

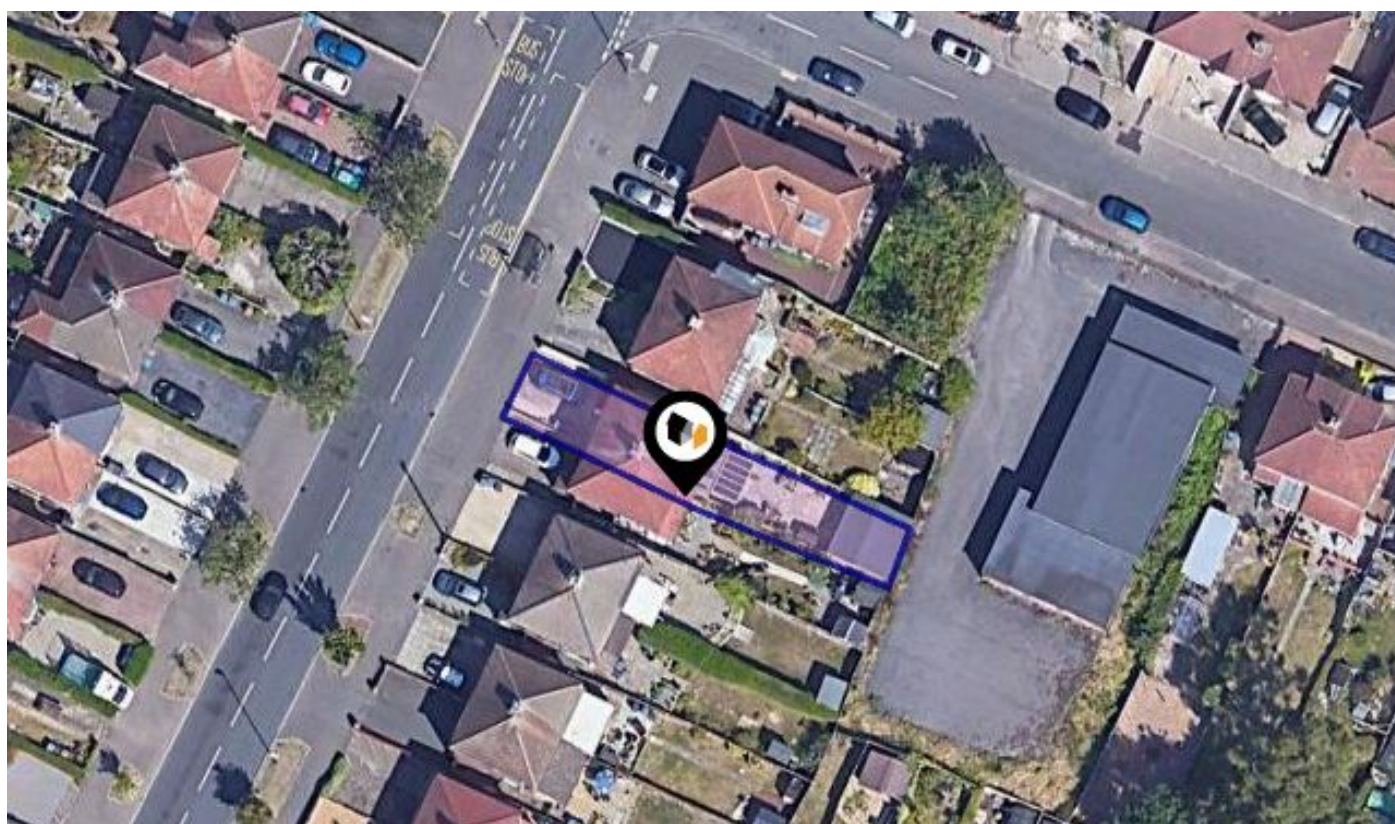


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th February 2025



CHADDESSEN PARK ROAD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Extended And Well Appointed Semi-Detached Home
- > Ideal First Time Buy, Early Viewing Recommended
- > Off-Road Parking, Enclosed Rear Garden Arranged For Ease Of Maintenance
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An extended two bedroomed semi-detached home occupying a much favoured location within the heart of Chaddesden. The well-presented and appointed accommodation benefits from a refitted kitchen and shower room, off-road parking and an enclosed rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, spacious lounge with feature fire, refitted kitchen with integrated oven, hob and microwave, utility room and conservatory. To the first floor are two bedrooms and modern shower room with a three piece suite. Outside, off-road parking is provided to front elevation and there is an enclosed rear garden arranged for ease of maintenance together with a useful workshop. Chaddesden Park Road is well situated for shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hallway:

