

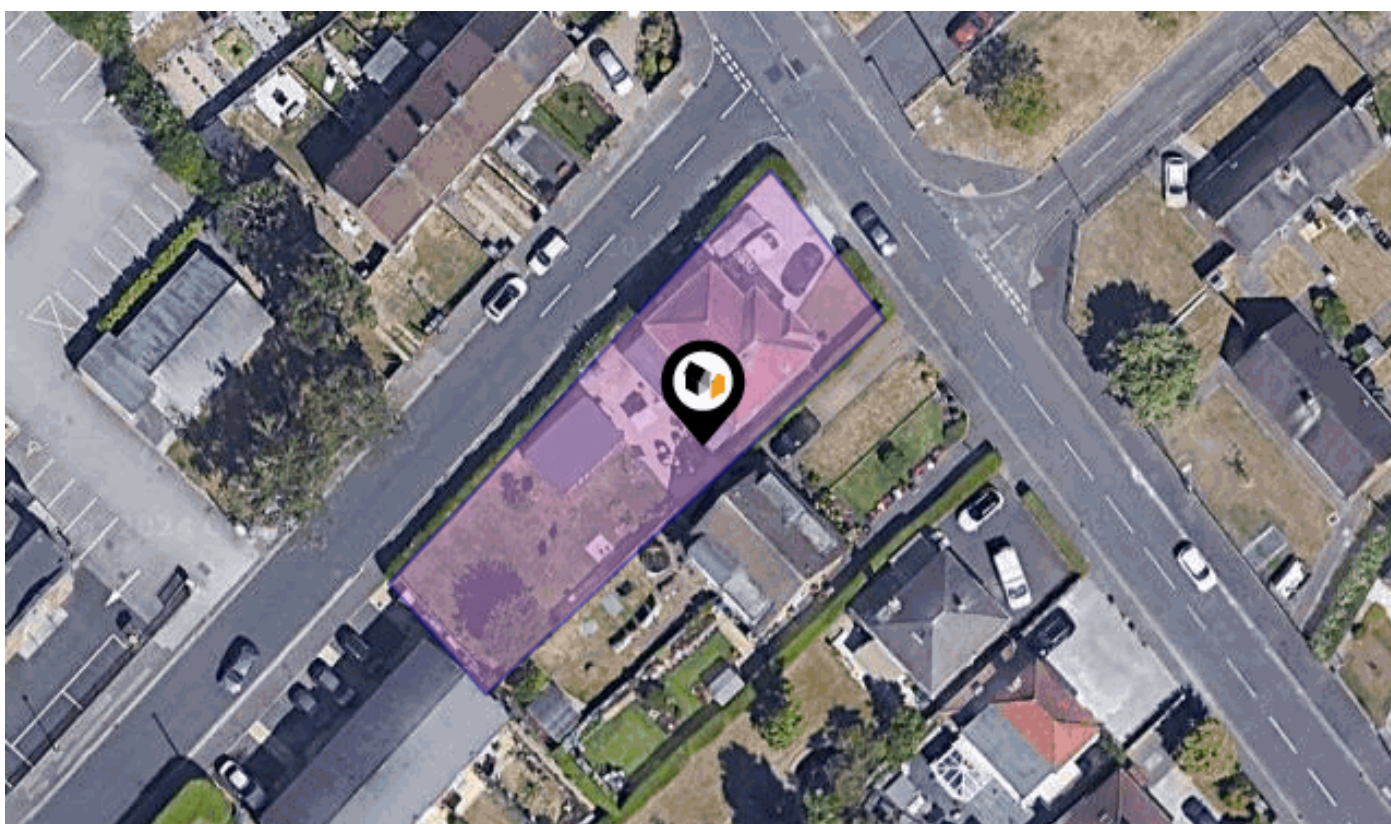


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th January 2025



MAYFIELD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern Stylish & Extended Four-Bedroom Detached Property
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold
- > Driveway & Garage

