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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th January 2025

SPRINGFIELD ROAD, CHADDESDEN, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

> Three-Bedroom, Semi-Detached Home
> Ideal First Time Buy/Family Home
> EPC Rating D, Unity Build (With PRC Certificate)
> Council Tax Band A, Freehold
> No Upward Chain

Property Description

A well-presented semi-detached home which occupies a popular residential location close to Cherry Tree School and is available with no upward chain. Offering ideal accommodation for a first time buyer or growing family, the property features UPVC double glazing and gas central heating, together with off-road parking and a viewing is recommended! In brief comprises of:- entrance porch, reception hallway, fitted kitchen, through lounge/dining room and conservatory. To the first floor are three bedrooms and modern shower room. Outside, off road parking is provided to the front elevation for two vehicles. and there is an enclosed rear garden being arranged for ease of maintenance being mostly paved. Springfield Road is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Porch:

Entrance Hallway:

Lounge Area: (11'11" x 12'6") 3.63 x 3.81

Dining Area: (8'8" x 10'2") 2.64 x 3.10

Kitchen: (8'7" x 8'7") 2.62 x 2.62

UPVC Double Glazed Conservatory: (12'5" x 10'10") 3.78 x 3.30

First Floor Landing:

Bedroom One: (13'0" x 8'11") 3.96 x 2.72

Bedroom Two: (11'9" x 10'3") 3.58 x 3.12

Bedroom Three: (8'10" x 8'1") 2.69 x 2.46

Shower Room: (5'1" x 8'1") 1.55 x 2.46

Please Note:
This property is a Unity built house with PRC Certificate in place.

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Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	775 ft^2 / 72 m^2		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY93660		

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)

8	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

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Gallery
Photos

Gallery
Floorplan

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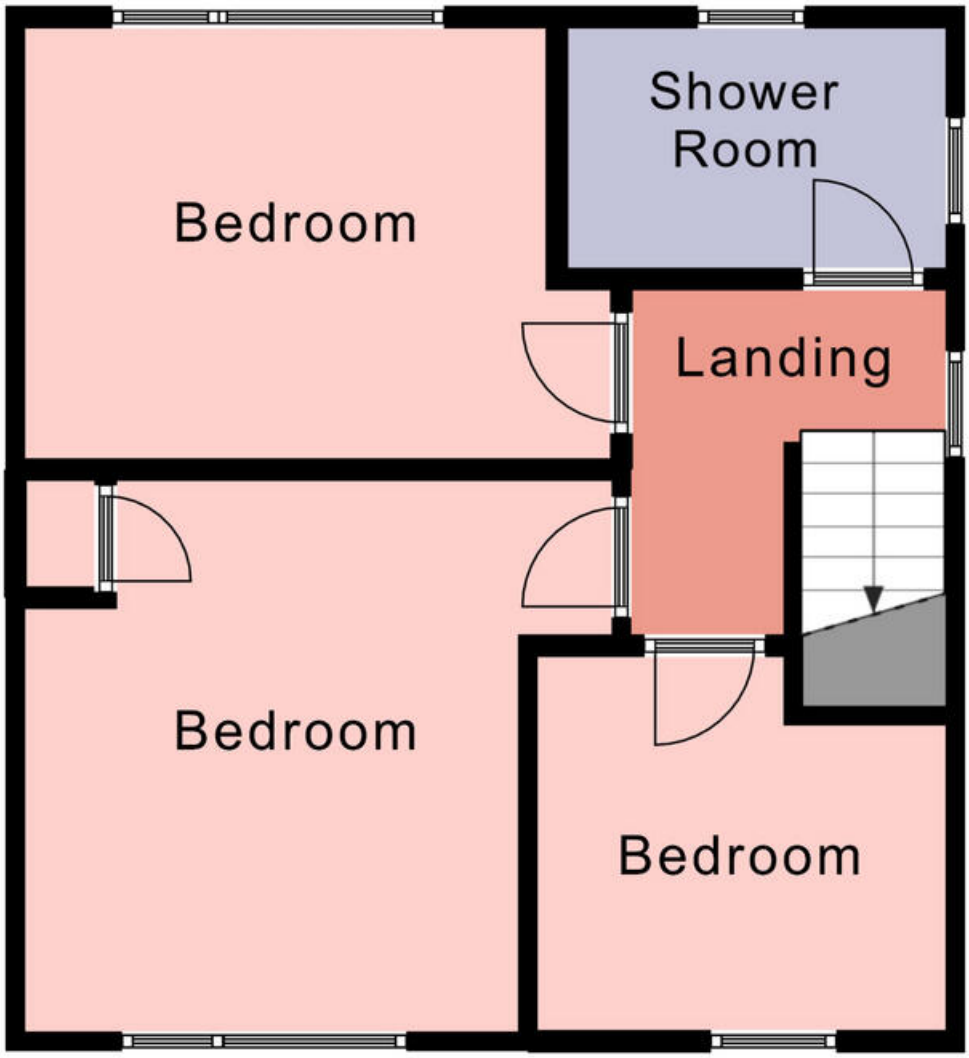
Gallery
Floorplan

