

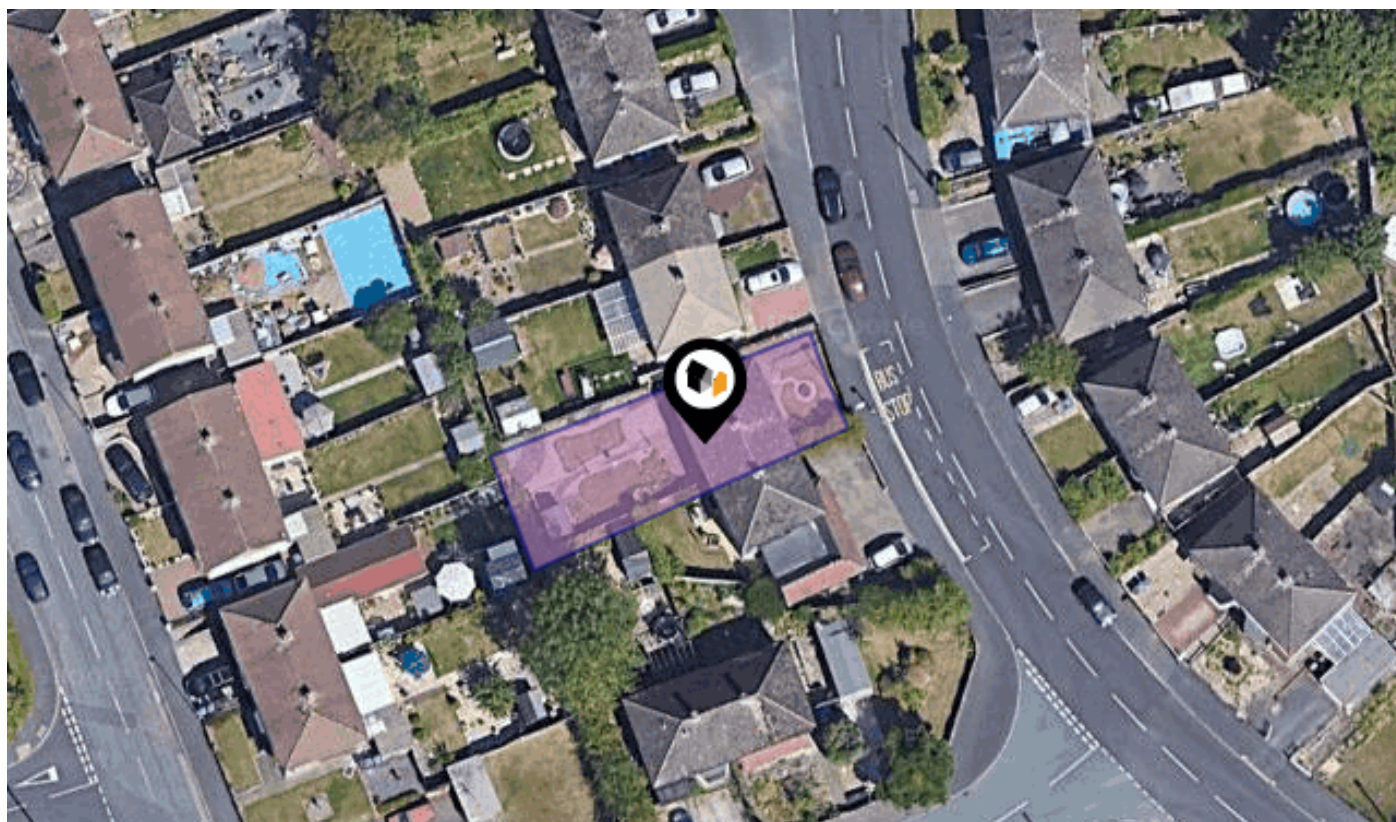


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> December 2024



**MATLOCK ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Three Bedroom Semi-Detached Home Available With No Upward Chain
- > Ideal First Time Buy/Family Home
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold
- > Two Reception Rooms, Kitchen

### Property Description

A well proportioned three bedroomed semi-detached home, ideal for the first time buyer or growing family and available with no upward chain. The property benefits from two reception rooms, established gardens and potential for off-road parking, subject to necessary consent. The property benefits from UPVC double glazing and gas central heating and briefly comprises:- reception hallway, lounge, kitchen and dining room. To the first floor the landing provides access to three good size bedrooms (two double) and shower room.