Located in the sought-after area of Chaddesden, this stunningly and spacious, extended four-bedroom home features a superb open-plan living/dining/kitchen, spacious living room, ground-floor shower room and modern first-floor family bathroom. With a generous rear garden including a large summerhouse/garden room, integral garage and generous driveway parking, it MUST be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance porch with feature glazing; entrance hall with high quality feature laminate flooring; spacious lounge with feature central fireplace; modern and beautifully presented modern fitted living/dining kitchen space with high quality units, feature lighting, integrated appliances including wine cooler and central island with illuminated units; separate utility room; ground floor shower room; first floor landing; four most generous first floor bedrooms and a modern fitted family bathroom. To the front of the property is a generous driveway providing ample off-road parking and giving access to the integral garage with electric remote-control door, power and lighting. To the rear is a most generous garden with patio seating area, expanse of lawn, hedged boundaries and a generous double glazed and insulated summer house with power and lighting.

Entrance Porch: (5'2" x 6'11") 1.57 x 2.11

Entrance Hall: (11'3" x 6'9") 3.43 x 2.06

Lounge: (13'0" x 13'1") 3.96 x 3.99

Living/Dining/Kitchen: (12'4" x 20'5") 3.76 x 6.22

Utility Room: (7'7" x 11'11") 2.31 x 3.63

Shower Room: (7'6" x 5'7") 2.29 x 1.70

First Floor Landing: (2'10" x 8'0") 0.86 x 2.44

Bedroom One: (21'3" x 11'10") 6.48 x 3.61

Bedroom Two: (13'0" x 13'1") 3.96 x 3.99

Bedroom Three: (9'2" x 12'8") 2.79 x 3.86

Bedroom Four: (12'3" x 7'2") 3.73 x 2.18

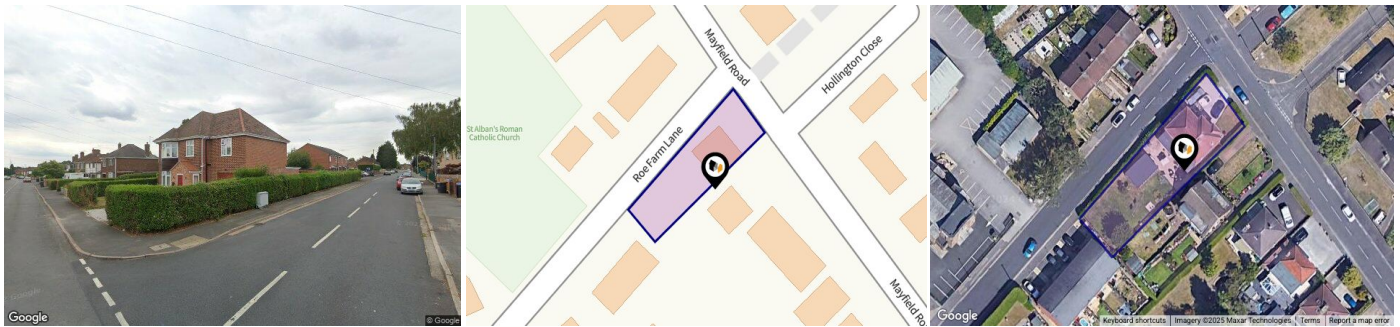
Bathroom: (6'4" x 6'9") 1.93 x 2.06

Garage: (22'5" x 12'3") 6.83 x 3.73

Please Note:

Since the EPC was carried out the property has been extended.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.15 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY454055		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	35 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



