

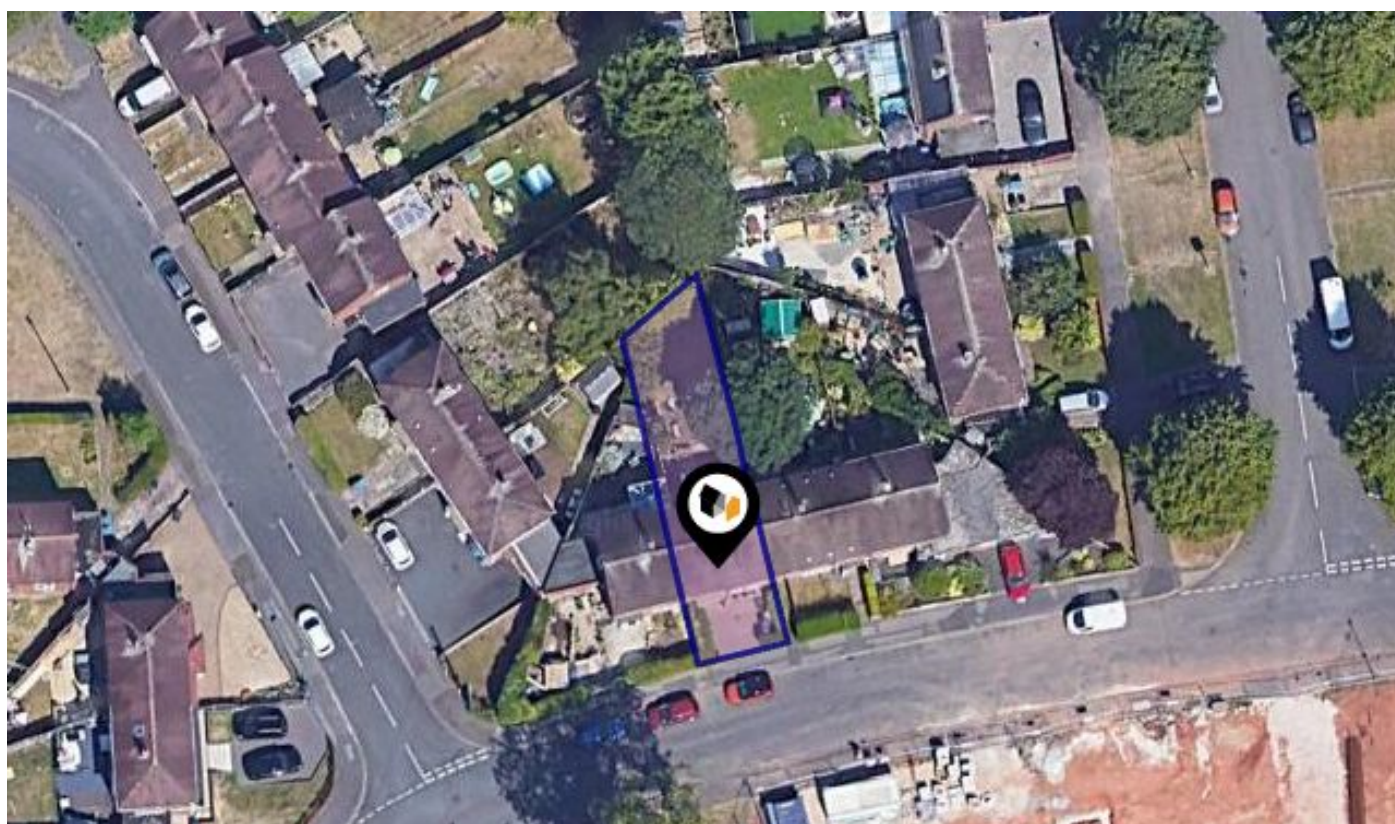


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



CHESAPEAKE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three Bedroomed Inner Terrace Property
- > Good Size Kitchen And Dining Area
- > Enclosed Rear Garden With Outouses
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A spacious three bedroomed mid terrace property, ideal for the first time buyer or growing family and being well situated local schools and Chaddesden Park. The property has an enclosed rear garden with useful outhouses and a block paved frontage providing parking, if required however currently has no drop kerb. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge, kitchen and dining area. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, there is a block paved frontage providing off road parking (no drop kerb) and an enclosed rear garden. Chesapeake Road is well situated for Chaddesden Park and Cherry Tree schools, Chaddesden Park and local shops together with road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway:

