

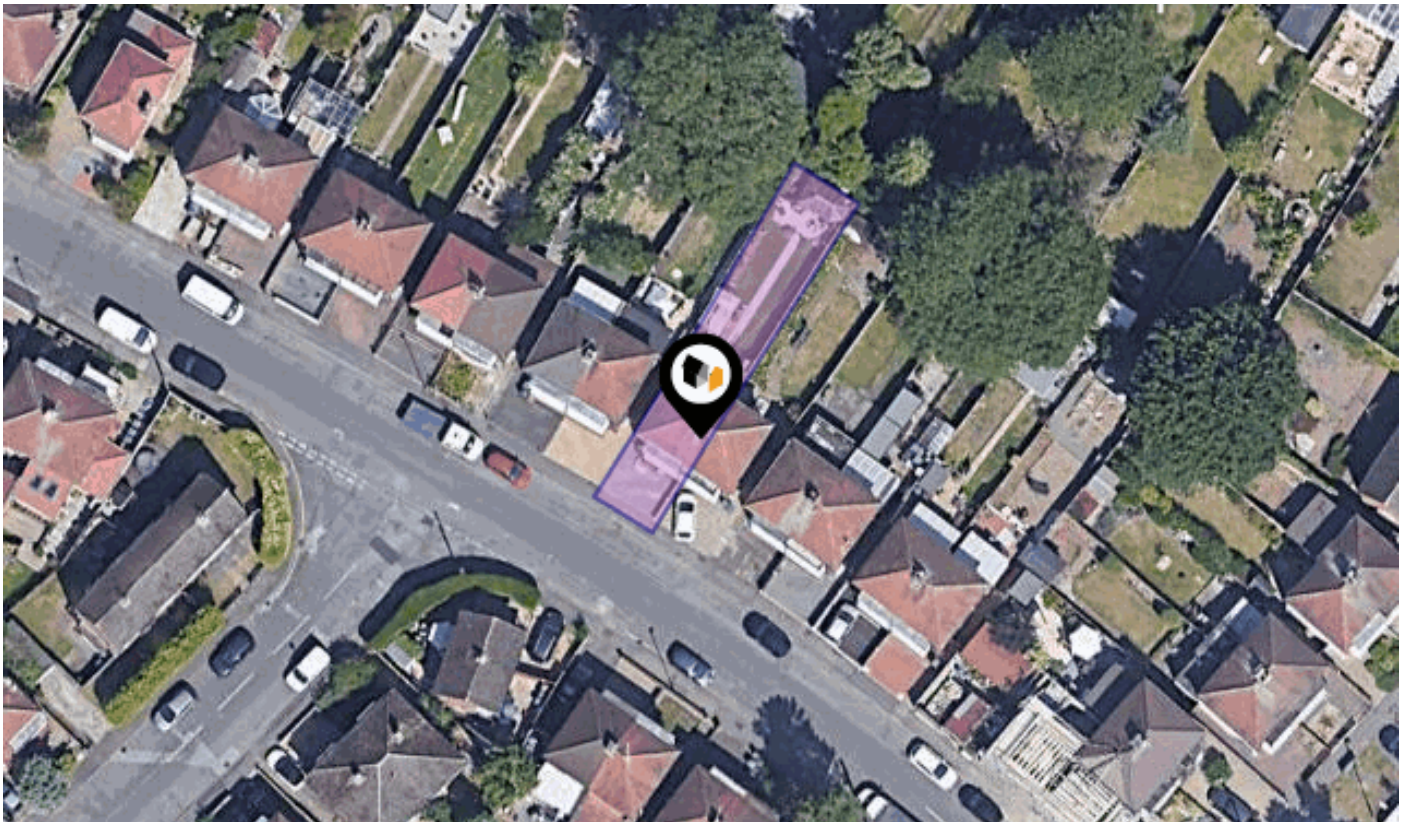


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th September 2024



THE CRESCENT, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Two Bedroomed Semi-Detached Home
- > Off-Road Parking And An Enclosed Rear Garden
- > Ideal First Time Home, Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional semi detached home, ideal for the first time buyer and is well situated for local amenities. The accommodation is supplemented by gas fired central , UPVC double glazing and benefits from off road parking and an enclosed rear garden.

