

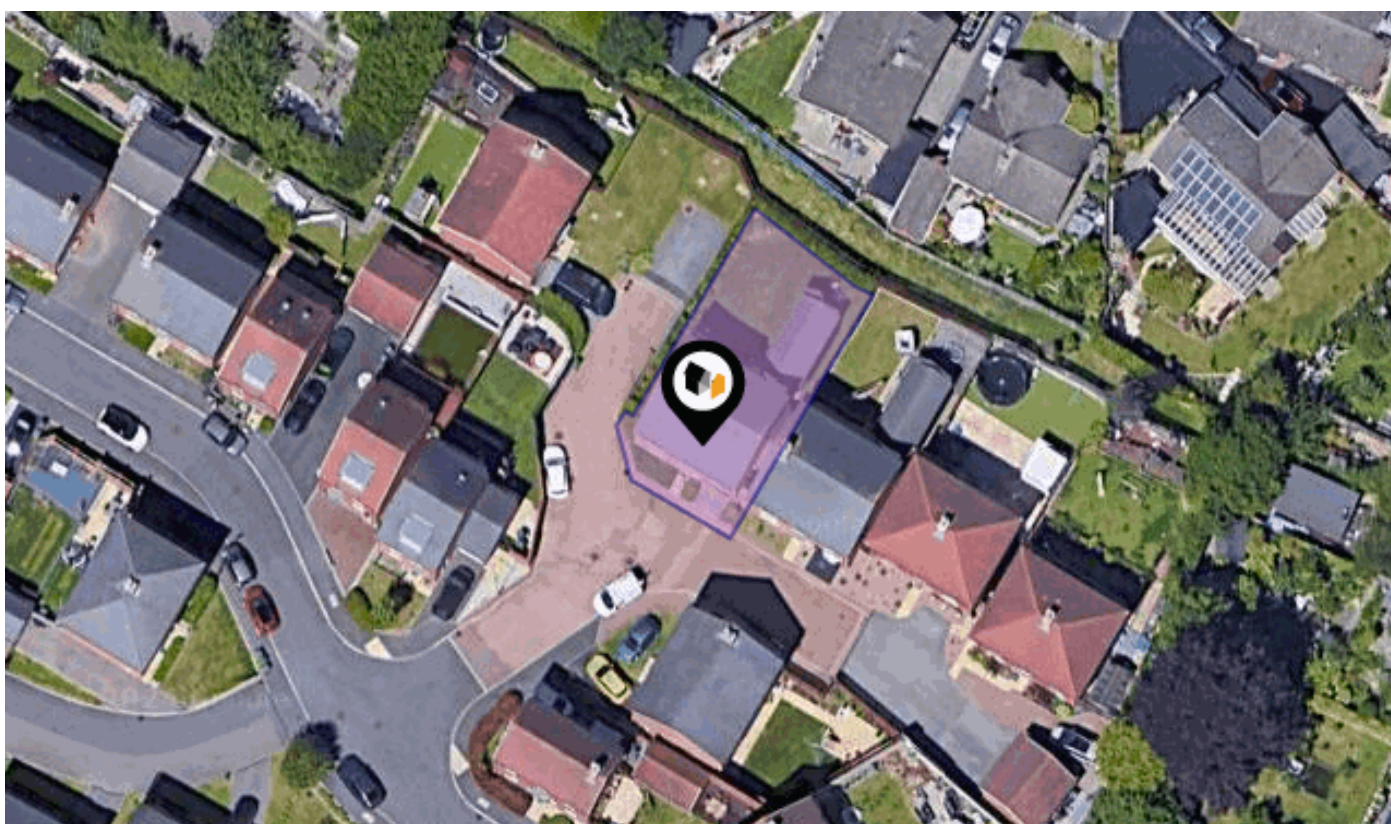


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th September 2024



ZOUCHE CLOSE, HEANOR, DE75

Hannells

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Introduction

Our Comments



- > Four Double Bedroomed Detached Family Home
- > Far Reaching Views To Rear Elevation
- > No Upward, Chain, Cul-De-Sac Location
- > EPC Rating B, Standard Construction
- > Council Tax Band D, Freehold

A well-appointed and presented four double bedroomed detached home occupying an established small cul-de-sac and enjoys far reaching views to the rear elevation. The property benefits from an enclosed carport for two vehicles, a larger than average detached garage and viewing is recommended. The property lies within a small development built some 8 years ago by Messrs Strata Homes and offers stylish and spacious living accommodation which is supplemented by gas fired central heating and UPVC double glazing.

