

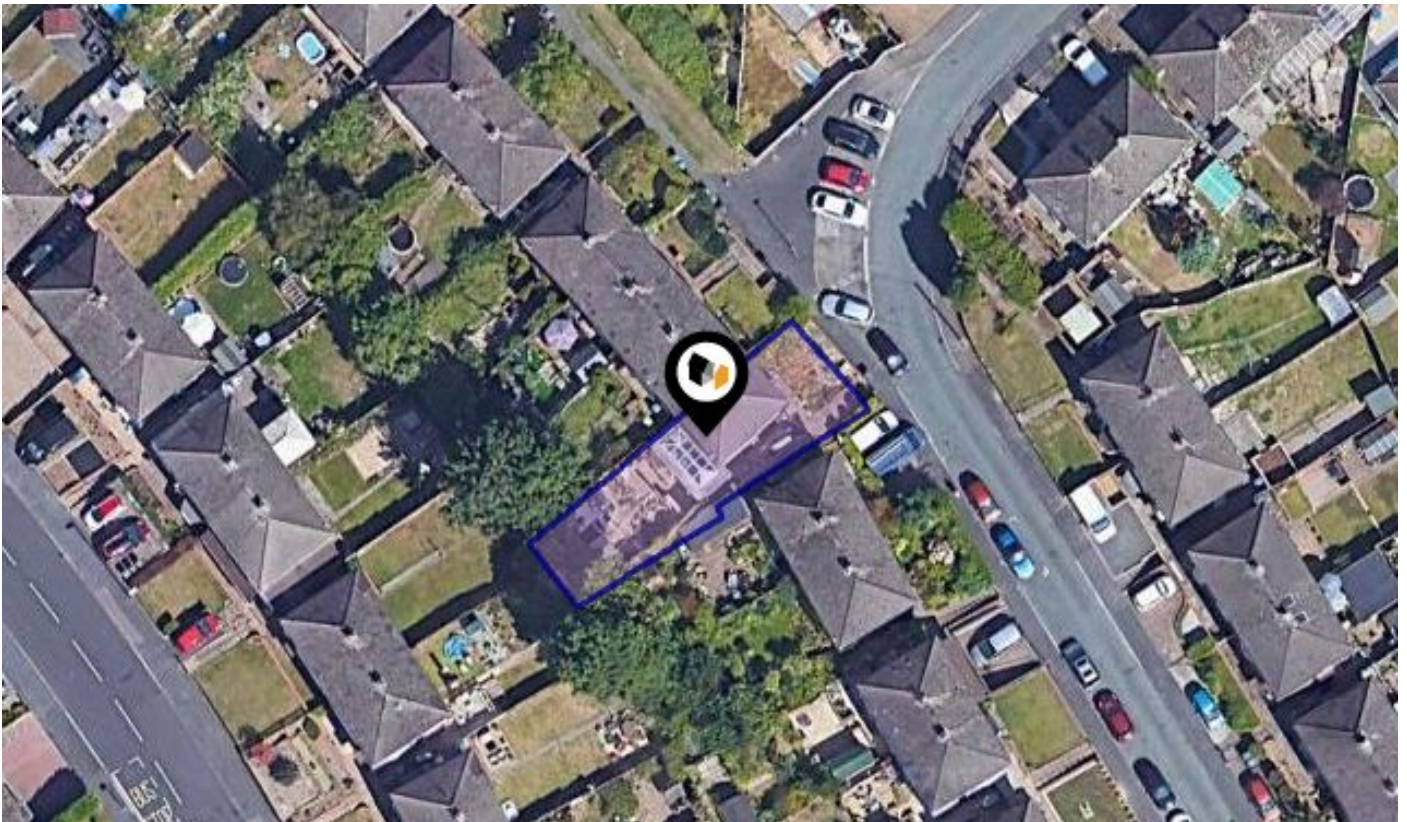


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26<sup>th</sup> November 2024



**WINGFIELD DRIVE, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Spacious & Well-Presented End Terrace Home
- > Full-Width & Spacious Orangery
- > Three Bedrooms, Spacious Dining Kitchen
- > Awaiting EPC Rating, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

### Property Description

An early viewing is recommended of this three-bedroom home, set back from Wingfield Drive. With the added benefit of a feature, full-width Orangery to the rear this property would be ideal for a first time buyer or growing family!