Lounge: (15'0" x 12'4") 4.57 x 3.76

Kitchen: (13'4" x 8'6") 4.06 x 2.59

Dining Area: (8'6" x 7'6") 2.59 x 2.29

First Floor Landing:

Double Bedroom One: (13'6" x 11'8") 4.11 x 3.56

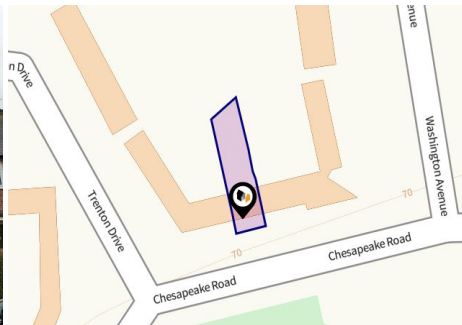
Double Bedroom Two: (15'4" x 9'8") 4.67 x 2.95

Bedroom Three: (9'5" x 9'1") 2.87 x 2.77

Bathroom: (7'7" x 5'5") 2.31 x 1.65

Outside:















There is a block paved frontage which may provide off road parking however there is currently no drop kerb. There is a shared entry to the side elevation leading to an enclosed rear garden having a paved patio area with lawned area beyond and two useful brick built outhouses.

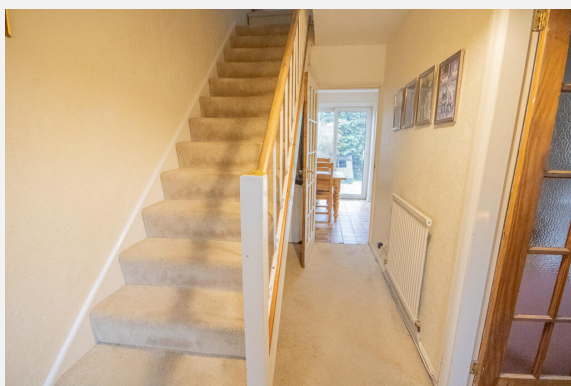


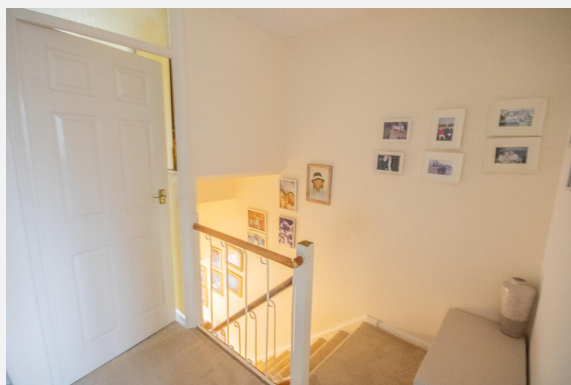
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY91577		

