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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th December 2024



SUNNY GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Deceptively Spacious & Much Improved Semi-Detached Bungalow
- > Sought-After Residential Location
- > Spacious Lounge & Dining Area
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An early viewing is recommended of this two double-bedroom, semi-detached bungalow occupying a sought-after location and benefitting from an extension to the rear. The property has two good-sized reception areas, a refitted bathroom, driveway, carport and a garage! The accommodation is supplemented by gas fired central heating, UPVC double glazing and the accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises: 'L' shaped reception hallway, good size open plan lounge and dining area, fitted kitchen, two double bedrooms and refitted bathroom with a three piece suite. Outside, there is a garden to the front elevation arranged for ease of maintenance, driveway, carport and garage and there is a good size rear garden. Sunny Grove is well situated for local amenities including Cherry Tree school, Chaddesden Park, shops and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Side 'L' Shaped Reception Hallway:

Spacious Open Plan Lounge And Dining Area: (25'9" x 11'10") 7.85 x 3.61

Fitted Kitchen: (12'2" x 8'8") 3.71 x 2.64

Double Bedroom One: (11'9" x 11'9") 3.58 x 3.58

Double Bedroom Two: (9'9" x 9'0") 2.97 x 2.74

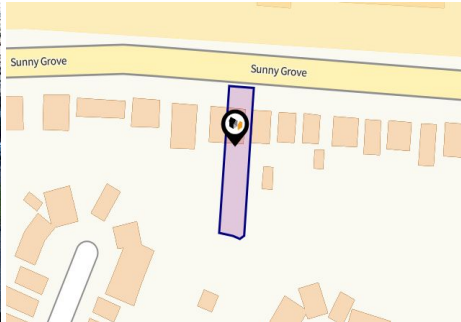
Refitted Bathroom: (6'6" x 5'7") 1.98 x 1.70

Outside:

There are gardens to both front and rear elevations, the front is arranged for ease of maintenance. A driveway provides off road parking and in-turn provides access to a carport with double doors and provides access to a GARAGE 15' x 8'1" with up and over door.

There is a good size rear garden being laid mainly to lawn with paved patio area.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.12 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY89062		

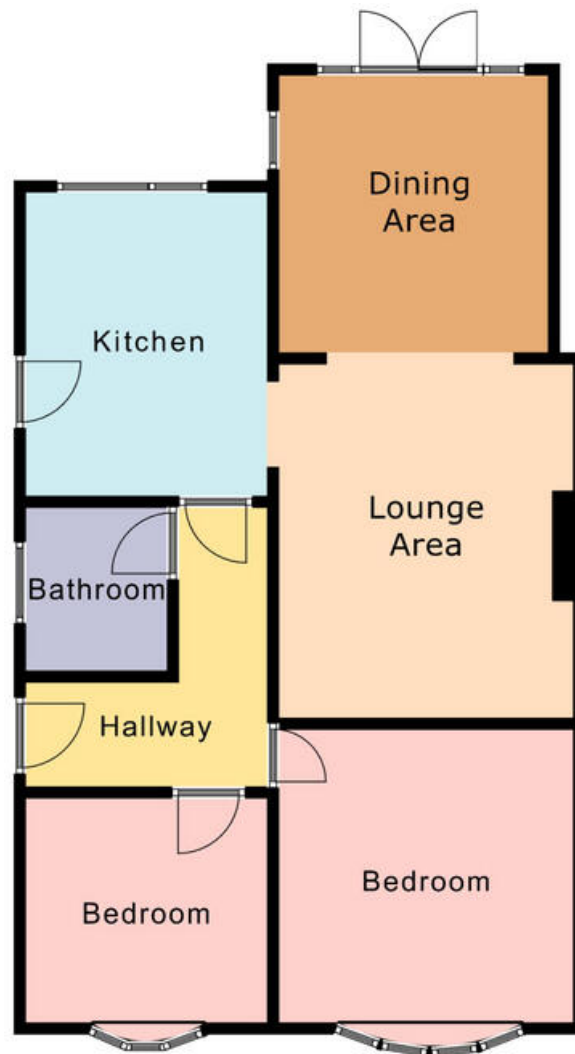
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		13	1000
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Very Low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