The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge, spacious dining kitchen with cooker range included in the sale, and full width Orangery. To the first floor the landing provides access to boarded and carpeted loft space which houses a sofa and TV previously used as a gaming area, three bedrooms and modern bathroom with a three piece suite incorporating a roll top bath. Outside, there are gardens to both front and rear elevations.

Wingfield Drive is well situated for Oakwood And Chaddesden respectively which offer a range of shops, schools and transport links together with excellent road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Lobby:

Lounge: (14'5" x 11'2") 4.39 x 3.40

Fitted Dining Kitchen: (17'7" x 9'6") 5.36 x 2.90

Full Width Orangery (with access from the garden): (19'0" x 8'8") 5.79 x 2.64

First Floor Landing:

Double Bedroom One: (9'4" x 9'5") 2.84 x 2.87

Double Bedroom Two: (9'6" x 7'9") 2.90 x 2.36

Bedroom Three: (9'6" x 6'3") 2.90 x 1.90

Modern Bathroom: (7'8" x 5'3") 2.34 x 1.60

Outside:

There are gardens to both front and rear elevations. There is gated access to the side elevation and provides access to an enclosed rear garden having decked and patio areas and garden shed with power and consumer unit.

# Property Overview



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.06 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,405  
**Title Number:** DY197223

**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)

**4** mb/s  
**62** mb/s  
**1000** mb/s

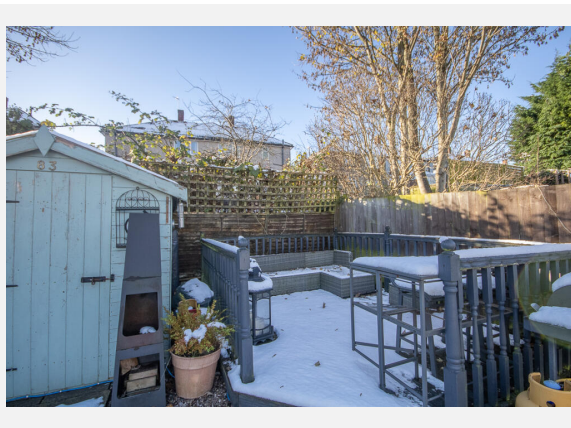
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



