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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25<sup>th</sup> September 2024



## CHADDESSEN LANE, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



- > Traditional Bay-Fronted, Semi-Detached Home
- > Sought-After Location, No Upward Chain Within The Heart of Chaddesden
- > Three Bedrooms, Two Reception Rooms
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A traditional bay-fronted 1930's, semi-detached home occupying a favoured location within the heart of Chaddesden, enjoying views over Chaddesden Park. The three-bedroom accommodation benefits from off-road parking, a detached garage, mature gardens and is available for sale with no upward chain! The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, two reception rooms and kitchen. To the first floor the landing provides access to the loft space which is boarded with light, three bedrooms (two double) and bathroom with a three piece suite. Outside, there are mature gardens to both front and rear elevations together with a shared driveway providing access to off-road parking and a garage. Chaddesden Lane is well situated for Chaddesden and its range of shops, schools and transport links together with access to major road links including the A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Reception Hallway:

Lounge: (13'4" x 12'9") 4.06 x 3.89

Dining Room: (11'4" x 10'9") 3.45 x 3.28

Kitchen: (7'7" x 7'4") 2.31 x 2.24

#### First Floor Landing:

Bedroom One: (14'2" x 11'6") 4.32 x 3.51

Bedroom Two: (10'10" x 10'5") 3.30 x 3.17

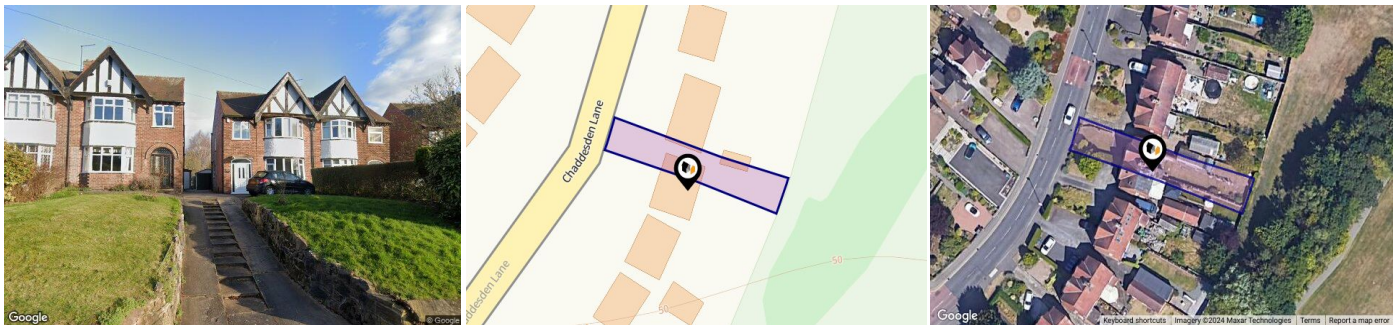
Bedroom Three: (7'9" x 7'5") 2.36 x 2.26

Modern Shower Room: (7'3" x 5'7") 2.21 x 1.70

#### Outside:

The property is set back from Chaddesden Lane and benefits from gardens to both front and rear elevations, the front incorporates a shared driveway leading to off-road parking and garage. There is a **KFB** Key Facts For Buyers rear and good size rear garden which is laid mainly to lawn with access to Chaddesden Park at the head of the garden.

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.09 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,639  
**Title Number:** DY94634

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>71</b> mb/s	<b>1000</b> mb/s

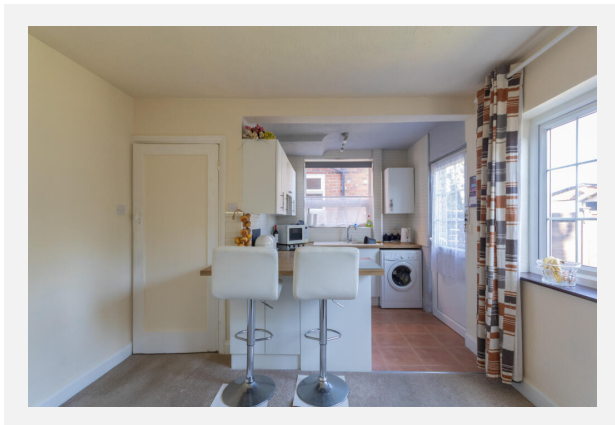
**Mobile Coverage:**  
(based on calls indoors)

