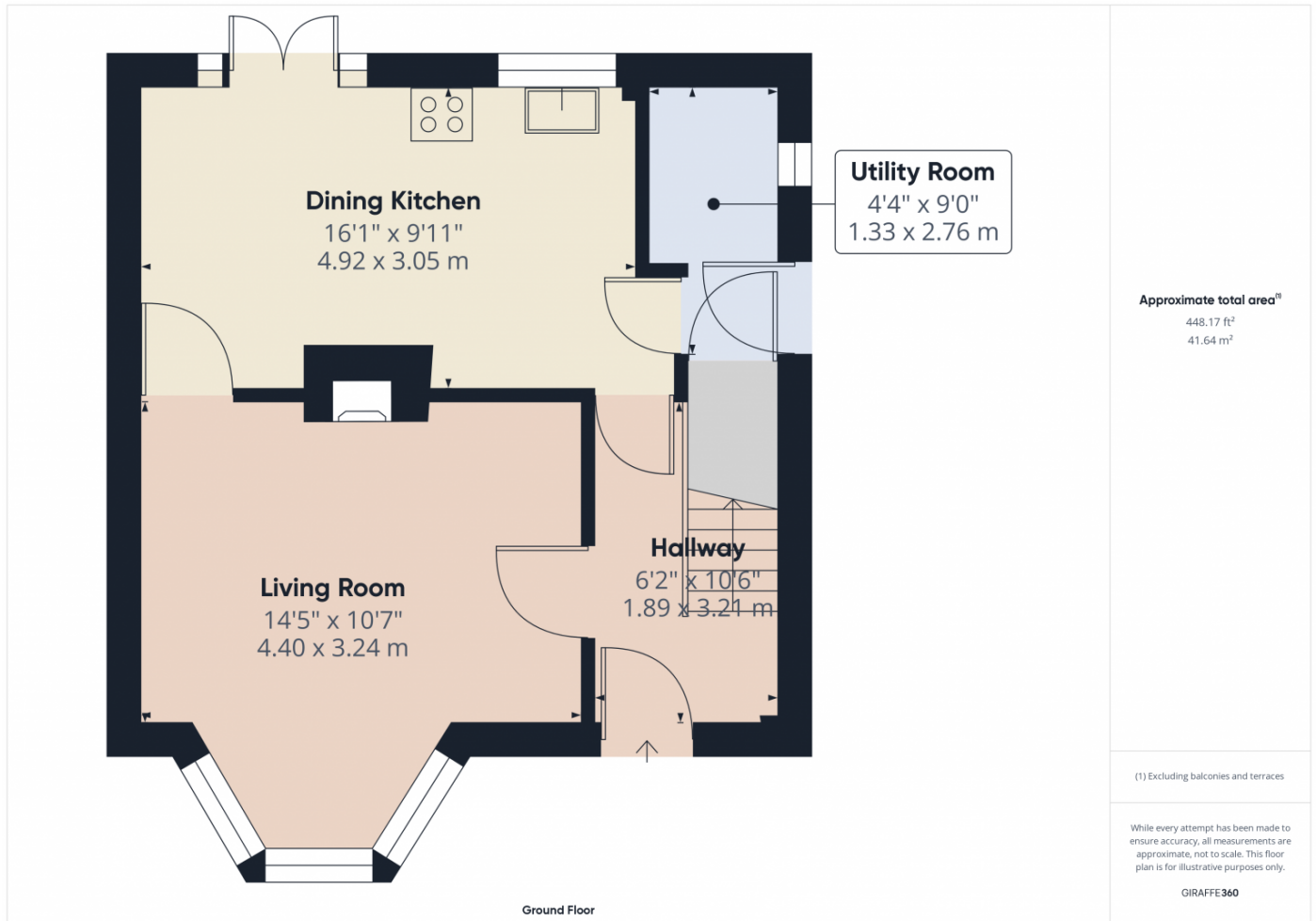


Gallery Photos

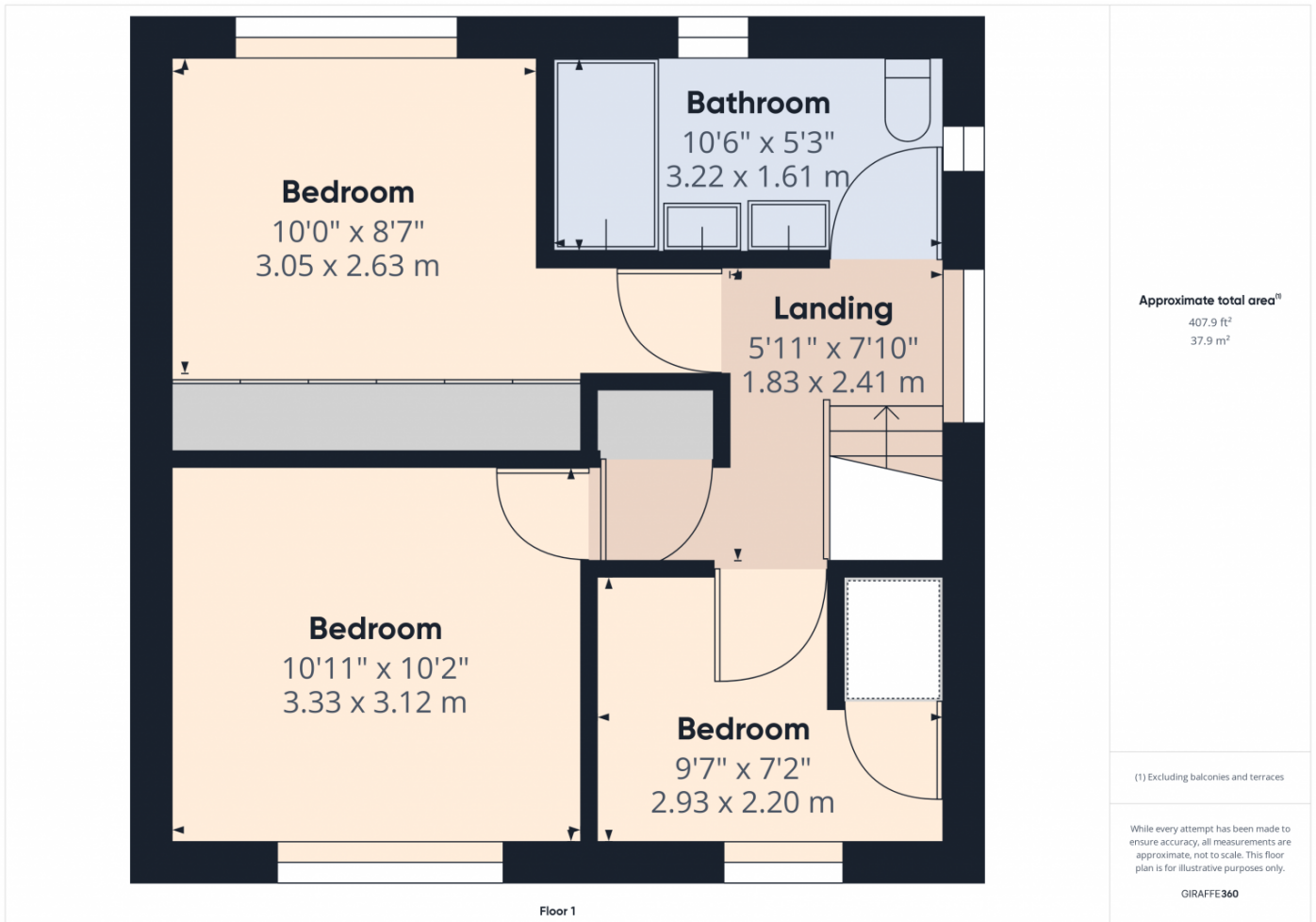




WOOD ROAD, CHADDESSEN, DERBY, DE21



WOOD ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Wood Road, Chaddesden, DE21