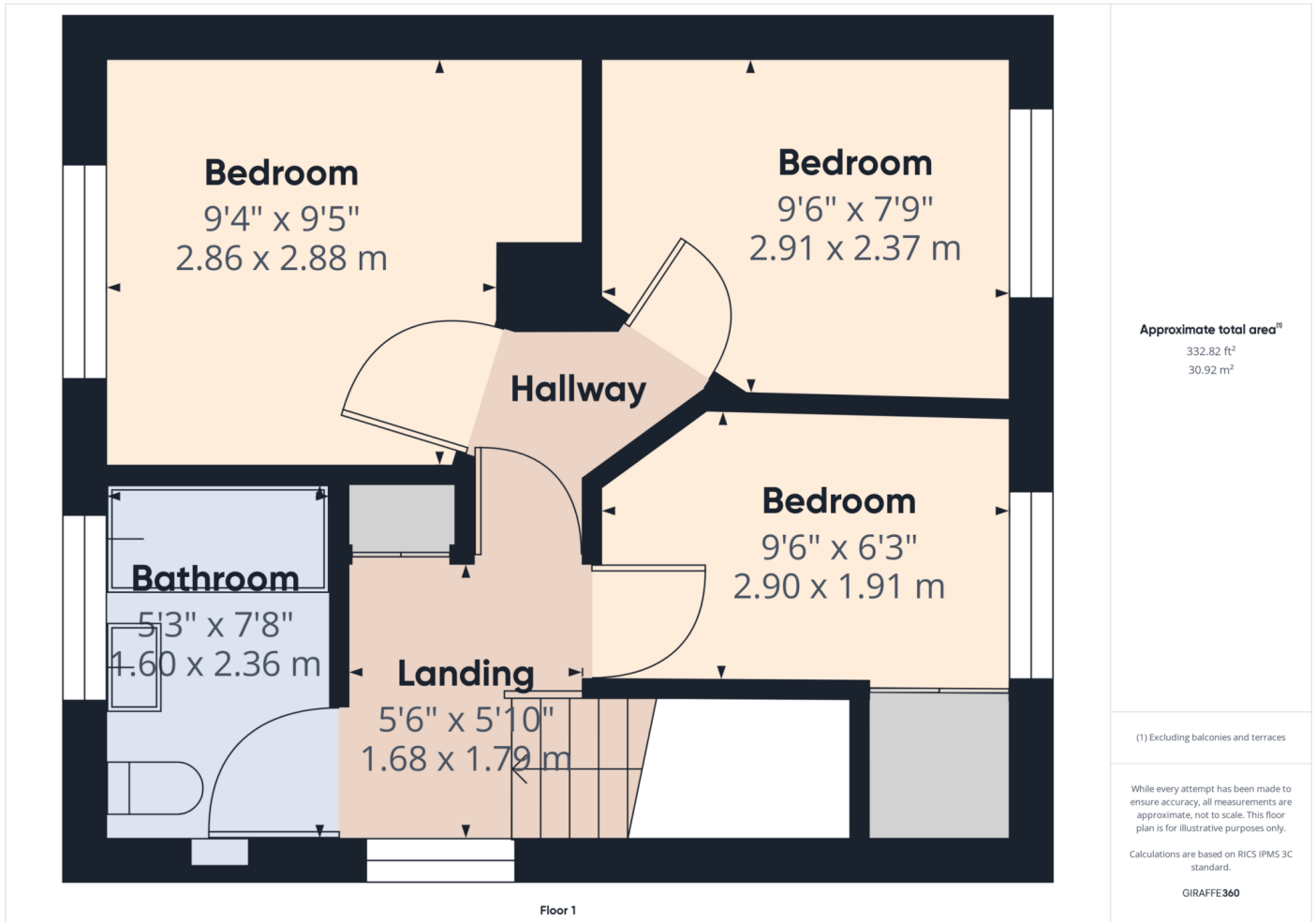




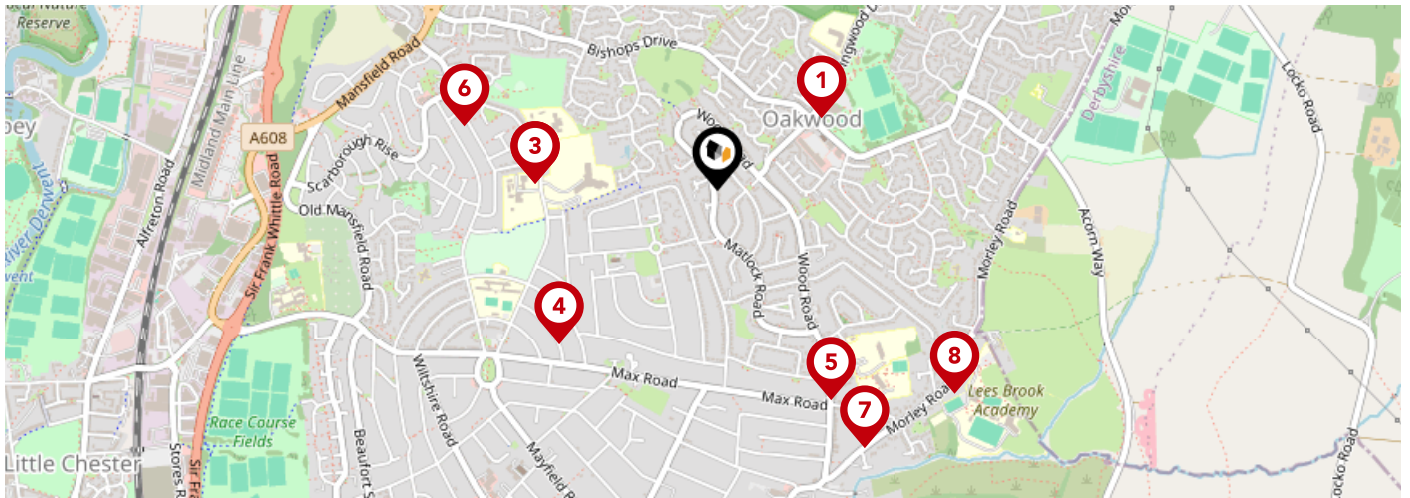
## WINGFIELD DRIVE, CHADDESSEN, DERBY, DE21



