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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd October 2024



WOODTHORPE AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Traditional Bay-Fronted Semi-Detached Home
- > Sought After Cul-De-Sac Location
- > Scope To Extend (Subject to Necessary PP)
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A traditional bay-fronted, three-bedroom, semi-detached home situated at the head of an established and sought-after cul-de-sac, available with no upward chain. The property has scope to extend, subject to necessary planning permission and would benefit from some modernisation/improvement.

The accommodation is supplemented by gas central heating (boiler fitted 2024), mostly double glazing and briefly comprises:- reception hallway, kitchen and open plan lounge and dining area. To the first floor are three bedrooms (two double), bathroom and separate WC. Outside, off-road parking is provided to the front elevation with gated access leading to the rear garden and garage.

Room Measurement & Details

Reception Hallway:

Lounge: (12'0" x 11'6") 3.66 x 3.51

Sitting/Dining Room: (14'3" x 10'9") 4.34 x 3.28

Kitchen: (9'2" x 6'5") 2.79 x 1.96

First Floor Landing:

Double Bedroom One: (13'10" x 10'9") 4.22 x 3.28

Double Bedroom Two: (12'2" x 10'9") 3.71 x 3.28

Bedroom Three: (7'8" x 7'6") 2.34 x 2.29

Bathroom: (6'4" x 5'5") 1.93 x 1.65

Separate WC:

Outside:

There is a block paved driveway providing off-road parking. Gated access to the side elevation leads to a GARAGE 17'1" x 8'3" with up and over door, light, power and courtesy door to the side elevation. There is an enclosed rear garden having two decked patio areas, lawned area and cold water tap.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY14621		

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)