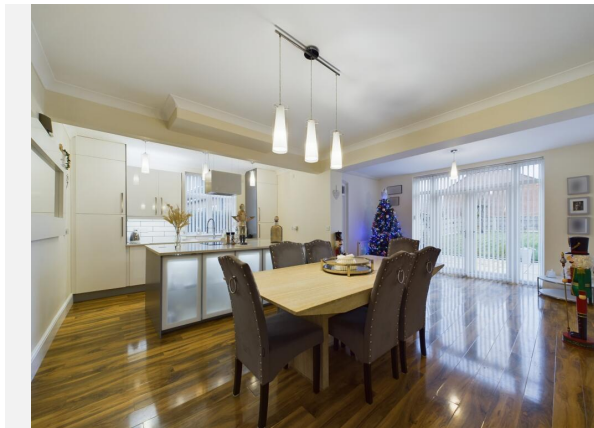
Planning History

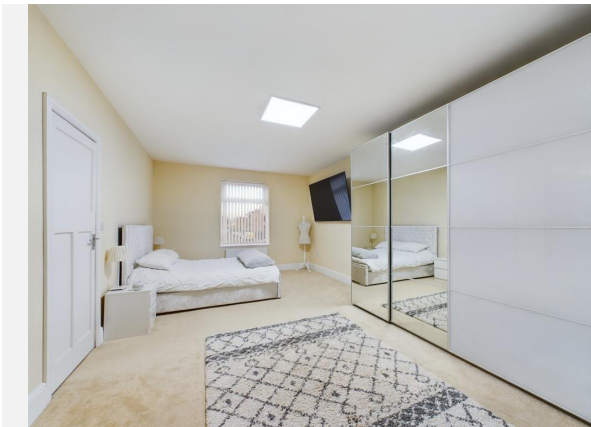
This Address



Planning records for: *Mayfield Road, Chaddesden, Derby, DE21*

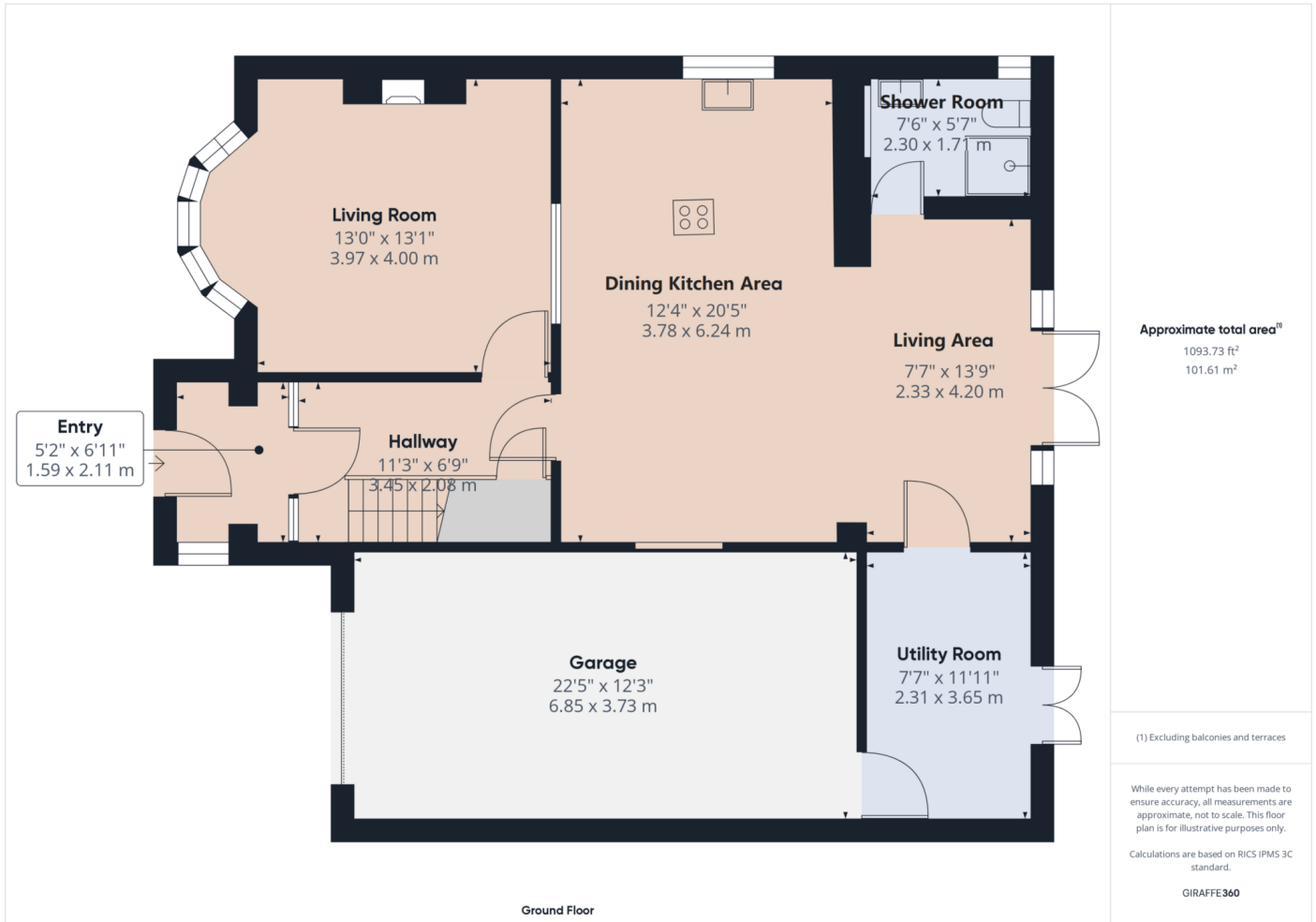
Reference - 20/00819/FUL	
Decision:	Decided
Date:	17th July 2020
Description:	Two storey side and single storey rear extensions to dwelling house (garage, living space, bedroom and en-suite)



