

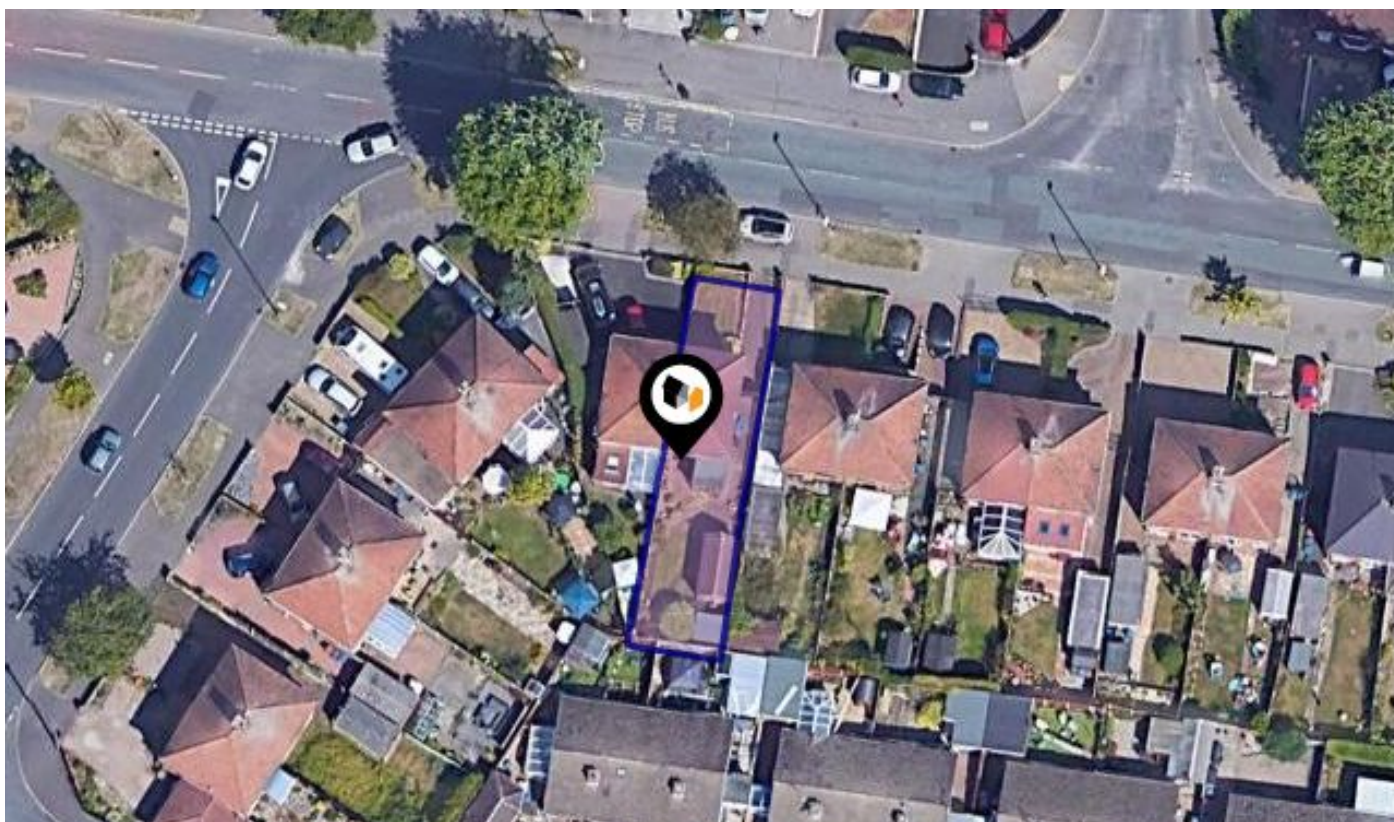


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 13<sup>th</sup> November 2024**



**MAX ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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# Introduction

## Our Comments



### Useful Information:

- > Well Presented & Extended Three Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band A
- > Driveway & Garage
- > Spacious Lounge Diner

### Property Description

Located in the popular and sought after area of Chaddesden, this spacious and well presented three bedroom semi detached home offers a generous open plan lounge diner, well appointed and extended fitted kitchen, good sized family bathroom and an enclosed rear garden. With off road parking and a detached brick garage, it MUST be viewed!