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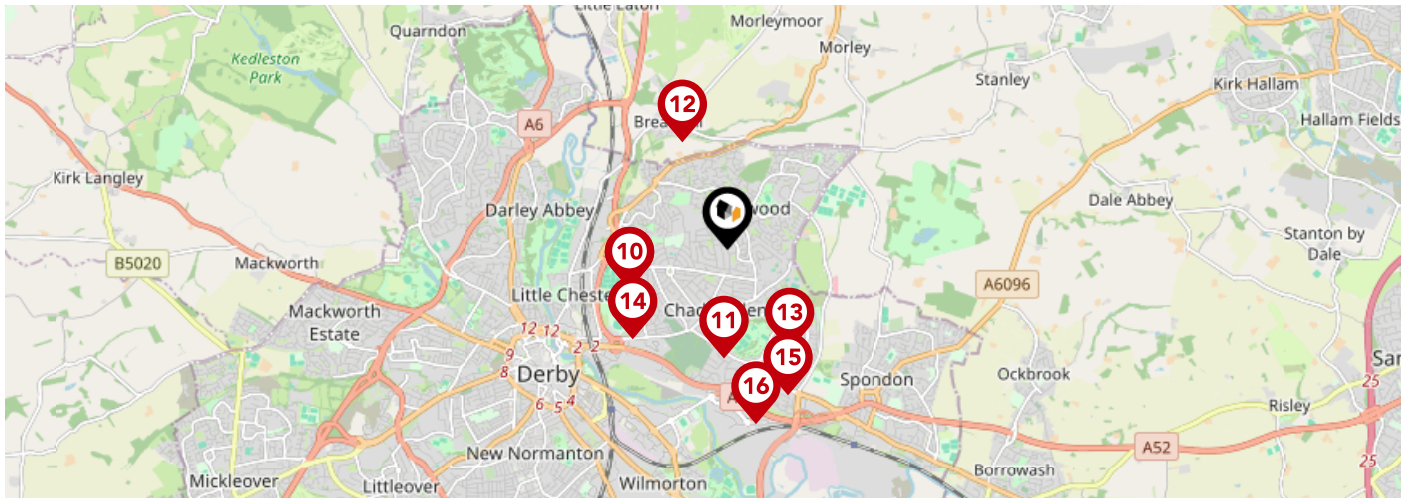


# Area Schools



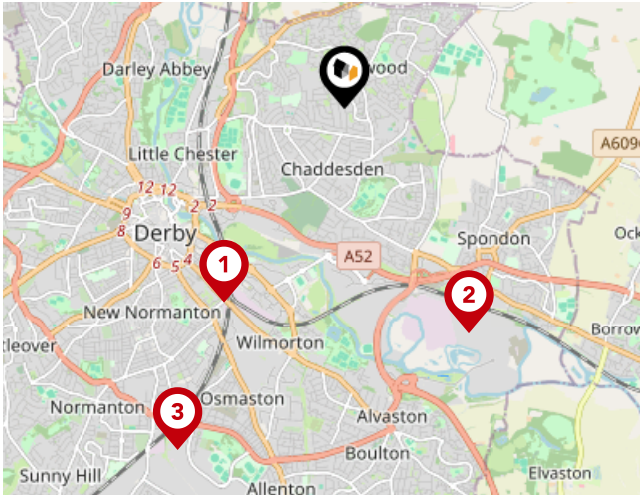
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