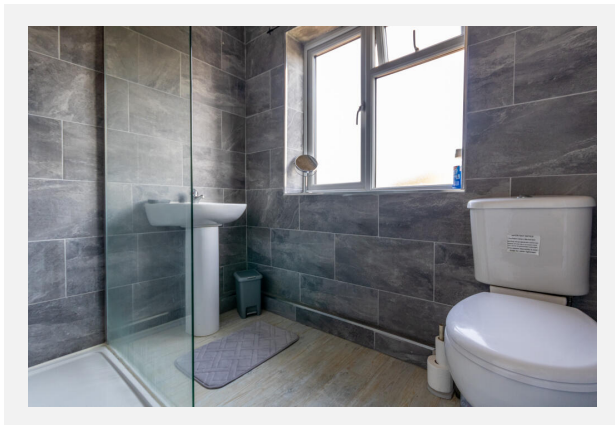


**Satellite/Fibre TV Availability:**

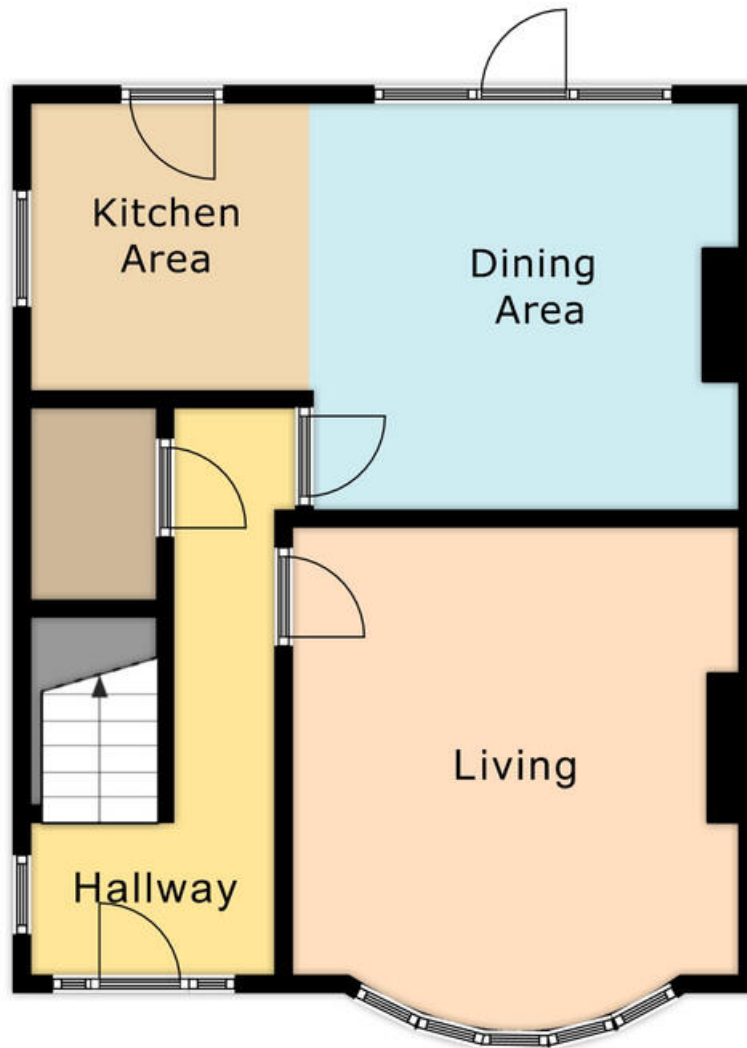






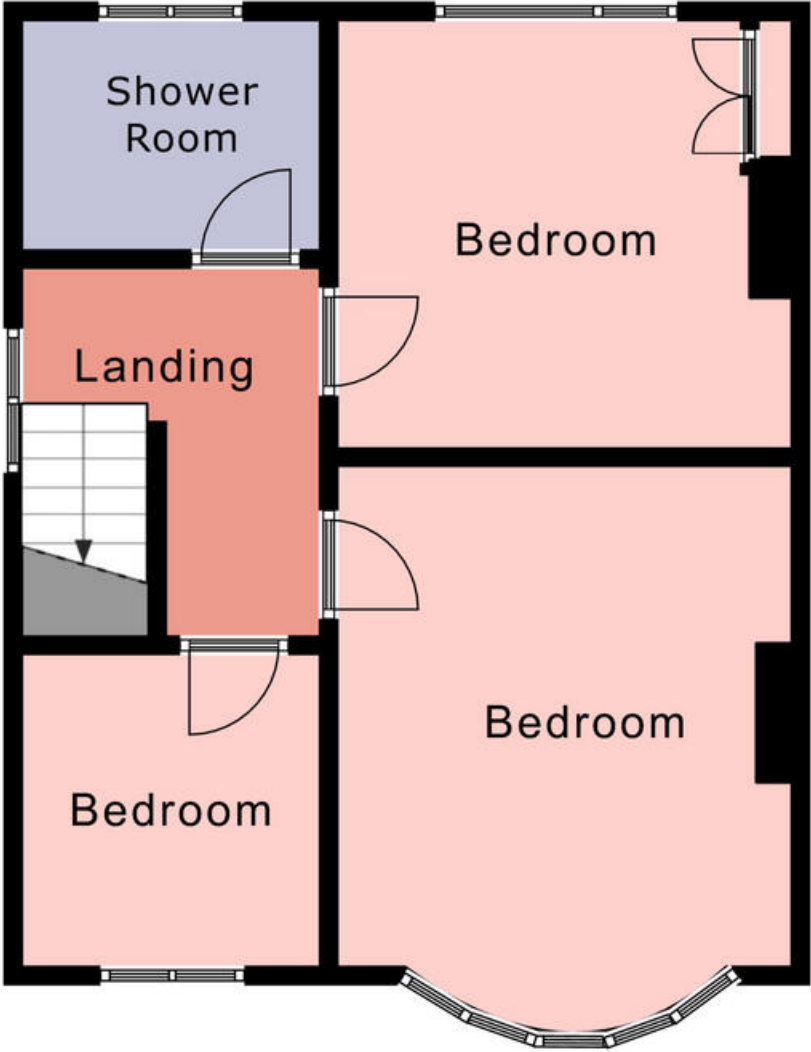