Offered for sale with no upward chain and benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge area with central feature fireplace; good sized dining area; extended fitted kitchen; first floor landing; three ample sized first floor bedrooms and a fitted family bathroom. To the front of the property is a neat fore-garden alongside a driveway providing ample off road parking and giving access to the detached garage at the rear. To the rear is a well proportioned enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds. Max Road is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and major road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hall: (5'8" x 14'3") 1.73 x 4.34

Lounge Area: (10'1" x 13'6") 3.07 x 4.11

Dining Area: (10'1" x 12'7") 3.07 x 3.84

Kitchen: (5'6" x 17'6") 1.68 x 5.33

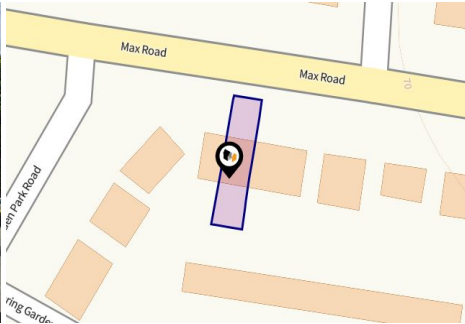
First Floor Landing: (3'11" x 6'3") 1.19 x 1.90

Bedroom One: (8'1" x 13'6") 2.46 x 4.11

Bedroom Two: (9'2" x 10'11") 2.79 x 3.33

Bedroom Three: (6'7" x 7'10") 2.01 x 2.39











Bathroom: (5'6" x 10'0") 1.68 x 3.05



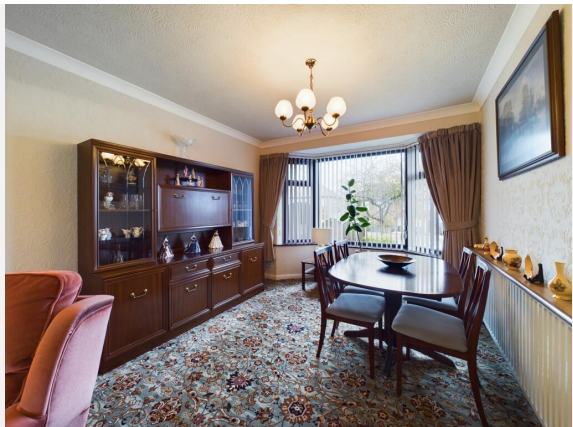
## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft <sup>2</sup> / 79 m <sup>2</sup>		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY32952		

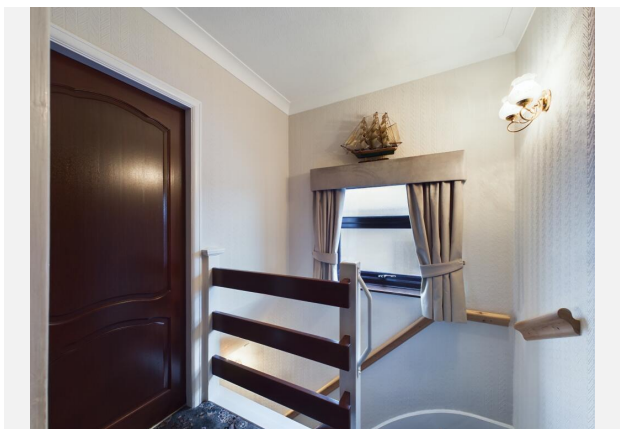
## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	6	71	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	
				