Spacious Lounge: (19'1" x 13'1") 5.82 x 3.99

Refitted Kitchen (with integrated oven and microwave): (12'0" x 7'1") 3.66 x 2.16

Inner Lobby:

Utility Room: (7'11" x 4'10") 2.41 x 1.47

Conservatory: (11'1" x 7'1") 3.38 x 2.16

First Floor Landing:

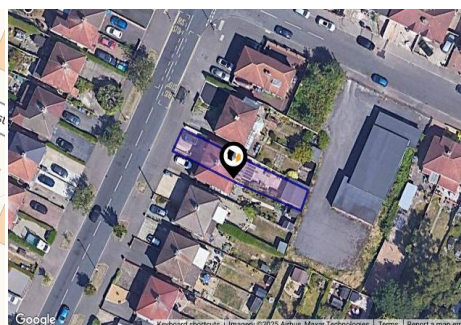
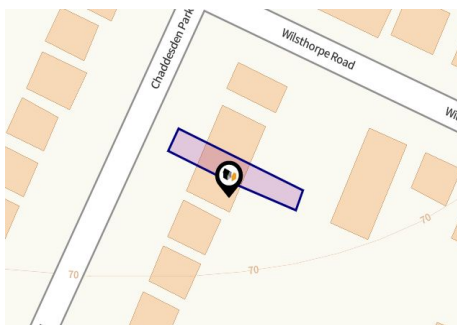
Bedroom One: (13'11" x 10'1") 4.24 x 3.07

Bedroom Two: (11'11" x 7'1") 3.63 x 2.16

Modern Shower Room: (8'10" x 5'11") 2.69 x 1.80

Outside:

There is the benefit of off-road parking to the front elevation. Gated access to the side elevation leads to the enclosed rear garden being arranged for ease of maintenance being mostly paved. There is a useful workshop to the head of the garden 17' x 17'1" and a paved patio area.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY40247

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)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



