

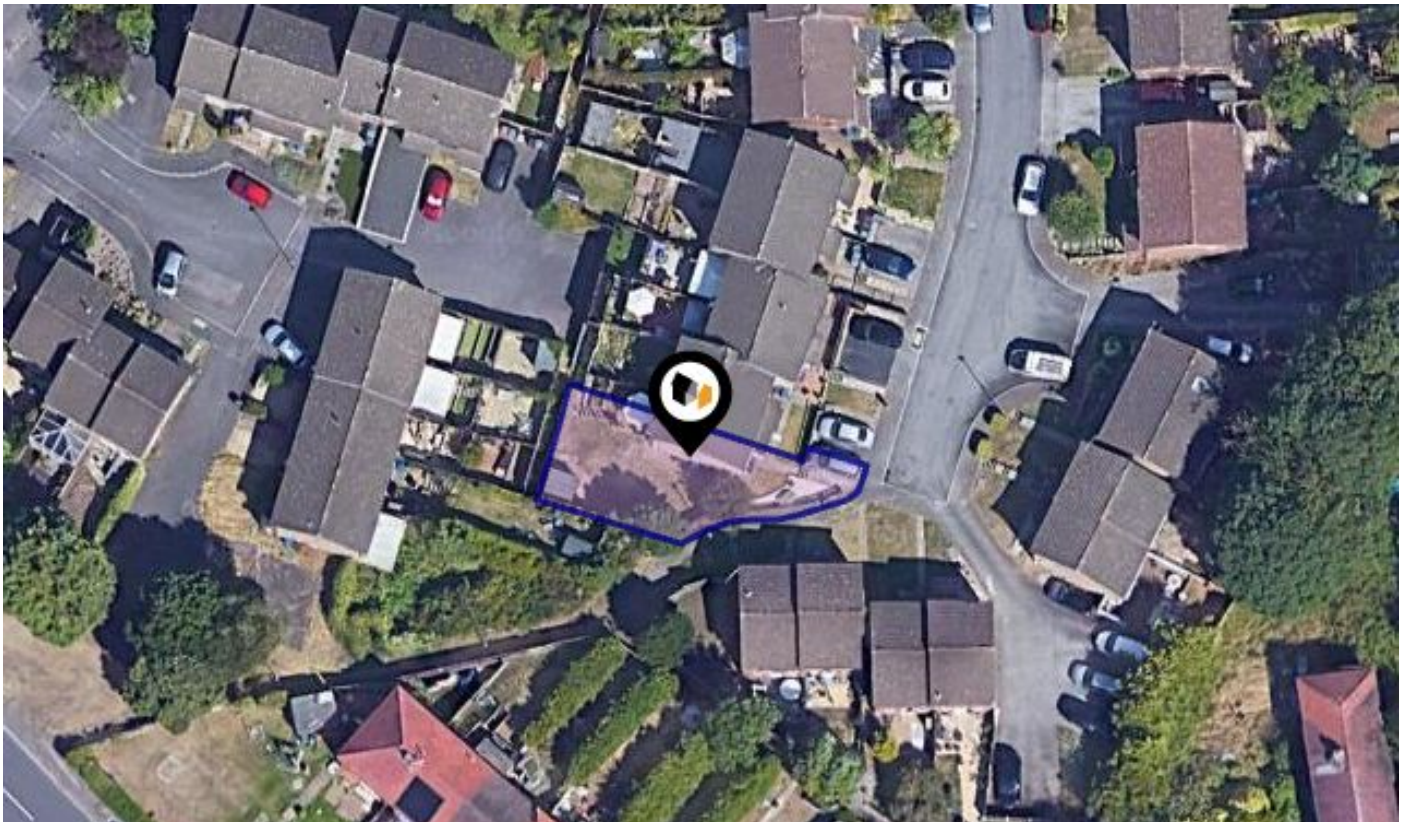


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd October 2024



KEYHAVEN CLOSE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained, Two Double-Bedroom, End-Terrace House
- > No Upward Chain, Ideal First Time Buy
- > Larger Than Average Plot & Driveway
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended of this well-maintained, two double-bedroom end-terrace house, ideal for a first time buyer and occupying an established cul-de-sac location. The property benefits from gas fired central heating, UPVC double glazing, off-road parking and a larger than average plot!

