

Hannells
A Moving Experience

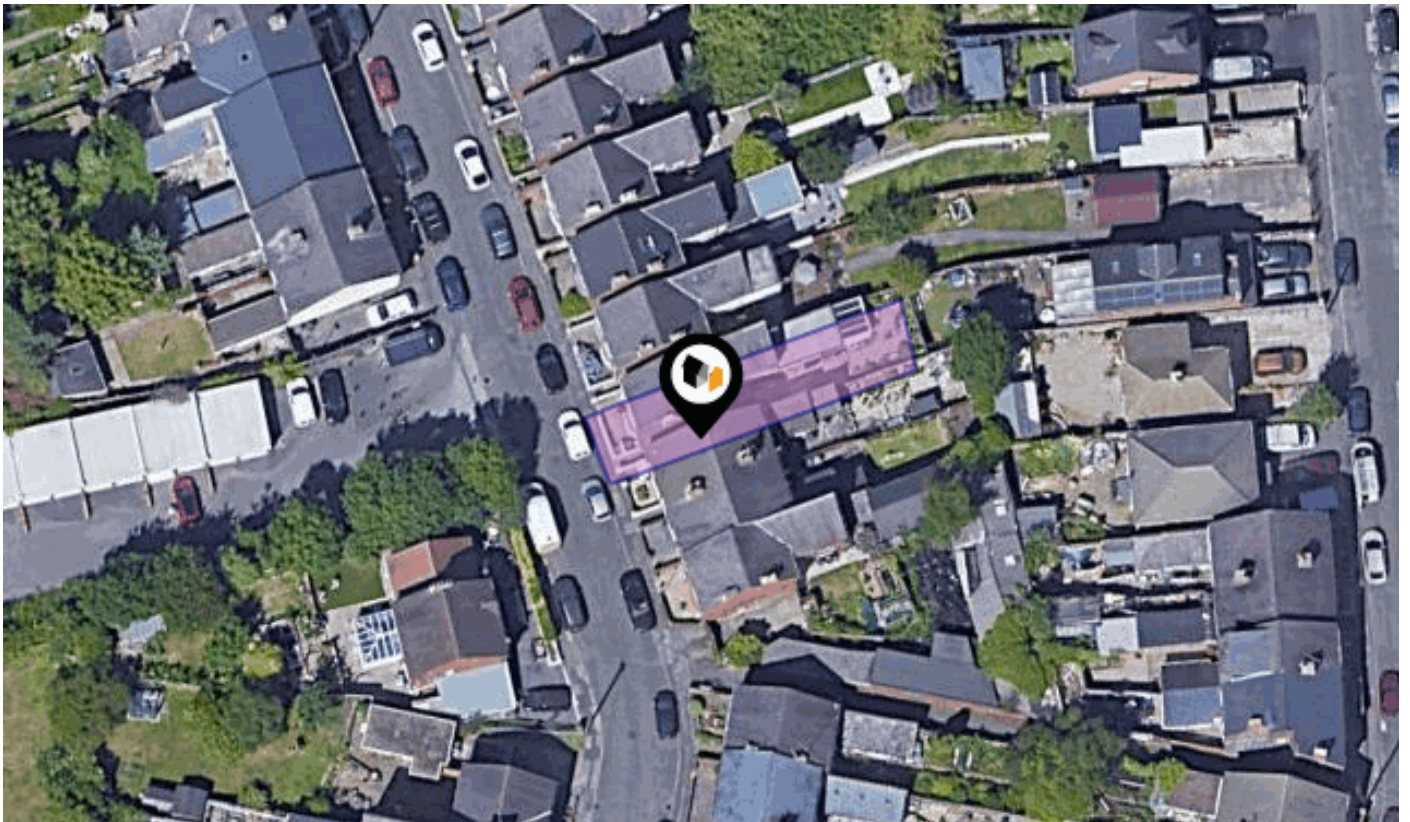


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th September 2024



FLETCHER STREET, HEANOR, DE75

Hannells

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Introduction

Our Comments



- > Spacious Detached Home
- > Three Double Bedrooms
- > Lounge, Dining Room & Conservatory
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Viewing is simply a must to fully appreciate the size and standard of the accommodation on offer. Located in the sought after area of Heanor, this most spacious and beautifully well-presented three-bedroom period home offers a stylish living room with feature bay window, dining room with French doors to the rear garden, modern fitted kitchen, utility room, three en-suite shower rooms and a useful loft room with its own en-suite! Benefiting from uPVC double glazing, gas central heating, under floor heating and solid Oak doors and flooring, along with wall mounted electric heaters in the loft room, the accommodation in brief comprises: Entrance porch with Minton style tile flooring; Entrance hall; spacious lounge with feature bay window and opening to the generous dining room with French doors to the rear garden; modern and well-appointed fitted kitchen; utility room; uPVC double glazed conservatory; ground floor bathroom; three double first floor bedrooms, all