

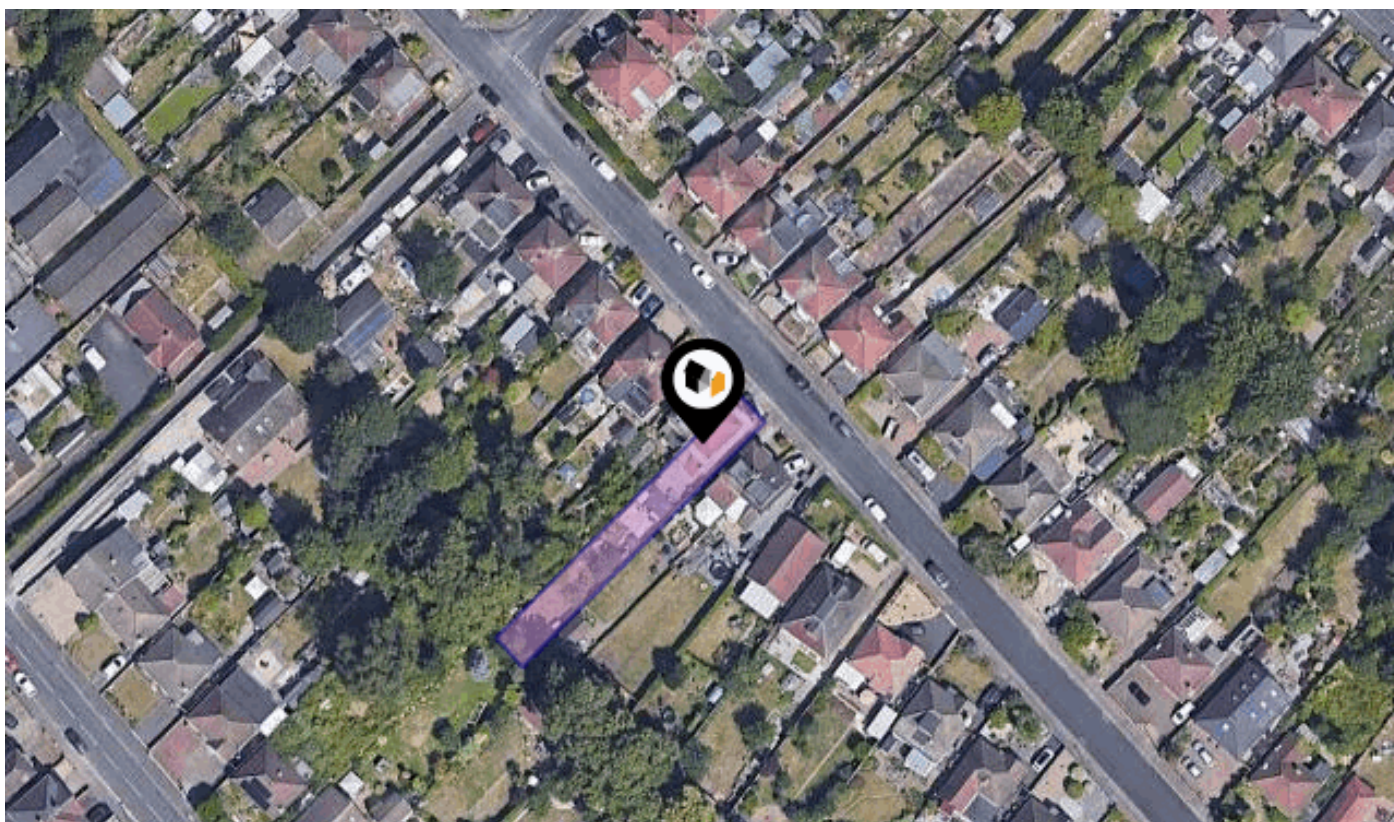


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 15<sup>th</sup> January 2025**



**NORTHWOOD AVENUE, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Extended, Modernised and Improved Bay- Fronted Home
- > Recently Re-roofed, Replacement UPVC Double Glazing And Doors
- > Gas Central Heating (Boiler Fitted Within The Last 12 Months)
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

