

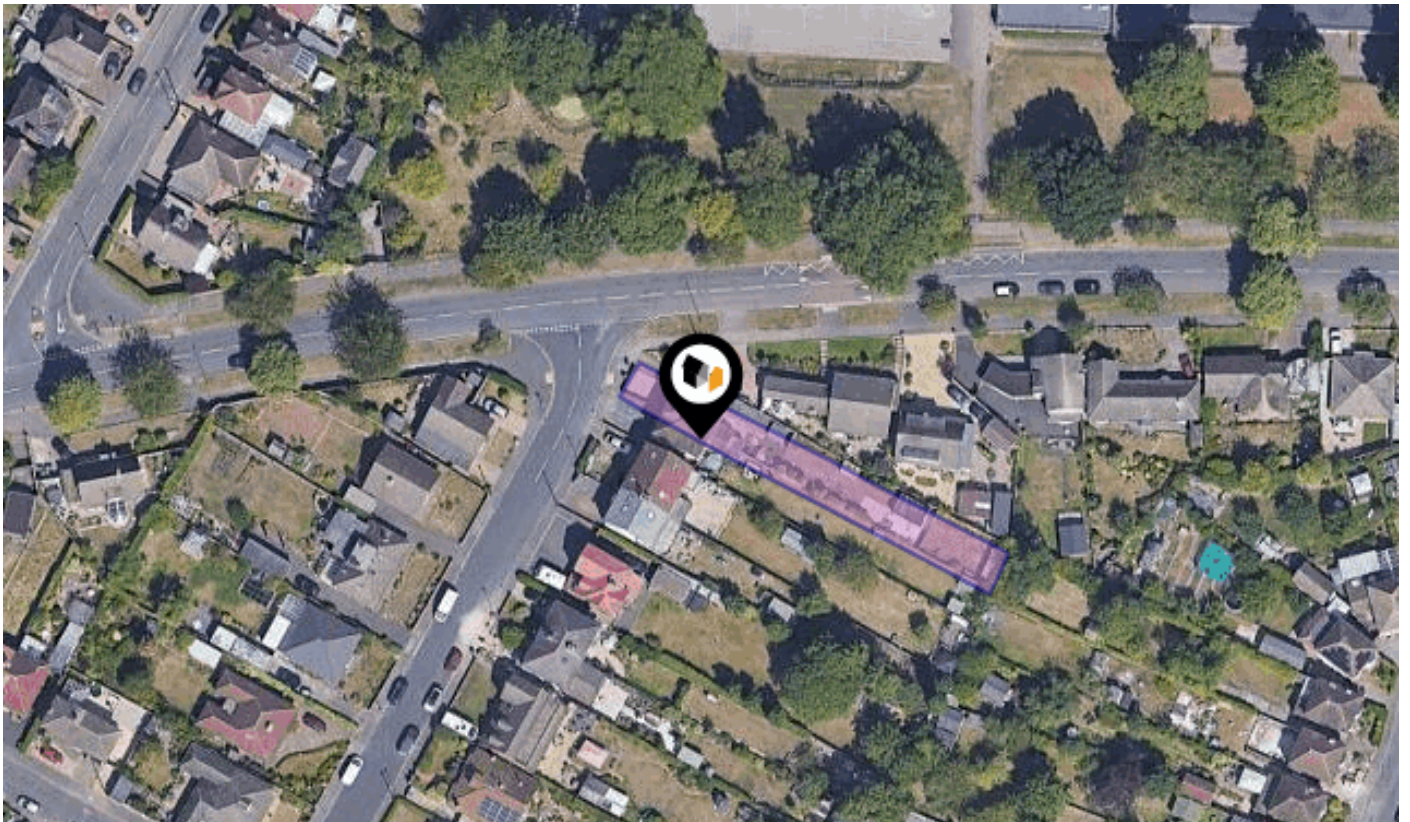


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th November 2024



LYNDHURST GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Two Bedroom Home With Generous Garden
- > Potential To Extend (Planning Permission Previously Granted)
- > No Upward Chain, Ideal First Time Buy
- > EPC Rating D, Stanley Block Construction
- > Council Tax Band B, Freehold