In brief, the accommodation comprises:- reception hallway, cloakroom/WC, lounge and fitted dining kitchen with integrated appliances and French doors over the rear garden with far reaching views. To the first floor is the feature balcony landing, four double bedrooms (two with fitted wardrobes), master bedroom with en-suite shower room and modern family bathroom.

Reception Hallway: (15'3" x 6'6") 4.65 x 1.98 Cloakroom/WC: (6'3" x 2'10") 1.90 x 0.86

Lounge: (15'2" x 11'6") 4.62 x 3.51

Fitted Dining Kitchen (with integrated appliance): (18'4" x 10'3") 5.59 x 3.12

First Floor Balcony Landing:

Master Bedroom: (14'2" x 9'1") 4.32 x 2.77 En-Suite: (8'5" x 4'4") 2.57 x 1.32

Double Bedroom Two: (11'9" x 11'8") 3.58 x 3.56

Double Bedroom Three: (11'8" x 10'7") 3.56 x 3.23

Double Bedroom Four: (14'2" x 9'3") 4.32 x 2.82

Family Bathroom: (8'5" x 7'0") 2.57 x 2.13

Outside: There are gardens to both front and rear elevations, the front has a small lawned area. An enclosed carport to the side elevation is access via timber gates leads to a driveway providing off road parking for two vehicles and in-turn to a LARGER THAN AVERAGE DETACHED GARAGE 20'5" x 10'3" with up and over door, light and power. The rear garden is enclosed and enjoys far reaching views having a full width paved patio/seating area with lawned garden beyond with well stocked borders. Cold water tap and outside light.

Please Note: Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.07 acres		
Year Built :	2016		
Council Tax :	Band D		
Annual Estimate:	£2,192		
Title Number:	DY505325		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	53 mb/s	1000 mb/s

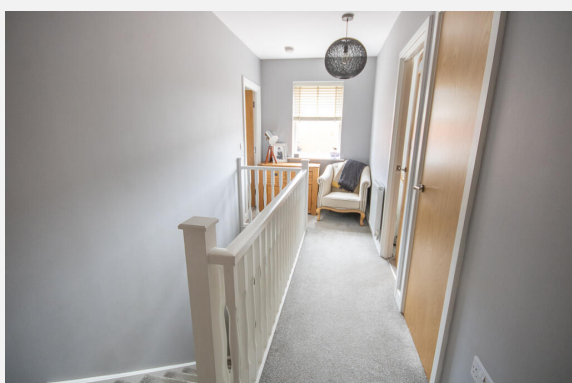
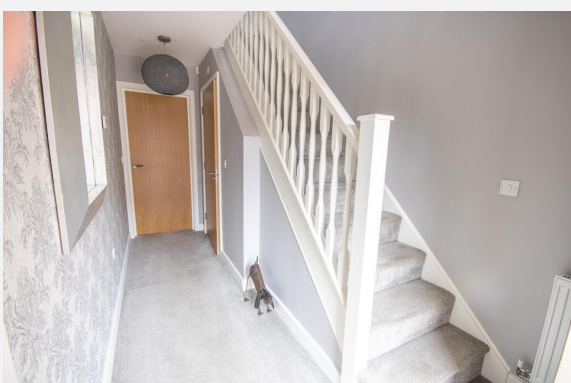
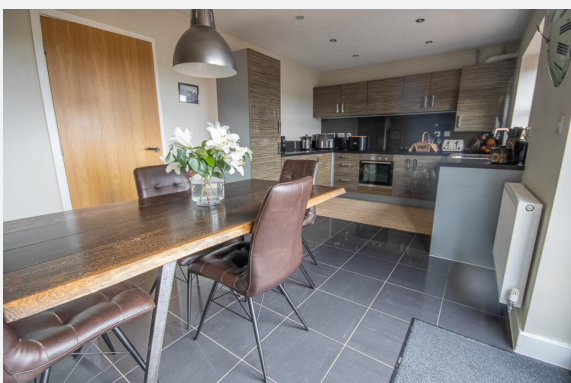
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