Energy rating

D

Valid until 01.02.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

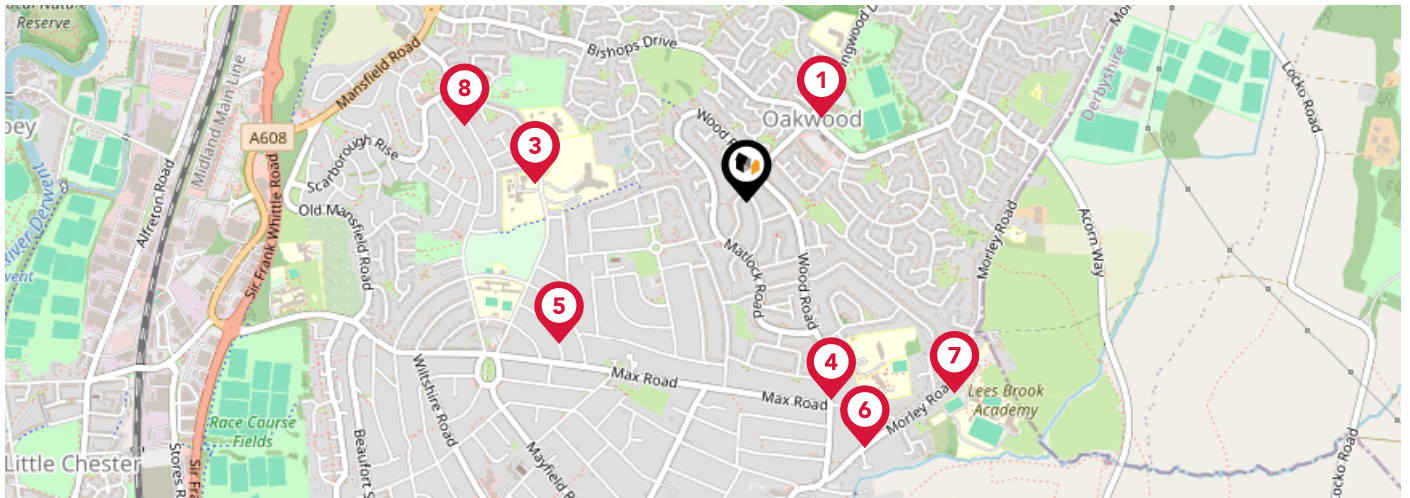
EPC - Additional Data



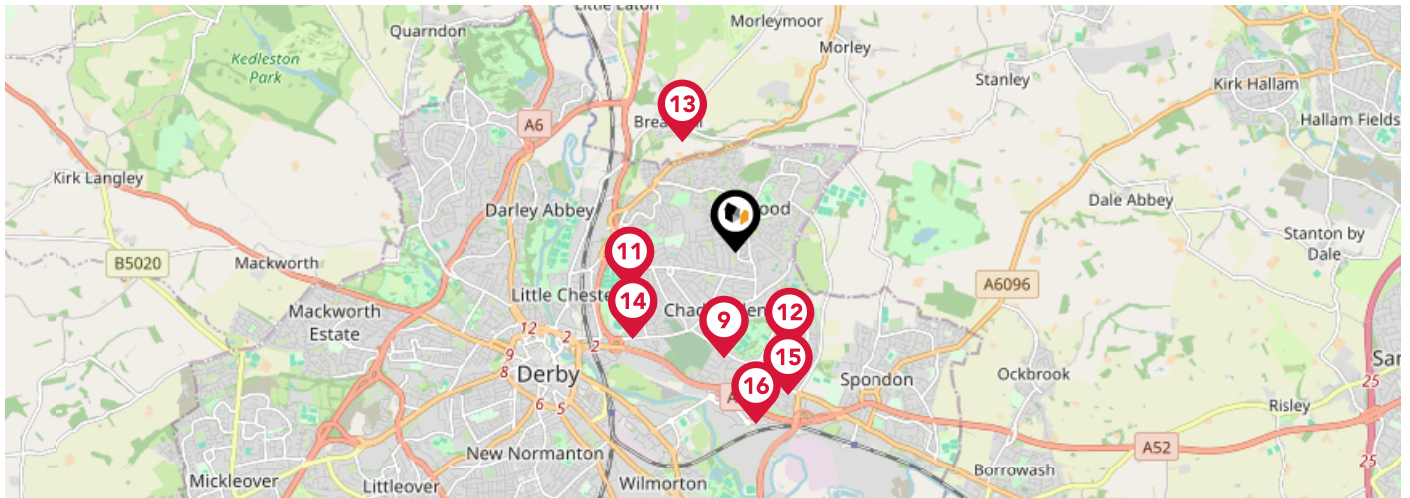
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

Area Schools

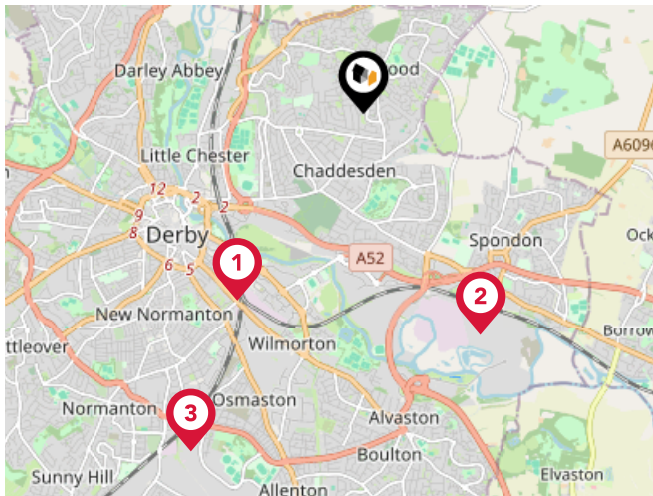


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



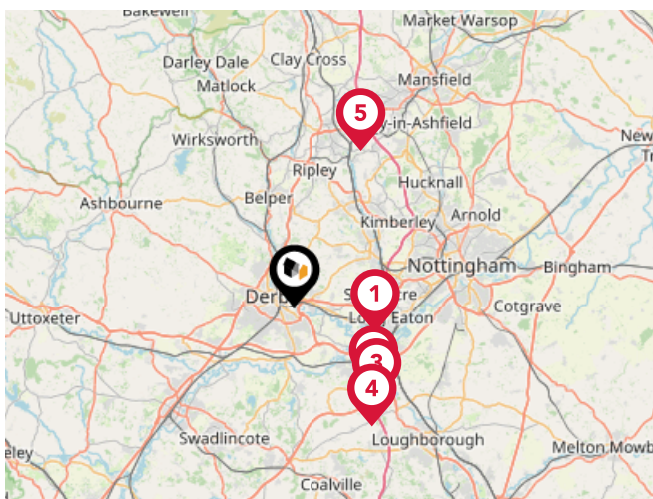
		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.19	<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: 645 Distance:1.37	<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: 177 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