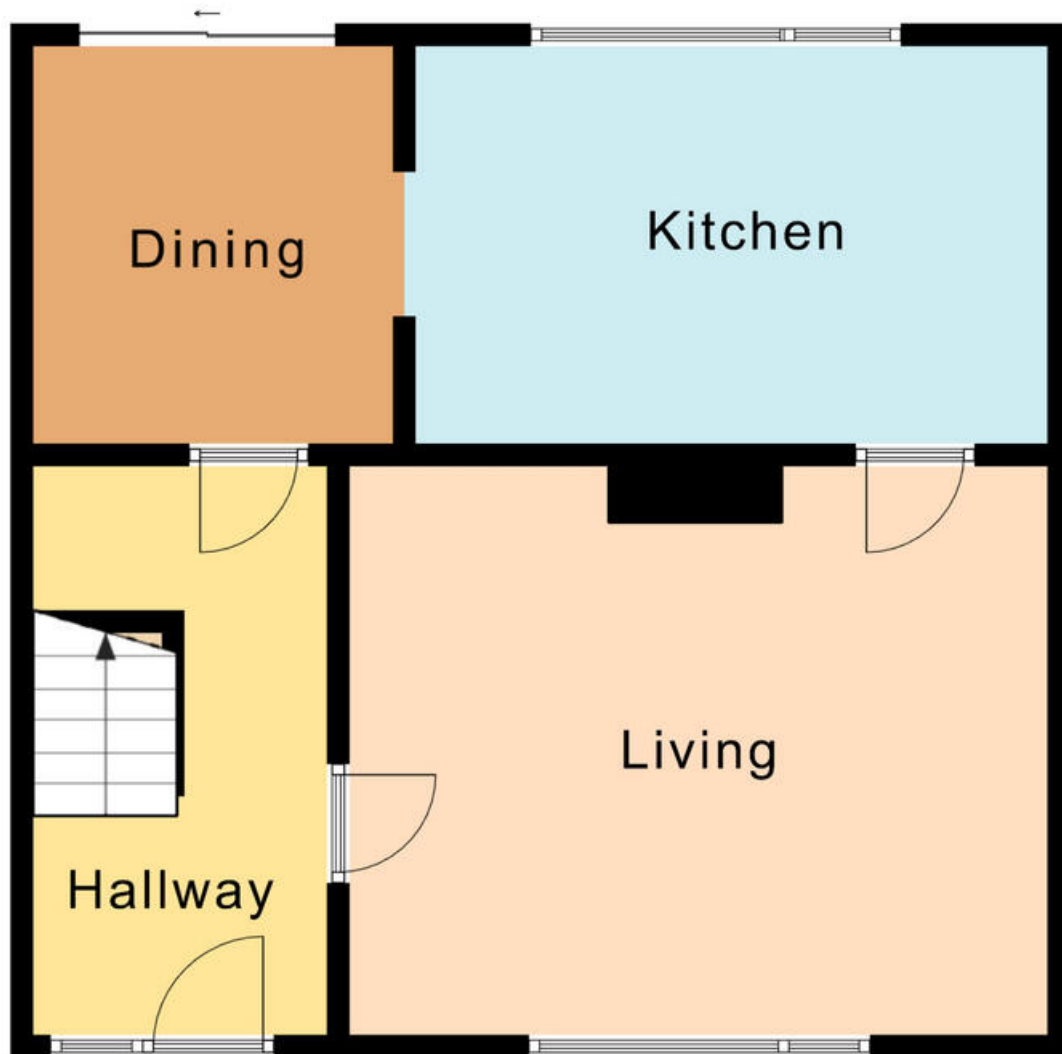
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	8	71	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