SPRINGFIELD ROAD, CHADDESDEN, DERBY, DE21



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Property
EPC - Certificate

Chaddesden, DERBY, DE21

Energy rating

D

Valid until 23.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 | C
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	72 m^2

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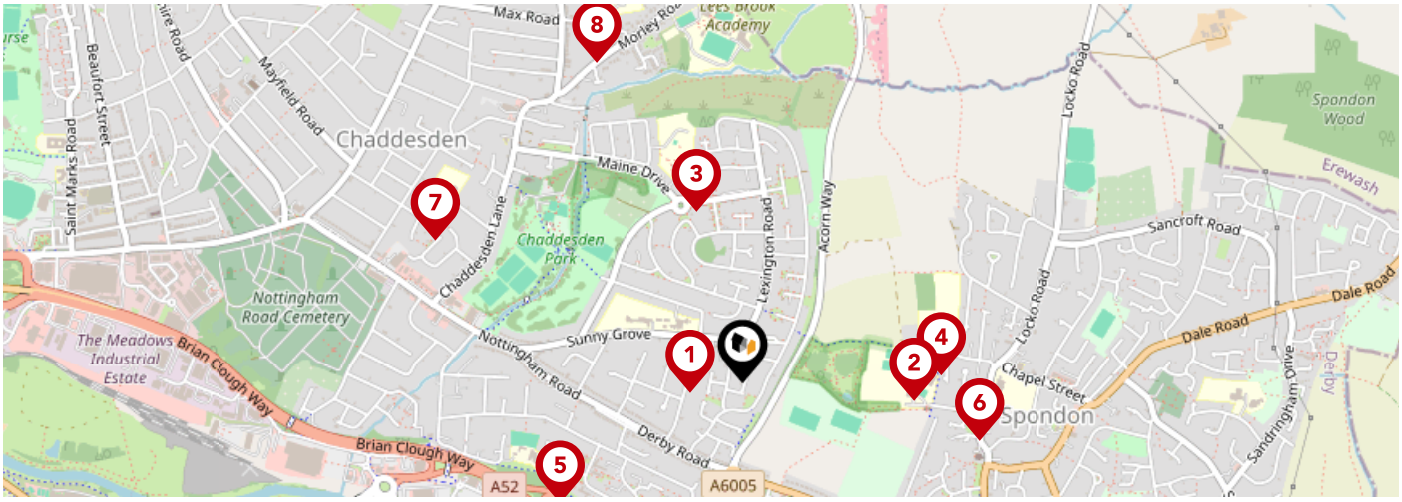
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Cherry Tree Hill Primary School** Ofsted Rating: Good | Pupils: 631 | Distance:0.12	☐	☑	☐	☐	☐
2	**West Park School** Ofsted Rating: Good | Pupils: 1464 | Distance:0.39	☐	☐	☑	☐	☐
3	**Chaddesden Park Primary School** Ofsted Rating: Requires improvement | Pupils: 262 | Distance:0.4	☐	☑	☐	☐	☐
4	**Springfield Primary School** Ofsted Rating: Good | Pupils: 343 | Distance:0.44	☐	☑	☐	☐	☐
5	**Meadow Farm Community Primary School** Ofsted Rating: Good | Pupils: 164 | Distance:0.49	☐	☑	☐	☐	☐
6	**St Werburgh's CofE Primary School** Ofsted Rating: Good | Pupils: 298 | Distance:0.54	☐	☑	☐	☐	☐
7	**St Alban's Catholic Voluntary Academy** Ofsted Rating: Good | Pupils: 345 | Distance:0.76	☐	☑	☐	☐	☐
8	**Cavendish Close Junior Academy** Ofsted Rating: Good | Pupils: 323 | Distance:0.79	☐	☑	☐	☐	☐