An early viewing is recommended of this much improved, well appointed and presented bay-fronted, semi-detached home having been extended to the rear elevation. The property has been subject to a scheme of recent improvements including being re-roofed, replacement UPVC double glazing and doors and gas central heating (with boiler fitted within the last 12 months). There is also the benefit of a good size south-facing rear garden and an early viewing is recommended. The accommodation briefly comprises:- entrance lobby, spacious through lounge/dining room and fitted kitchen. To the first floor the landing provides access to two bedrooms and stylish wet room. Outside, there is off-road parking for two vehicles to the front elevation with car charging point. There is a good size south facing rear garden. Northwood Avenue is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midland Airport. An early viewing is recommended.

### Room Measurement & Details

#### Entrance Lobby:

Spacious Through Lounge/Dining Room: (25'1" x 13'1") 7.65 x 3.99

Kitchen: (13'1" x 10'1") 3.99 x 3.07

#### First Floor Landing:

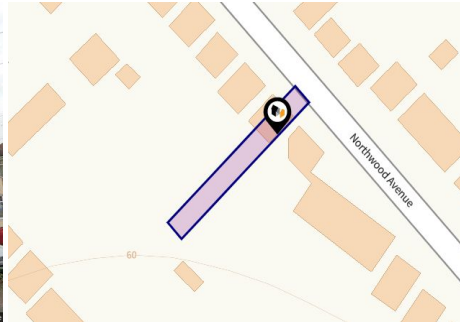
Bedroom One: (13'11" x 10'1") 4.24 x 3.07

Bedroom Two: (11'1" x 7'10") 3.38 x 2.39

Bathroom: (8'1" x 5'1") 2.46 x 1.55

#### Outside:

Off-road parking is provided to the front elevation for two vehicles. EV charging point. There is gated access to the side elevation leading to the enclosed and good size rear garden which enjoys a south-facing aspect and enjoys a degree of privacy. There is a full width paved patio area with covered canopy and a further paved patio beyond. There is a lawned area with fenced boundaries, raised vegetable areas and a selection of fruit trees including olive, apple pear and plum. Two garden sheds and greenhouse.



## Property


Type:	Semi-Detached
Bedrooms:	2
Floor Area:	807 ft <sup>2</sup> / 75 m <sup>2</sup>
Plot Area:	0.09 acres
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY107342

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)

