

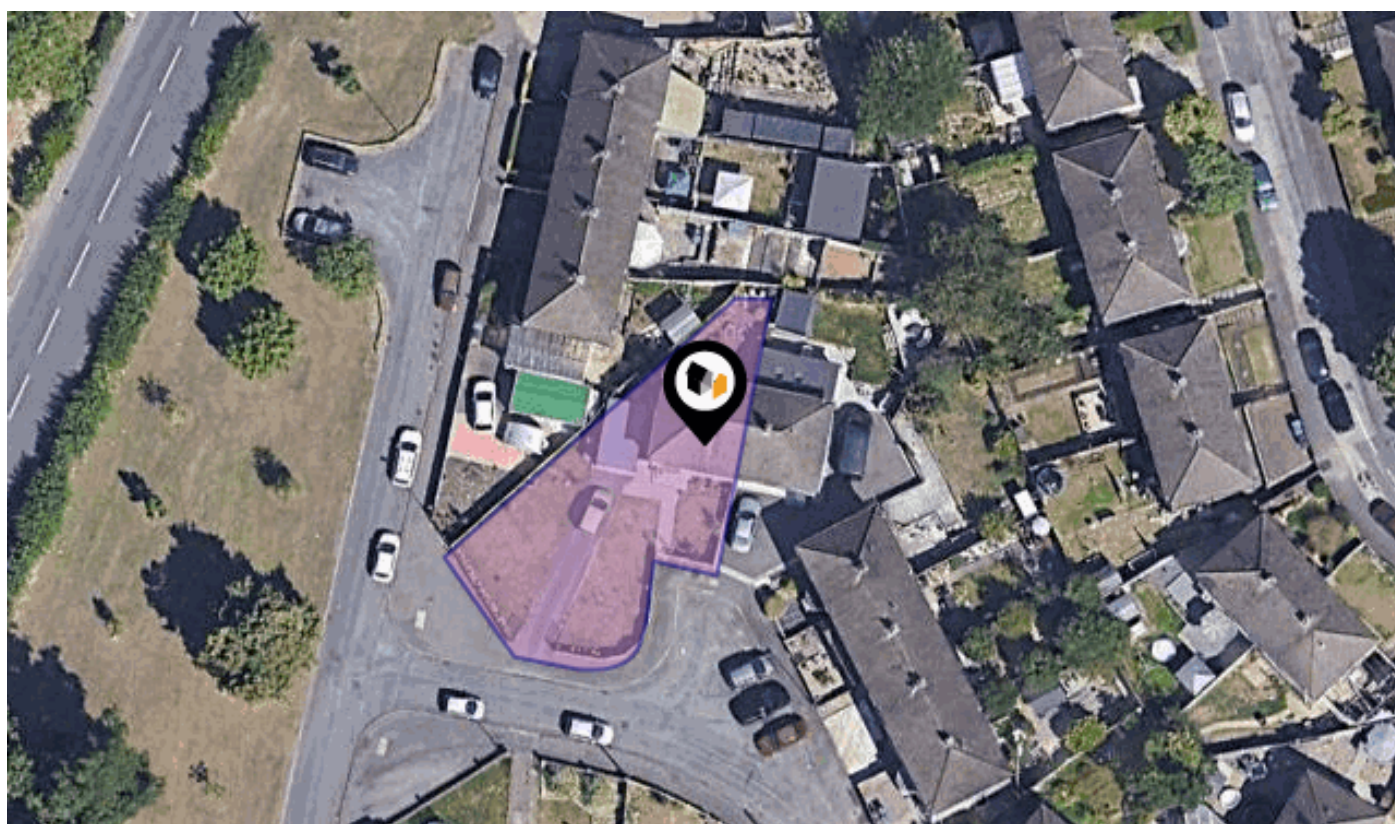


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th February 2025



STAITHES WALK, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Home
- > No Upward Chain
- > Freehold/Wimpey No-Fines Construction
- > EPC Rating D/Council Tax Band A
- > Driveway & Garage