The well presented property briefly comprises: side entrance lobby, lounge and fitted kitchen. To the first floor the landing provides access to two bedrooms and modern bathroom with a three piece suite. Outside, a Presscrete driveway provides off-road parking to the front elevation and there is an enclosed garden to the rear elevation with a conservatory to the head of the garden.

The Crescent is particularly well situated for Chaddesden and its range of shops, school and transport links together with Chaddesden Park and road links with the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Side Entrance Lobby:

Lounge: (13'2" x 9'9") 4.01 x 2.97

Fitted Kitchen: (13'1" x 8'3") 3.99 x 2.51

First Floor Landing:

Bedroom One: (12'3" x 10'1") 3.73 x 3.07

Bedroom Two: (6'9" x 6'10") 2.06 x 2.08

Bathroom With A White Three Piece Suite: (9'8" x 5'10") 2.95 x 1.78

Outside:

There is a Presscrete frontage providing off-road parking. Gated access to the side elevation leads to the enclosed rear garden having a covered patio area with lawned area beyond and there is a conservatory 12'11" x 7'2" to the head of the garden.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	538 ft ² / 50 m ²		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY22521		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

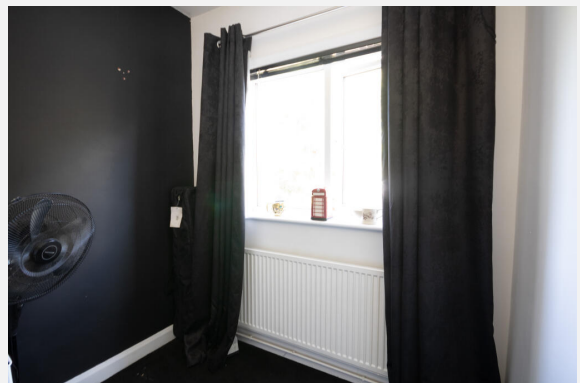
Mobile Coverage: (based on calls indoors)



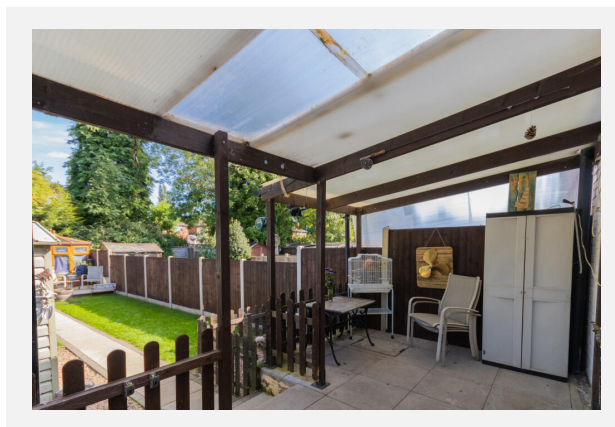
Satellite/Fibre TV Availability:



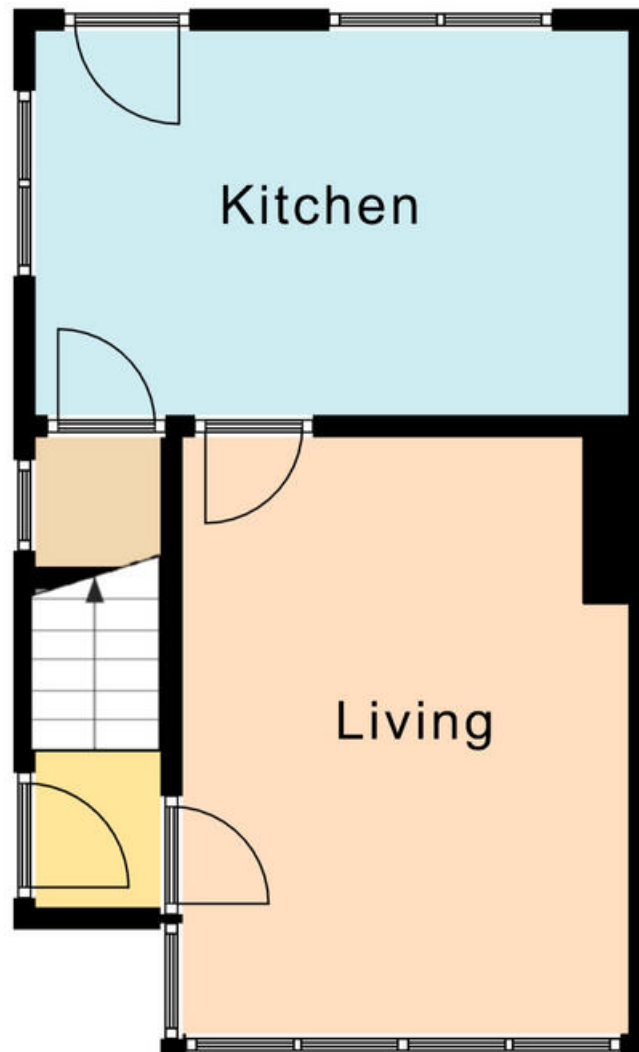
Gallery Photos



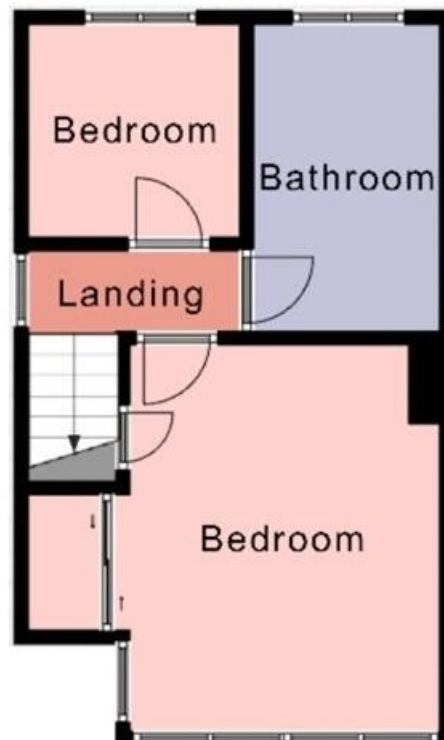
Gallery Photos



THE CRESCENT, CHADDESSEN, DERBY, DE21



THE CRESCENT, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



The Crescent, Chaddesden, DE21

Energy rating

D