Matlock Road is an established residential location close to Cavendish Close School, shops and transport links together with easy access for Derby City Centre and further road links.

### Room Measurement & Details

#### Reception Hallway:

Lounge: (14'1" x 10'10") 4.29 x 3.30

Dining Room: (10'2" x 8'11") 3.10 x 2.72

Kitchen: (11'10" x 9'0") 3.61 x 2.74

#### First Floor Landing:

Double Bedroom One: (12'11" x 10'1") 3.94 x 3.07

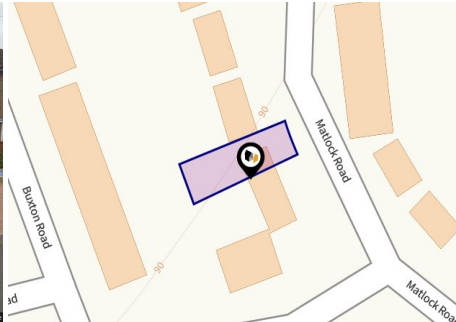
Double Bedroom Two: (11'0" x 10'0") 3.35 x 3.05

Bedroom Three: (9'1" x 7'0") 2.77 x 2.13

Bathroom: (7'1" x 5'0") 2.16 x 1.52

#### Outside:











There are gardens to both front and rear elevations, both of which are laid mainly to lawn. There is a garden shed within the rear garden.



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft <sup>2</sup> / 84 m <sup>2</sup>		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY94212		

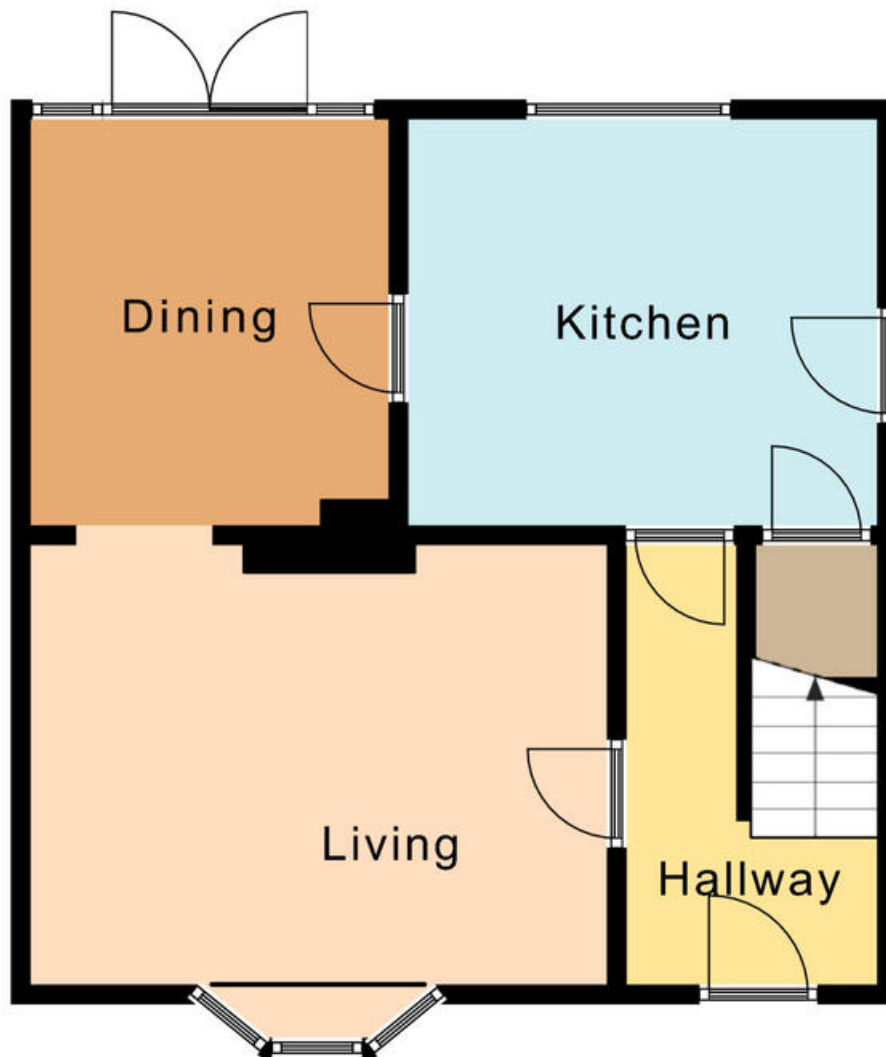
## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	4	80	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	
				