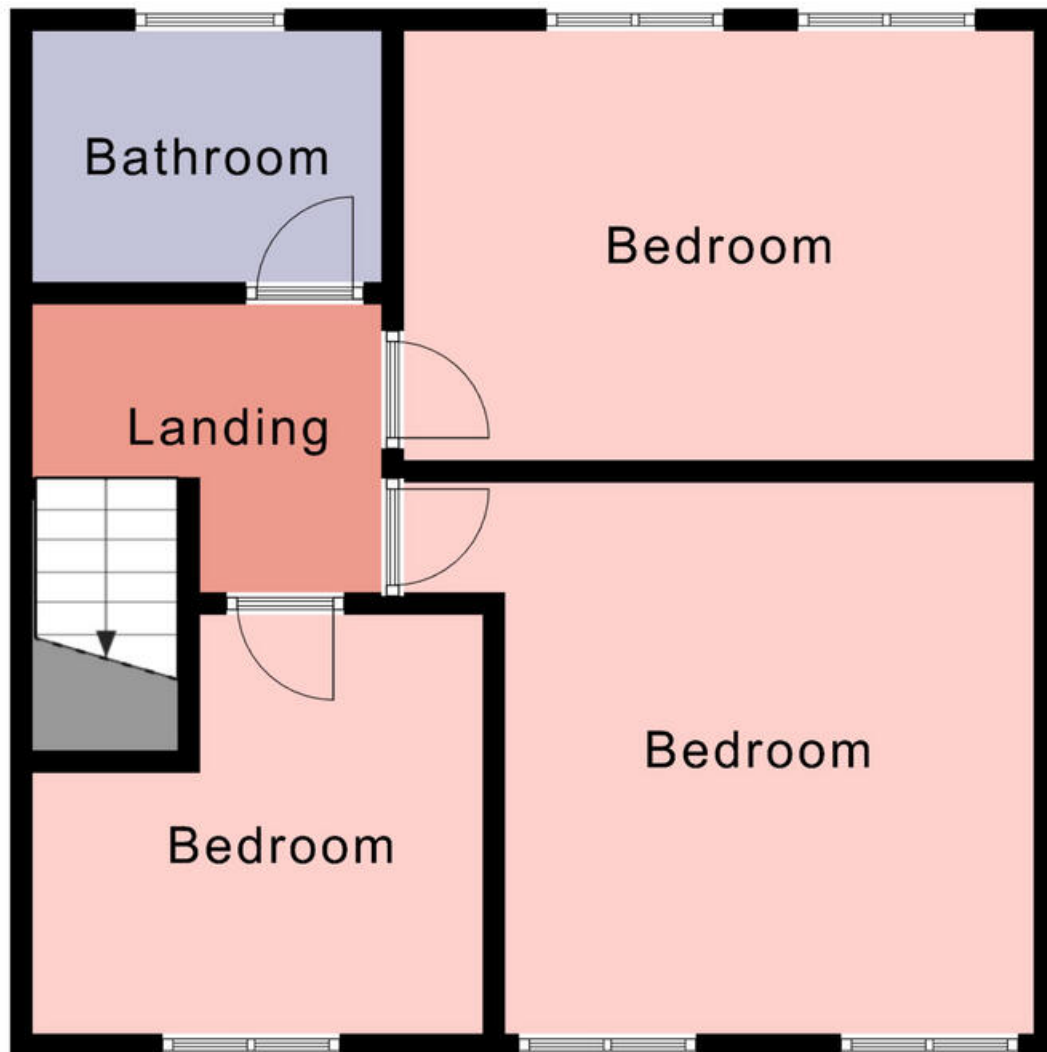




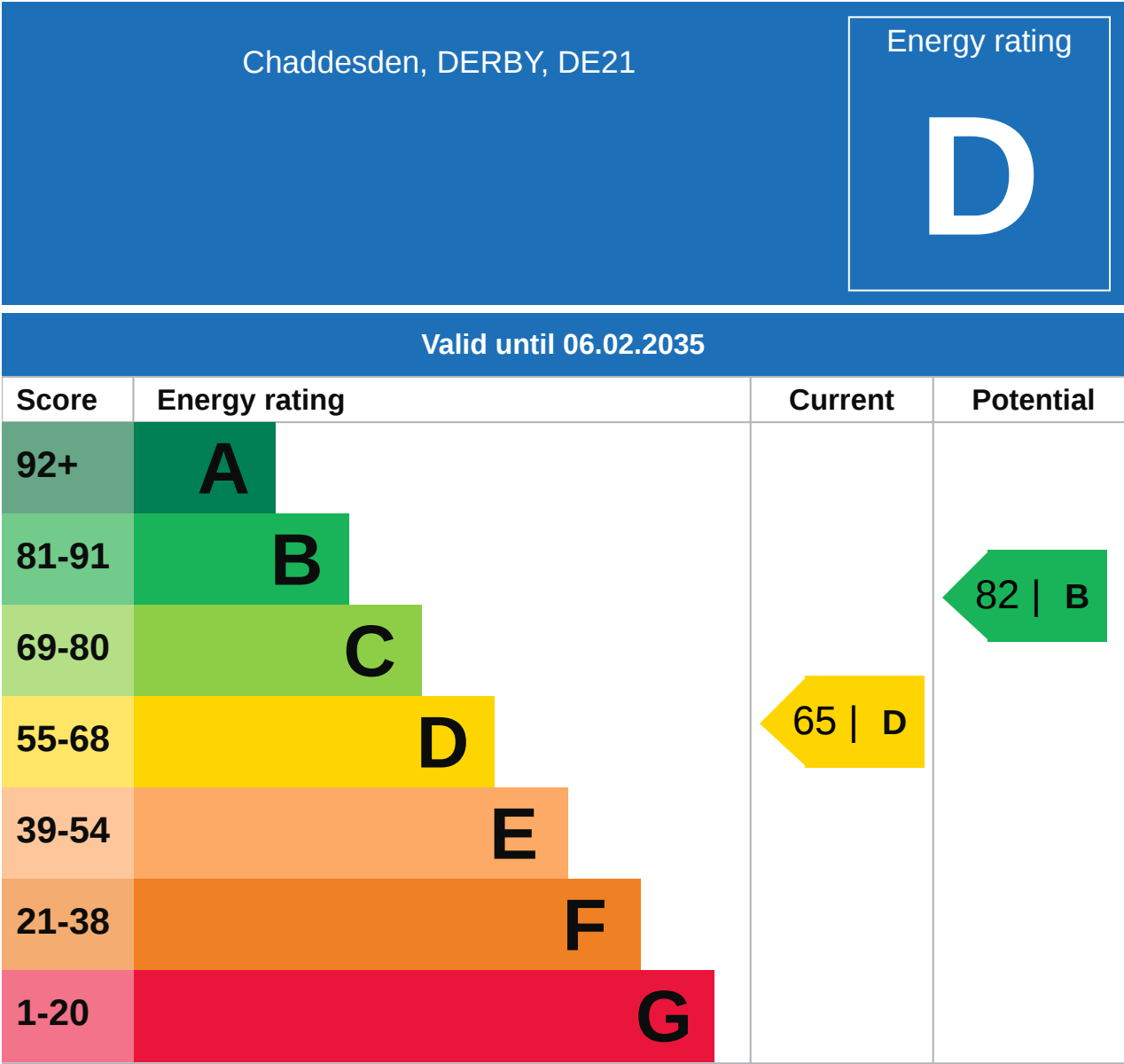
CHESAPEAKE ROAD, CHADDESSEN, DERBY, DE21