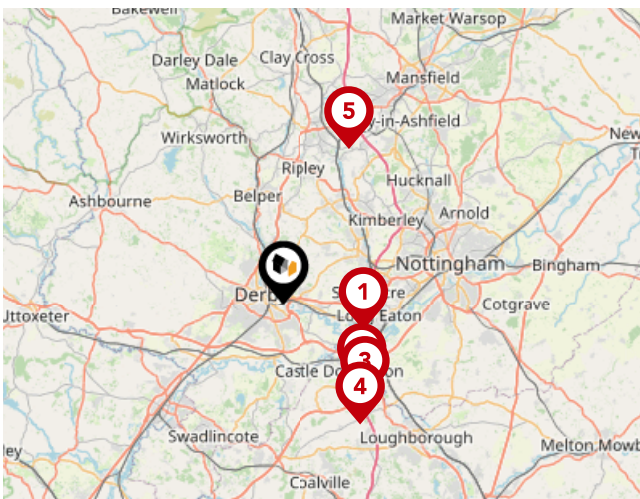
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.58	<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	2.04 miles
2	Spondon Rail Station	2.29 miles
3	Peartree Rail Station	3.4 miles



## Trunk Roads/Motorways

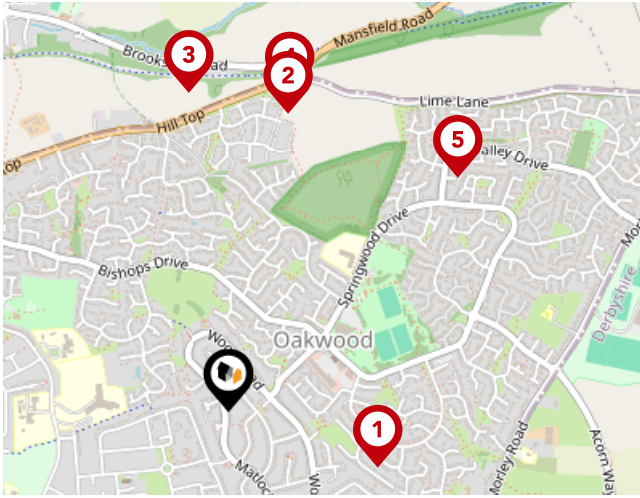
Pin	Name	Distance
1	M1 J25	6.03 miles
2	M1 J24A	8.12 miles
3	M1 J24	8.99 miles
4	M1 J23A	10.14 miles
5	M1 J28	12.06 miles



## Airports/Helipads

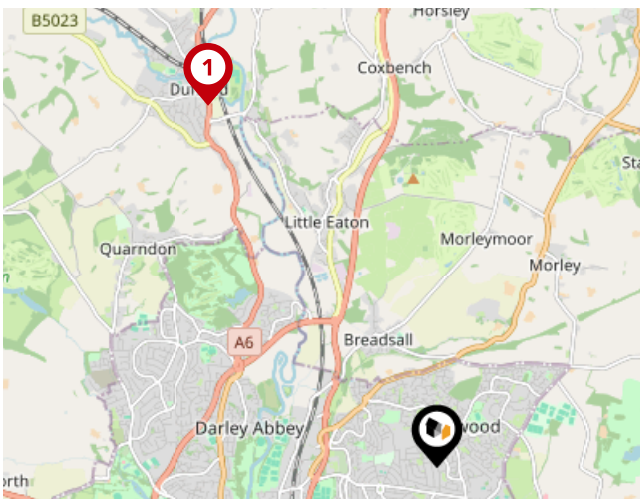
Pin	Name	Distance
1	East Mids Airport	9.14 miles
2	Birmingham Airport	35.94 miles
3	Baginton	39.69 miles
4	Finningley	41.3 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Danebridge Crescent	0.35 miles
2	Lime Lane	0.68 miles
3	128 Brookside Road	0.72 miles
4	Greenway	0.72 miles
5	Smalley Drive	0.73 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.83 miles
2	Tram Park & Ride	7.48 miles
3	Toton Lane Tram Stop	7.48 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

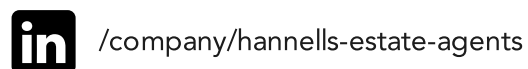
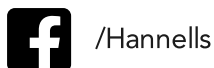


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

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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