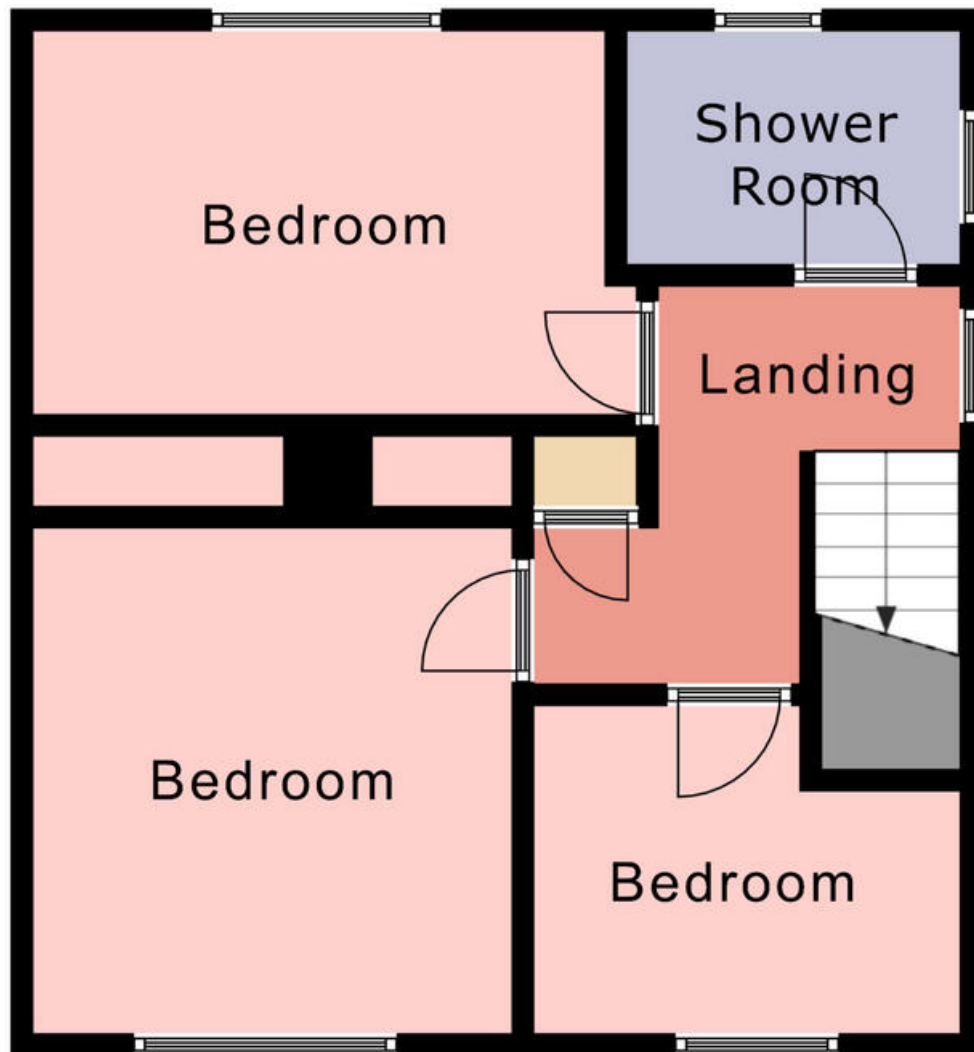




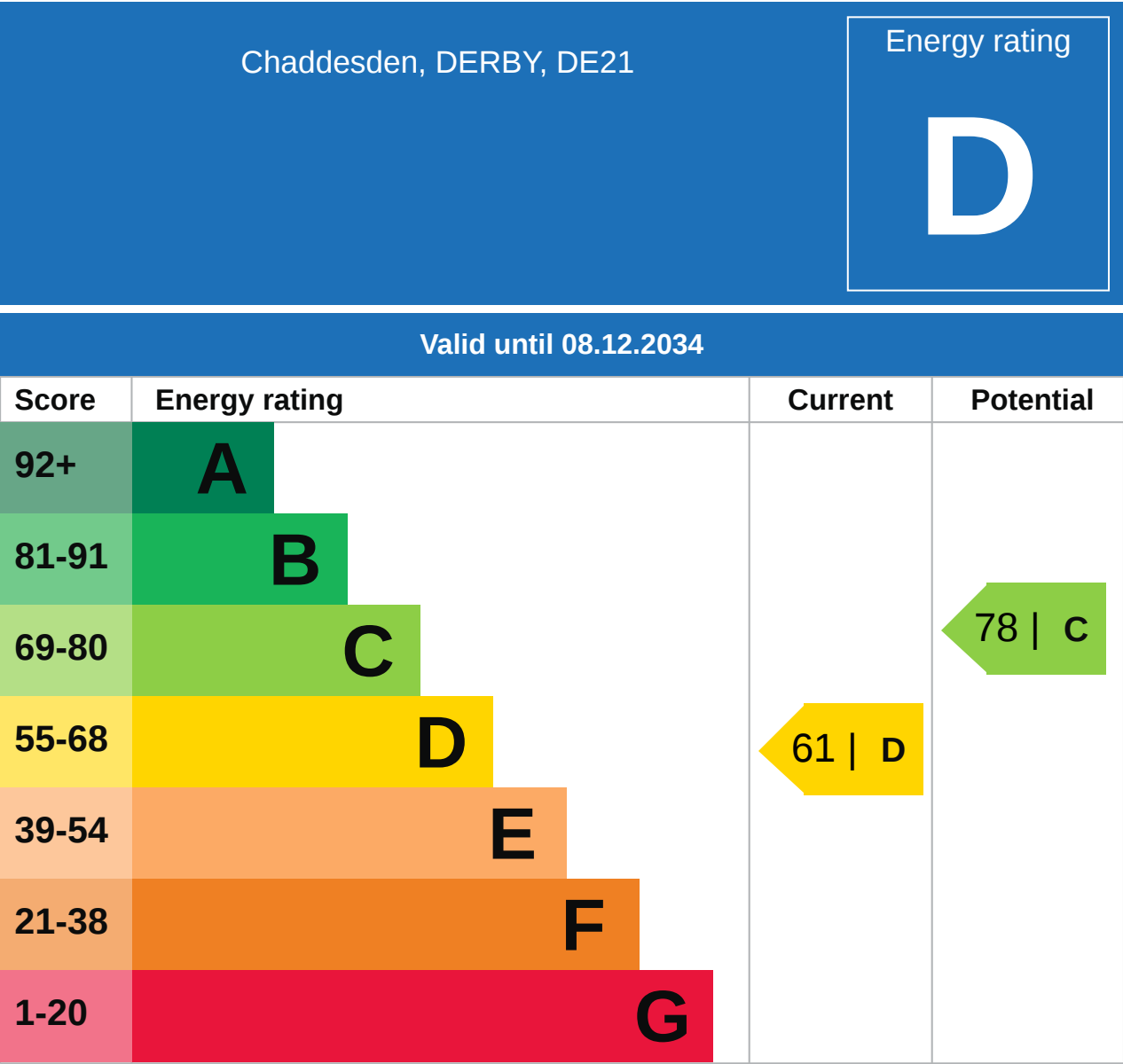
**MATLOCK ROAD, CHADDESSEN, DERBY, DE21**