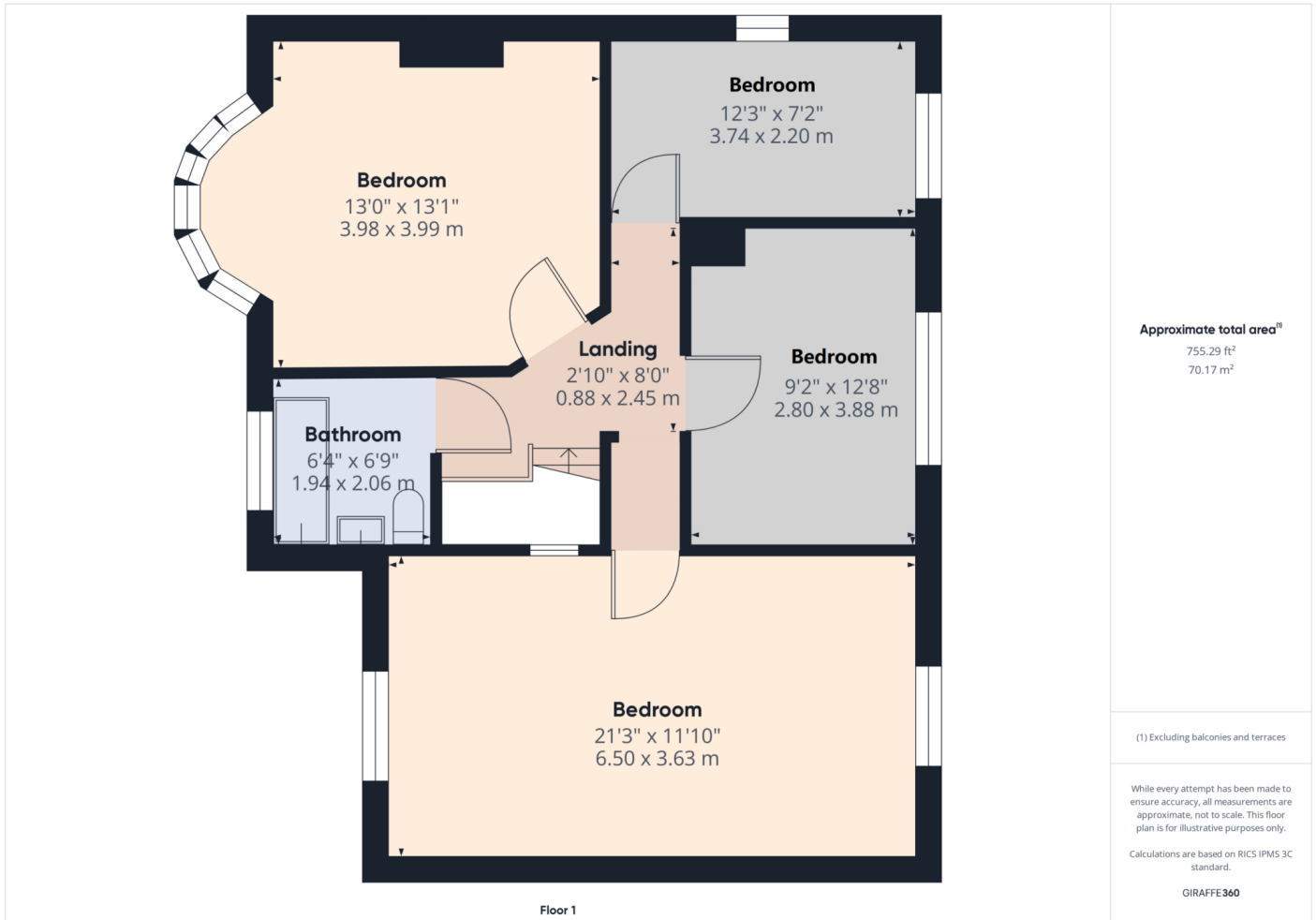




MAYFIELD ROAD, CHADDESSEN, DERBY, DE21



MAYFIELD ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Mayfield Road, Chaddesden, DE21