Valid until 01.12.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

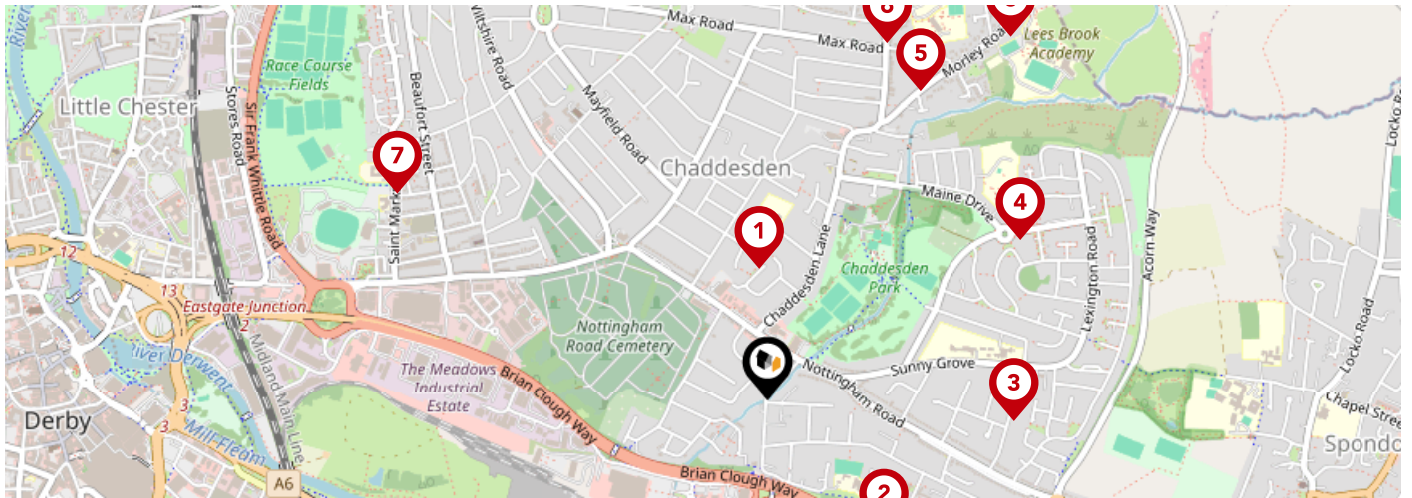
Property

EPC - Additional Data

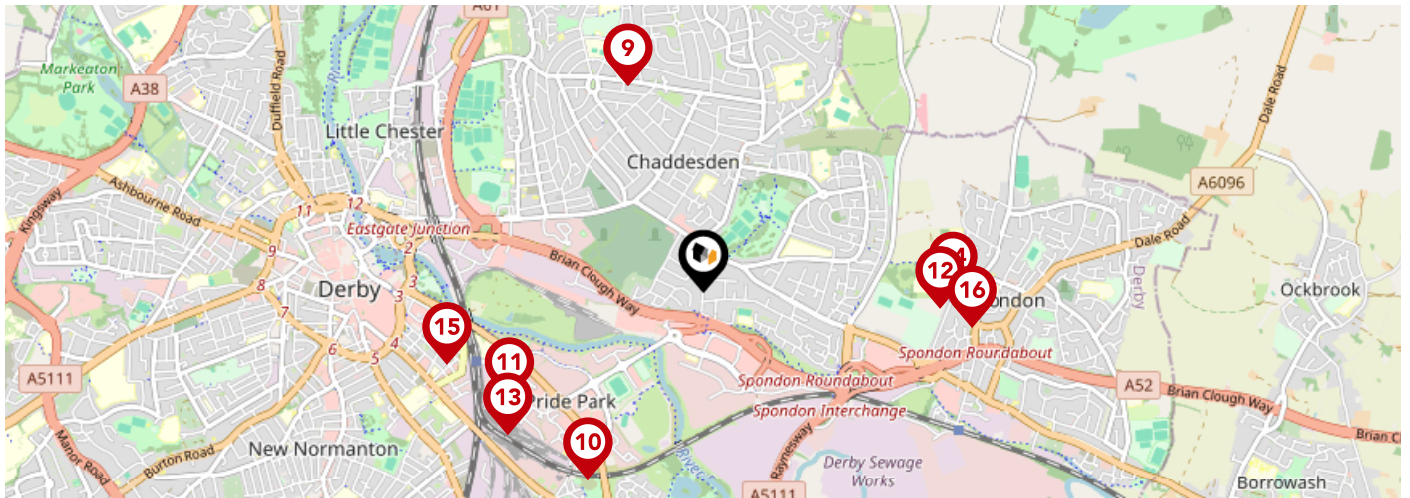


Additional EPC Data

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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	50 m ²