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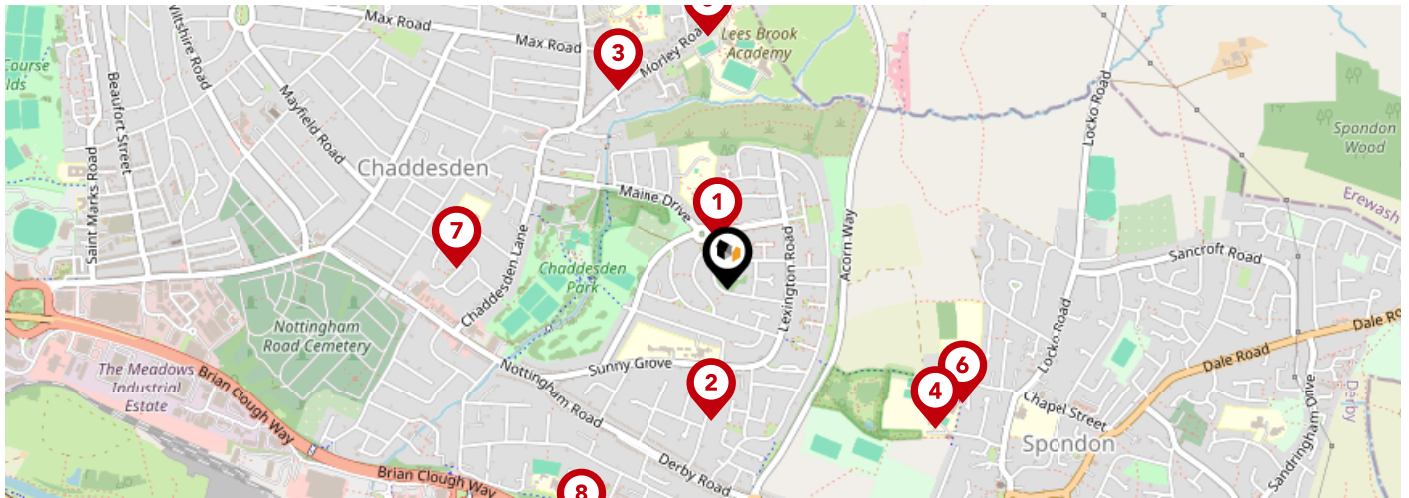