with en-suite shower rooms and a loft room with its own en-suite shower room. To the front of the property is a neat walled fore-garden and to the rear is a low maintenance garden space with raised decked area, log stores, patio seating area and a range of mixed flower and shrubbery beds. The property has beautiful views to the rear of nearby open countryside. The vendor current rents a garage and three parking spaces opposite the property via the Local Authority and this may be an option for the new home owner.

Entrance Porch:

Entrance Hall: (11'2" x 3'3") 3.40 x 0.99

Through Lounge Dining Room: (24'9" x 11'8") 7.54 x 3.55

Kitchen: (14'3" x 8'5") 4.34 x 2.56

Utility Room: (7'0" x 8'6") 2.13 x 2.59

Conservatory: (7'4" x 8'1") 2.23 x 2.46

Family Bathroom: (11'1" x 5'5") 3.38 x 1.65

First Floor Landing: (5'10" x 3'5") 1.78 x 1.04

Bedroom One: (11'9" x 11'5") 3.58 x 3.48 En-Suite: (8'0" x 2'7") 2.44 x 0.79

Bedroom Two: (12'4" x 6'6") 3.76 x 1.98 En-Suite: (7'4" x 2'4") 2.23 x 0.71

Bedroom Three: (11'5" x 8'9") 3.48 x 2.66 En-Suite: (4'6" x 4'10") 1.37 x 1.47

Loft Room: (15'1" x 9'7") 4.59 x 2.92 En-Suite: (5'8" x 5'1") 1.73 x 1.55

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,461		
Title Number:	DY380198		

Local Area

Local Authority:	Derbyshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		6	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