6 mb/s	43 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

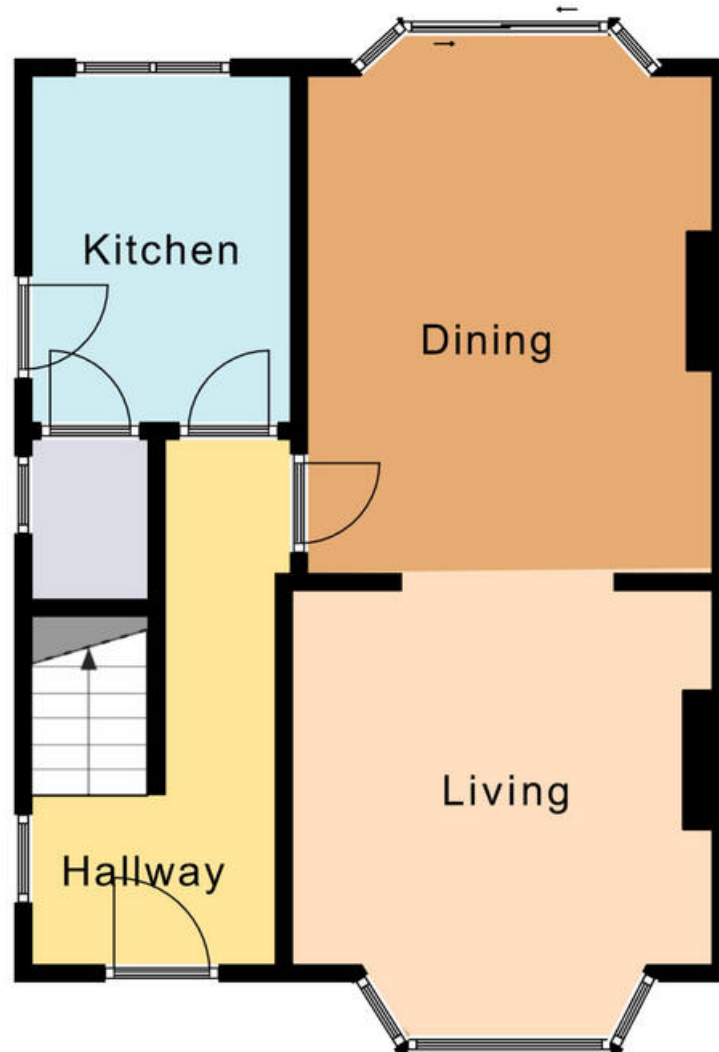




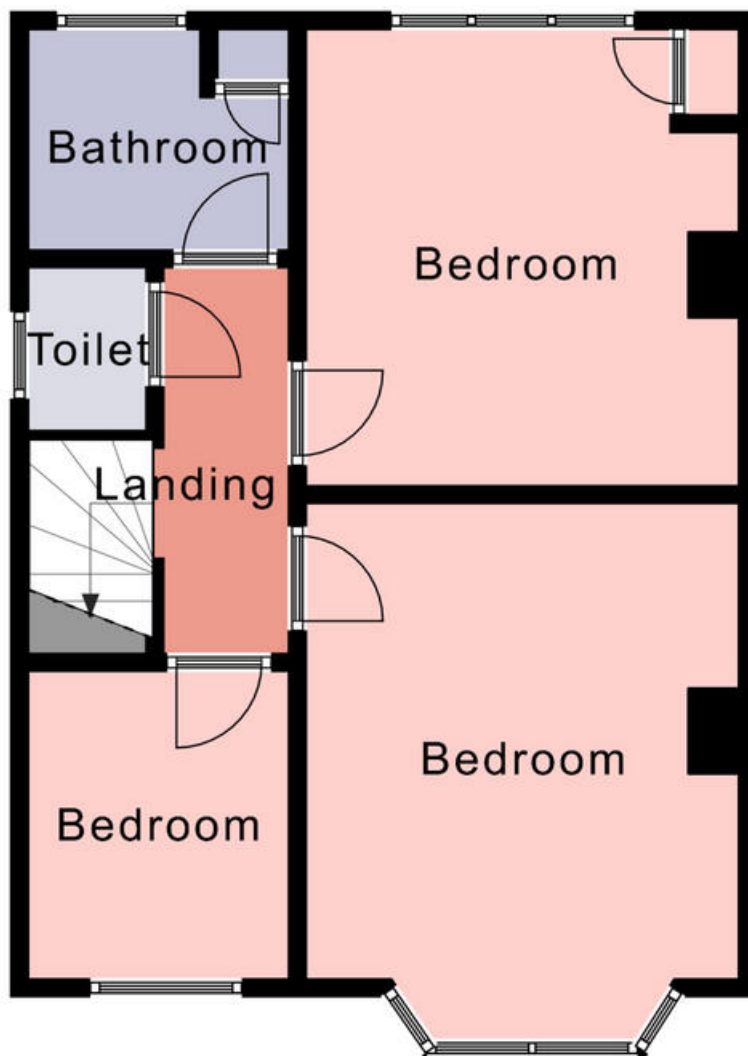
Gallery Photos



WOODTHORPE AVENUE, CHADDESSEN, DERBY, DE21



WOODTHORPE AVENUE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Woodthorpe Avenue, Chaddesden, DE21