Property EPC - Certificate

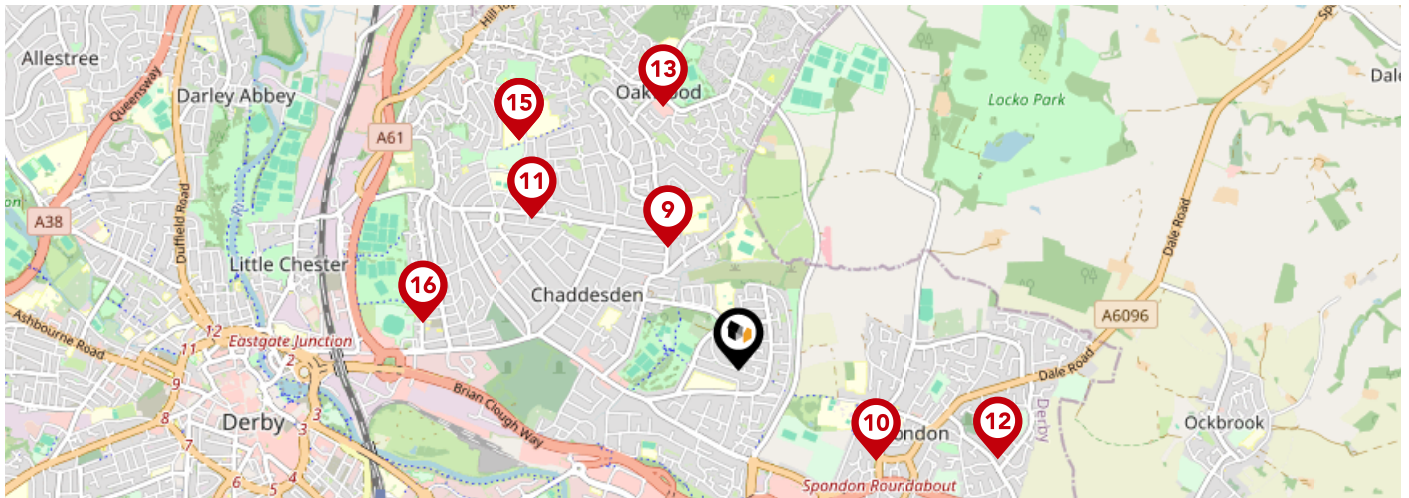










Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
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, mains gas
Total Floor Area:	86 m ²

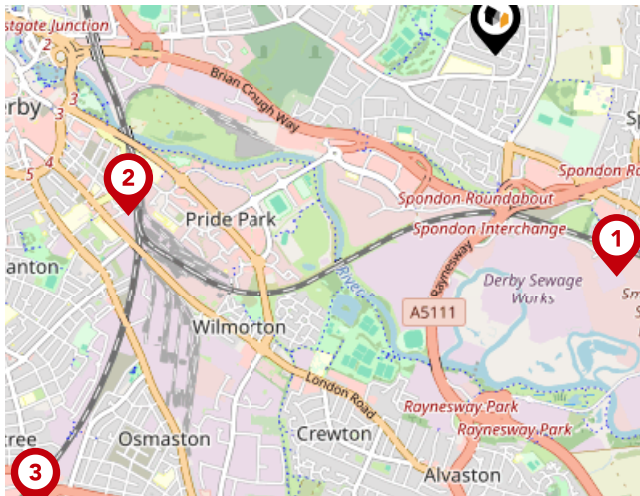


		Nursery	Primary	Secondary	College	Private
1	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



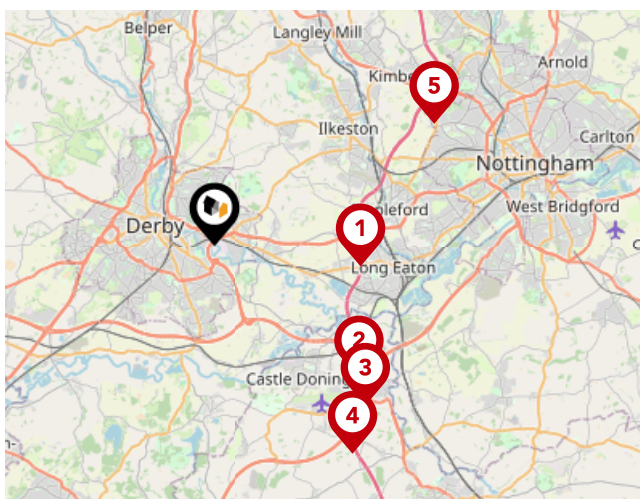
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:1.22	<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:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