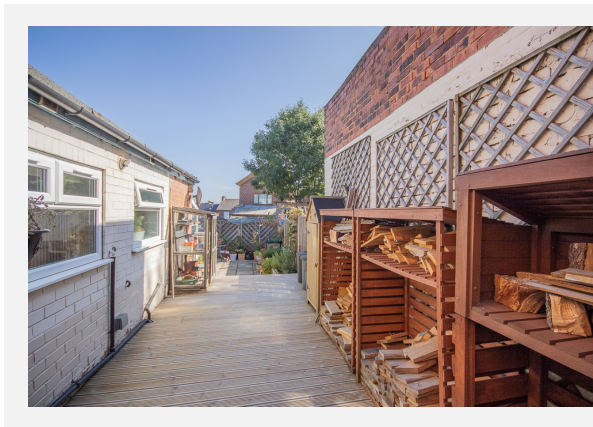


Gallery Photos



Gallery Photos





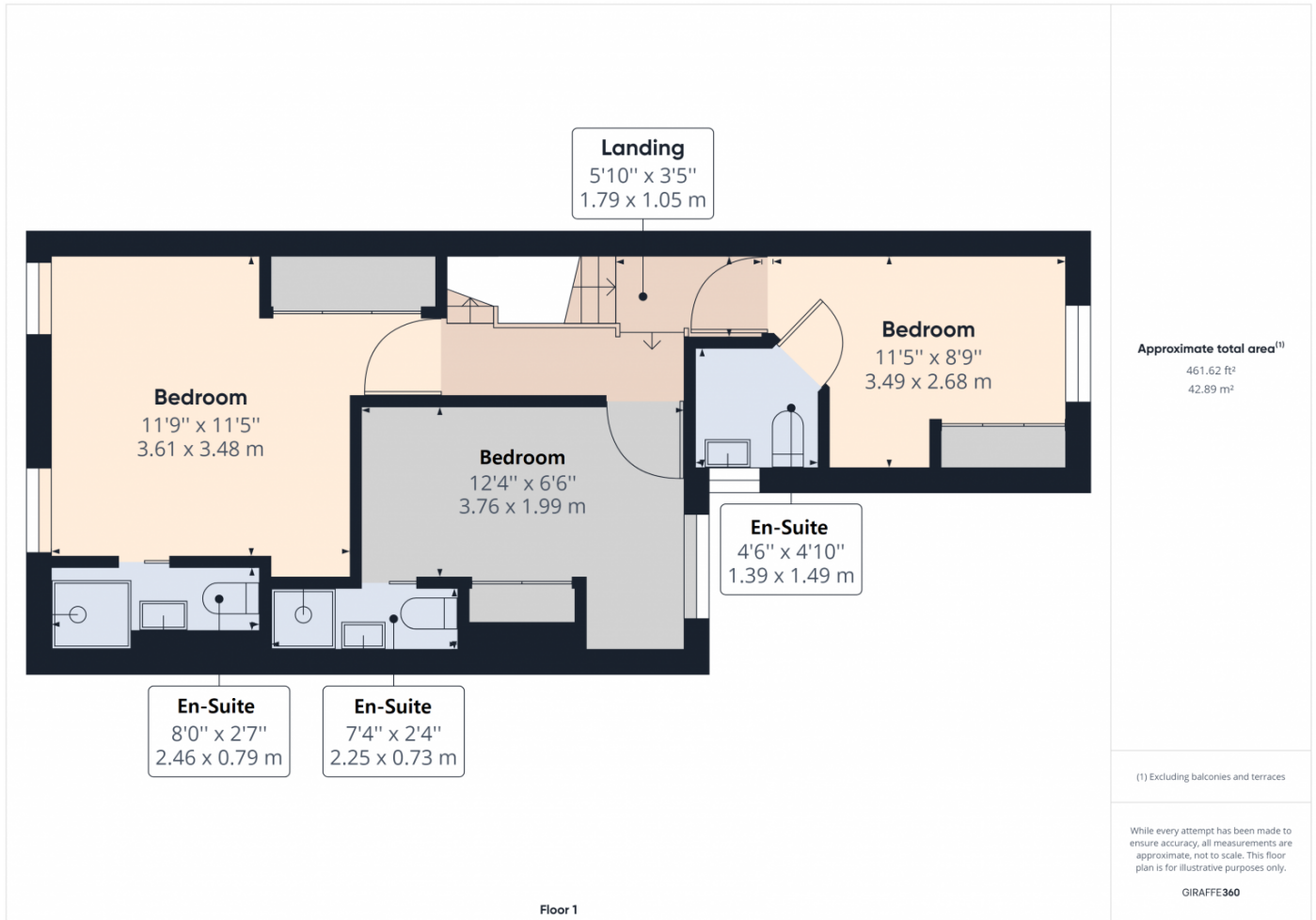
Gallery Photos



FLETCHER STREET, HEANOR, DE75



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Property EPC - Certificate



NEWLANDS, HEANOR, DE75

Energy rating

E