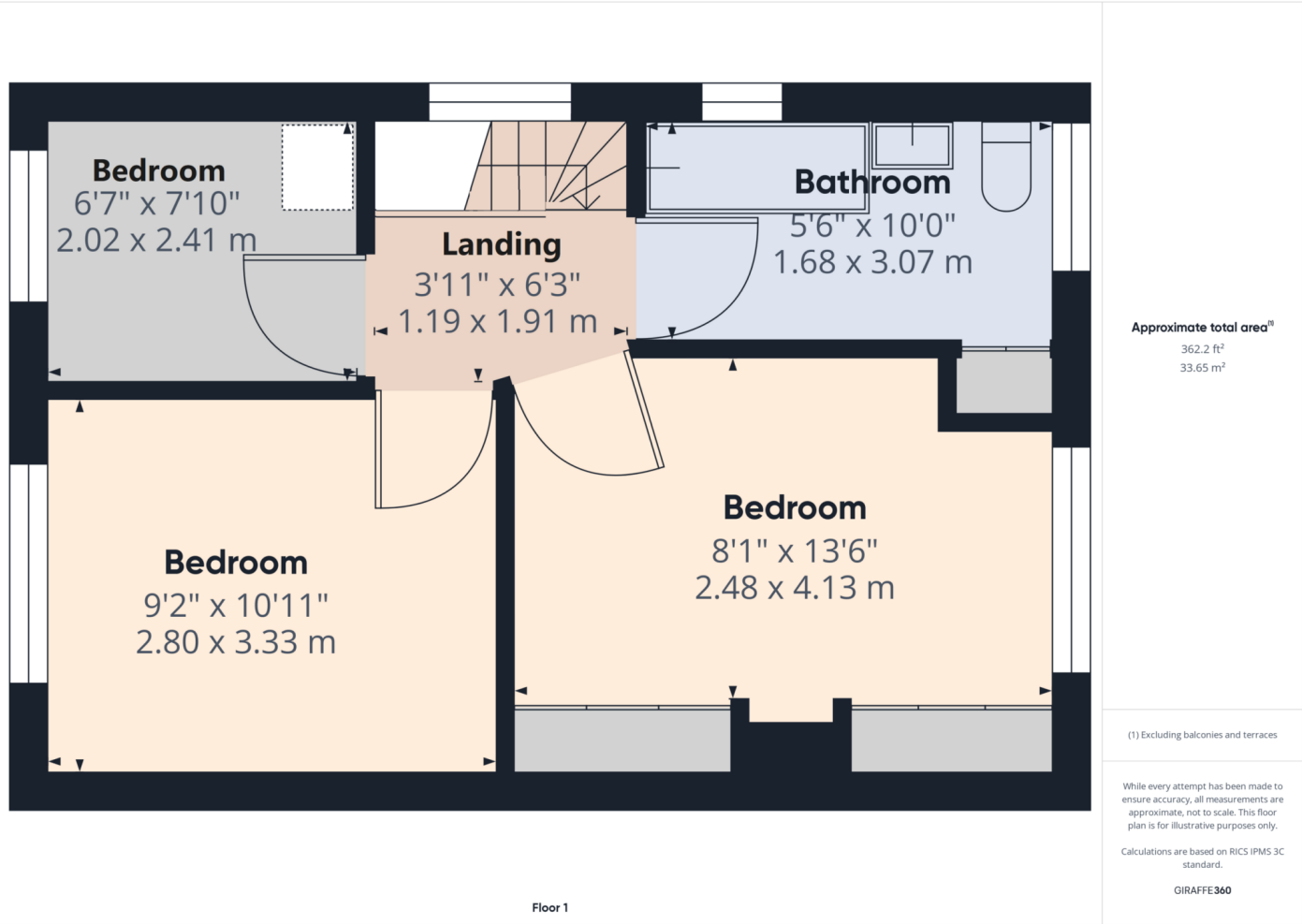




**MAX ROAD, CHADDESSEN, DERBY, DE21**

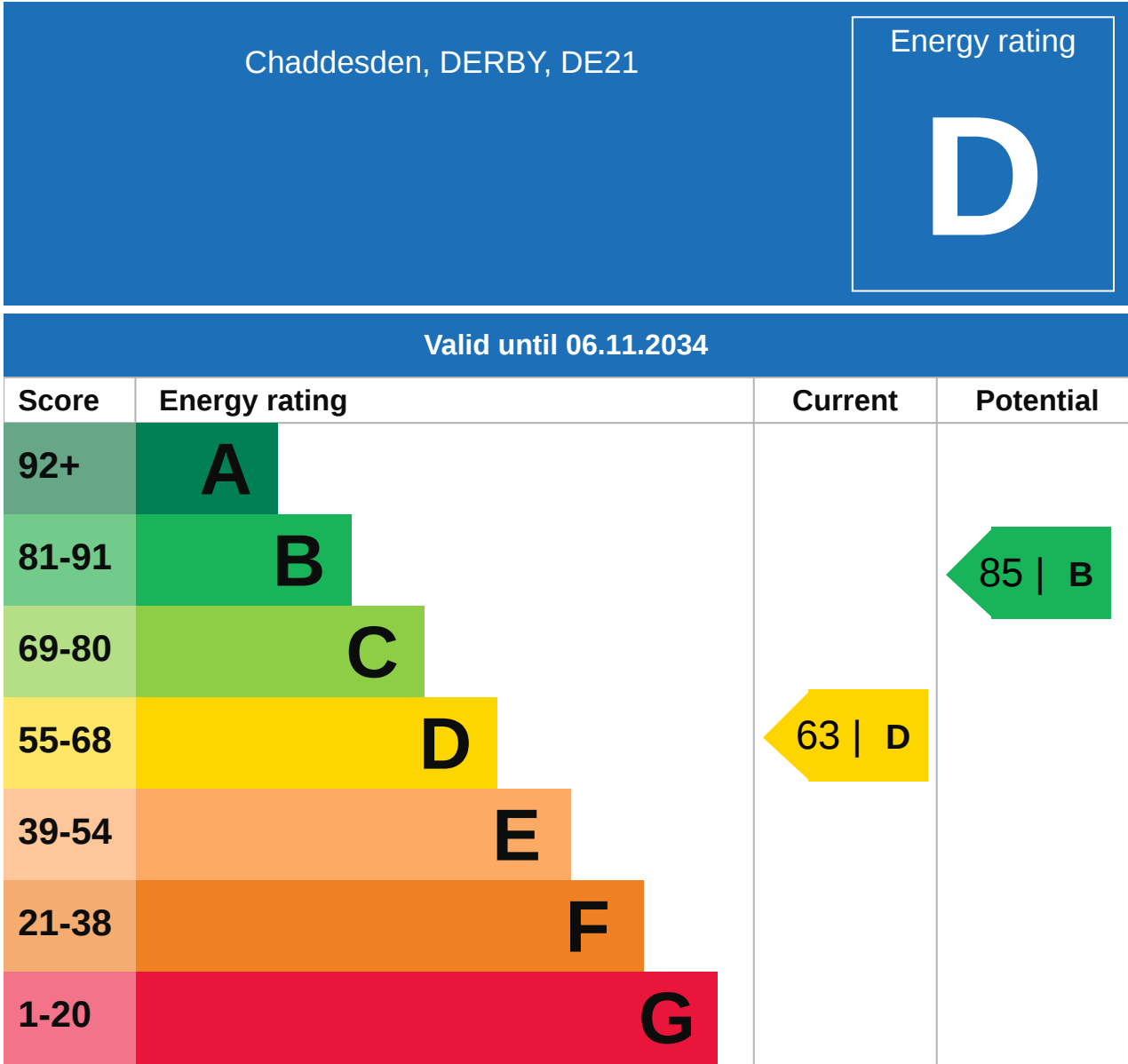


**MAX ROAD, CHADDESSEN, DERBY, DE21**



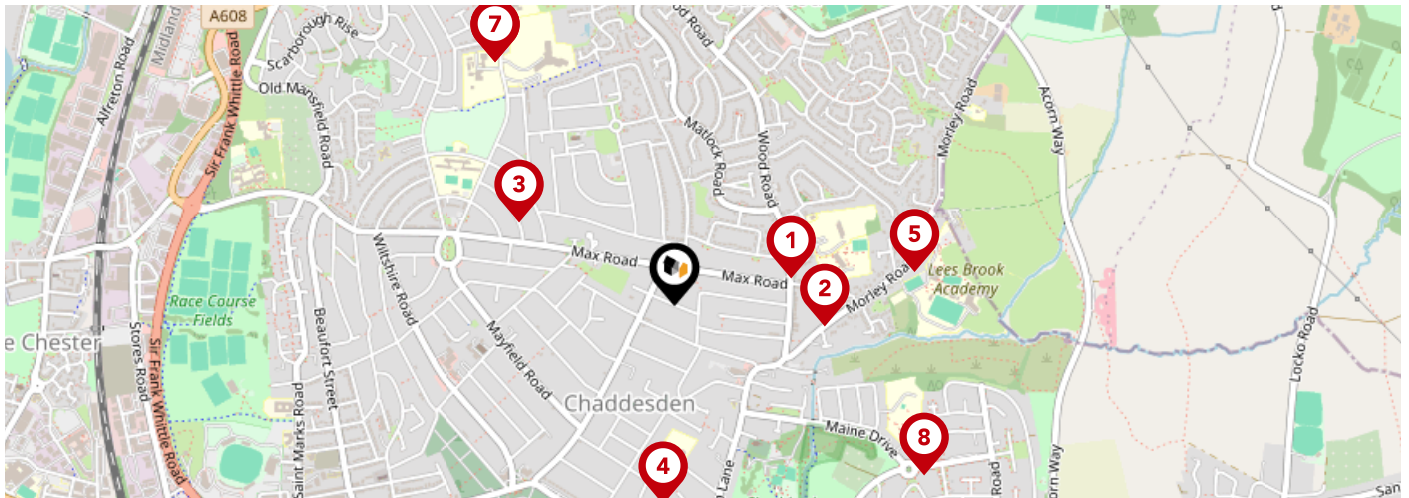