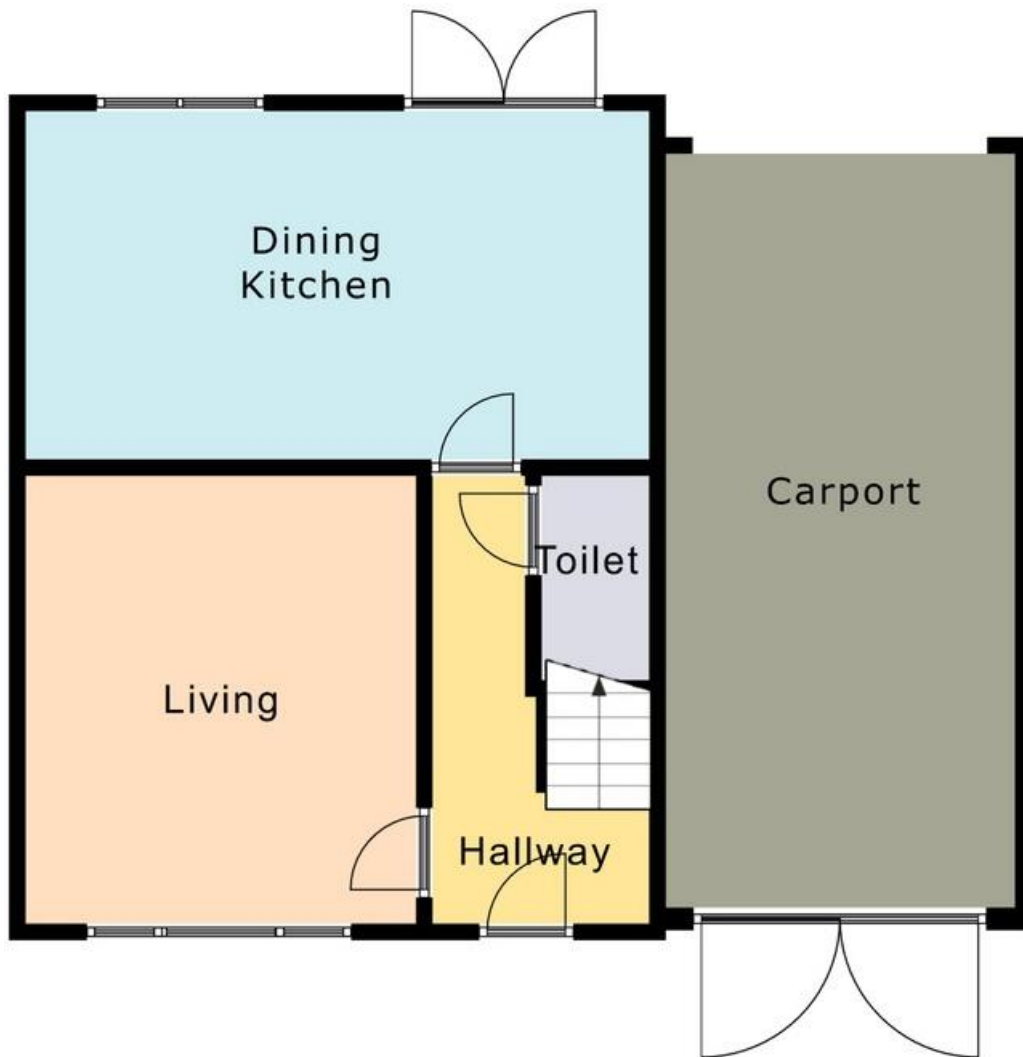




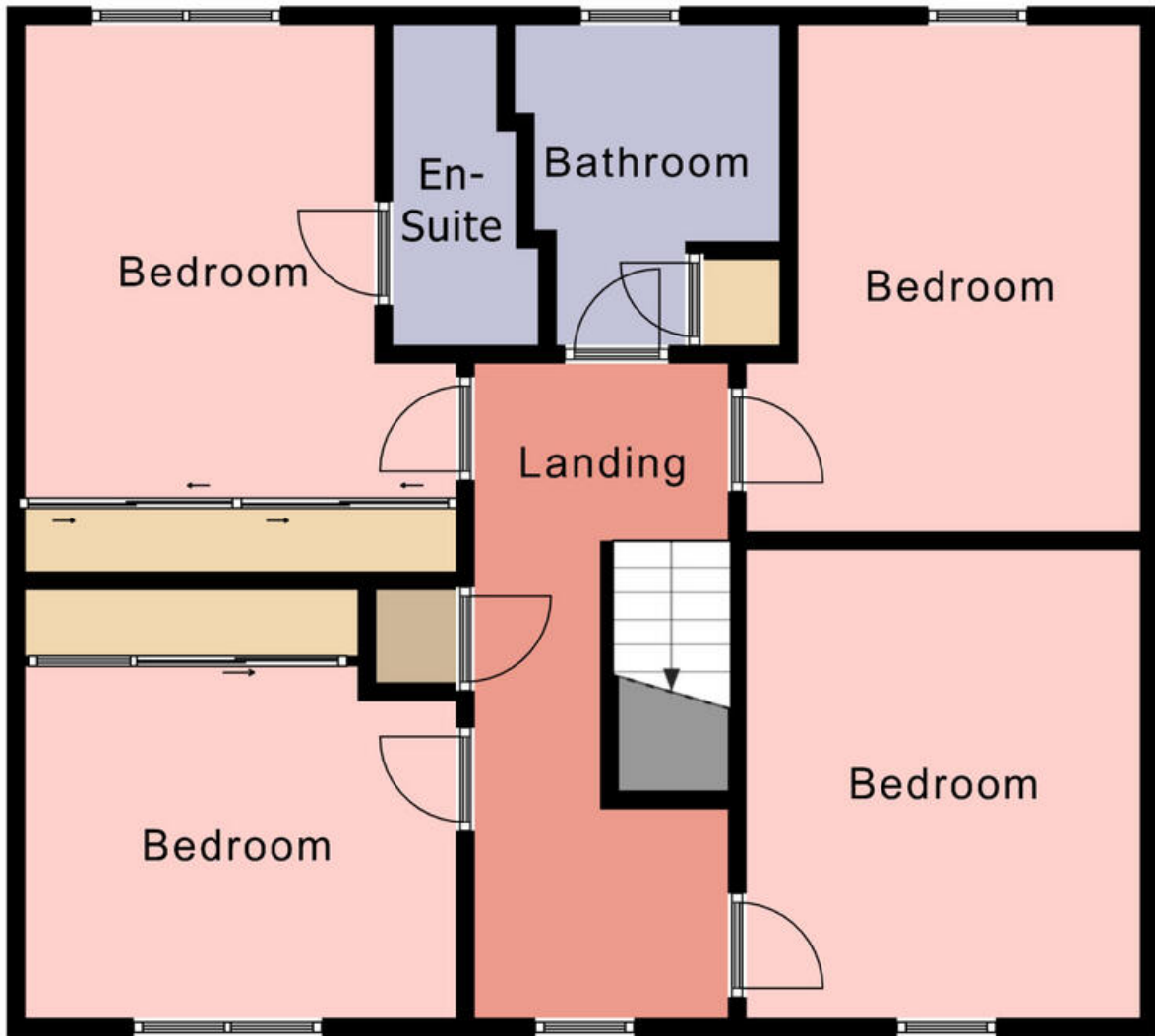
Gallery Photos



ZOUCHE CLOSE, HEANOR, DE75



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Property