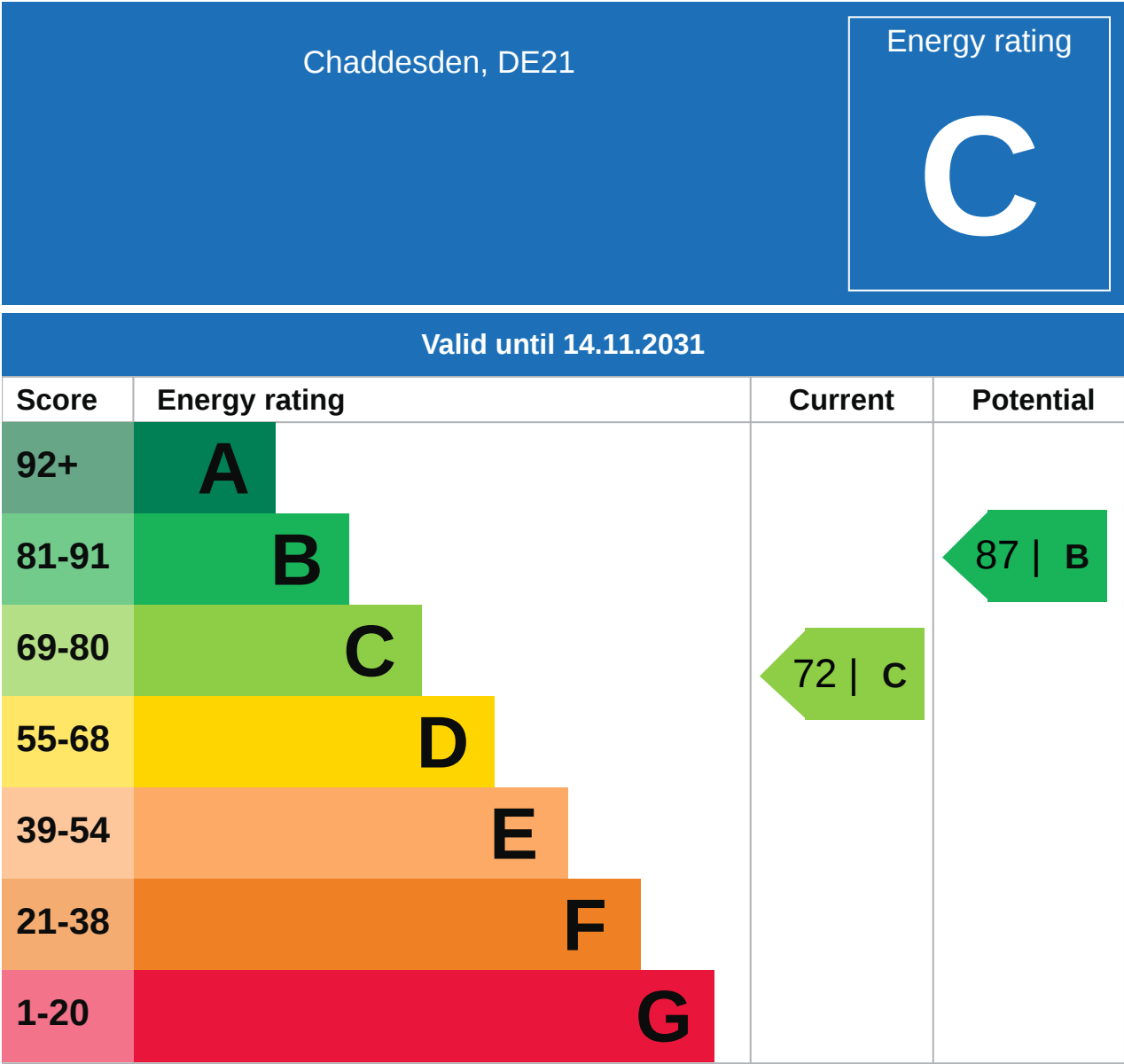




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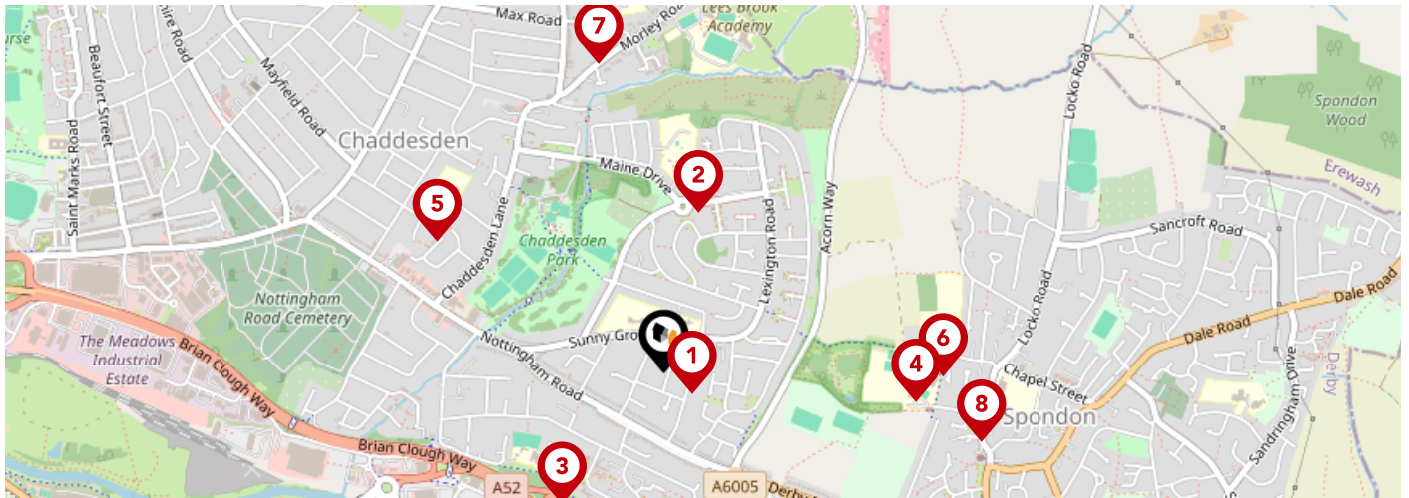


Property EPC - Certificate

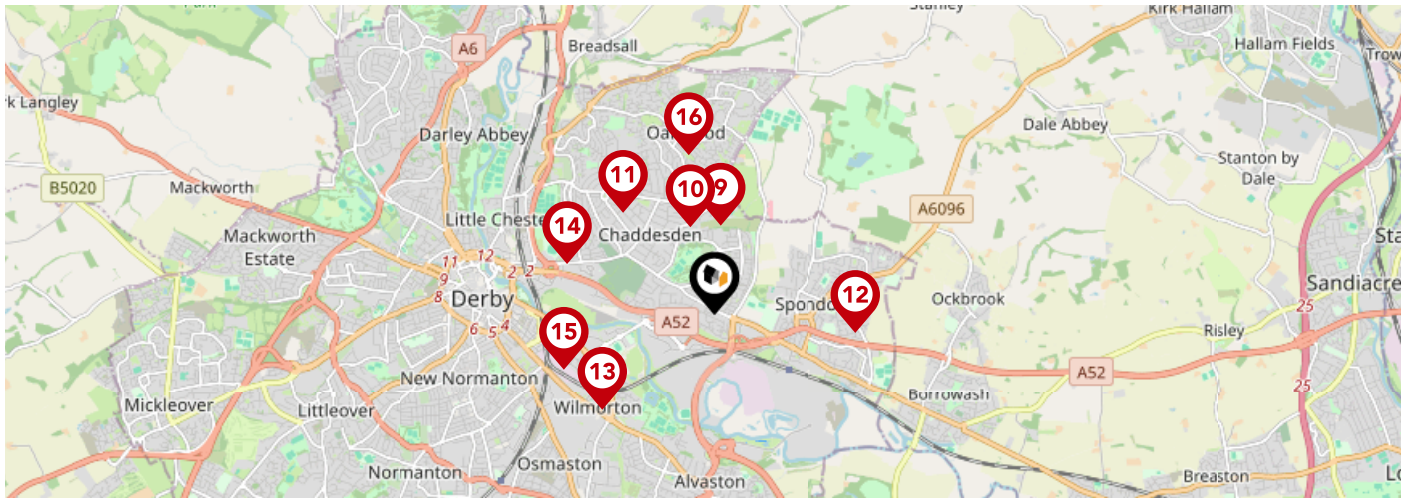










Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

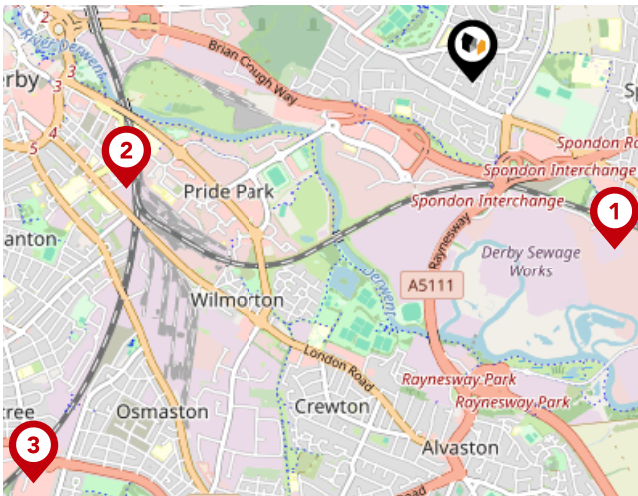


		Nursery	Primary	Secondary	College	Private
1	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