Energy rating

E

Valid until 09.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

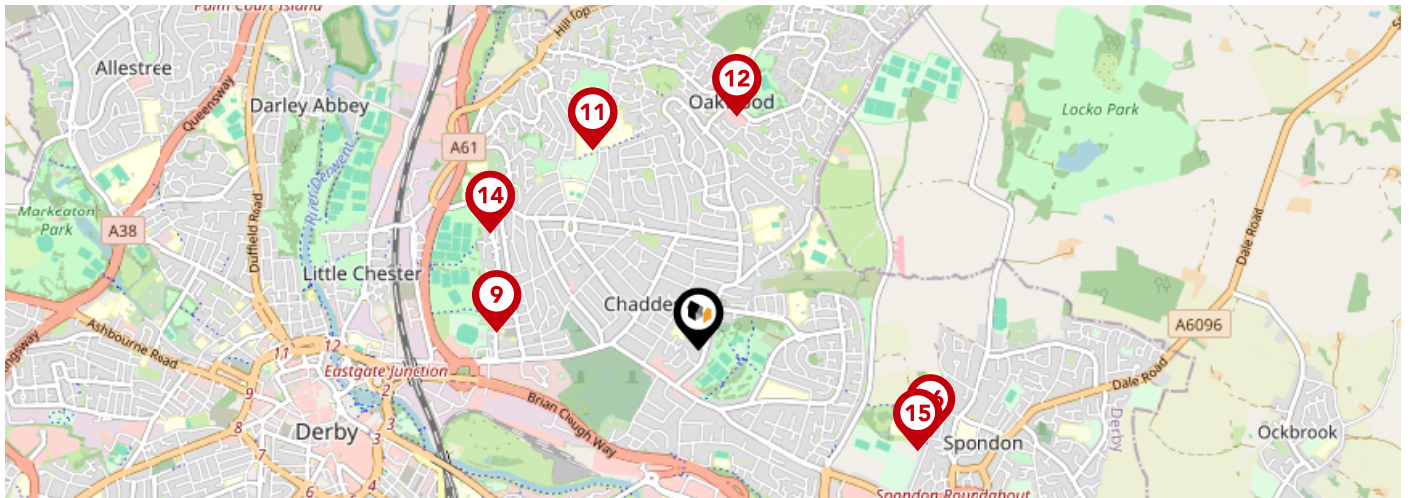


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 m ²



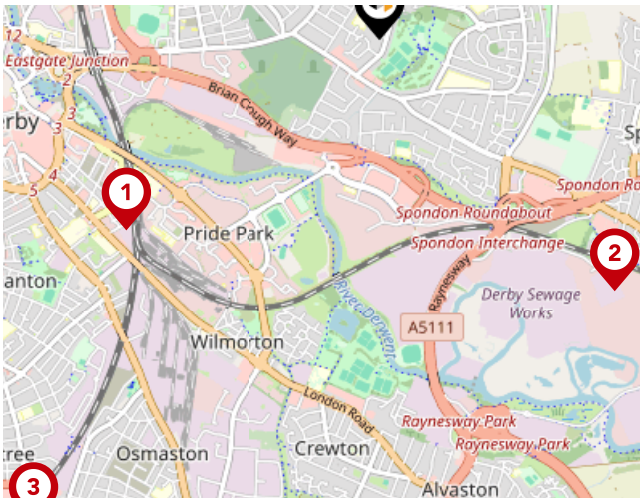
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1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.46	<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:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
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	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 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"/>

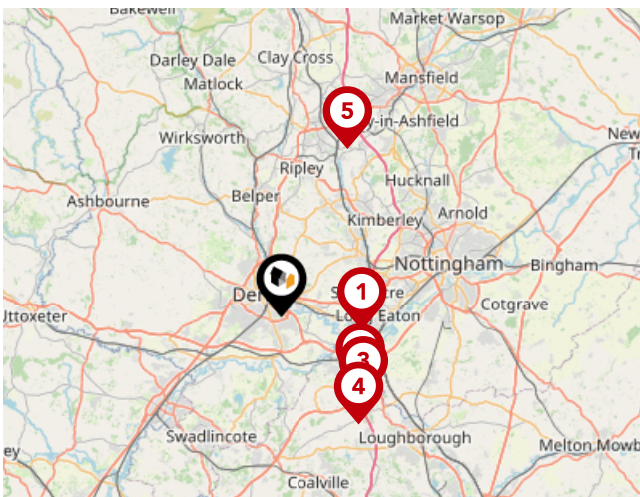
Area

Transport (National)