EPC - Certificate



Zouche Close, DE75

Energy rating

B

Valid until 22.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

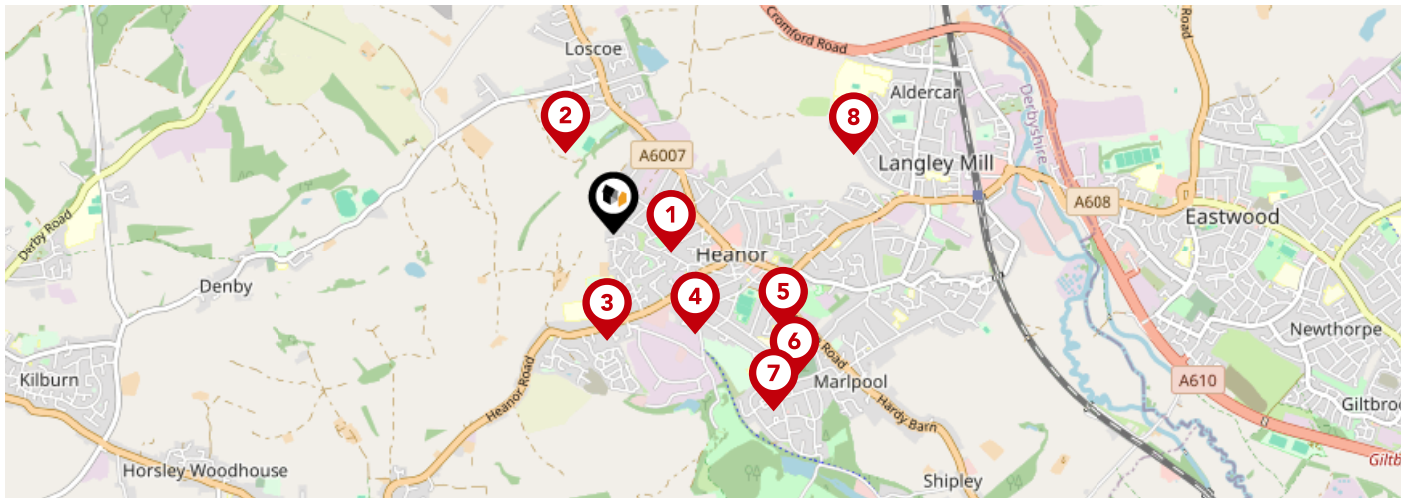