7	78	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



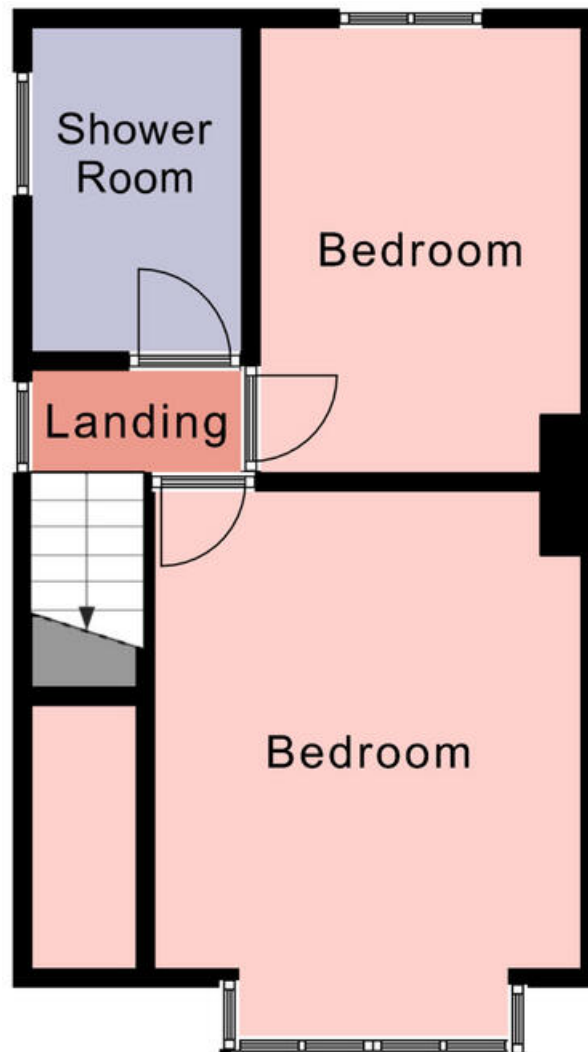




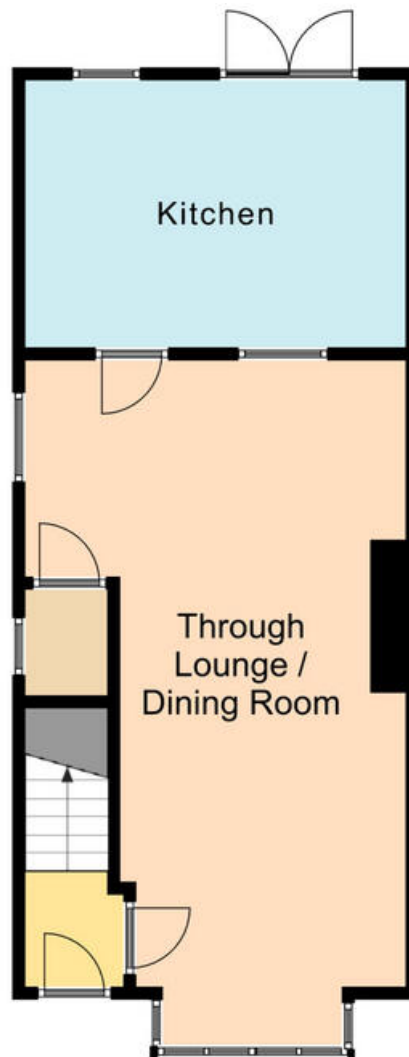




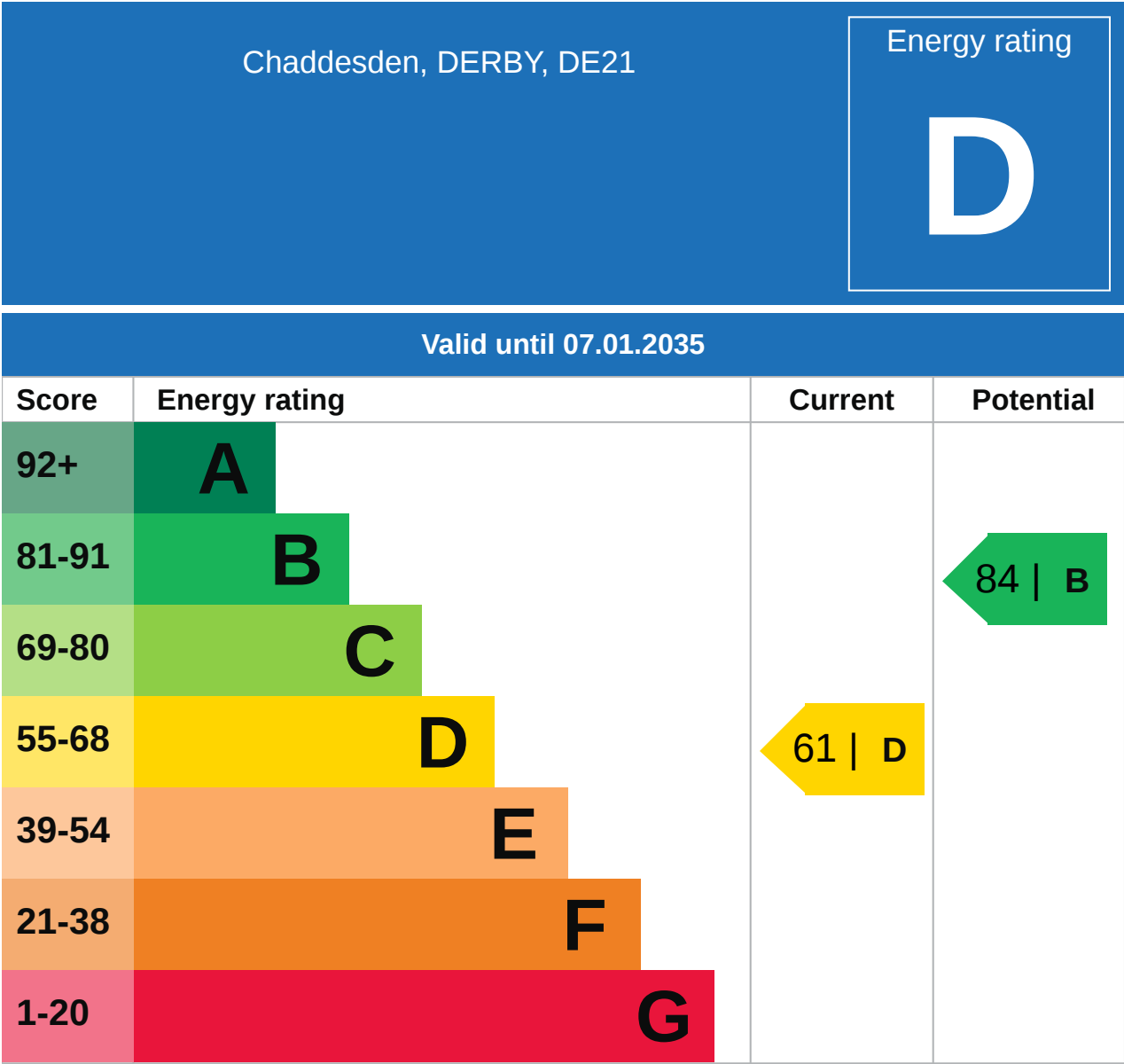
**NORTHWOOD AVENUE, CHADDESSEN, DERBY, DE21**