Property Description

Occupying a generous corner plot with a good-sized rear garden, this spacious two-bedroom semi-detached home offers a generous lounge, fitted dining kitchen, utility room and good-sized fitted bathroom. With a spacious garden room/summerhouse and a detached garage, it must be viewed! Offered for sale with no upward chain, benefitting from uPVC double glazing and Fischer Smart electric heating and the accommodation in brief comprises: Entrance Hall with good-sized built-in store cupboard; good sized lounge; fitted dining kitchen; utility room; first floor landing; two good sized first floor bedrooms and a fitted family bathroom with white suite. To the front of the property is a neat fore garden alongside a driveway providing ample off-road parking and having gated access to the rear and a car port and the detached garage. To the rear is a most spacious garden with patio seating area, generous lawn, artificial lawn, mixed flower and shrubbery beds and a rendered block and glazed summerhouse. The property is well situated for Cherry Tree School, Chaddesden Park, shops and transport links together with easy access for Derby City Centre and further road links. An early viewing is essential.

Room Measurement & Details

Side Entrance Hall: (2'11" x 2'8") 0.89 x 0.81

Lounge: (10'4" x 13'6") 3.15 x 4.11

Kitchen Diner: (12'0" x 13'5") 3.66 x 4.09

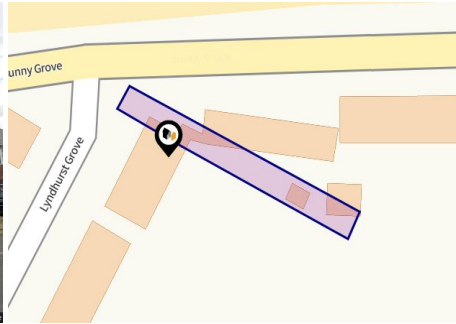
Utility Room: (9'2" x 7'3") 2.79 x 2.21

First Floor Landing: (2'9" x 6'0") 0.84 x 1.83

Bedroom One: (10'5" x 13'5") 3.17 x 4.09

Bedroom Two: (12'0" x 7'0") 3.66 x 2.13

Bathroom: (9'2" x 5'11") 2.79 x 1.80



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.12 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY504765

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)

12 mb/s	45 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

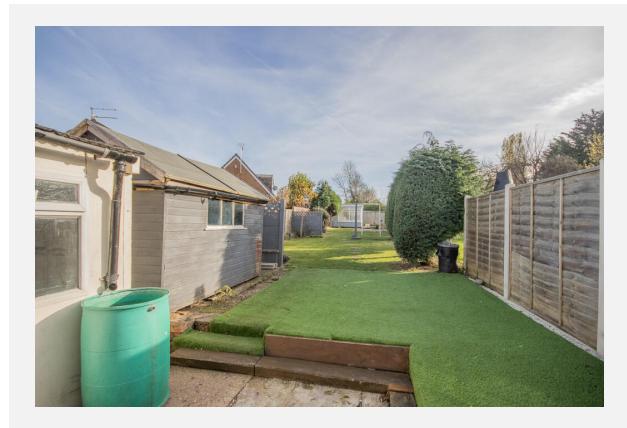


Planning records for: *Lyndhurst Grove, Chaddesden, Derby, DE21*

Reference - 19/01741/FUL	
Decision:	Decided
Date:	12th December 2019
Description:	Two storey side and single storey rear extensions to dwelling house (hall, utility room, kitchen/dining room, three bedrooms and bathroom) with patio area to the rear and stepped access to the front elevation