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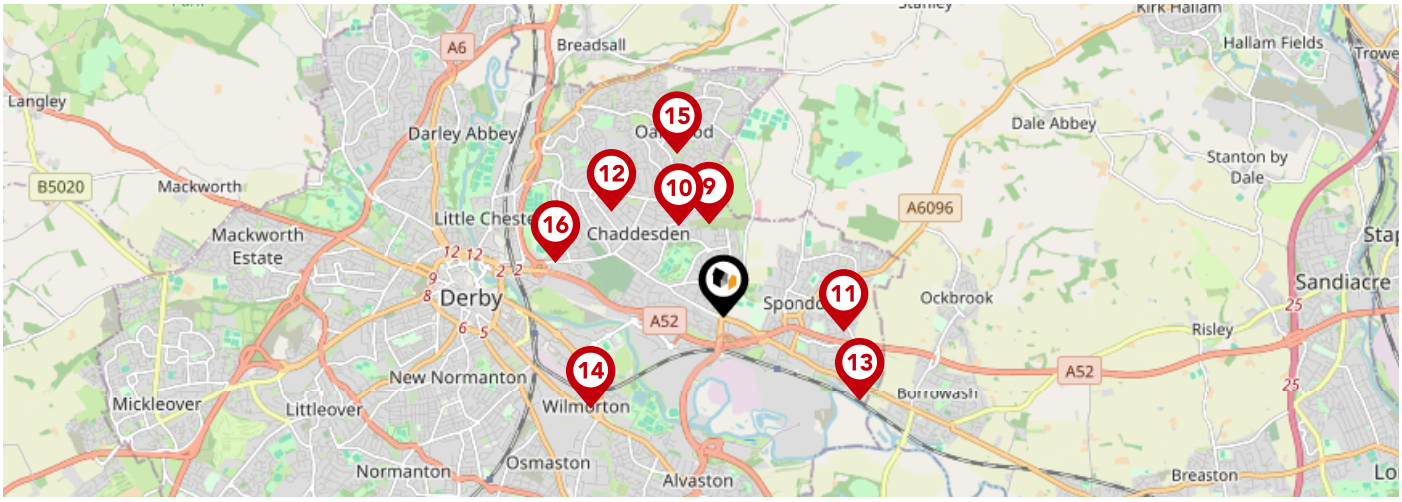
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Lees Brook Academy** Ofsted Rating: Good | Pupils: 1095 | Distance:0.85	☐	☐	☑	☐	☐
10 **Cavendish Close Infant School** Ofsted Rating: Good | Pupils: 265 | Distance:0.92	☐	☑	☐	☐	☐
11 **Borrow Wood Primary School** Ofsted Rating: Good | Pupils: 298 | Distance:1.08	☐	☑	☐	☐	☐
12 **Roe Farm Primary School** Ofsted Rating: Requires improvement | Pupils: 393 | Distance:1.39	☐	☑	☐	☐	☐
13 **Asterdale Primary School** Ofsted Rating: Requires improvement | Pupils: 224 | Distance:1.42	☐	☑	☐	☐	☐
14 **Derby Pride Academy** Ofsted Rating: Outstanding | Pupils: 1 | Distance:1.44	☐	☐	☑	☐	☐
15 **Parkview Primary School** Ofsted Rating: Good | Pupils: 231 | Distance:1.51	☐	☑	☐	☐	☐
16 **Derwent Primary School** Ofsted Rating: Good | Pupils: 317 | Distance:1.57	☐	☑	☐	☐	☐