Property

EPC - Additional Data

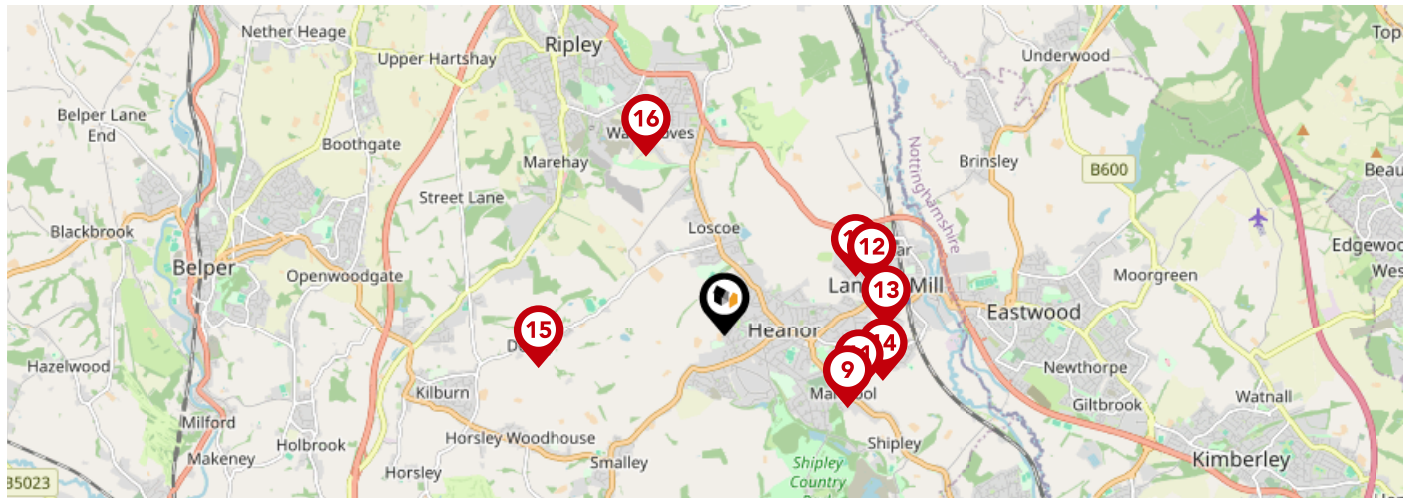


Additional EPC Data

Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² ·K
Total Floor Area:	119 m ²

