

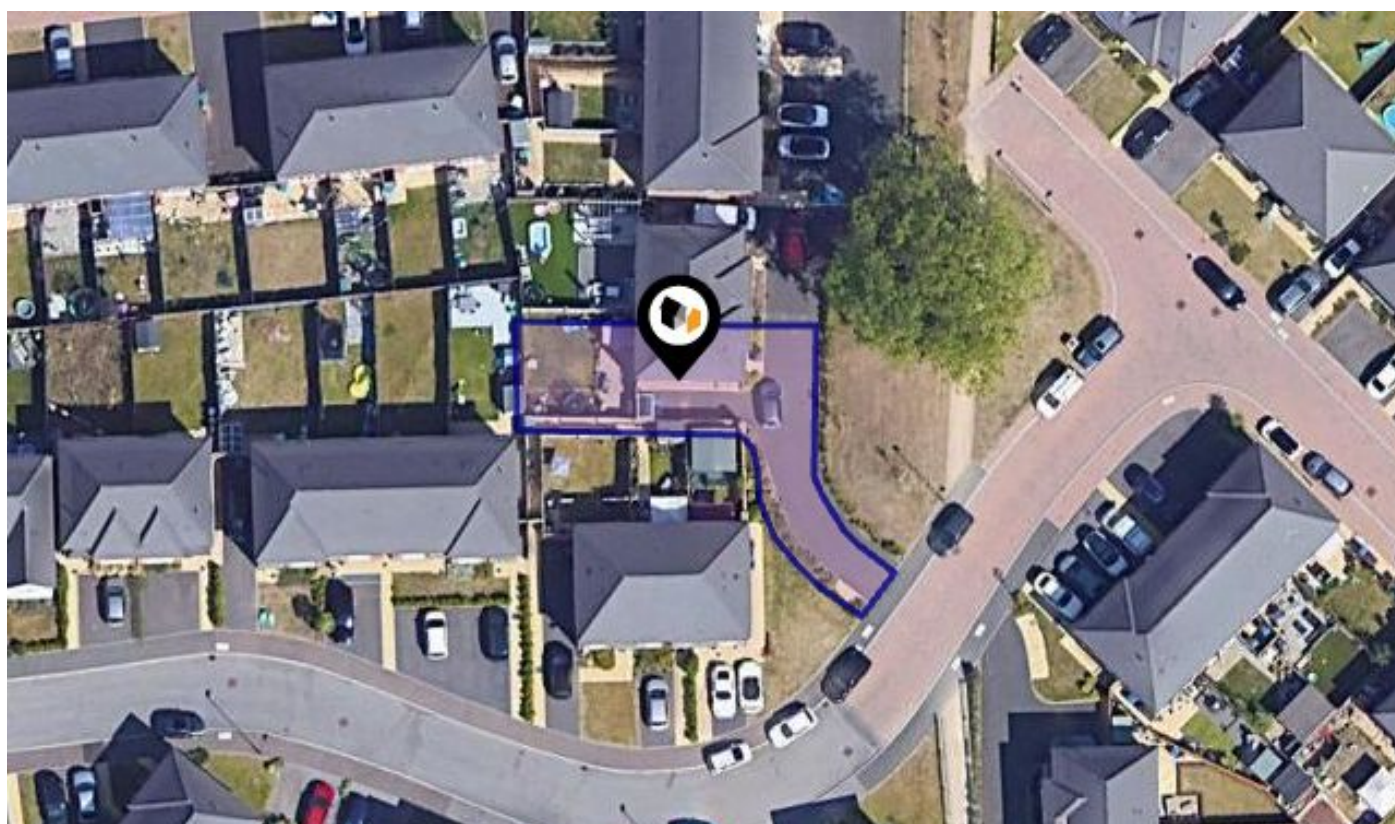


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th January 2025



FRIDAY LANE, BREADSALL, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious & Well-Presented Modern Family Home
- > Set Back From Cul-De-Sac
- > Ideal Family Home/First Time Buy
- > EPC Rating B, Standard Construction
- > Council Tax Band C, Freehold