Energy rating

C

Valid until 24.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

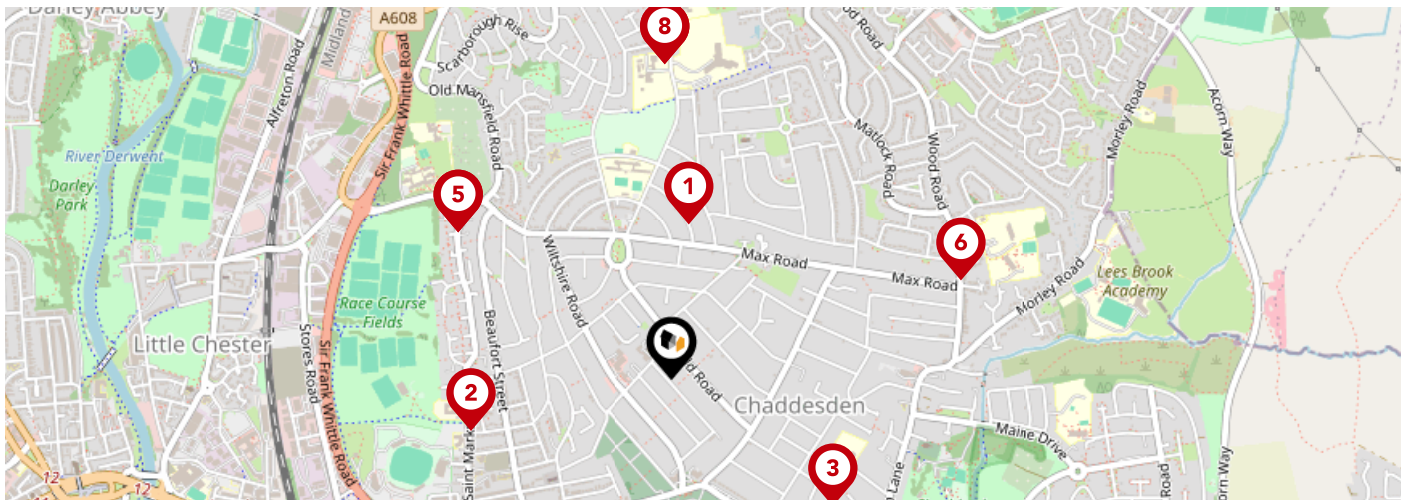
Property

EPC - Additional Data

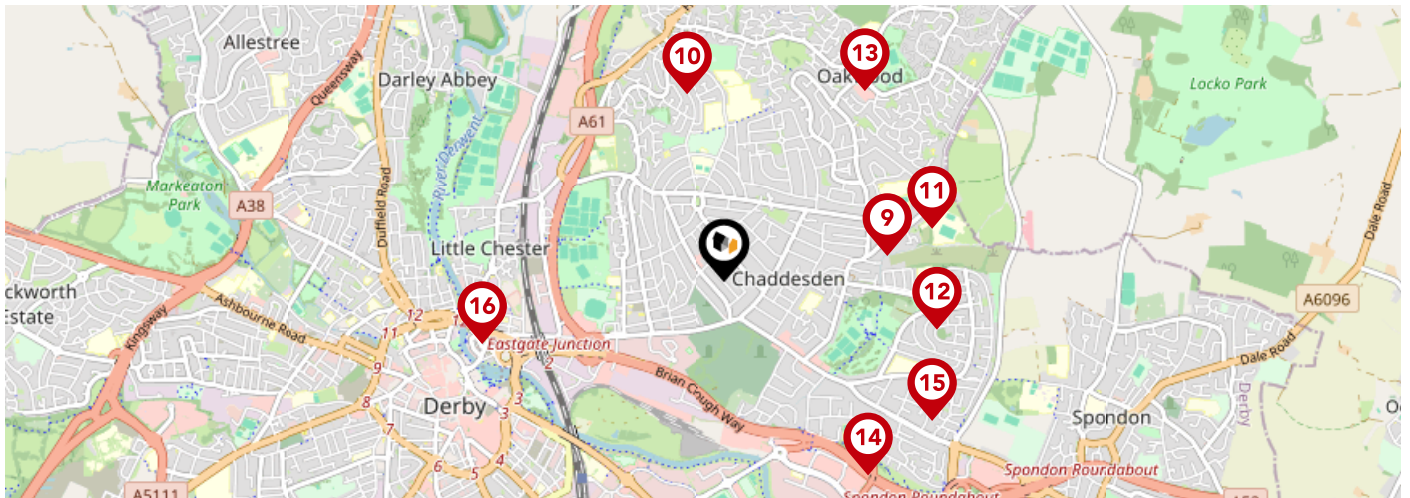


Additional EPC Data

Property Type:	House
Build Form:	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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	99 m ²

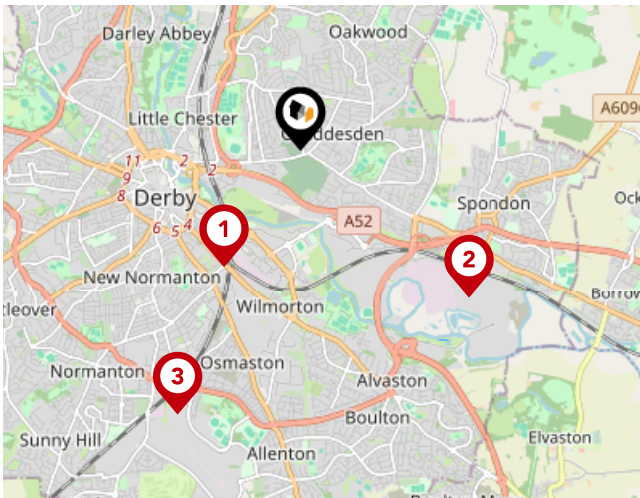


		Nursery	Primary	Secondary	College	Private
1	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