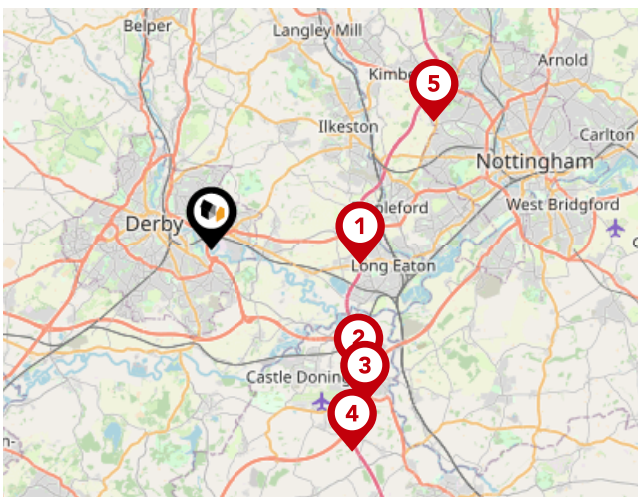
		Nursery	Primary	Secondary	College	Private
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.83	<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:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:1.26	<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:1.31	<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:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.44	<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:1.45	<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
	Spondon Rail Station	0.98 miles
	Derby Rail Station	1.62 miles
	Peartree Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	5.31 miles
	M1 J24A	6.91 miles
	M1 J24	7.74 miles
	M1 J23A	8.83 miles
	M1 J26	9.17 miles

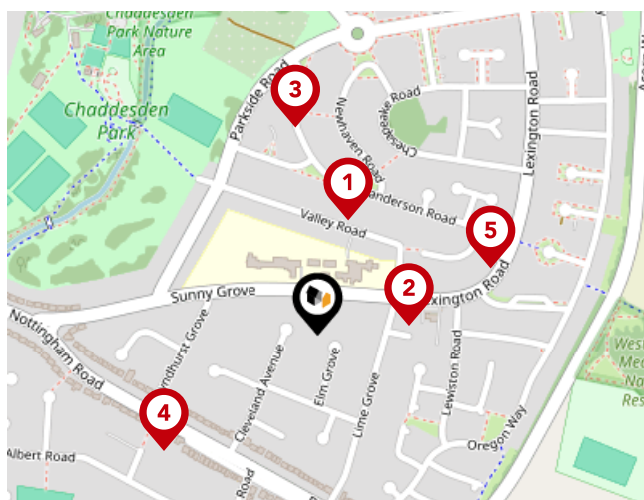


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.81 miles
	Baginton	38.45 miles
	Birmingham Airport	34.92 miles
	Finningley	42.25 miles

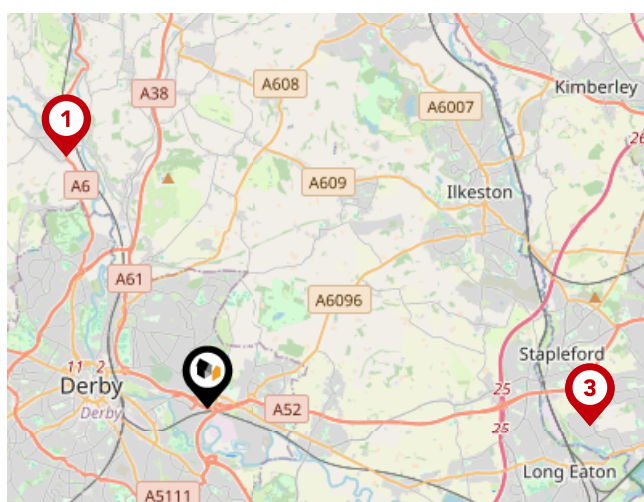
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newhaven Road	0.13 miles
2	Lewiston Road	0.1 miles
3	Parkside Road	0.23 miles
4	Lyndhurst Grove	0.21 miles
5	Grant Avenue	0.21 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.16 miles
2	Tram Park & Ride	6.85 miles
3	Toton Lane Tram Stop	6.85 miles



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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

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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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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