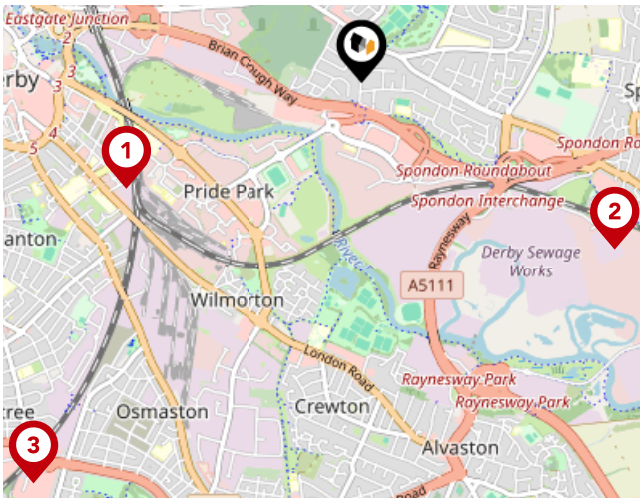


		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



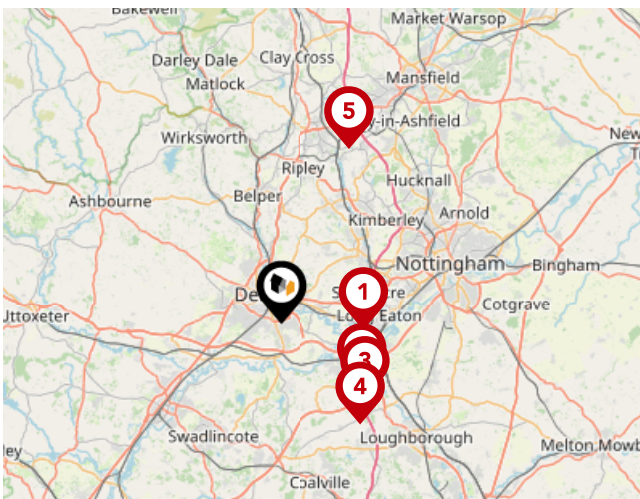
		Nursery	Primary	Secondary	College	Private
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:1.21	<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	1.16 miles
2	Spondon Rail Station	1.35 miles
3	Peartree Rail Station	2.32 miles



Trunk Roads/Motorways

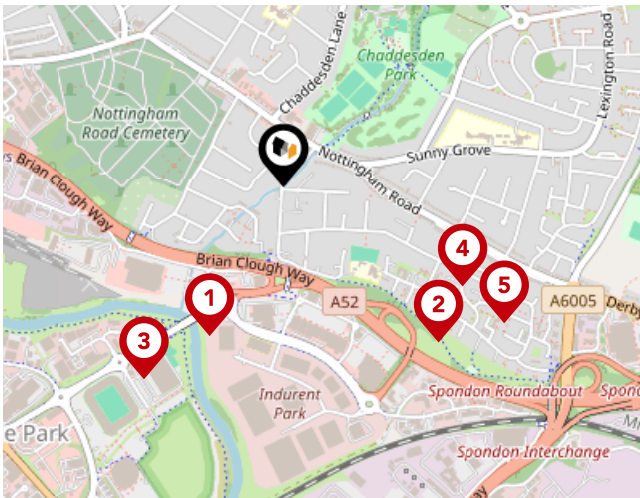
Pin	Name	Distance
1	M1 J25	5.8 miles
2	M1 J24A	7.29 miles
3	M1 J24	8.09 miles
4	M1 J23A	9.11 miles
5	M1 J28	13.24 miles



Airports/HELIPADS

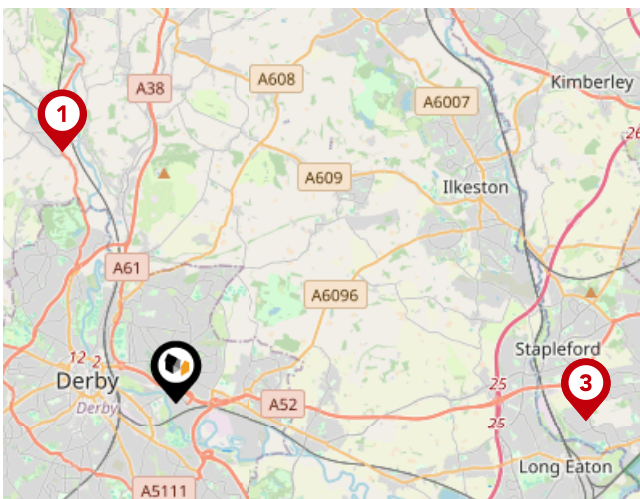
Pin	Name	Distance
1	East Mids Airport	8.08 miles
2	Birmingham Airport	34.75 miles
3	Baginton	38.43 miles
4	Finningley	42.45 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wyvernside	0.37 miles
2	Donegal Walk	0.49 miles
3	Millenium Way	0.53 miles
4	Eden Road	0.46 miles
5	Albert Road	0.58 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.94 miles
2	Tram Park & Ride	7.34 miles
3	Toton Lane Tram Stop	7.34 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.

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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

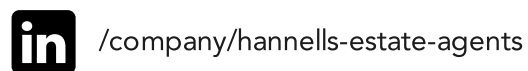


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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