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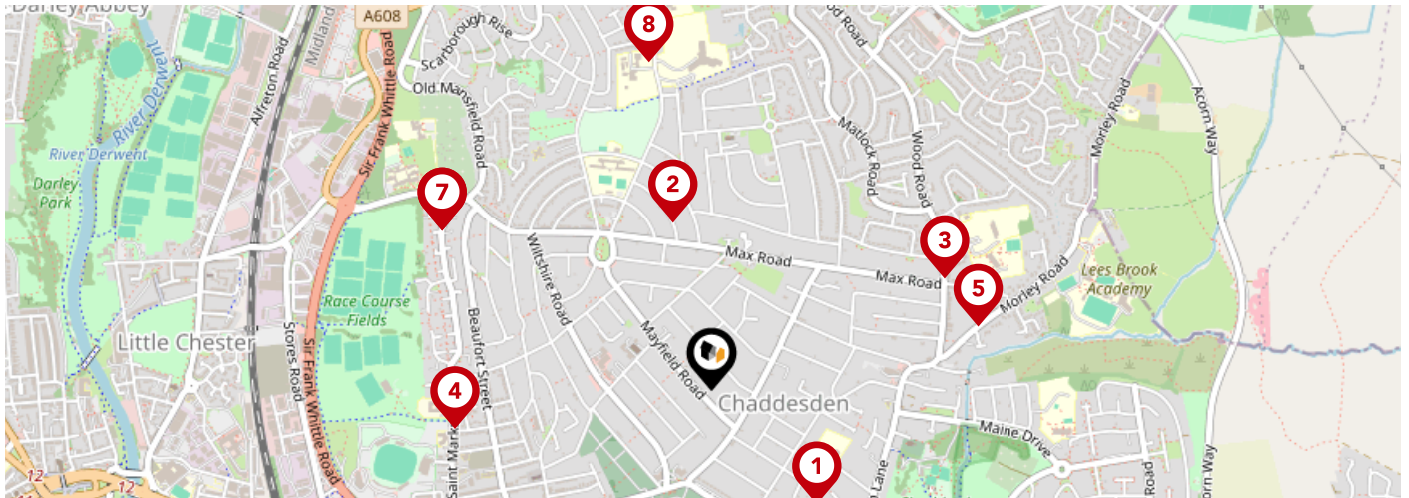
# Property EPC - Certificate