Property Description

Occupying a generous plot with a larger than average front garden, this spacious three-bedroom semi-detached home offers a generous lounge, open-plan kitchen/diner, cloakroom with W/C and a good-sized fitted bathroom! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; good sized lounge with feature wall mounted electric fire; fitted kitchen opening to a good-sized dining space; inner hall with door to the side elevation; cloakroom with W.C; first floor landing; three ample sized bedrooms and a fitted family bathroom. To the front of the property is a generous garden space with lawn and a central driveway providing off-road parking and giving access to a detached garage. To the rear is an enclosed garden. The property is well situated for local shops, schools, and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Hall:

Lounge: (14'8" x 10'8") 4.47 x 3.25

Kitchen Diner: (16'3" x 10'0") 4.95 x 3.05

Cloakroom With W.C: (5'1" x 4'6") 1.55 x 1.37

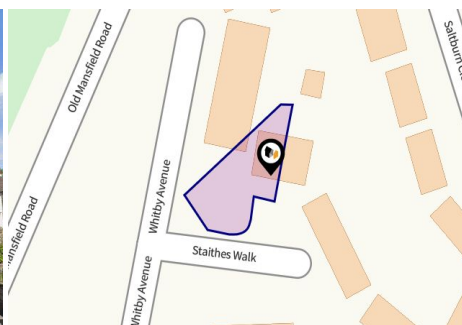
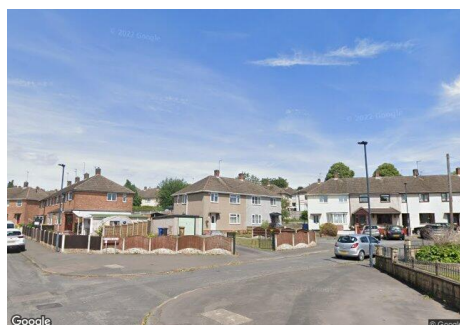
First Floor Landing:

Bedroom One: (12'11" x 10'8") 3.94 x 3.25

Bedroom Two: (10'10" x 10'4") 3.30 x 3.15

Bedroom Three: (7'4" x 6'6") 2.24 x 1.98

Bathroom: (7'8" x 5'3") 2.34 x 1.60



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY188674

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)

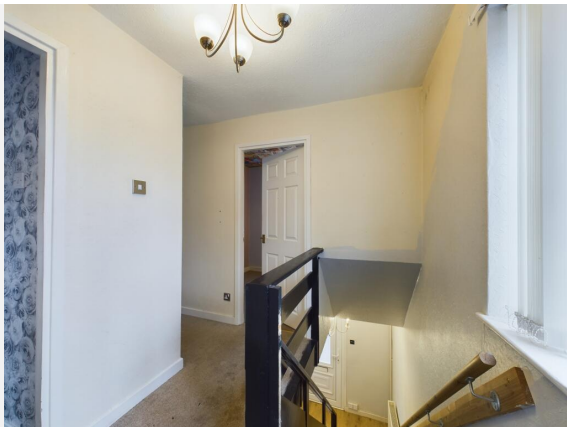
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Mobile Coverage:
(based on calls indoors)