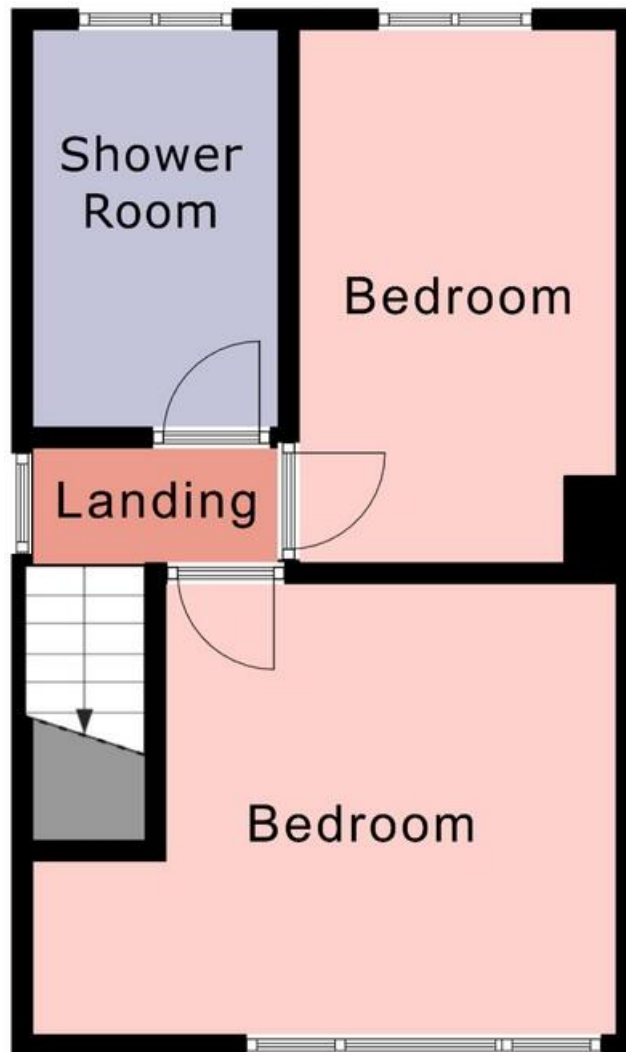




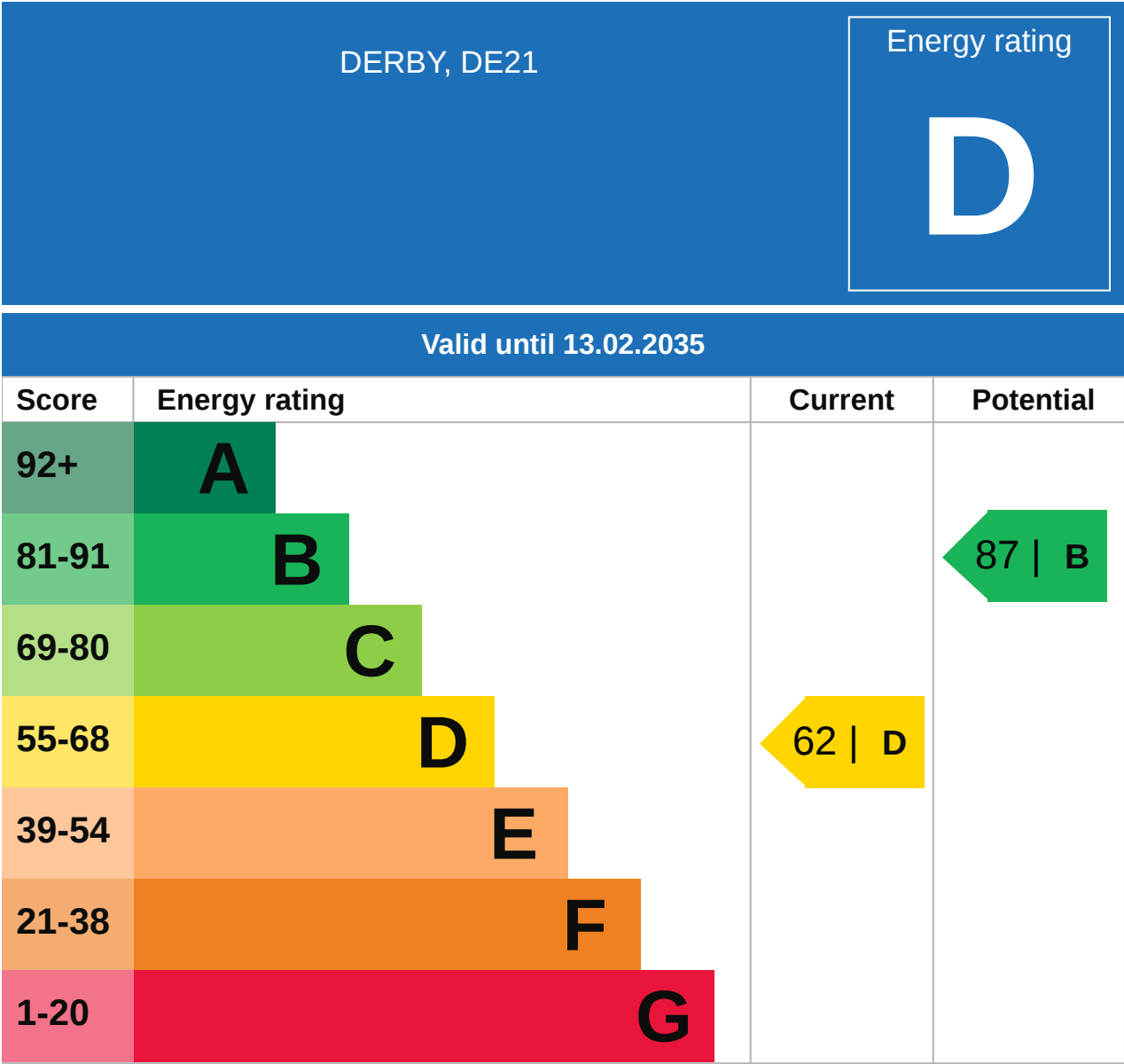