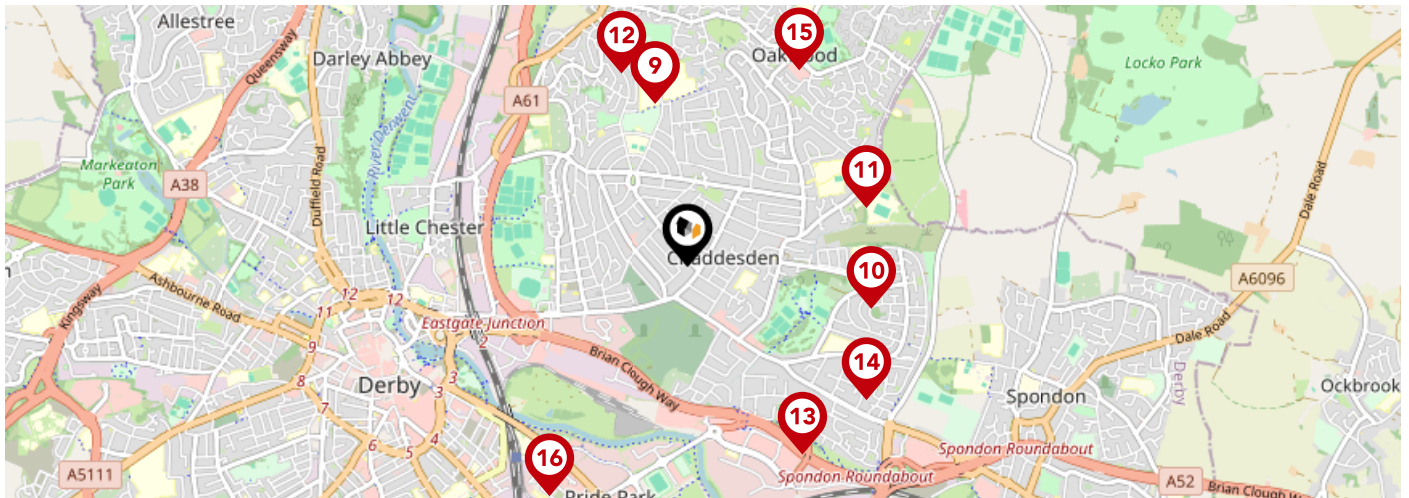


## Additional EPC Data

<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 all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	75 m <sup>2</sup>



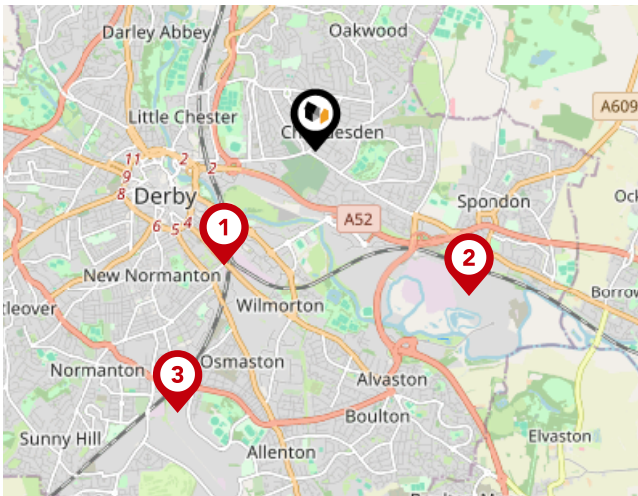
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Roe Farm 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>3</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.75	<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>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.98	<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:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