# Property EPC - Certificate



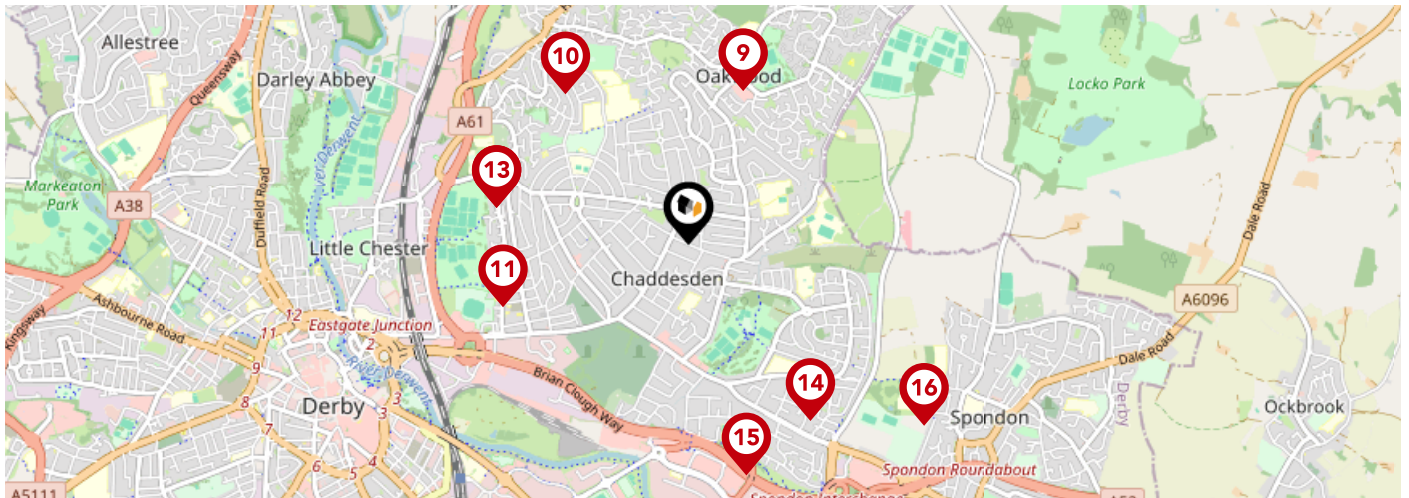
## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	79 m <sup>2</sup>