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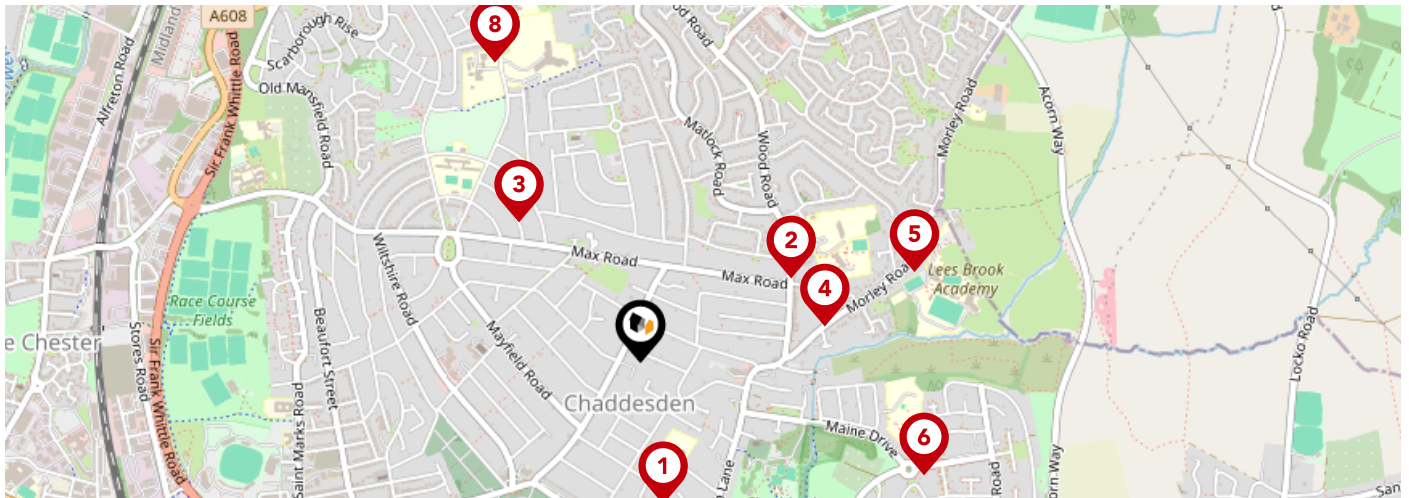