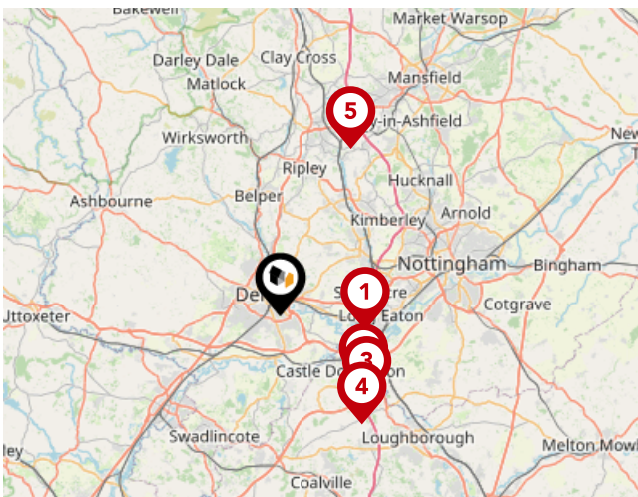


# Area Transport (National)



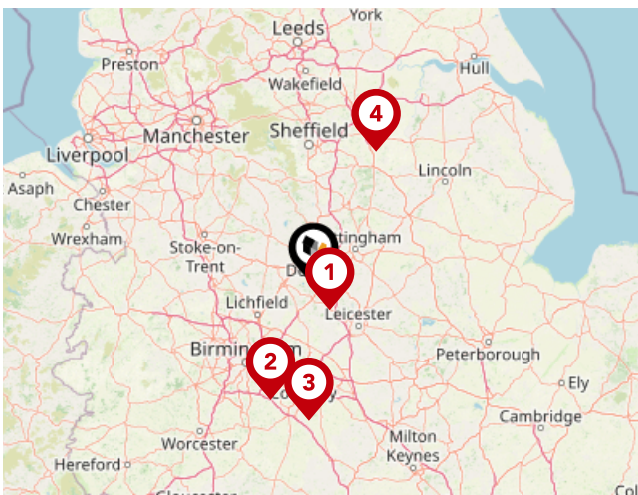
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.3 miles
2	Spondon Rail Station	1.89 miles
3	Peartree Rail Station	2.63 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.12 miles
2	M1 J24A	7.83 miles
3	M1 J24	8.65 miles
4	M1 J23A	9.7 miles
5	M1 J28	12.83 miles

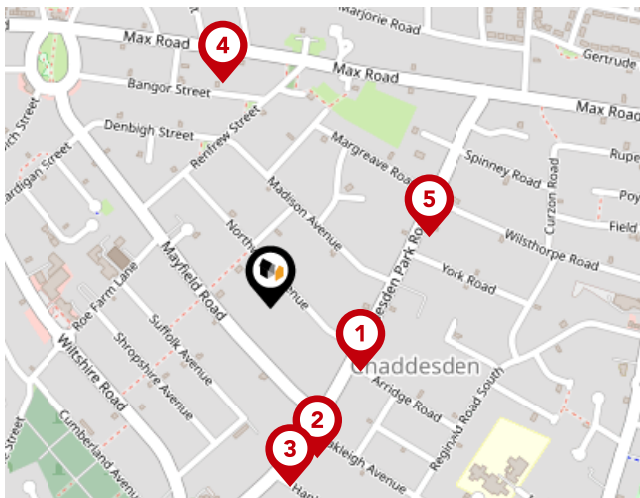


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.67 miles
2	Birmingham Airport	35.17 miles
3	Baginton	38.96 miles
4	Finningley	42.06 miles

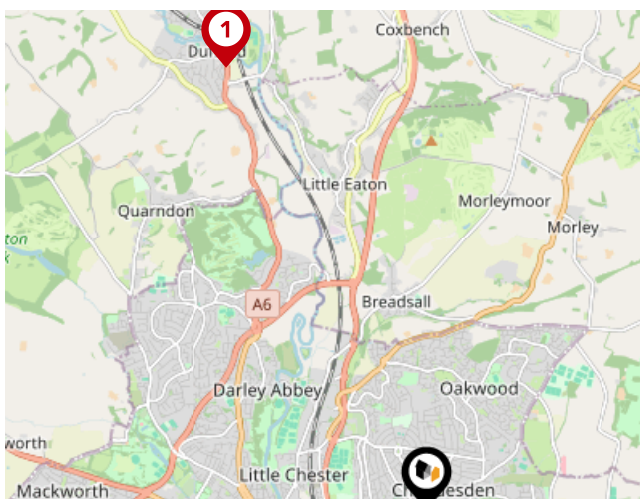
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Northwood Avenue	0.12 miles
2	Oakleigh Avenue	0.17 miles
3	Oakleigh Avenue	0.2 miles
4	Worcester Crescent	0.26 miles
5	Wiltshorpe Road	0.19 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.34 miles
2	Tram Park & Ride	7.63 miles
3	Toton Lane Tram Stop	7.63 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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