**** PREMIER PROPERTY **** Located in a modern development and over-looking a pleasant green space, this spacious and beautifully presented three-bedroom family home offers a generous living room, modern open-plan fitted dining kitchen, master en-suite shower room and a well-appointed family bathroom. A viewing is essential to fully appreciate the size and standard of accommodation on offer! Benefitting from uPVC double glazing, gas central heating, CCTV and a security alarm system and the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge; modern open plan dining kitchen fitted with a range of high quality wall, base and drawer units and French doors opening to the rear garden; first floor landing; master bedroom with modern en-suite shower room; two further good-sized bedrooms and a well-appointed fitted family bathroom. To the front of the property is a neat garden area alongside a driveway providing ample off-road parking and having gated access to the rear. To the rear is a enclosed and good-sized garden with patio seating area, lawn and mixed flower and shrubbery borders. Friday Lane is conveniently situated for amenities and has easy access into Derby City Centre. There is also good access to all major roads and onwards to the motorway network.

Room Measurement & Details

Entrance Hall: (13'3" x 3'6") 4.04 x 1.07

Cloakroom With W.C: (5'8" x 2'10") 1.73 x 0.86

Living Room: (15'7" x 10'11") 4.75 x 3.33

Dining Kitchen: (11'3" x 18'0") 3.43 x 5.49

First Floor Landing: (10'2" x 3'2") 3.10 x 0.97

Bedroom One: (11'0" x 11'1") 3.35 x 3.38

En-Suite Shower Room: (3'9" x 7'2") 1.14 x 2.18

Bedroom Two: (11'8" x 9'2") 3.56 x 2.79

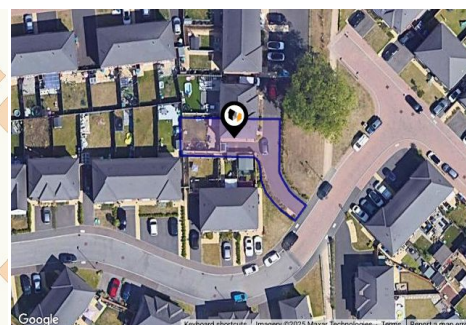
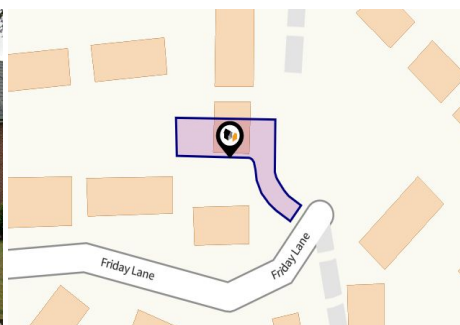
Bedroom Three: (8'3" x 8'5") 2.51 x 2.57

Bathroom: (5'5" x 6'5") 1.65 x 1.96

KFB - Key Facts For Buyers

Property Overview

Hannells
A Moving Experience



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.07 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY538331

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

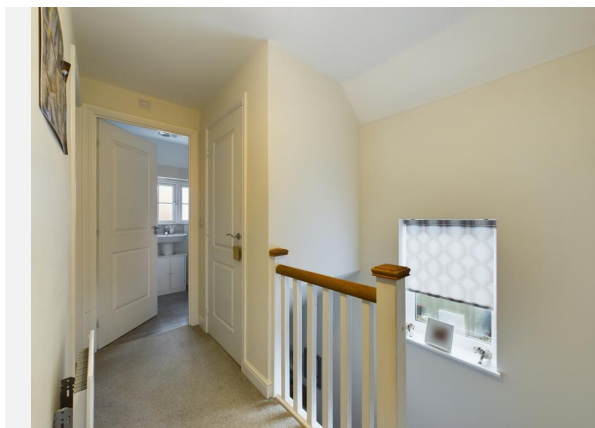
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