Property EPC - Certificate

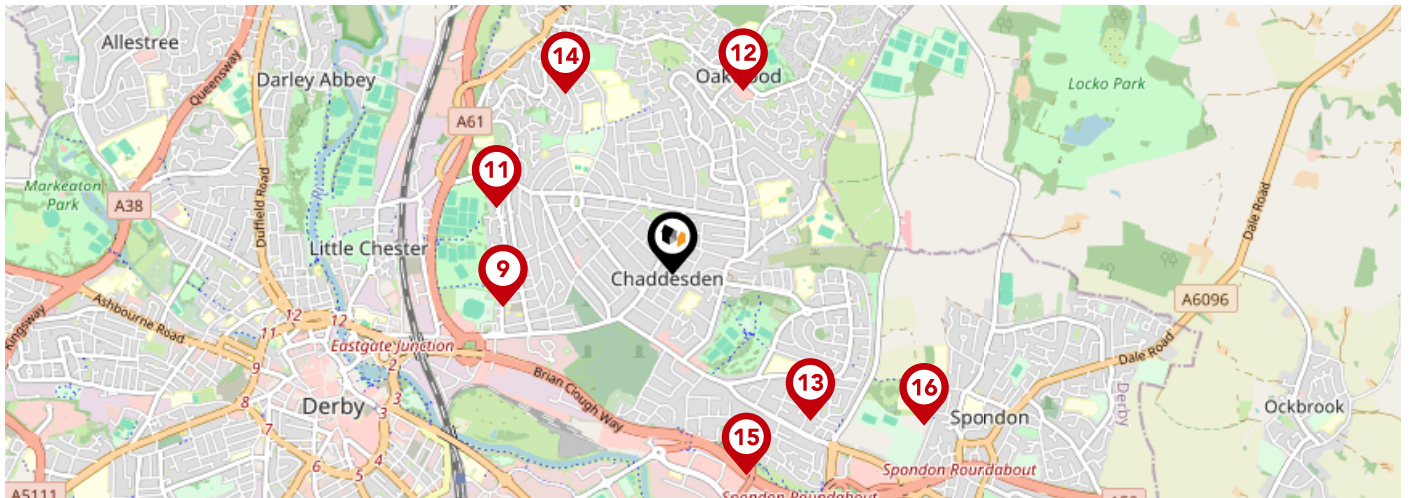










Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	69 m ²

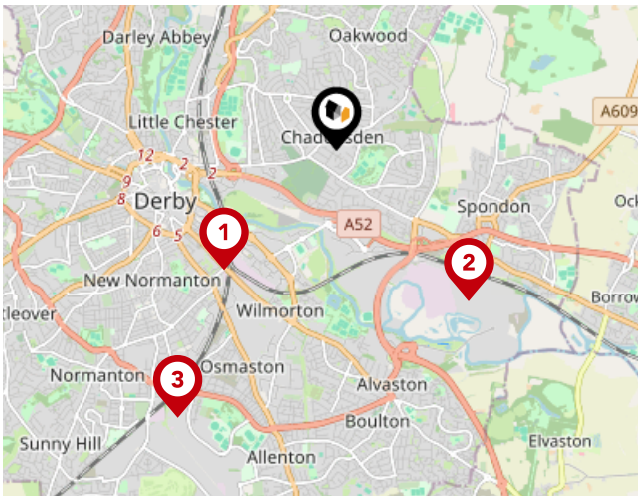


		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.68	<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:0.75	<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:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



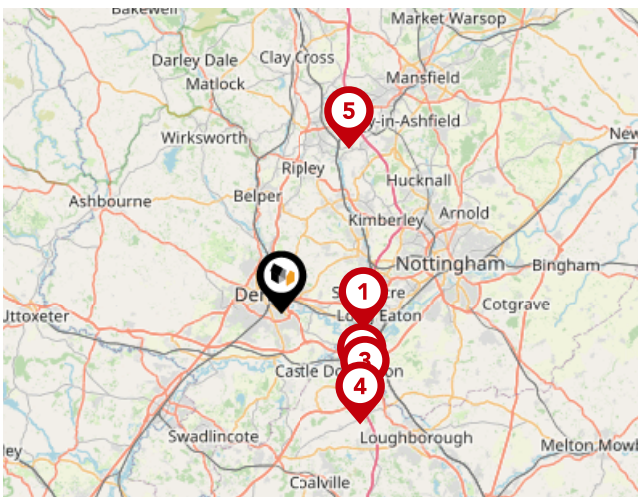
		Nursery	Primary	Secondary	College	Private
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	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.84	<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:0.88	<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:0.9	<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:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