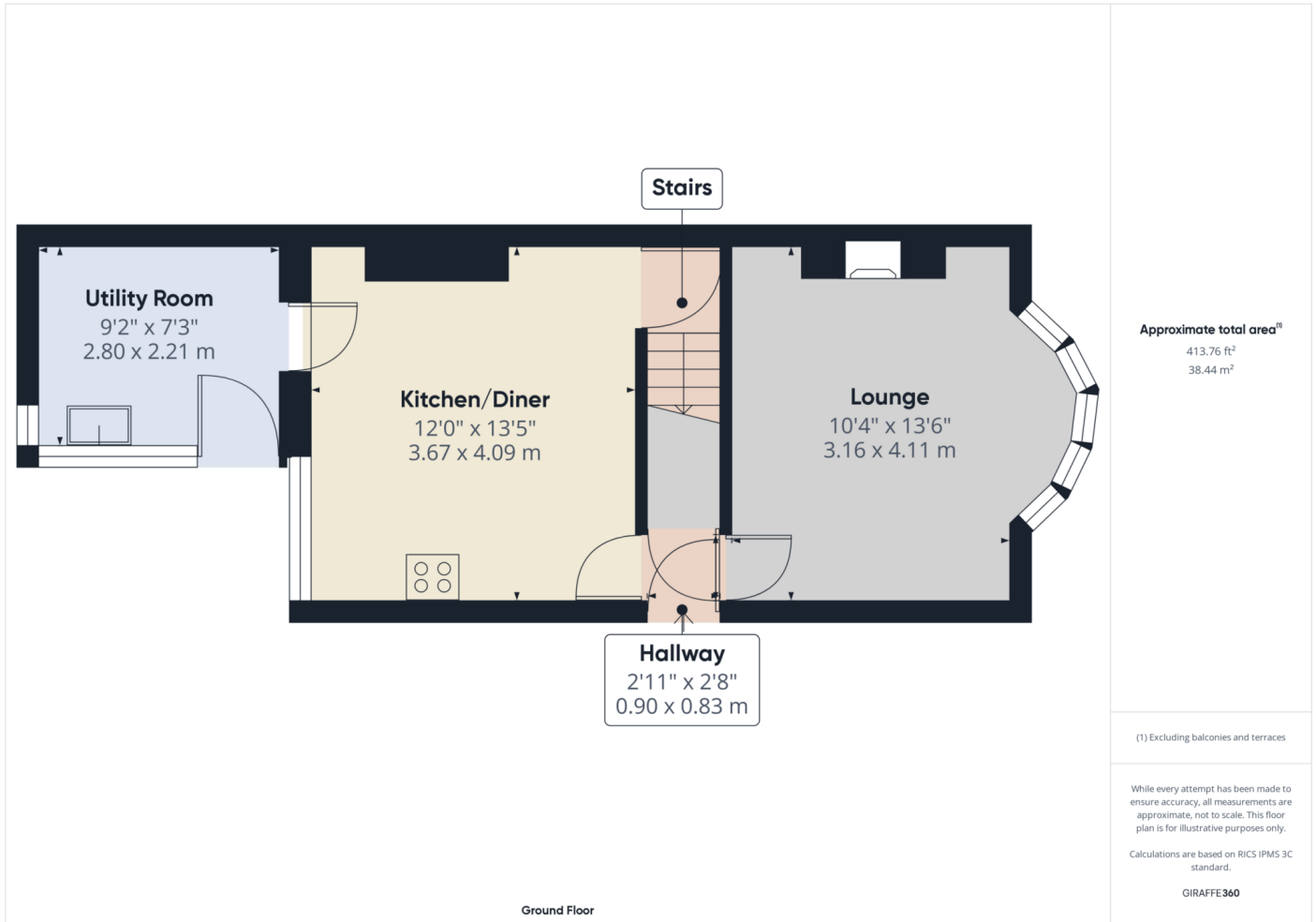
Gallery Photos



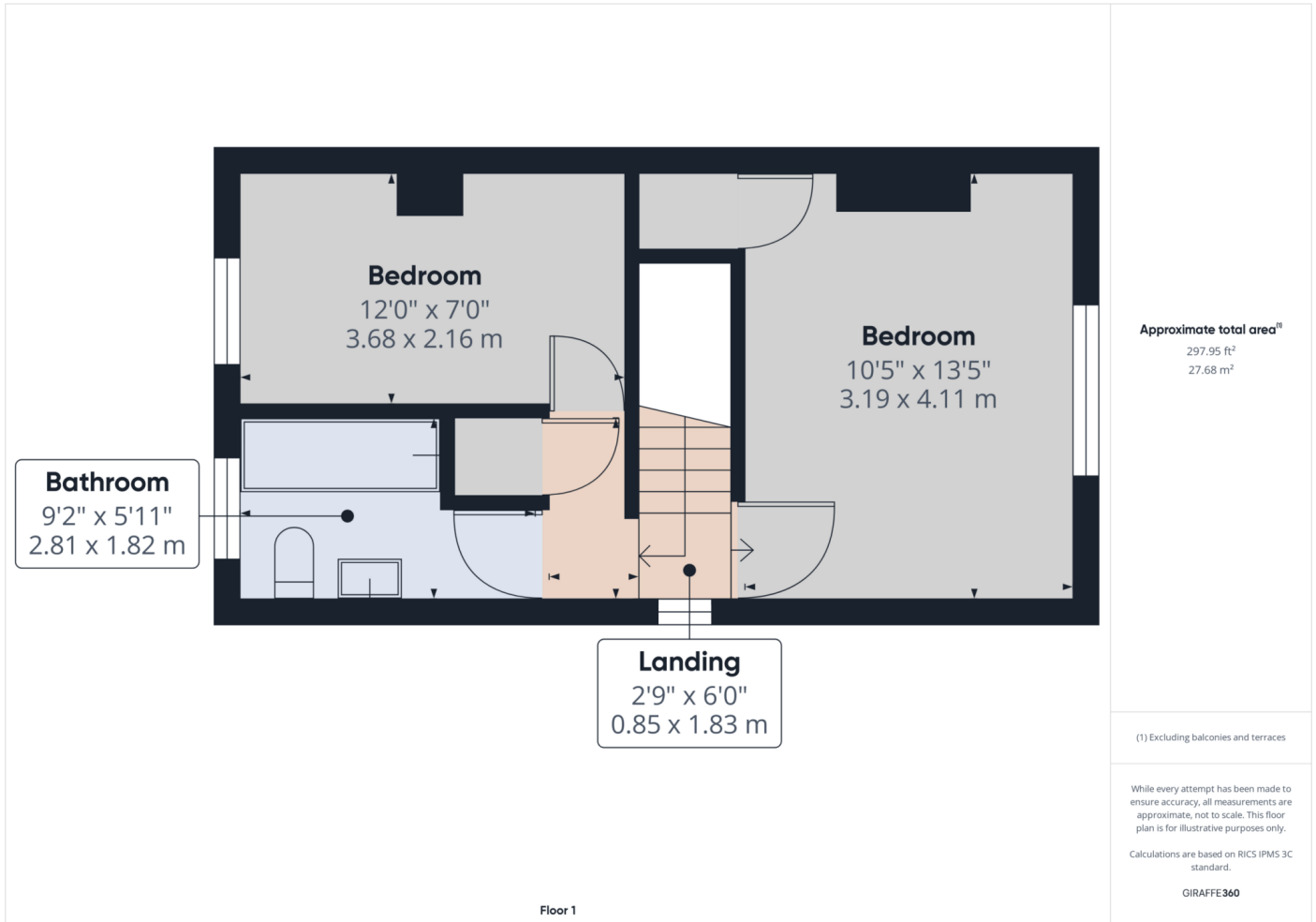




LYNDHURST GROVE, CHADDESSEN, DERBY, DE21



LYNDHURST GROVE, CHADDESSEN, DERBY, DE21



Property
EPC - Certificate