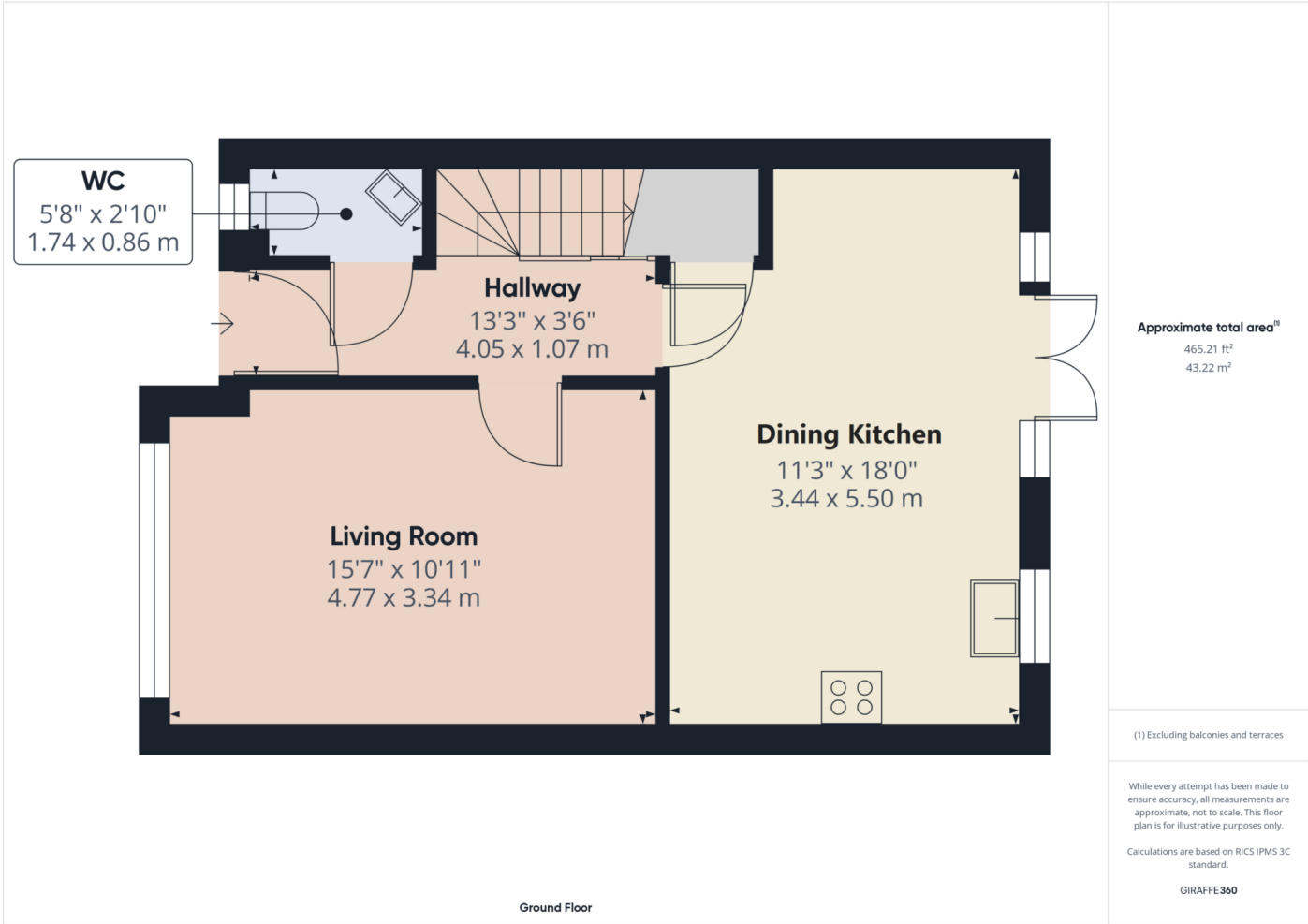




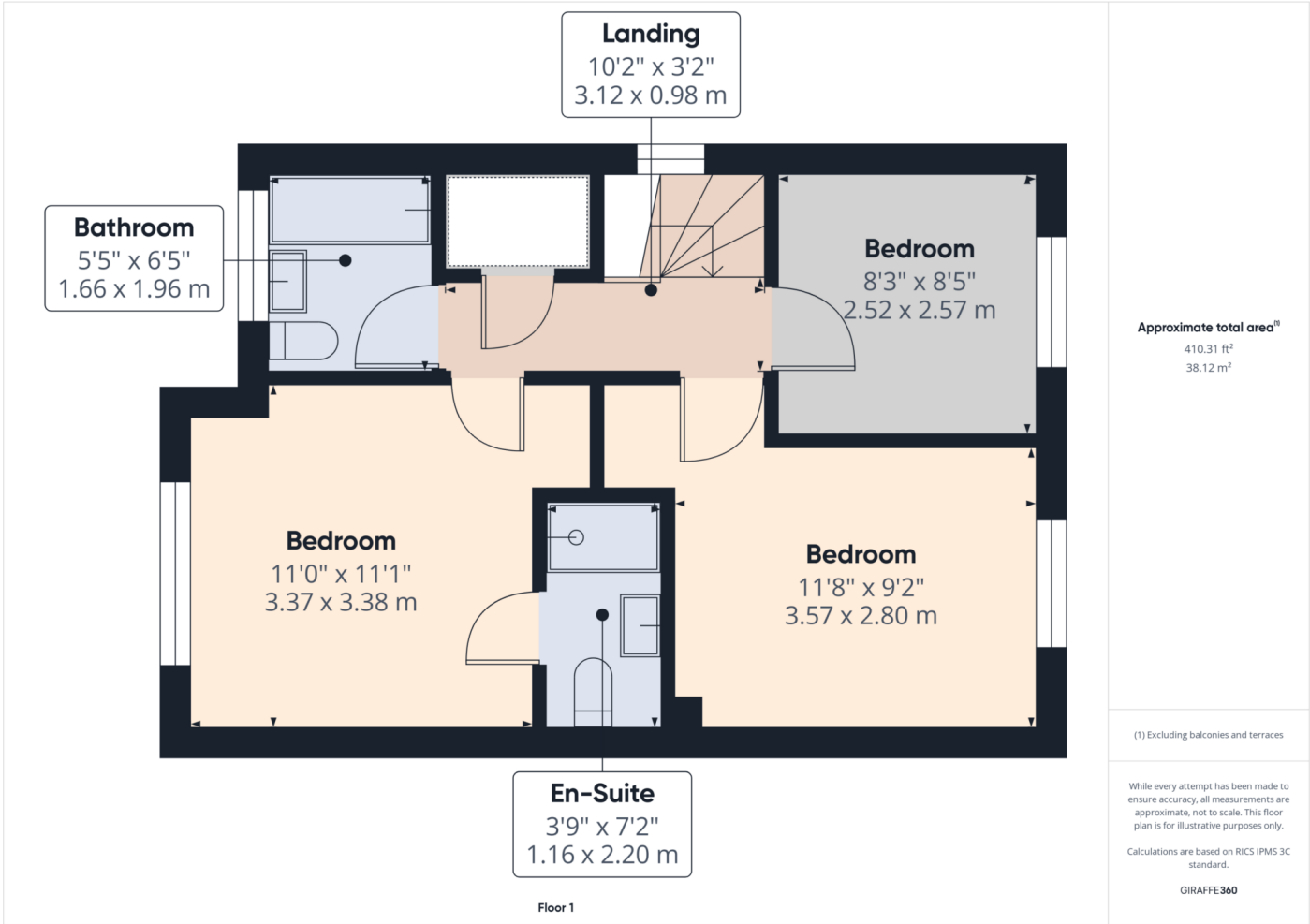




FRIDAY LANE, BREADSALL, DERBY, DE21