The accommodation briefly comprises:- entrance lobby, lounge and fitted dining. To the first floor the landing provides access to two double bedrooms and modern bathroom with a three piece suite. Outside, the property occupies a larger than average plot with gardens to front, side and rear elevations together with a driveway providing off-road parking.

The property is situated at the head of an established cul-de-sac and is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and A road links including the A38 and A52 respectively.

Room Measurement & Details

Entrance Lobby:

Lounge: (14'8" x 12'6") 4.47 x 3.81

Fitted Dining Kitchen: (12'6" x 8'2") 3.81 x 2.49

First Floor Landing:

Bedroom One: (12'6" x 8'5") 3.81 x 2.57

Bedroom Two: (12'2" x 6'10") 3.71 x 2.08

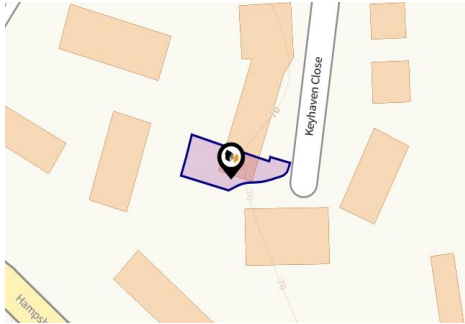
Bathroom: (7'4" x 6'1") 2.24 x 1.85

Outside:

The property occupies a larger than average plot with gardens to front, side and rear elevations. To the front elevation, there is a driveway providing off-road parking. There is also an attached outhouse to the front of the property. Gated access to the side elevation leads in-turn to the enclosed rear garden being laid mainly to lawn to the side and rear elevations together with a paved patio area, fenced boundaries and cold water tap. There is further gated access to the head of the rear garden.



Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY201138		

Local Area

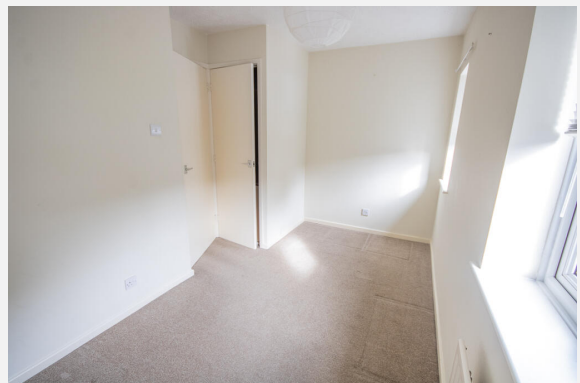
Local Authority:	City of derby	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		4	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			



Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

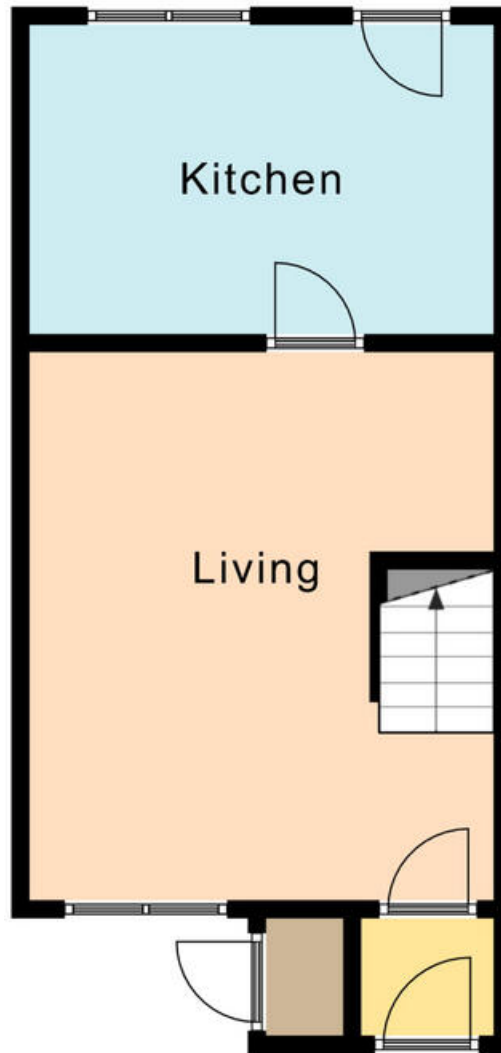




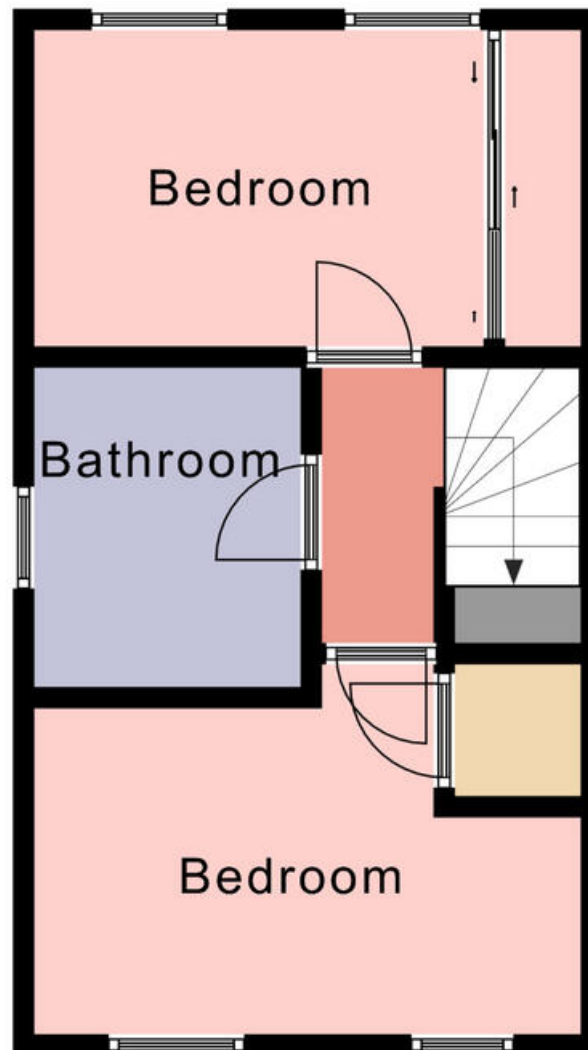
Gallery Photos



KEYHAVEN CLOSE, DERBY, DE21



KEYHAVEN CLOSE, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 15.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