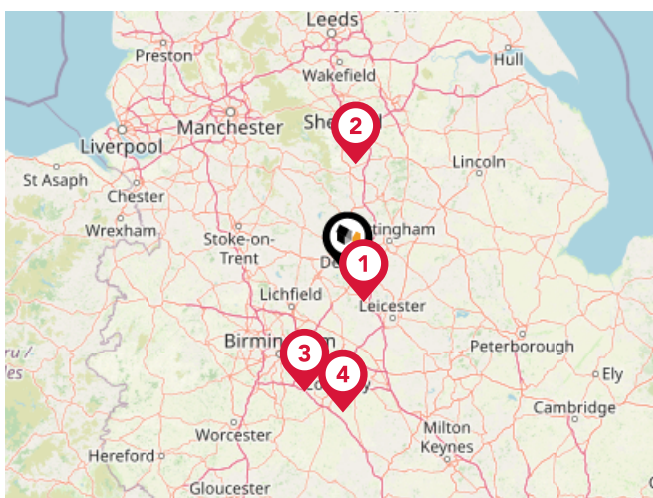
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.03 miles
2	Spondon Rail Station	2.24 miles
3	Peartree Rail Station	3.4 miles



Trunk Roads/Motorways

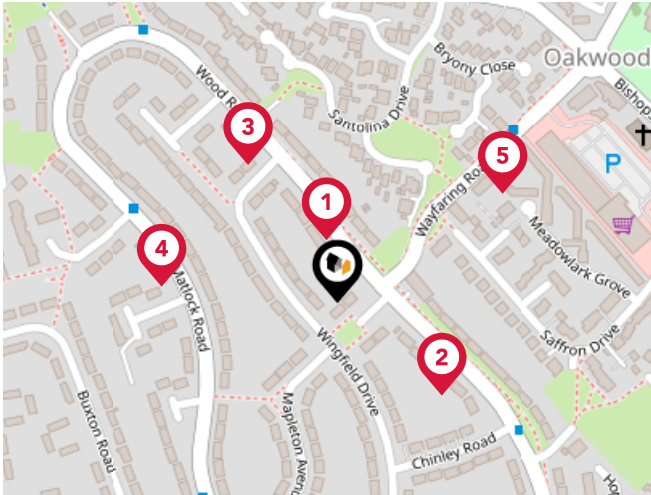
Pin	Name	Distance
1	M1 J25	5.96 miles
2	M1 J24A	8.06 miles
3	M1 J24	8.92 miles
4	M1 J23A	10.08 miles
5	M1 J28	12.06 miles



Airports/Helipads

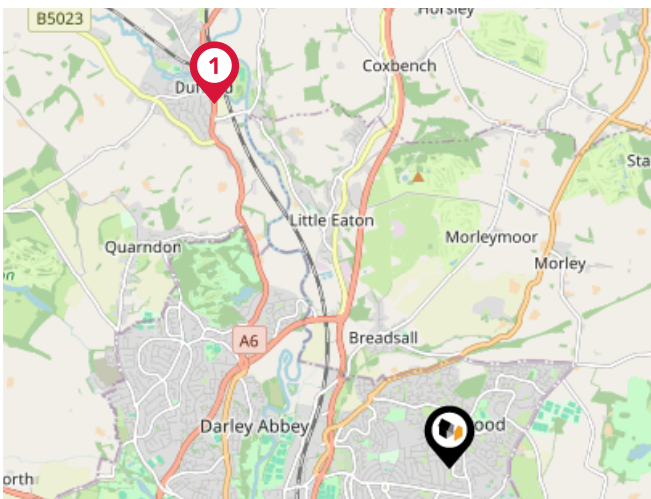
Pin	Name	Distance
1	East Midlands Airport	9.05 miles
2	Sheffield City Airport	31.53 miles
3	Birmingham International Airport	35.93 miles
4	Coventry Airport	39.67 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fernilee Gardens	0.04 miles
2	Chinley Road	0.08 miles
3	Fernilee Gardens	0.09 miles
4	Birchover Rise	0.1 miles
5	Wayfaring Road	0.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.88 miles
2	Toton Lane Tram Stop	7.41 miles
3	Inham Road Tram Stop	7.84 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.

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.



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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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