Lyndhurst Grove, Chaddesden, DERBY, DE21

Energy rating

D

Valid until 21.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

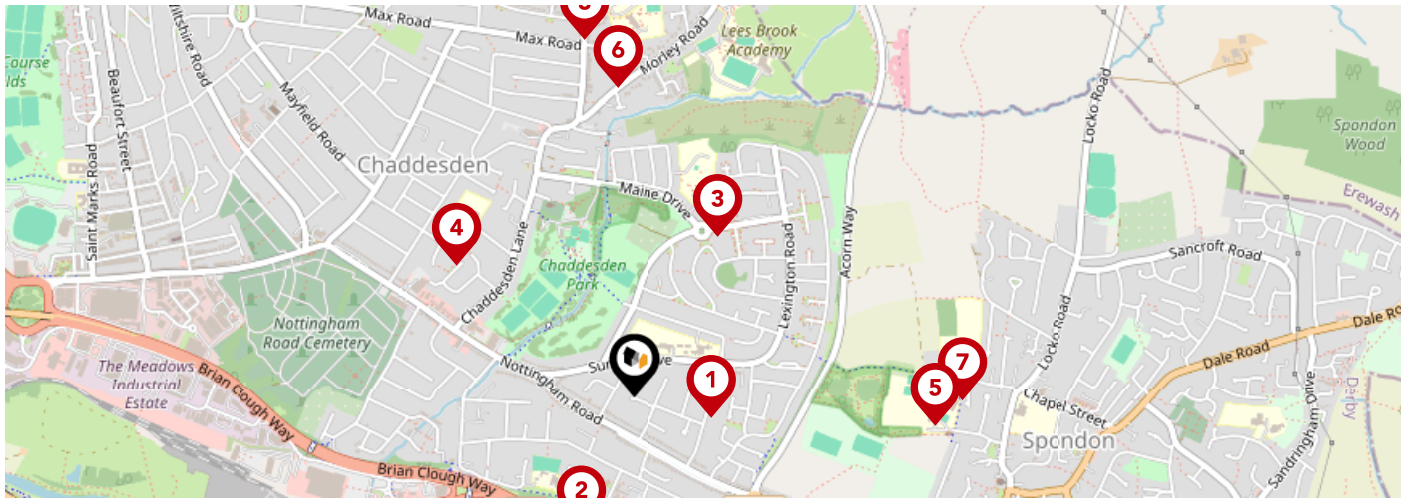
EPC - Additional Data



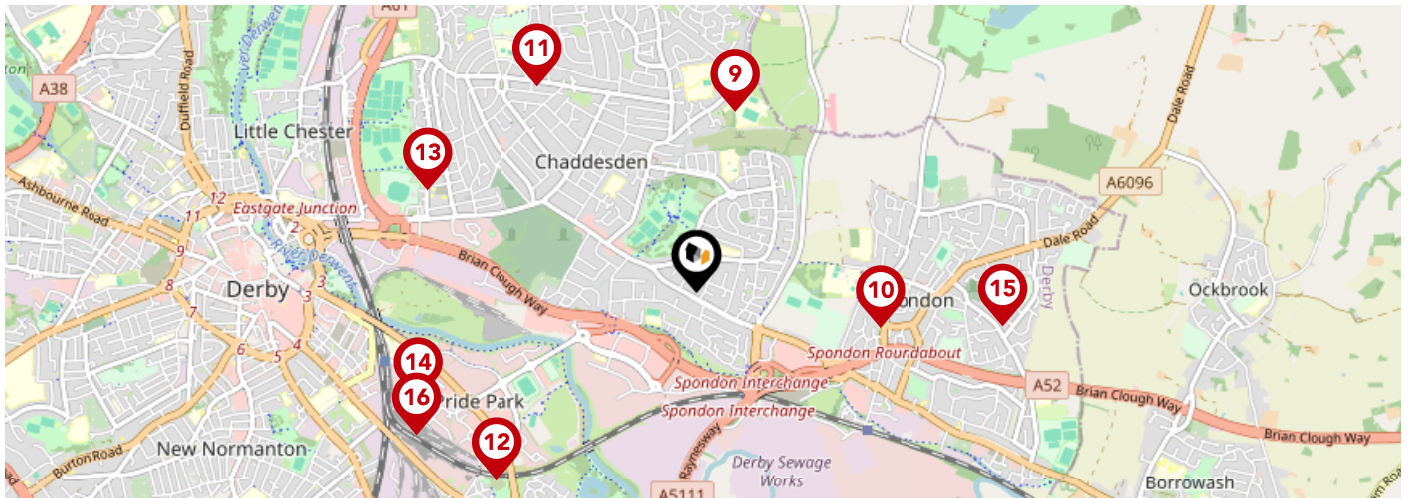
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	76 m ²

Area Schools

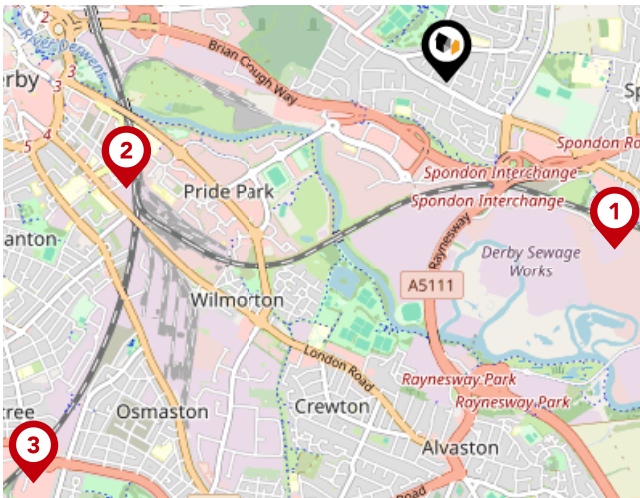


	Nursery	Primary	Secondary	College	Private
<p>1 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