Valid until 16.05.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

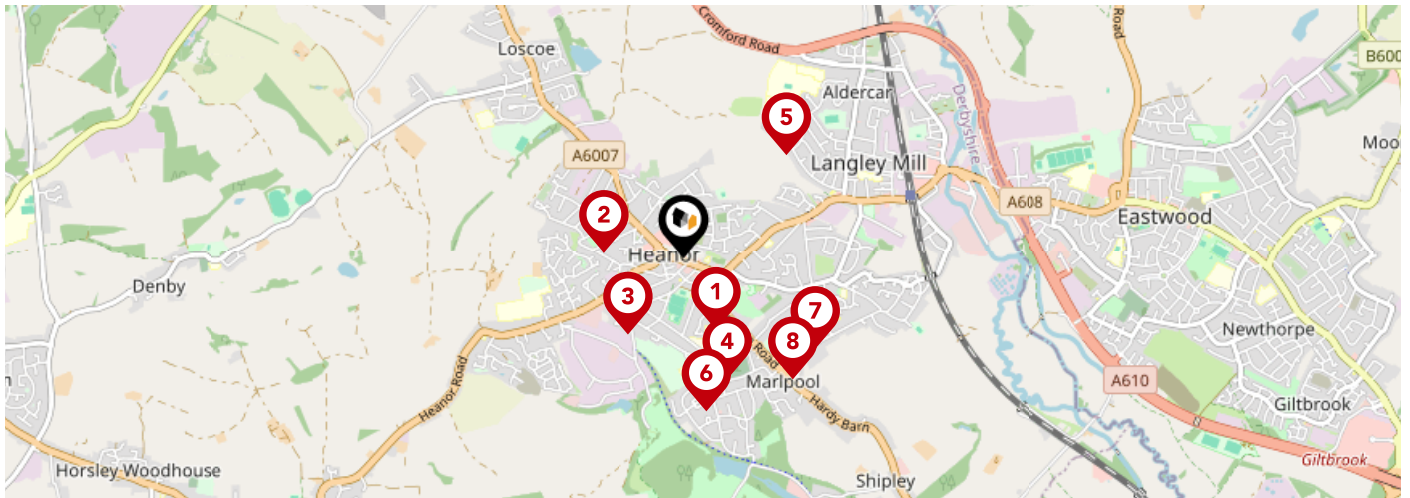
Property

EPC - Additional Data

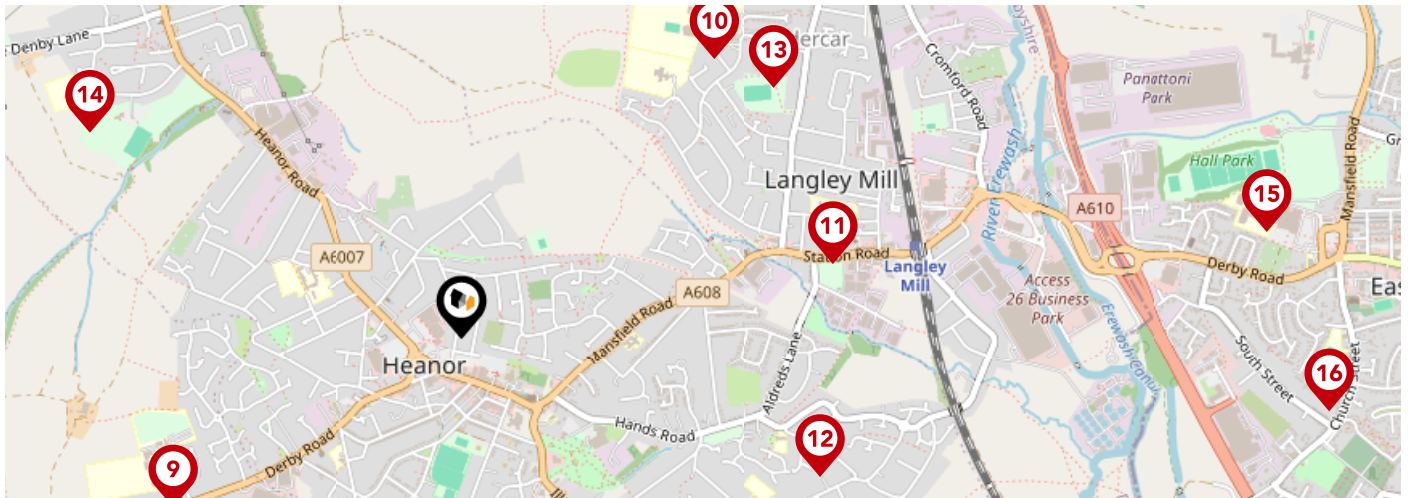


Additional EPC Data

Property Type:	House
Build Form:	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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²