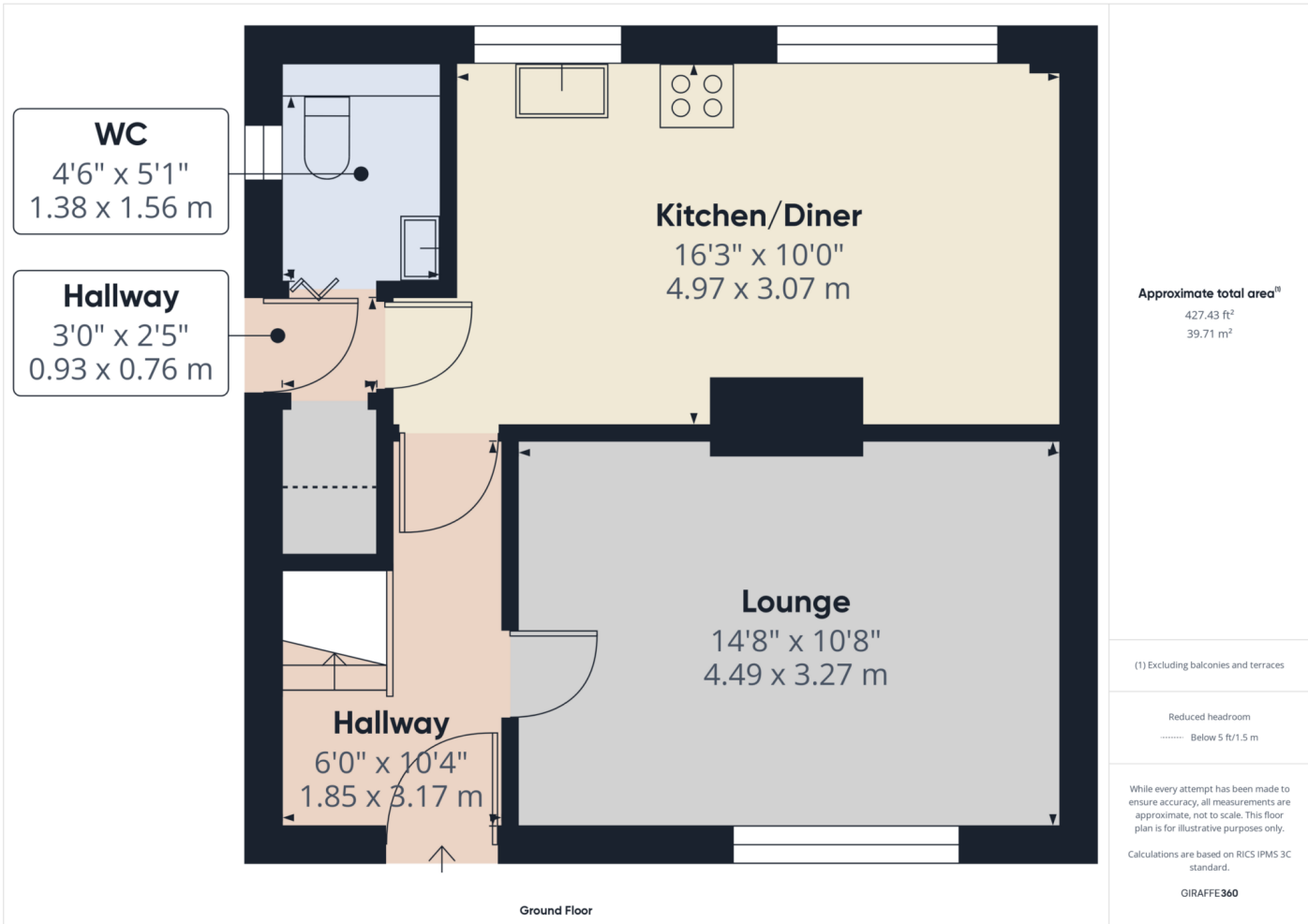
Satellite/Fibre TV Availability:



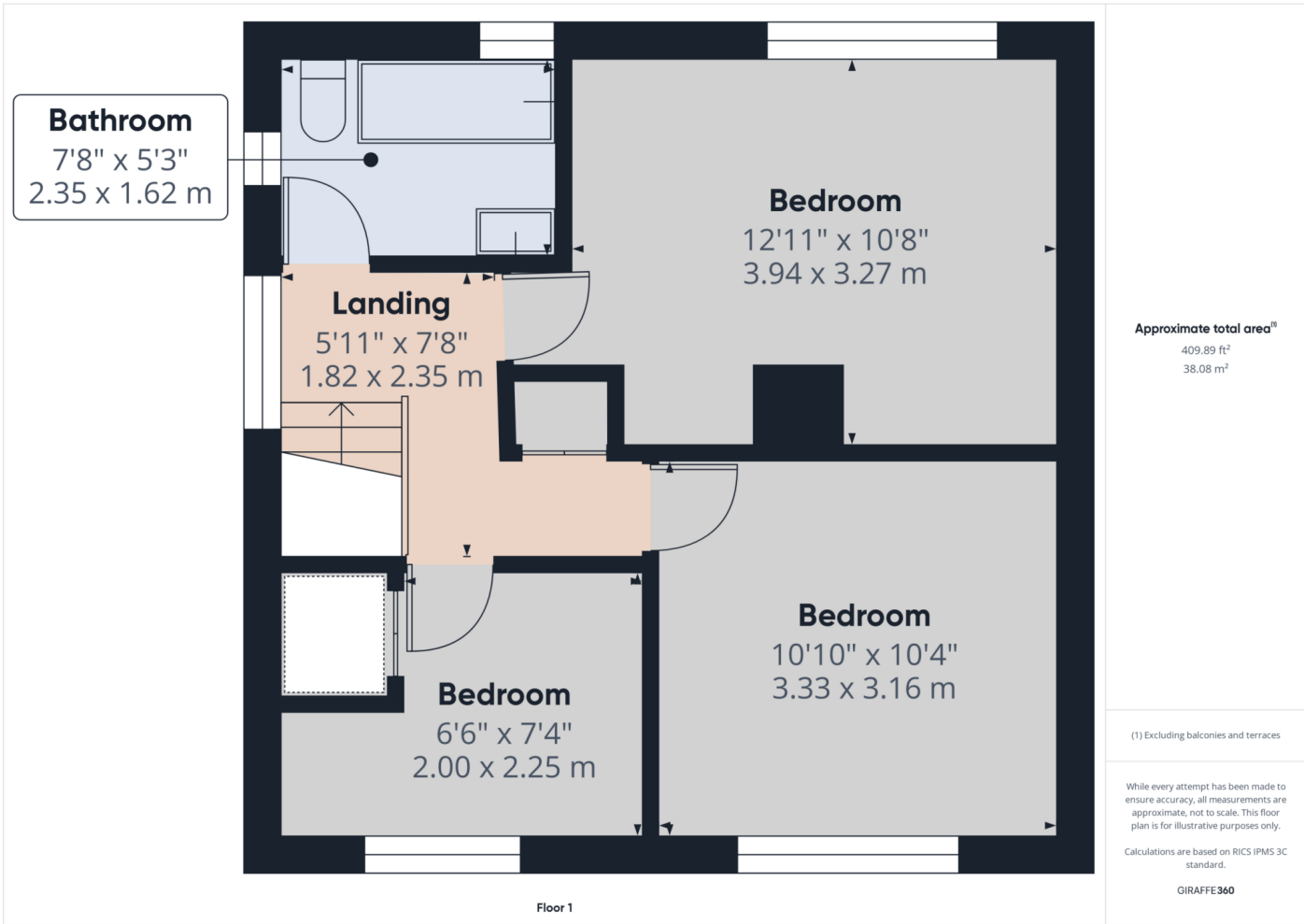




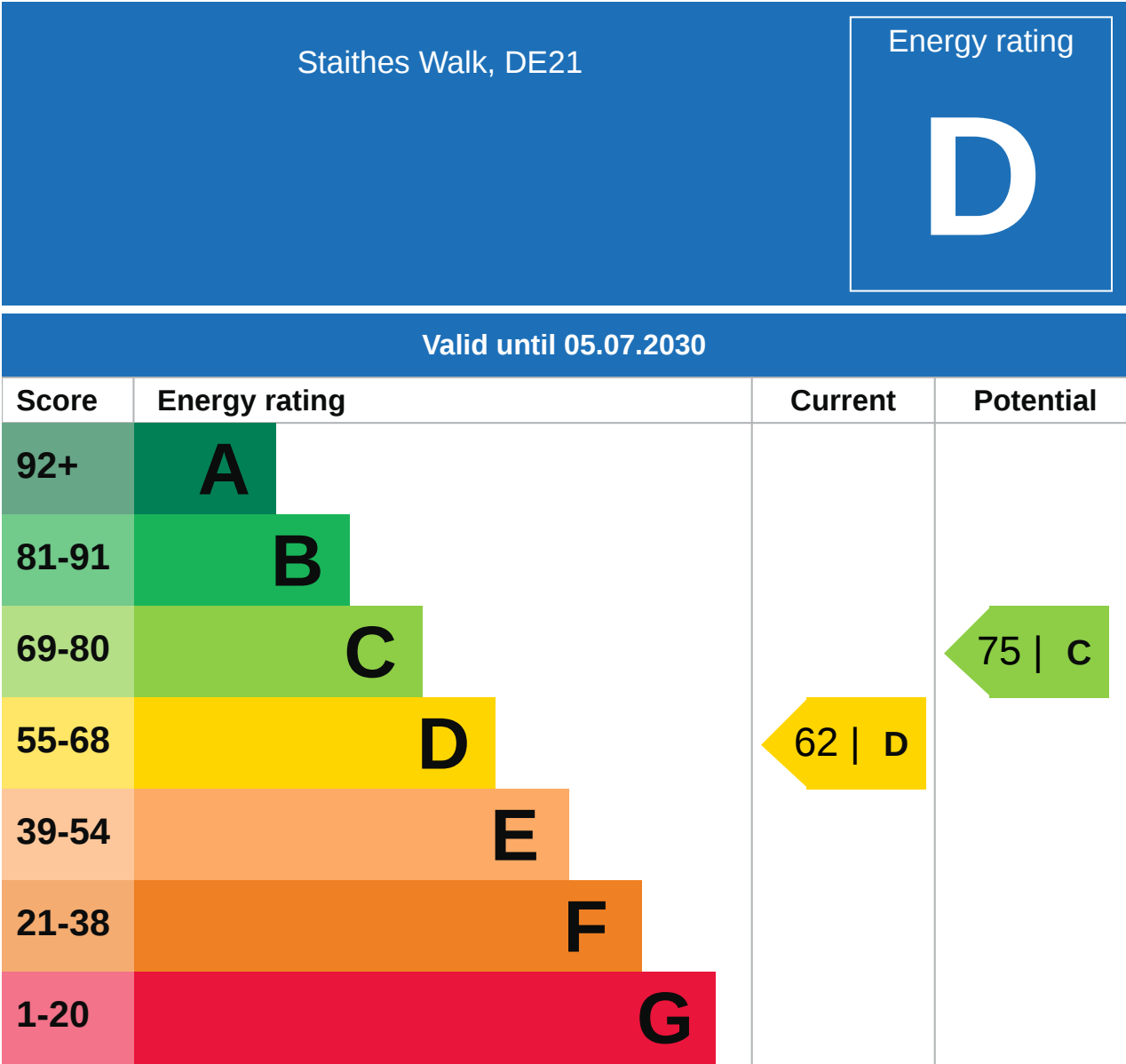