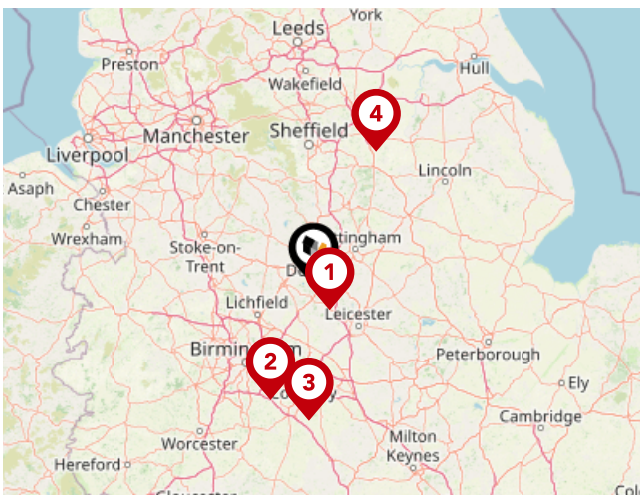
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.42 miles
2	Spondon Rail Station	1.54 miles
3	Peartree Rail Station	2.67 miles



Trunk Roads/Motorways

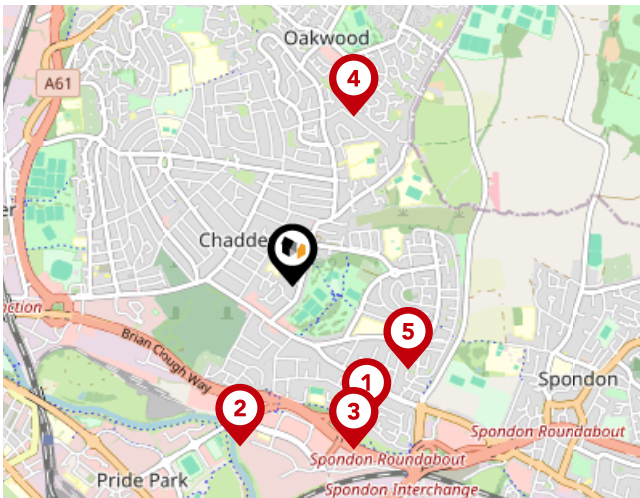
Pin	Name	Distance
1	M1 J25	5.77 miles
2	M1 J24A	7.48 miles
3	M1 J24	8.3 miles
4	M1 J23A	9.38 miles
5	M1 J28	12.86 miles



Airports/Helipads

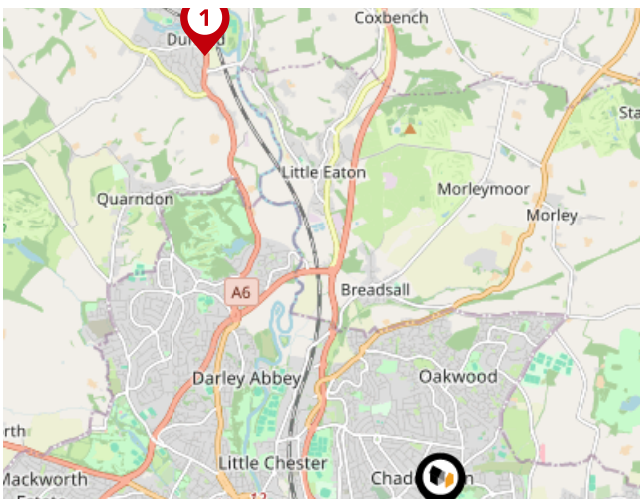
Pin	Name	Distance
1	East Mids Airport	8.36 miles
2	Birmingham Airport	35.13 miles
3	Baginton	38.81 miles
4	Finningley	42.07 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eden Road	0.69 miles
2	Wyvernside	0.76 miles
3	Donegal Walk	0.78 miles
4	Danebridge Crescent	0.81 miles
5	Lewiston Road	0.64 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.62 miles
2	Tram Park & Ride	7.29 miles
3	Toton Lane Tram Stop	7.29 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

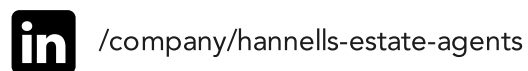
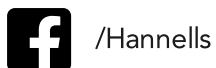


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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