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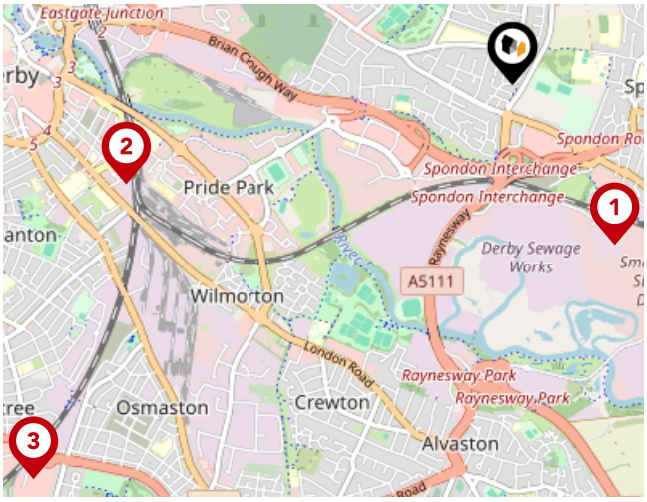
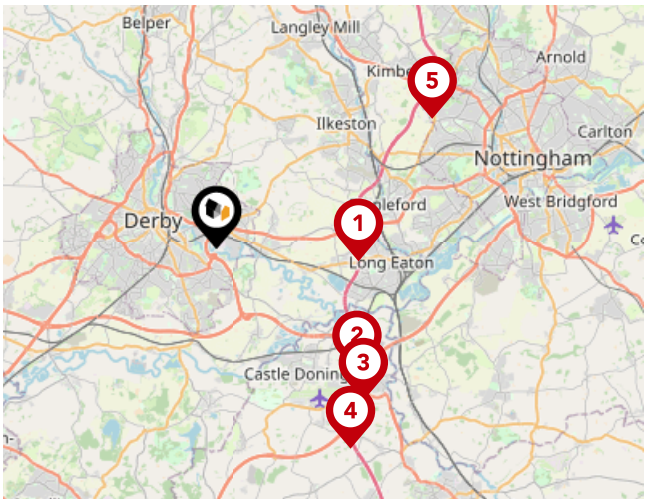
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.85 miles
2	Derby Rail Station	1.79 miles
3	Peartree Rail Station	2.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.13 miles
2	M1 J24A	6.76 miles
3	M1 J24	7.59 miles
4	M1 J23A	8.7 miles
5	M1 J26	9.02 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.7 miles
2	Baginton	38.43 miles
3	Birmingham Airport	34.97 miles
4	Finningley	42.2 miles

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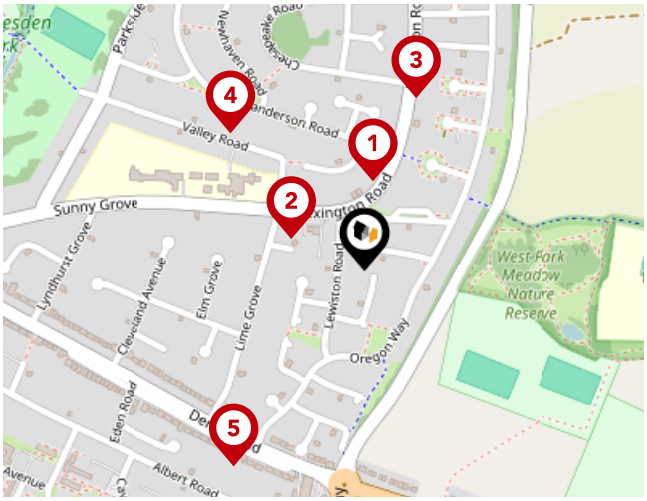
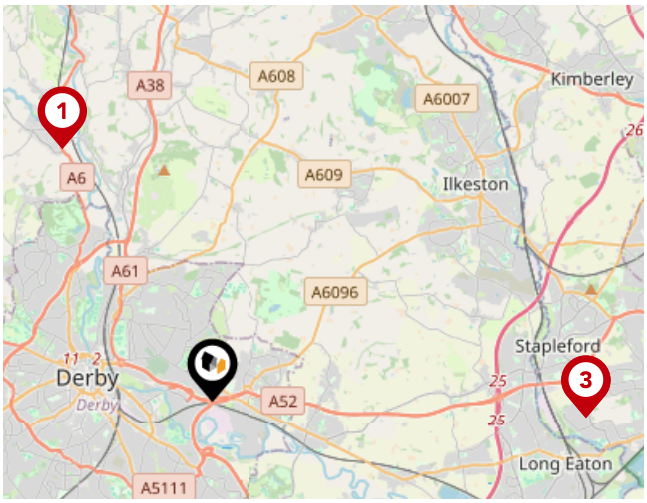
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grant Avenue	0.1 miles
2	Lewiston Road	0.09 miles
3	Chesapeake Road	0.2 miles
4	Newhaven Road	0.21 miles
5	Lime Grove	0.26 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.27 miles
2	Tram Park & Ride	6.66 miles
3	Toton Lane Tram Stop	6.67 miles

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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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.

Hannells
Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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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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A Moving Experience

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Environment Agency

Historic England

Office for National Statistics

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Ofsted

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