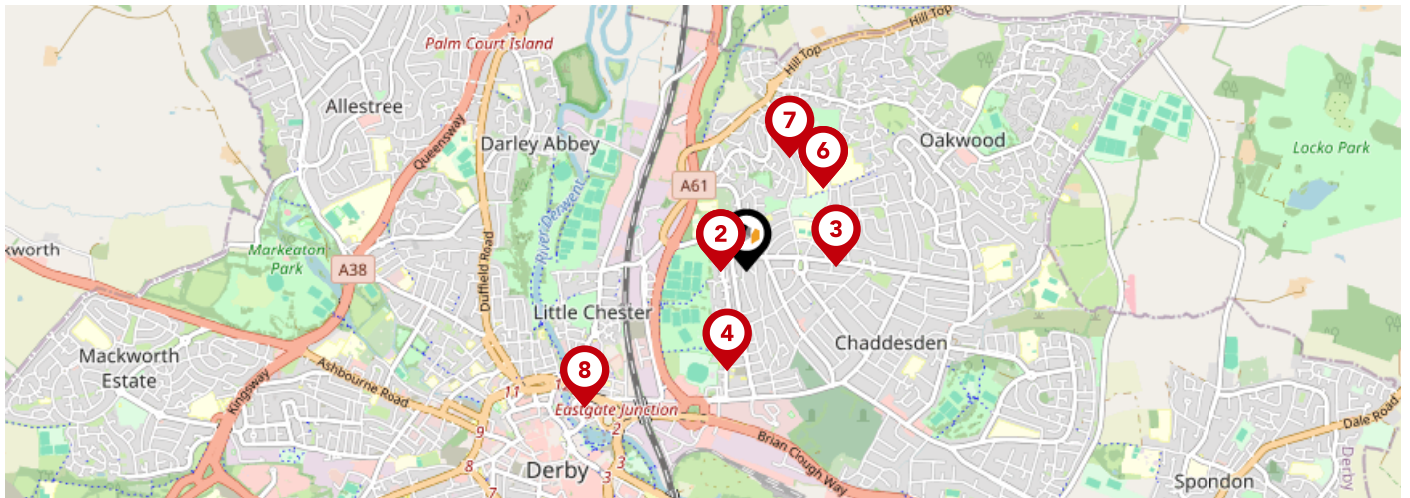
Property

EPC - Additional Data

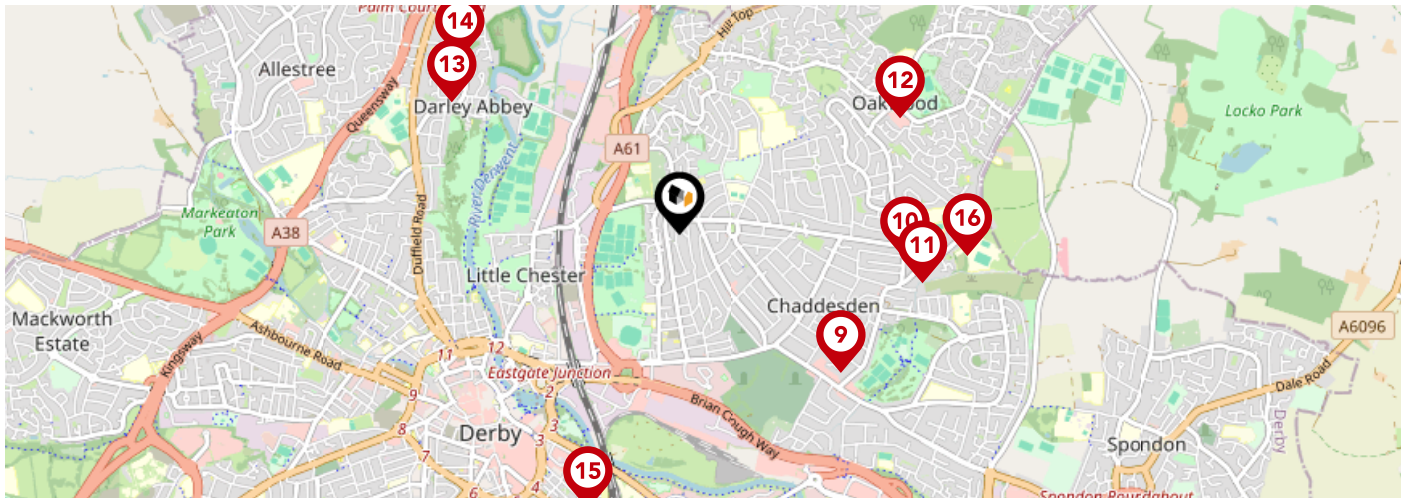


Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	56 m ²

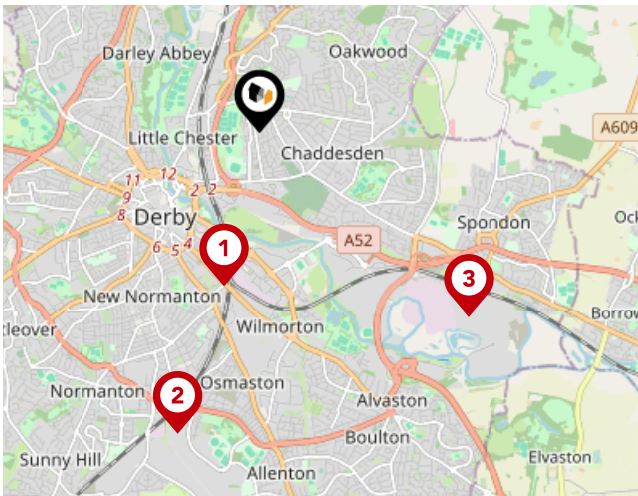


		Nursery	Primary	Secondary	College	Private
1	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



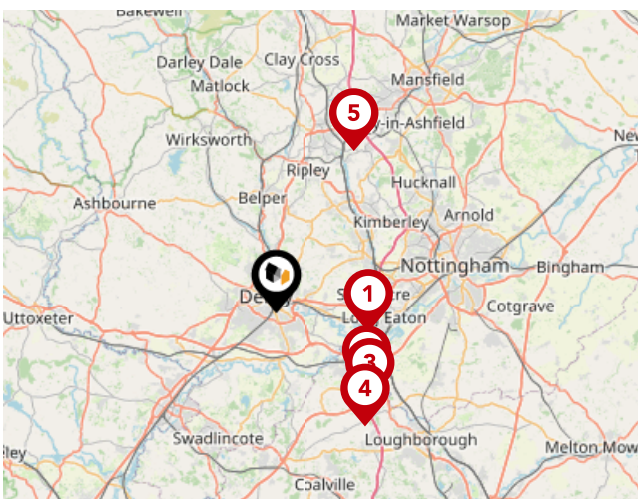
	Nursery	Primary	Secondary	College	Private
<p>9 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