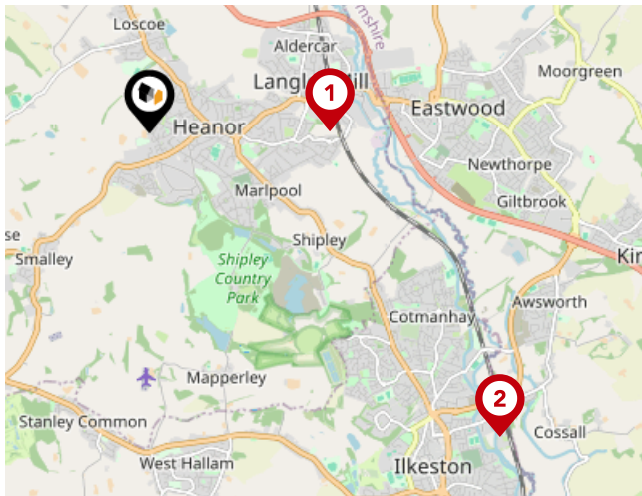


		Nursery	Primary	Secondary	College	Private
1	Howitt Primary Community School Ofsted Rating: Good Pupils: 338 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Loscoe CofE Primary School and Nursery Ofsted Rating: Good Pupils: 199 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Heanor Gate Spencer Academy Ofsted Rating: Outstanding Pupils: 1388 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Corfield CofE Infant School Ofsted Rating: Good Pupils: 89 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Jasmine House School Ofsted Rating: Good Pupils: 10 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mundy CofE Junior School Ofsted Rating: Good Pupils: 194 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coppice Primary School Ofsted Rating: Good Pupils: 233 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Langley Mill Academy Ofsted Rating: Requires improvement Pupils: 300 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



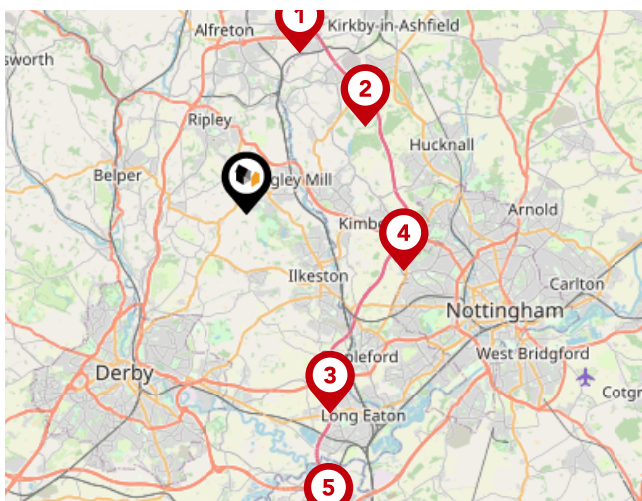
		Nursery	Primary	Secondary	College	Private
	Marlpool Infant School Ofsted Rating: Good Pupils: 41 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldercar High School Ofsted Rating: Good Pupils: 696 Distance: 1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marlpool Junior School Ofsted Rating: Good Pupils: 100 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldercar Infant School Ofsted Rating: Outstanding Pupils: 186 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langley Mill Church of England Infant School and Nursery Ofsted Rating: Good Pupils: 110 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laceyfields Academy Ofsted Rating: Good Pupils: 84 Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Denby Free CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 127 Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waingroves Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