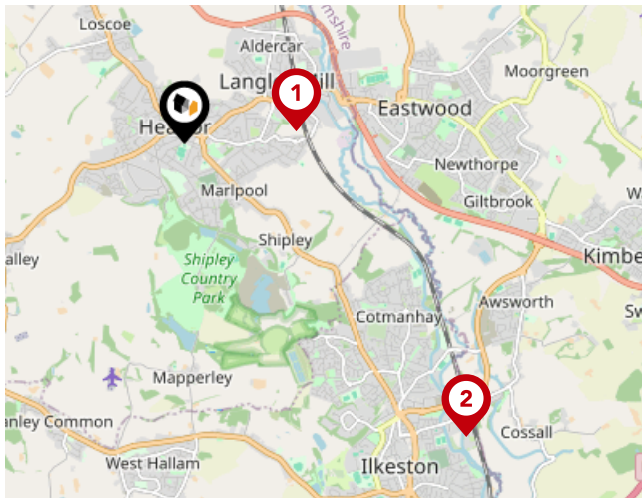


		Nursery	Primary	Secondary	College	Private
1	Jasmine House School Ofsted Rating: Good Pupils: 10 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howitt Primary Community School Ofsted Rating: Good Pupils: 338 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Corfield CofE Infant School Ofsted Rating: Good Pupils: 89 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mundy CofE Junior School Ofsted Rating: Good Pupils: 194 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Langley Mill Academy Ofsted Rating: Requires improvement Pupils: 300 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coppice Primary School Ofsted Rating: Good Pupils: 233 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marlpool Junior School Ofsted Rating: Good Pupils: 100 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marlpool Infant School Ofsted Rating: Good Pupils: 41 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



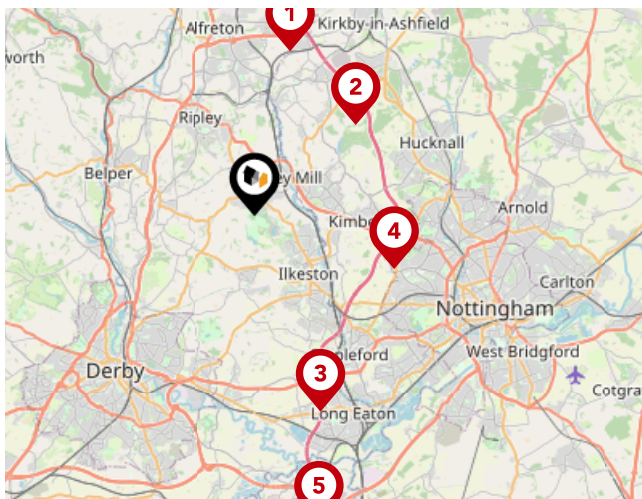
	Nursery	Primary	Secondary	College	Private
<p>9 Heanor Gate Spencer Academy Ofsted Rating: Outstanding Pupils: 1388 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Aldercar High School Ofsted Rating: Good Pupils: 696 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Langley Mill Church of England Infant School and Nursery Ofsted Rating: Good Pupils: 110 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Laceyfields Academy Ofsted Rating: Good Pupils: 84 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Aldercar Infant School Ofsted Rating: Outstanding Pupils: 186 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Loscoe CofE Primary School and Nursery Ofsted Rating: Good Pupils: 199 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hall Park Academy Ofsted Rating: Requires improvement Pupils: 887 Distance:1.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Springbank Academy Ofsted Rating: Good Pupils: 234 Distance:1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