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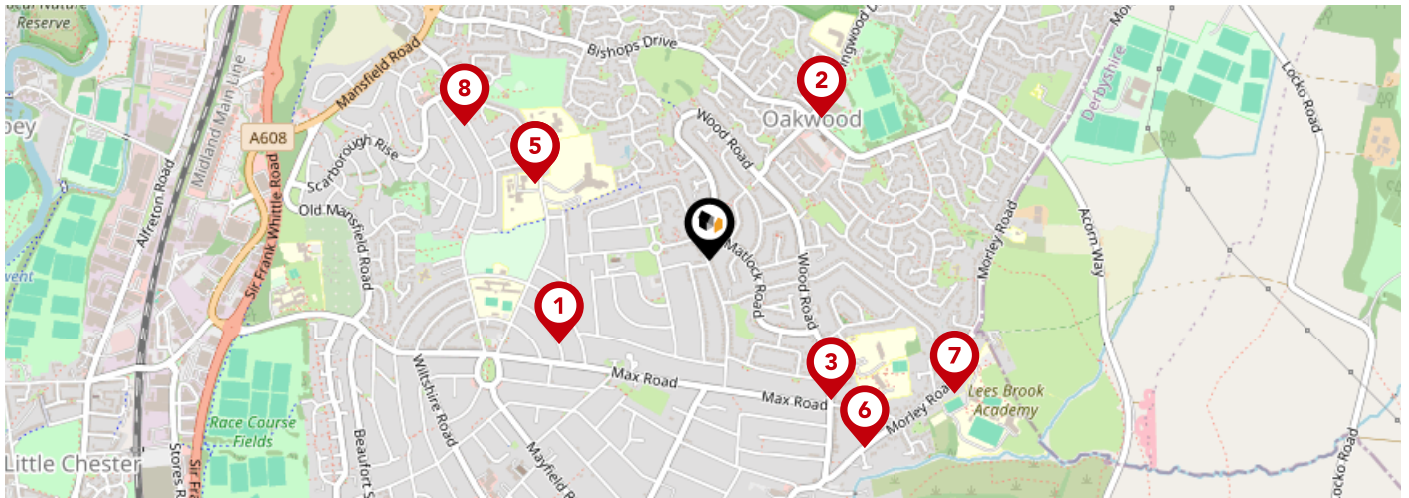