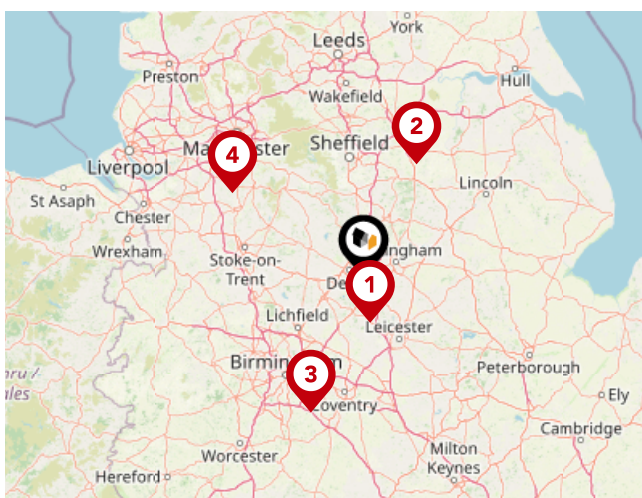
National Rail Stations

Pin	Name	Distance
1	Langley Mill Rail Station	1.62 miles
2	Ilkeston Rail Station	4.15 miles
3	Belper Rail Station	4.71 miles



Trunk Roads/Motorways

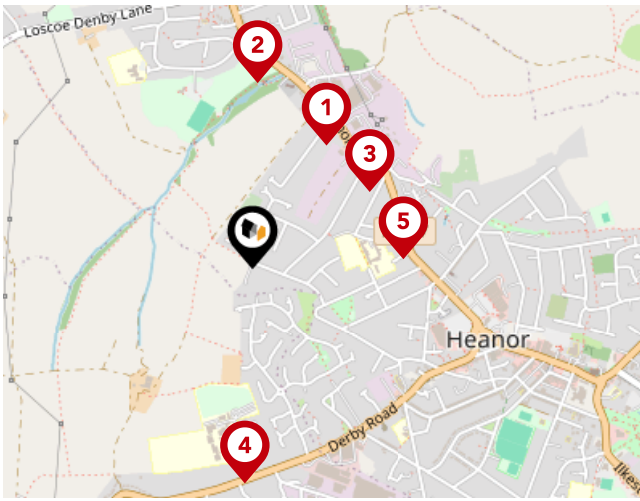
Pin	Name	Distance
1	M1 J28	6.1 miles
2	M1 J27	5.25 miles
3	M1 J25	7.66 miles
4	M1 J26	5.95 miles
5	M1 J24A	11.45 miles



Airports/Helipads

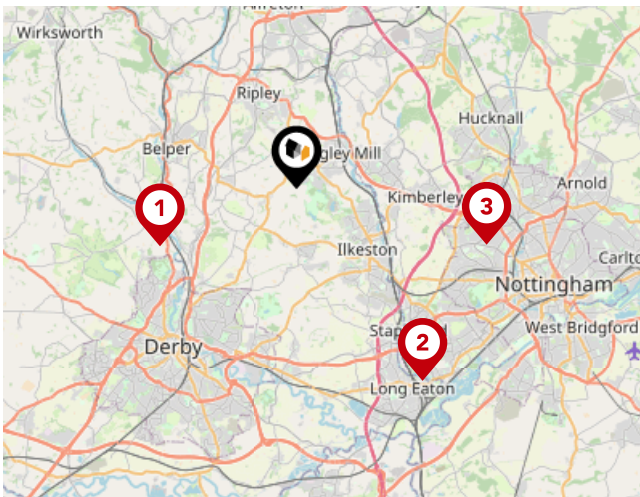
Pin	Name	Distance
1	East Mids Airport	13.36 miles
2	Finningley	35.3 miles
3	Birmingham Airport	41.89 miles
4	Manchester Airport	44.37 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Loscoe Grange	0.32 miles
2	Flamstead Avenue	0.41 miles
3	Milward Road	0.31 miles
4	Heanor Gate College	0.48 miles
5	Watkinson Street	0.34 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.28 miles
2	Tram Park & Ride	8.21 miles
3	Phoenix Park Tram Stop	7.08 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

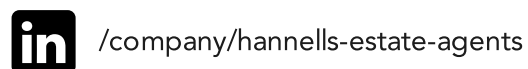
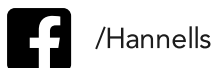


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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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