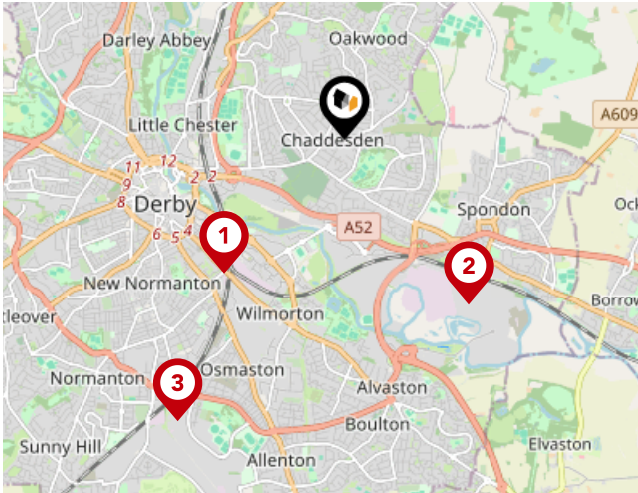
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





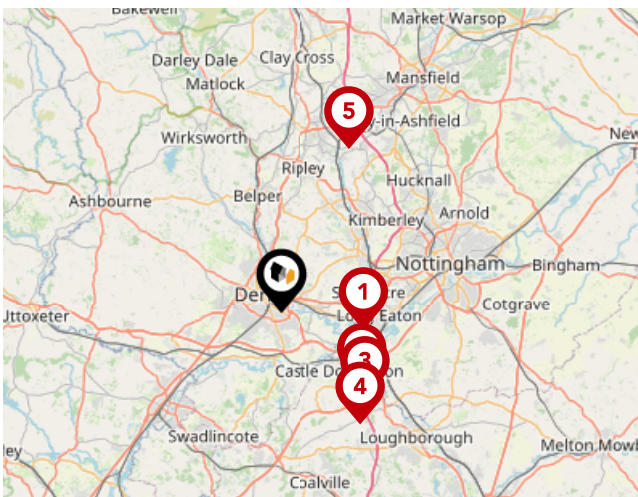
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