Property  
**EPC - Certificate**

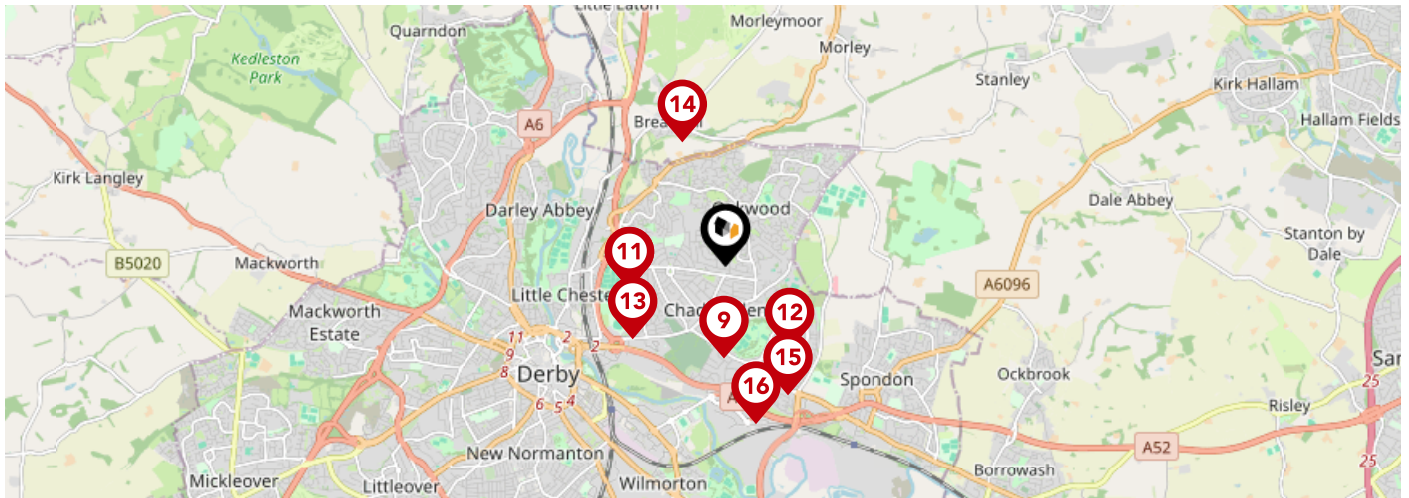










## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	System built, 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 70% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	84 m <sup>2</sup>



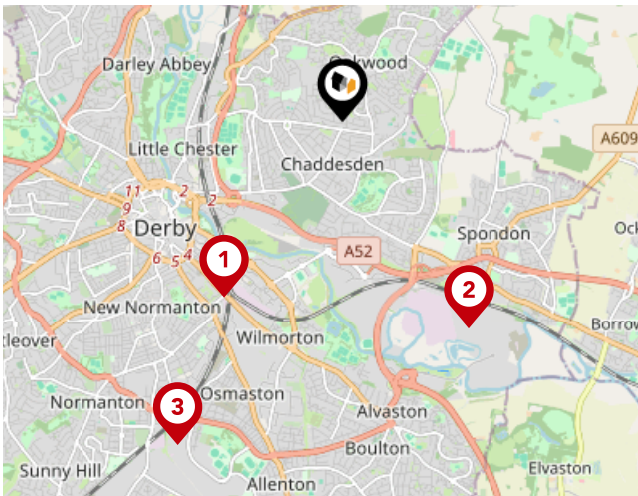
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<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>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>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