FRIDAY LANE, BREADSALL, DERBY, DE21



Property EPC - Certificate



Friday Lane, Breadsall, DE21

Energy rating

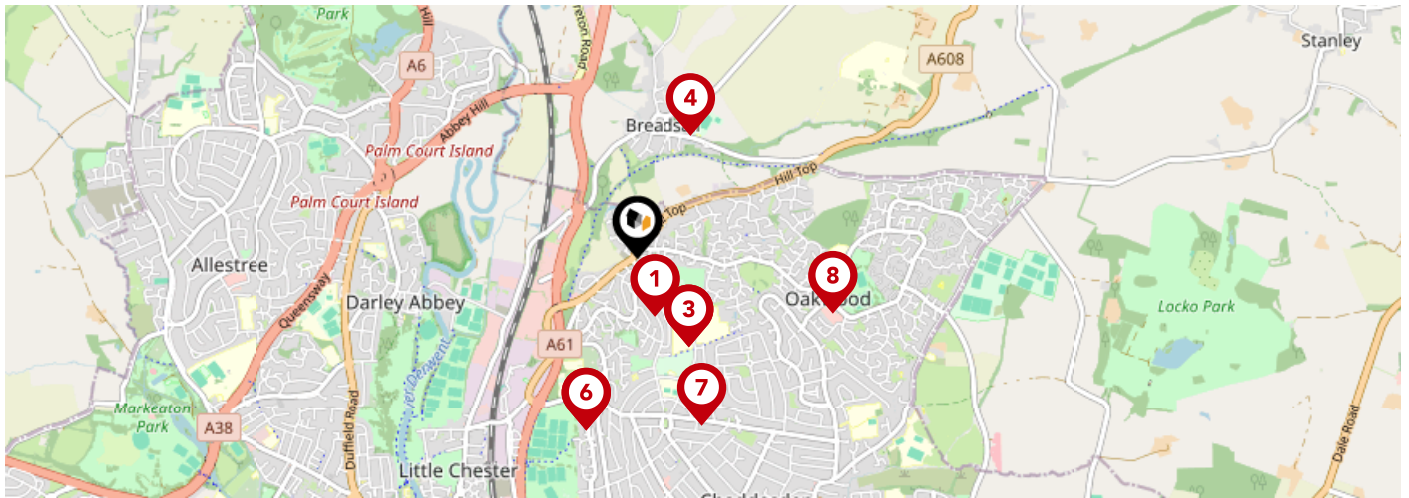