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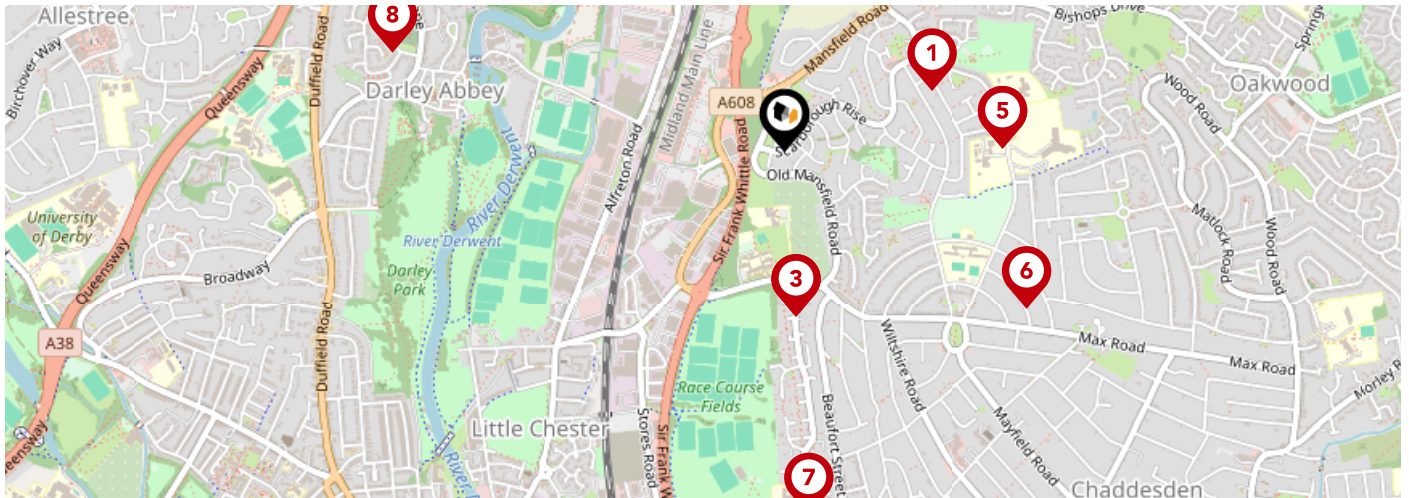