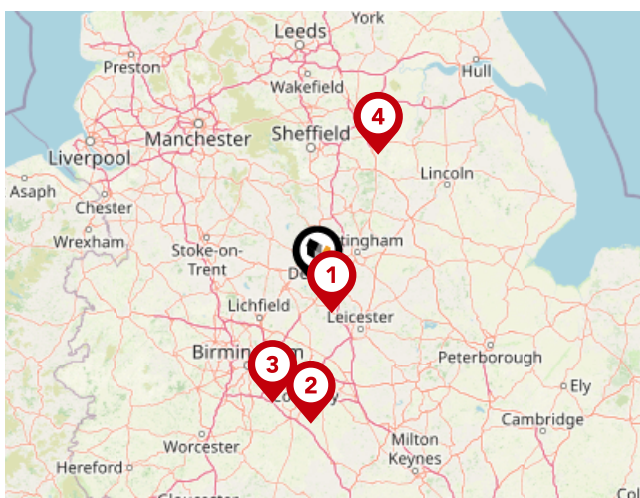
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	1.13 miles
	Derby Rail Station	1.79 miles
	Peartree Rail Station	2.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	5.24 miles
	M1 J24A	7 miles
	M1 J24	7.85 miles
	M1 J23A	8.97 miles
	M1 J26	8.96 miles

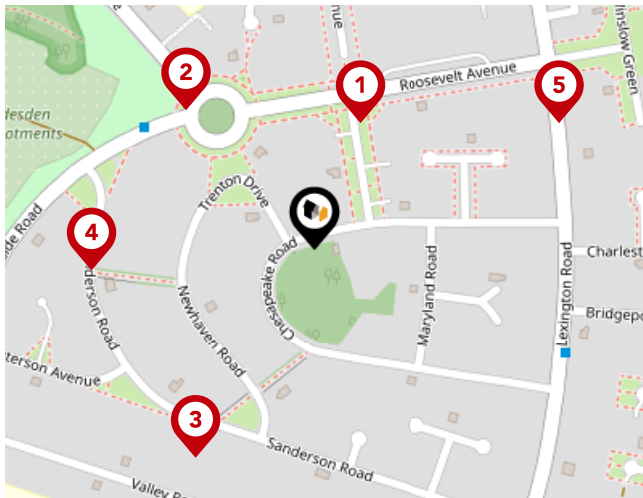


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.97 miles
	Baginton	38.7 miles
	Birmingham Airport	35.19 miles
	Finningley	41.99 miles

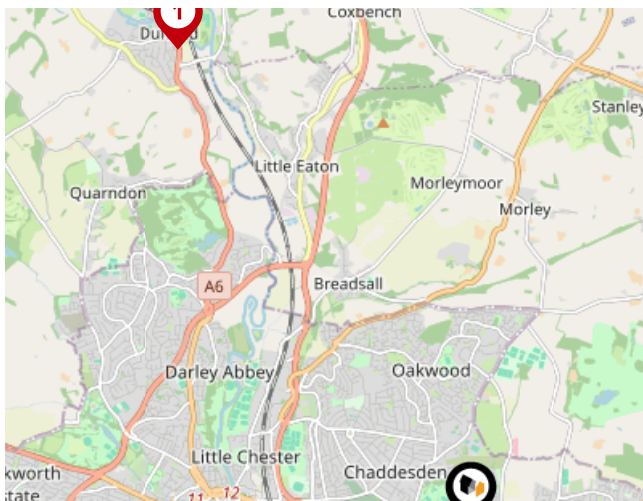
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roosevelt Avenue	0.08 miles
2	Trenton Green	0.11 miles
3	Newhaven Road	0.13 miles
4	Parkside Road	0.13 miles
5	Winslow Green	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5 miles
2	Tram Park & Ride	6.76 miles
3	Toton Lane Tram Stop	6.77 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

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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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