B

Valid until 10.07.2029

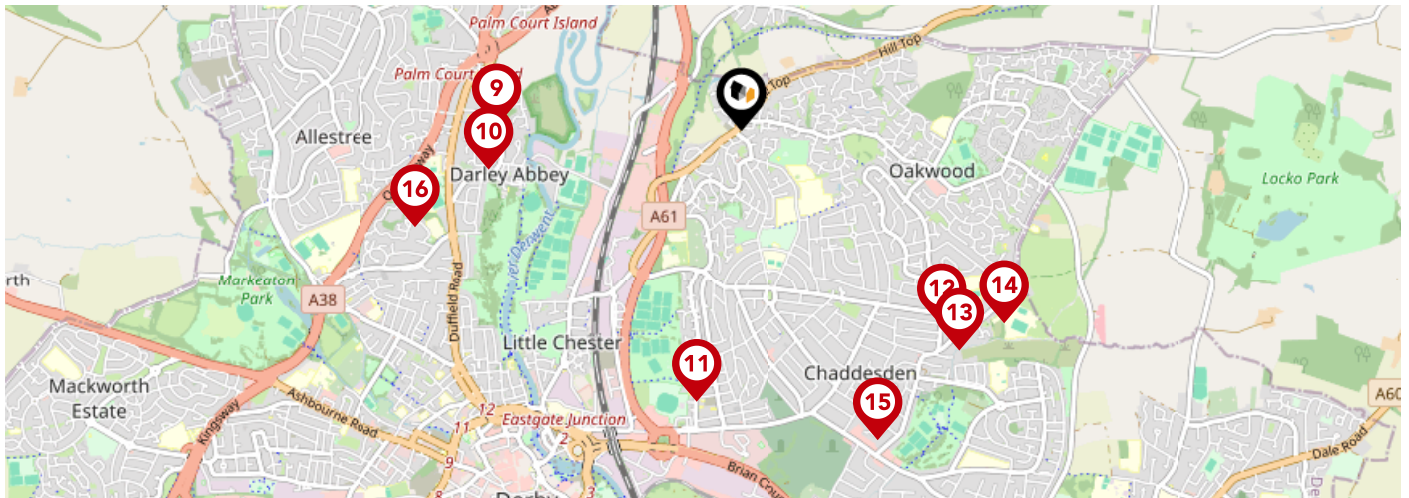
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	88 m ²