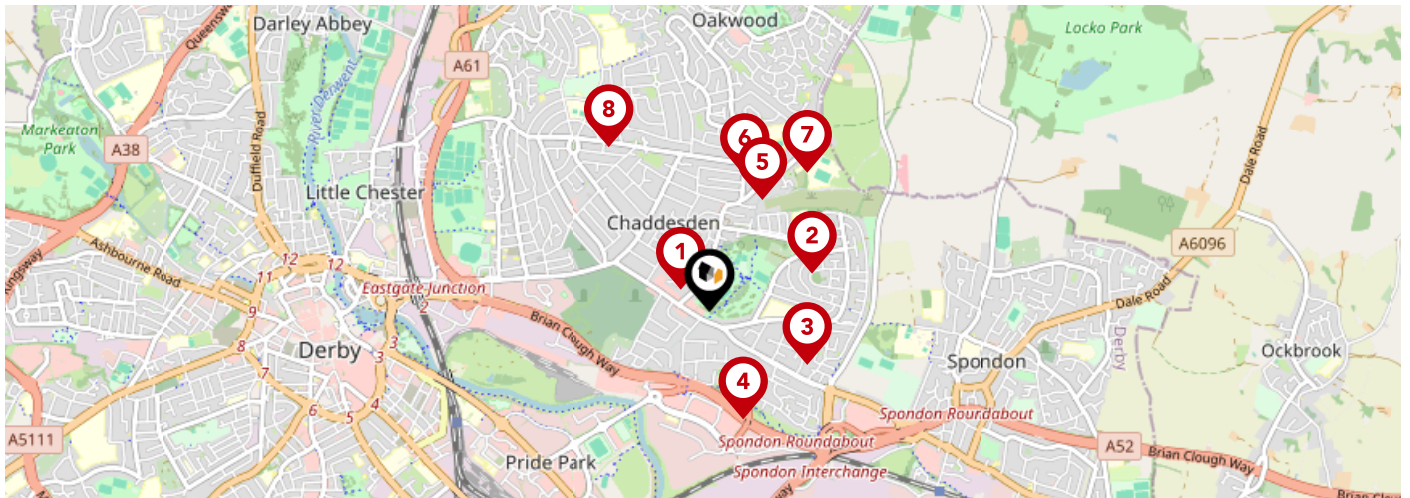
**CHADDESSEN LANE, DERBY, DE21**





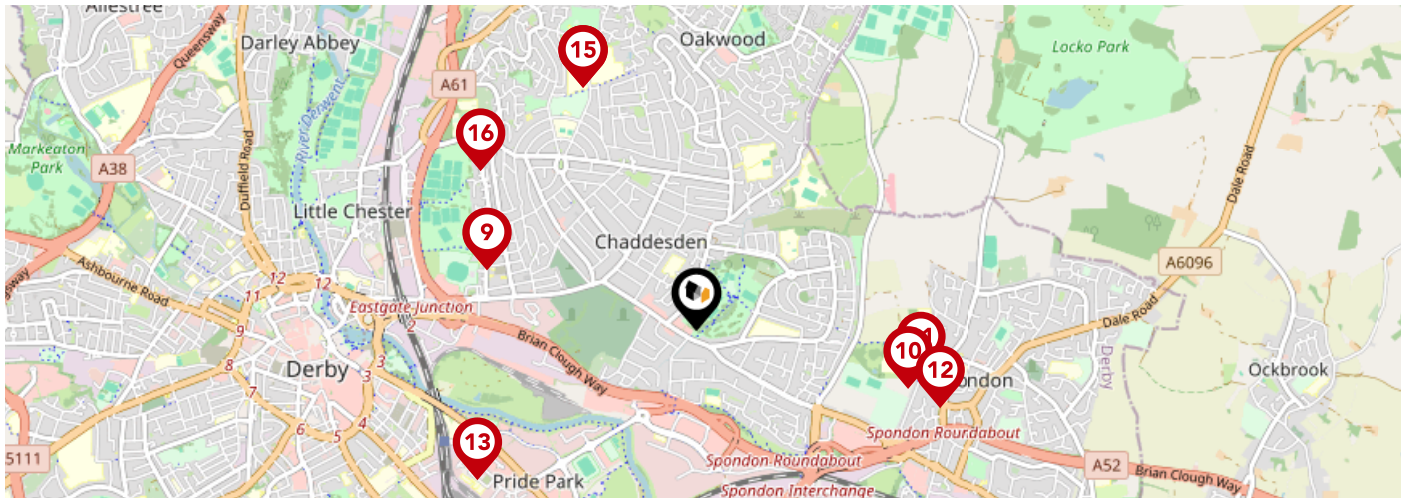
**CHADDESSEN LANE, DERBY, DE21**





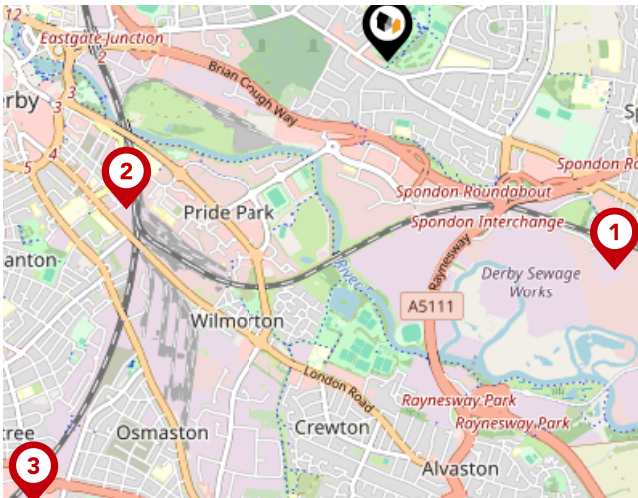
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





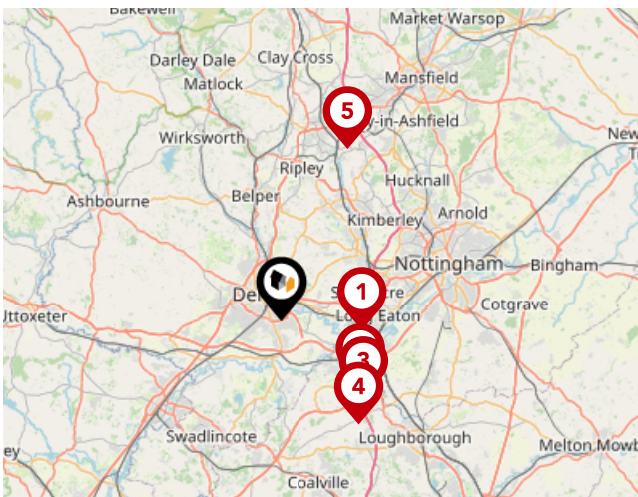
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