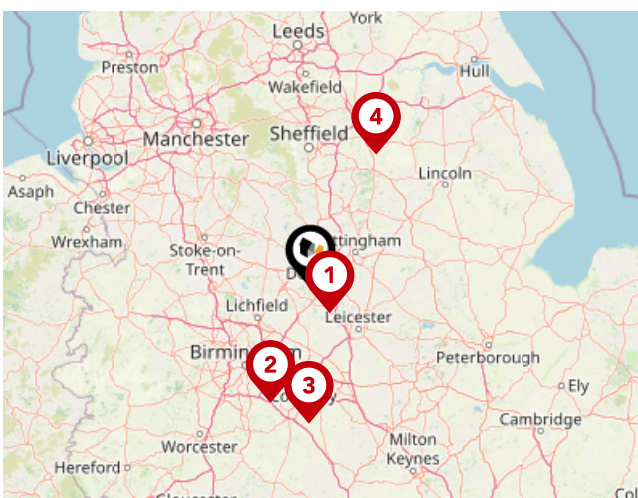
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.41 miles
2	Peartree Rail Station	2.79 miles
3	Spondon Rail Station	2.49 miles



Trunk Roads/Motorways

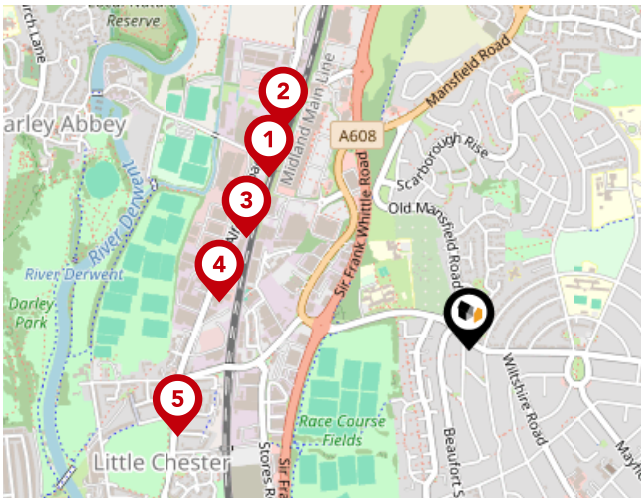
Pin	Name	Distance
1	M1 J25	6.67 miles
2	M1 J24A	8.44 miles
3	M1 J24	9.25 miles
4	M1 J23A	10.28 miles
5	M1 J28	12.7 miles



Airports/Helipads

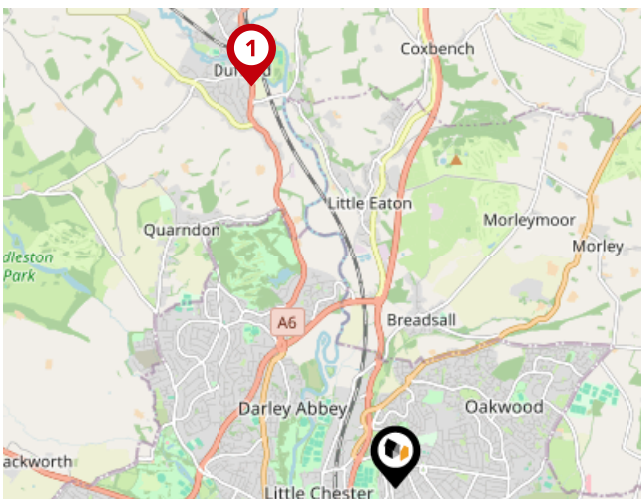
Pin	Name	Distance
1	East Mids Airport	9.24 miles
2	Birmingham Airport	35.34 miles
3	Baginton	39.31 miles
4	Finningley	41.95 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Haslams Lane	0.59 miles
2	Tomlinsons Cottages	0.64 miles
3	Alfreton Road	0.55 miles
4	Chester Park	0.57 miles
5	Coach and Horses	0.68 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.82 miles
2	Tram Park & Ride	8.16 miles
3	Toton Lane Tram Stop	8.16 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

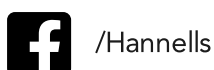


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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