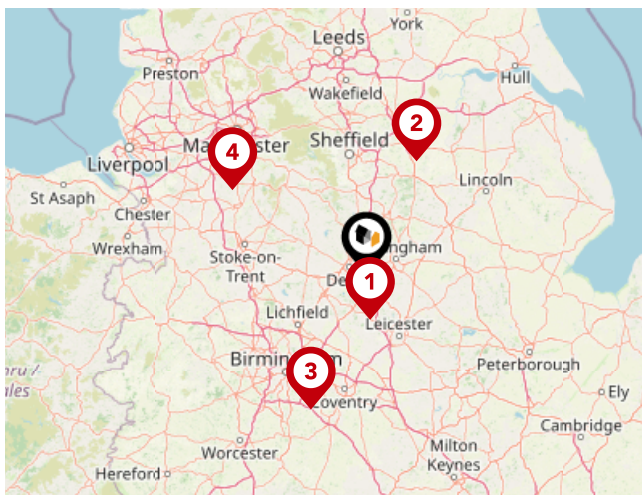
National Rail Stations

Pin	Name	Distance
1	Langley Mill Rail Station	1.01 miles
2	Ilkeston Rail Station	3.63 miles
3	Belper Rail Station	5.32 miles



Trunk Roads/Motorways

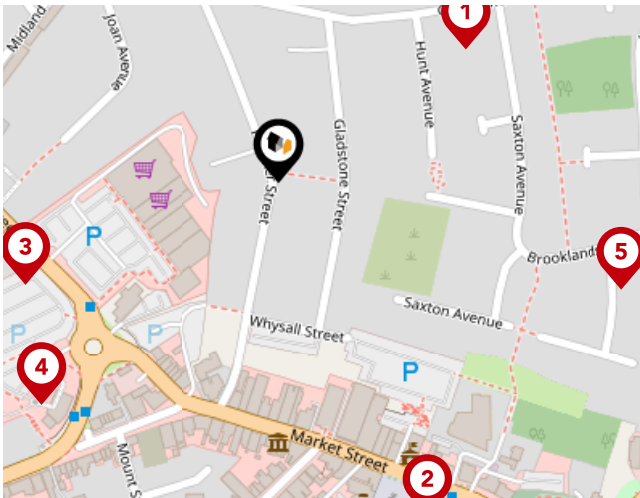
Pin	Name	Distance
1	M1 J28	6.04 miles
2	M1 J27	4.84 miles
3	M1 J25	7.35 miles
4	M1 J26	5.35 miles
5	M1 J24A	11.21 miles



Airports/HELIPADS

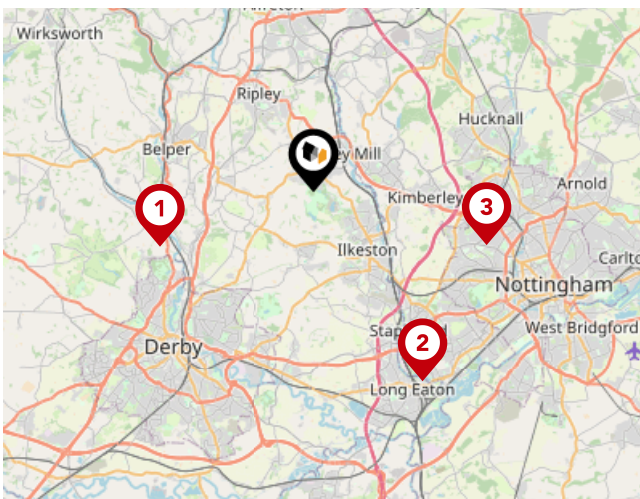
Pin	Name	Distance
1	East Mids Airport	13.19 miles
2	Finningley	35.14 miles
3	Birmingham Airport	42.02 miles
4	Manchester Airport	44.94 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gladstone Avenue	0.13 miles
2	Market Place	0.2 miles
3	Retail Park	0.15 miles
4	Tesco Superstore	0.18 miles
5	Brooklands Avenue	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.81 miles
2	Tram Park & Ride	7.81 miles
3	Phoenix Park Tram Stop	6.47 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.



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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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