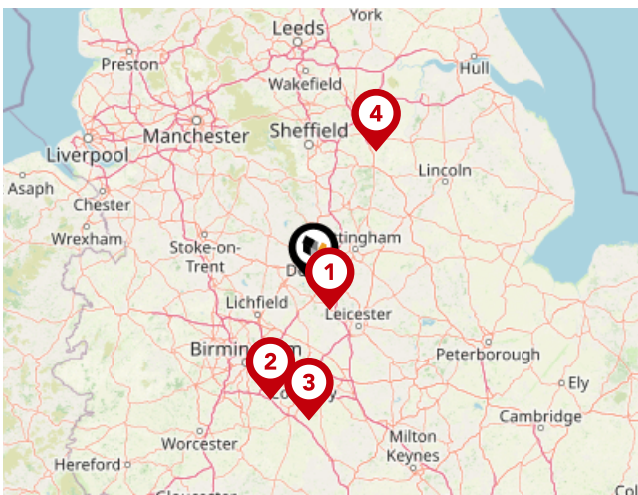
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.38 miles
2	Derby Rail Station	1.34 miles
3	Peartree Rail Station	2.53 miles



## Trunk Roads/Motorways

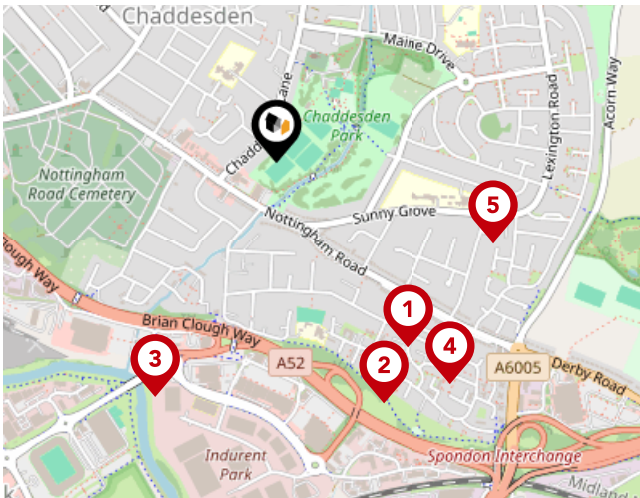
Pin	Name	Distance
1	M1 J25	5.71 miles
2	M1 J24A	7.33 miles
3	M1 J24	8.14 miles
4	M1 J23A	9.2 miles
5	M1 J28	13.03 miles



## Airports/Helipads

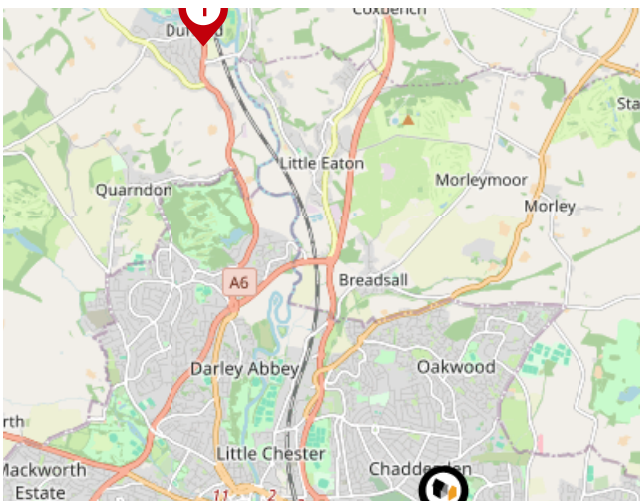
Pin	Name	Distance
1	East Mids Airport	8.17 miles
2	Birmingham Airport	34.96 miles
3	Baginton	38.62 miles
4	Finningley	42.23 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Eden Road	0.51 miles
2	Donegal Walk	0.59 miles
3	Wyvernside	0.59 miles
4	Albert Road	0.63 miles
5	Lewiston Road	0.51 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.81 miles
2	Tram Park & Ride	7.24 miles
3	Toton Lane Tram Stop	7.24 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

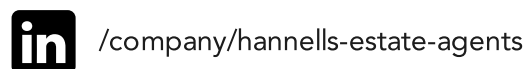
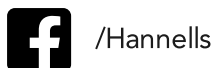


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# Hannells

## Data Quality

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