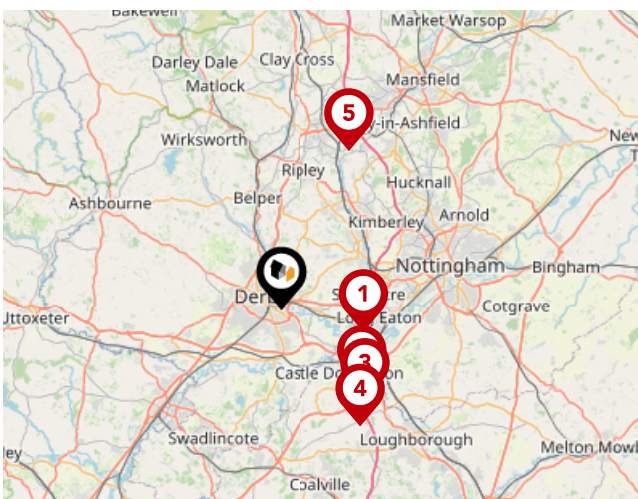
# Area

## Transport (National)



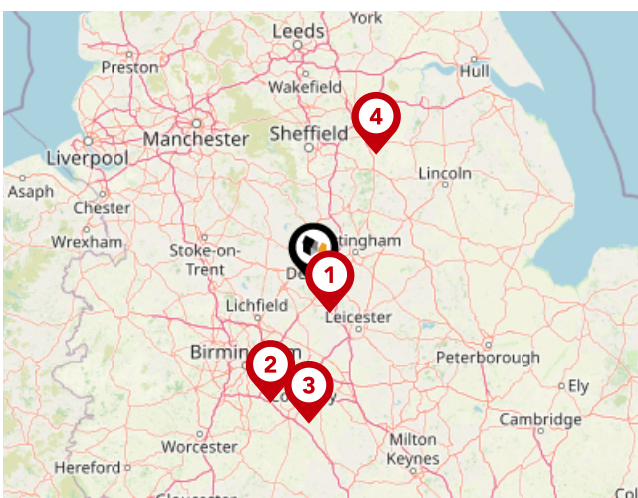
### National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.9 miles
2	Spondon Rail Station	2.17 miles
3	Peartree Rail Station	3.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6 miles
2	M1 J24A	8.03 miles
3	M1 J24	8.88 miles
4	M1 J23A	10.02 miles
5	M1 J28	12.21 miles

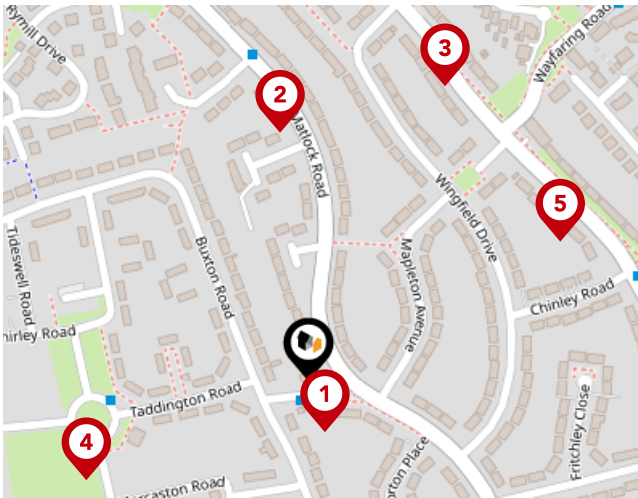


### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.01 miles
2	Birmingham Airport	35.78 miles
3	Baginton	39.54 miles
4	Finningley	41.45 miles

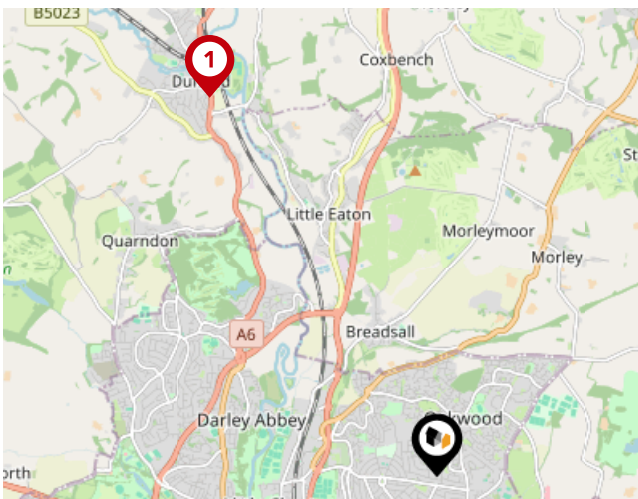
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brassington Road	0.03 miles
2	Birchover Rise	0.14 miles
3	Fernilee Gardens	0.18 miles
4	Wollaton Road	0.14 miles
5	Chinley Road	0.16 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.95 miles
2	Tram Park & Ride	7.47 miles
3	Toton Lane Tram Stop	7.47 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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