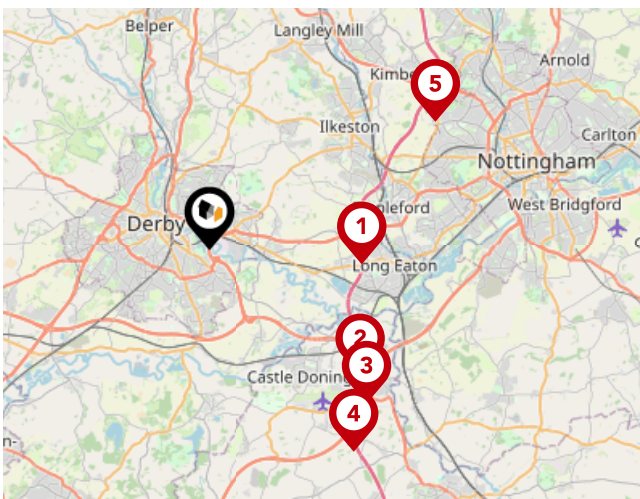
		Nursery	Primary	Secondary	College	Private
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.4	<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	Spondon Rail Station	1.05 miles
2	Derby Rail Station	1.51 miles
3	Peartree Rail Station	2.57 miles



Trunk Roads/Motorways

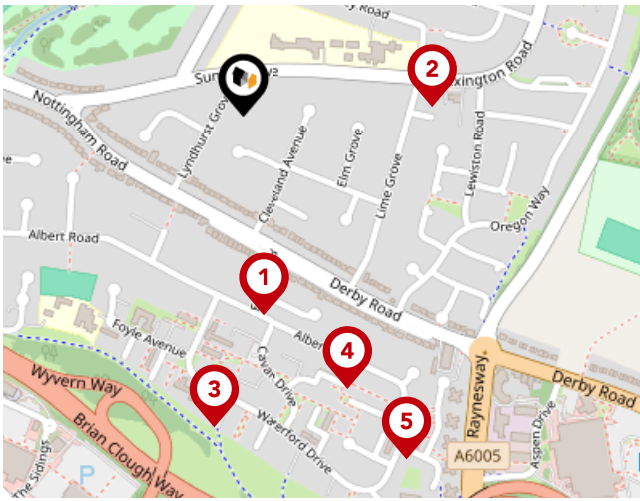
Pin	Name	Distance
1	M1 J25	5.42 miles
2	M1 J24A	7 miles
3	M1 J24	7.82 miles
4	M1 J23A	8.89 miles
5	M1 J26	9.26 miles



Airports/Helipads

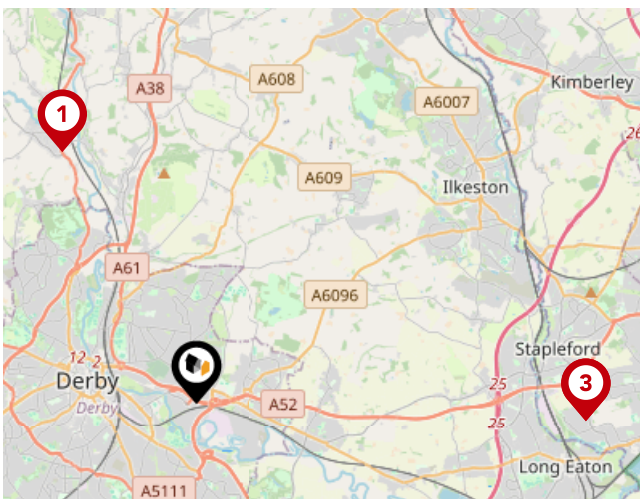
Pin	Name	Distance
1	East Mids Airport	7.87 miles
2	Baginton	38.45 miles
3	Birmingham Airport	34.88 miles
4	Finningley	42.3 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eden Road	0.22 miles
2	Lewiston Road	0.21 miles
3	Donegal Walk	0.35 miles
4	Albert Road	0.33 miles
5	Meath Avenue	0.42 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.1 miles
2	Tram Park & Ride	6.96 miles
3	Toton Lane Tram Stop	6.96 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.

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Testimonials



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

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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