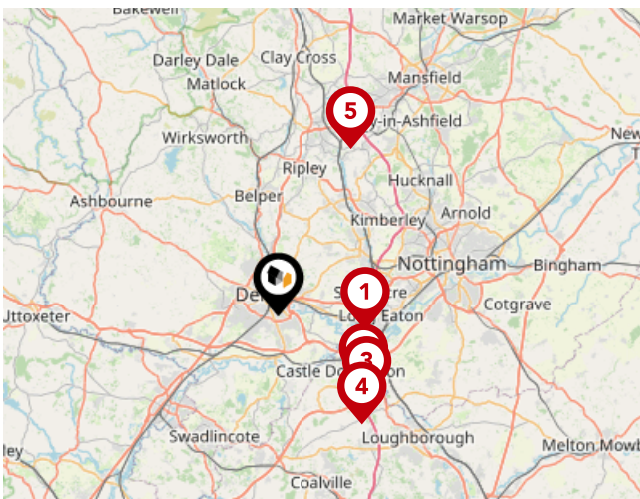
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.12	<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	1.25 miles
2	Spondon Rail Station	2 miles
3	Peartree Rail Station	2.6 miles



Trunk Roads/Motorways

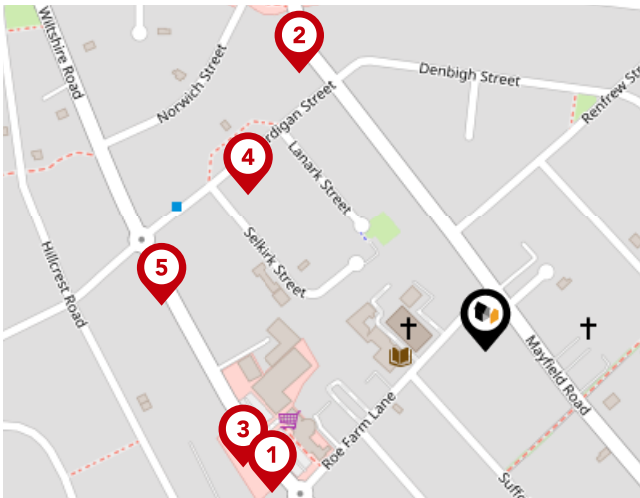
Pin	Name	Distance
1	M1 J25	6.25 miles
2	M1 J24A	7.95 miles
3	M1 J24	8.76 miles
4	M1 J23A	9.8 miles
5	M1 J28	12.85 miles



Airports/Helipads

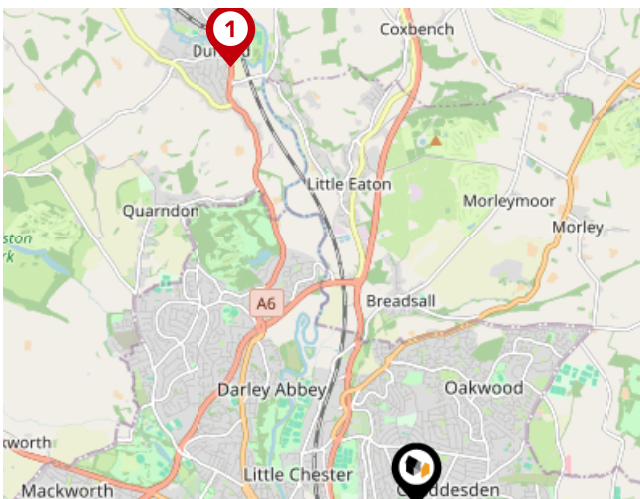
Pin	Name	Distance
1	East Mids Airport	8.76 miles
2	Birmingham Airport	35.15 miles
3	Baginton	38.99 miles
4	Finningley	42.09 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blue Boy	0.14 miles
2	Mayfield Road	0.19 miles
3	Blue Boy	0.15 miles
4	Selkirk Street	0.16 miles
5	Wiltshire Cardigan	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.26 miles
2	Tram Park & Ride	7.76 miles
3	Toton Lane Tram Stop	7.76 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.



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

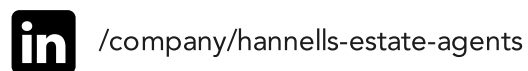
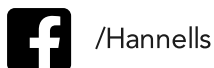


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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