Property EPC - Certificate

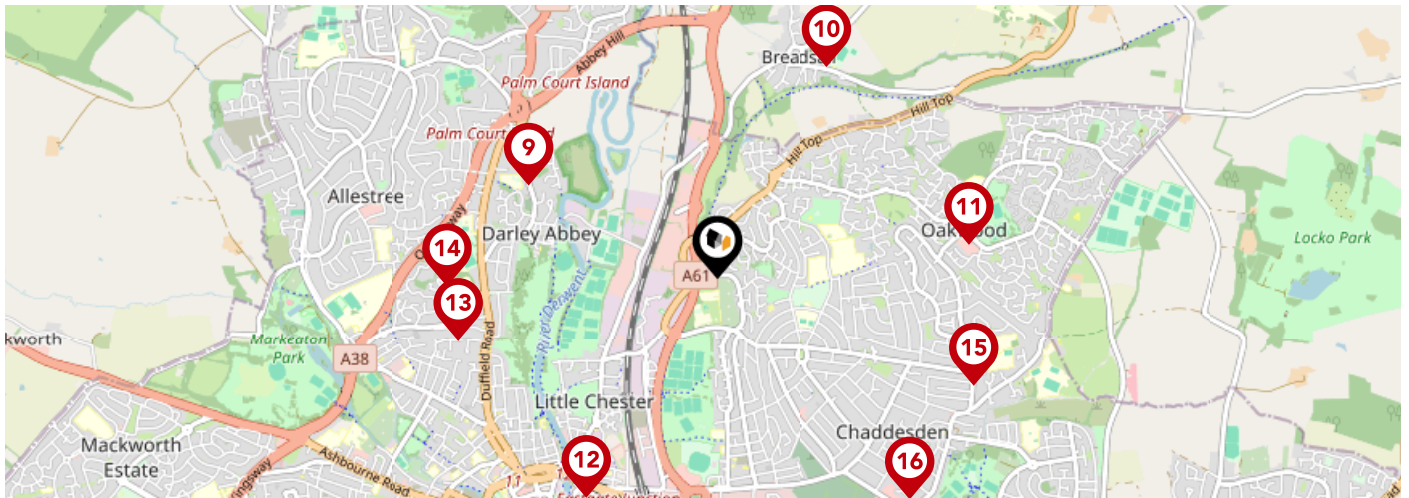


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

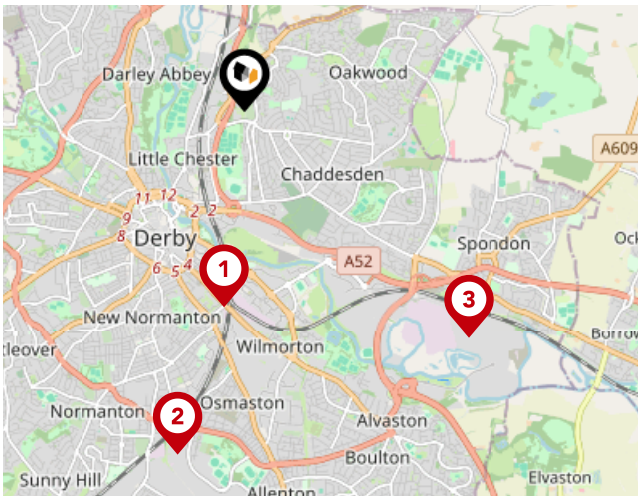


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



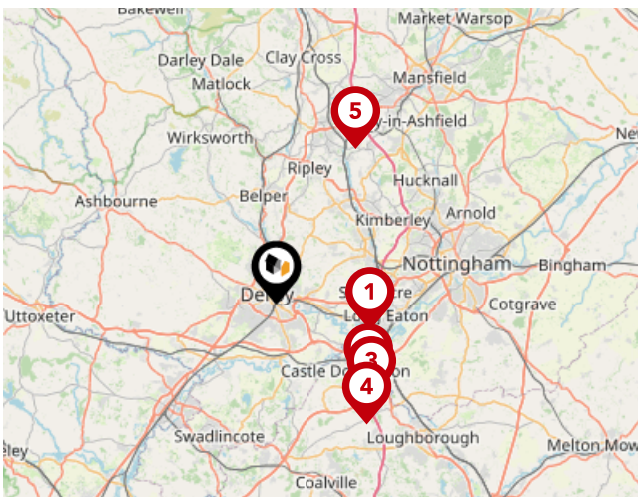
		Nursery	Primary	Secondary	College	Private
9	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 382 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Saint Benedict, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1456 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