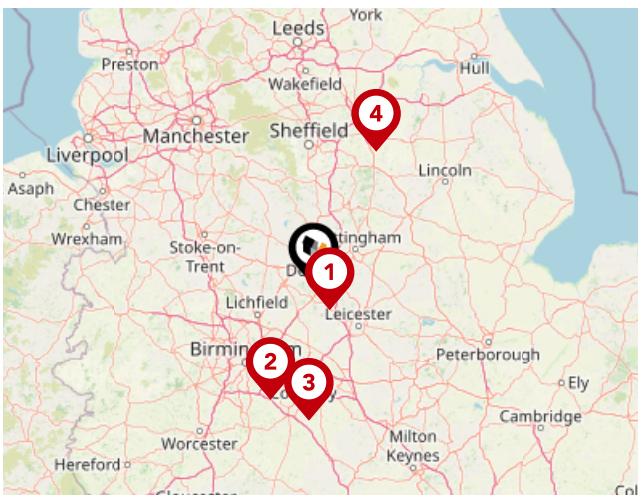
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.47 miles
2	Spondon Rail Station	1.8 miles
3	Peartree Rail Station	2.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.95 miles
2	M1 J24A	7.73 miles
3	M1 J24	8.56 miles
4	M1 J23A	9.64 miles
5	M1 J28	12.7 miles

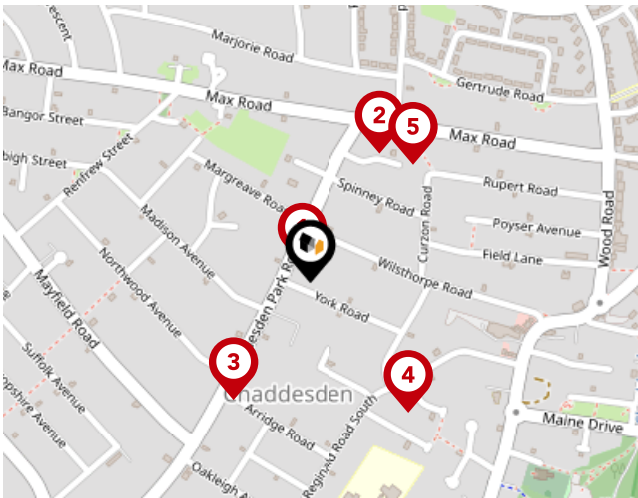


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.62 miles
2	Birmingham Airport	35.29 miles
3	Baginton	39.03 miles
4	Finningley	41.93 miles

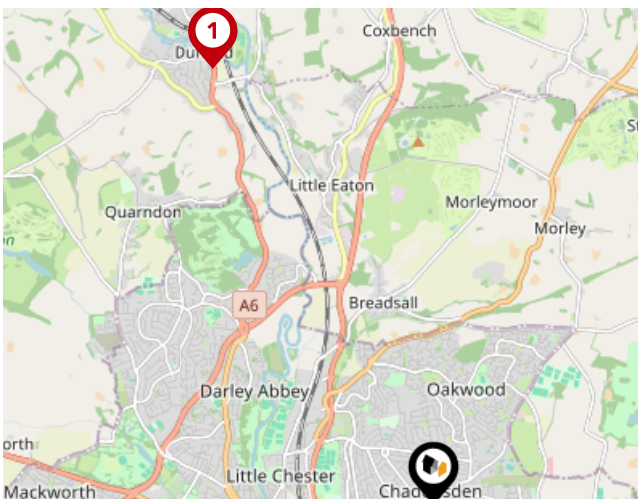
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wilsthorpe Road	0.02 miles
2	Buxton Road	0.16 miles
3	Northwood Avenue	0.16 miles
4	Sherwood Avenue	0.18 miles
5	Buxton Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.36 miles
2	Tram Park & Ride	7.45 miles
3	Toton Lane Tram Stop	7.45 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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