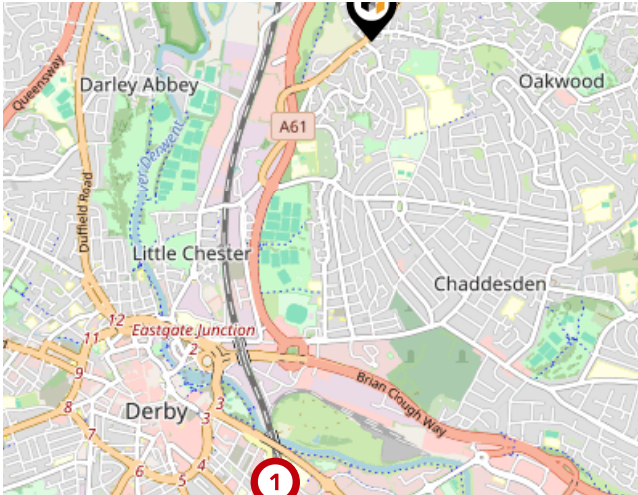


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



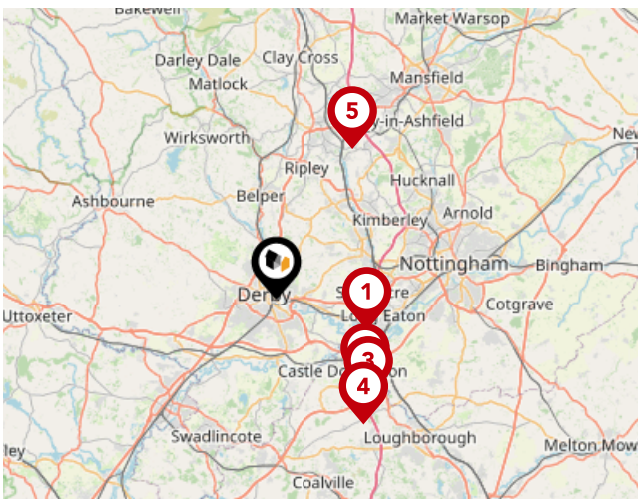
		Nursery	Primary	Secondary	College	Private
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance: 1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Benedict, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1456 Distance: 1.52	<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	2.19 miles
2	Duffield Rail Station	3.18 miles
3	Spondon Rail Station	2.98 miles



Trunk Roads/Motorways

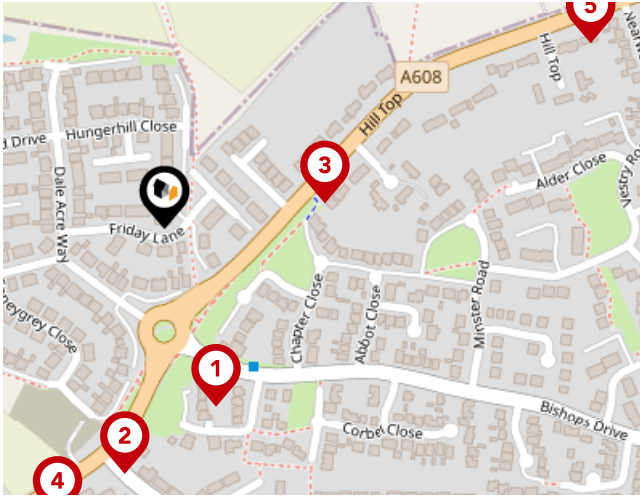
Pin	Name	Distance
1	M1 J25	6.76 miles
2	M1 J24A	8.87 miles
3	M1 J24	9.72 miles
4	M1 J23A	10.83 miles
5	M1 J28	11.96 miles



Airports/Helipads

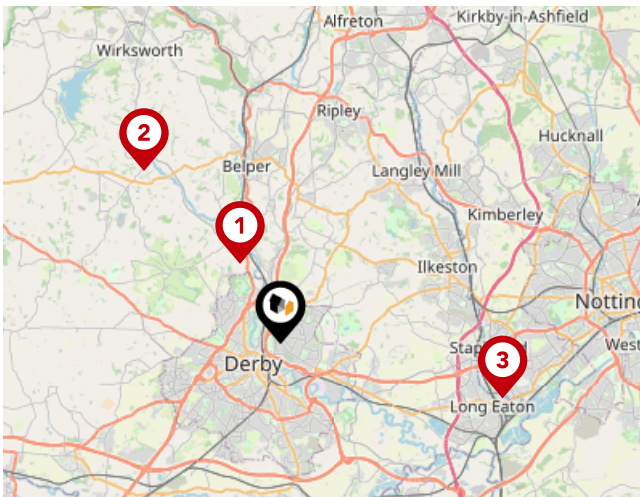
Pin	Name	Distance
1	East Mids Airport	9.82 miles
2	Birmingham Airport	36.11 miles
3	Baginton	40.08 miles
4	Finningley	41.21 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lychgate Close	0.1 miles
2	Stratford Road	0.14 miles
3	Windmill Place	0.09 miles
4	Stratford Road	0.17 miles
5	Nearwood Drive	0.26 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.16 miles
2	Idridgehay (Ecclesbourne Valley Railway)	7.82 miles
3	Tram Park & Ride	8.2 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.



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Hannells

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