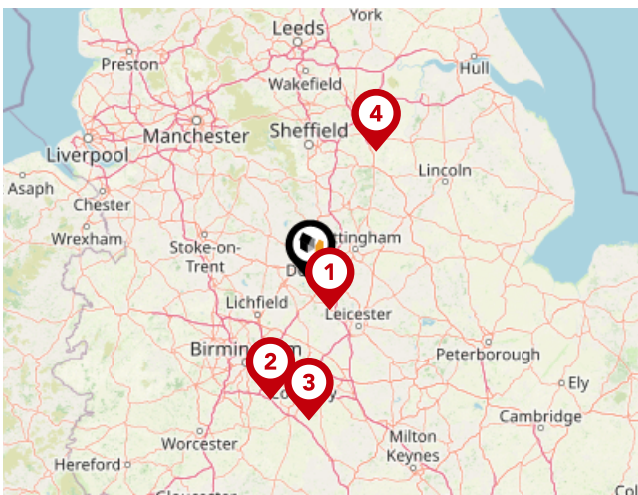
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.75 miles
2	Peartree Rail Station	3.12 miles
3	Spondon Rail Station	2.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.89 miles
2	M1 J24A	8.78 miles
3	M1 J24	9.61 miles
4	M1 J23A	10.66 miles
5	M1 J28	12.43 miles

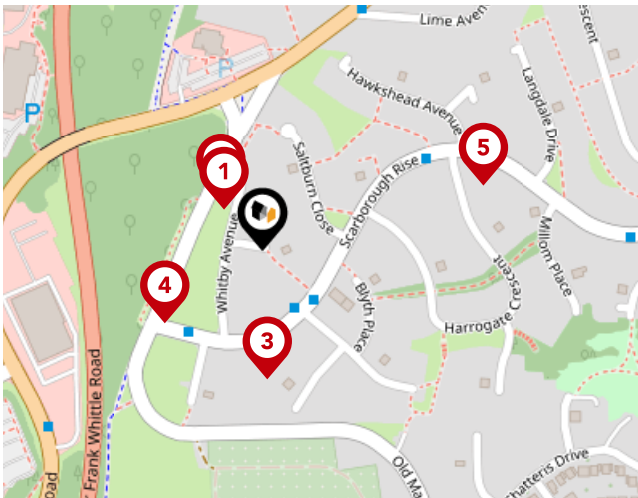


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.62 miles
2	Birmingham Airport	35.65 miles
3	Baginton	39.68 miles
4	Finningley	41.68 miles

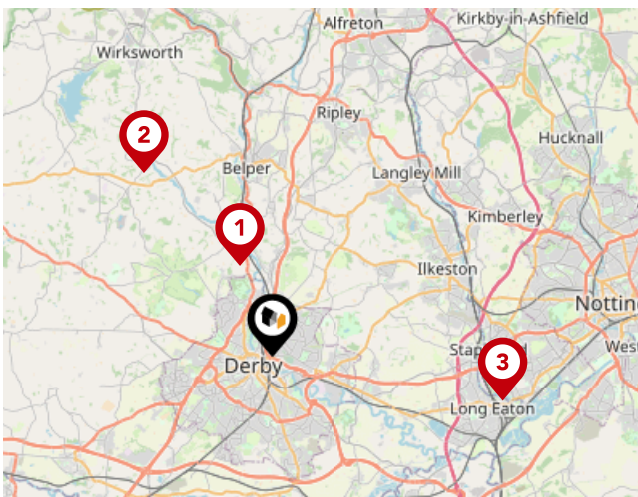
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Mansfield Road	0.03 miles
2	Old Mansfield Road	0.04 miles
3	Pickering Rise	0.07 miles
4	Skipton Green	0.07 miles
5	Hawkshead Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.43 miles
2	Idridgehay (Ecclesbourne Valley Railway)	7.99 miles
3	Tram Park & Ride	8.36 miles



Hannells

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.

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

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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