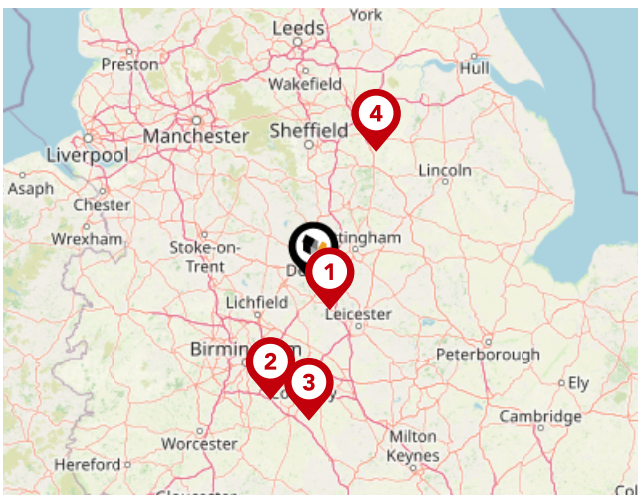
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.61 miles
2	Spondon Rail Station	1.86 miles
3	Peartree Rail Station	2.93 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.9 miles
2	M1 J24A	7.76 miles
3	M1 J24	8.6 miles
4	M1 J23A	9.71 miles
5	M1 J28	12.55 miles

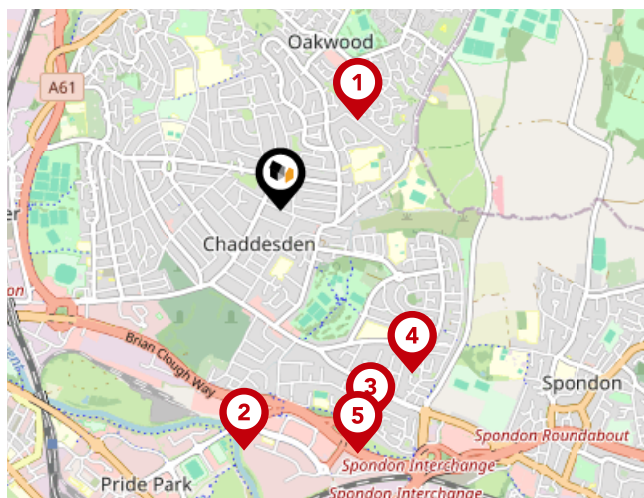


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.69 miles
2	Birmingham Airport	35.44 miles
3	Baginton	39.17 miles
4	Finningley	41.78 miles

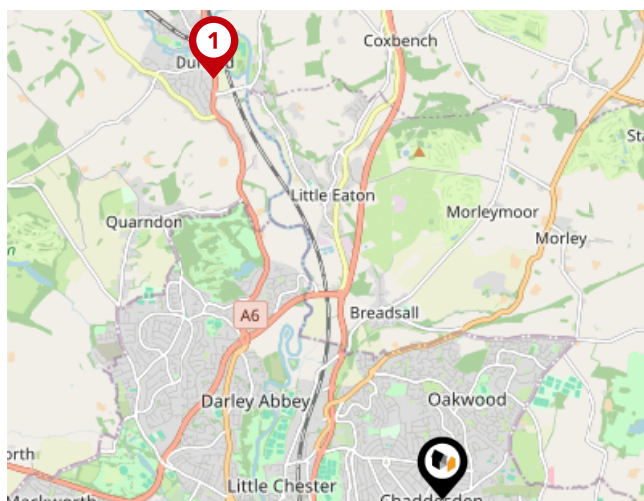
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Danebridge Crescent	0.53 miles
2	Wyvernside	1.09 miles
3	Eden Road	1.04 miles
4	Lewiston Road	0.93 miles
5	Donegal Walk	1.14 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.28 miles
2	Tram Park & Ride	7.39 miles
3	Toton Lane Tram Stop	7.4 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.



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# Hannells

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#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

