

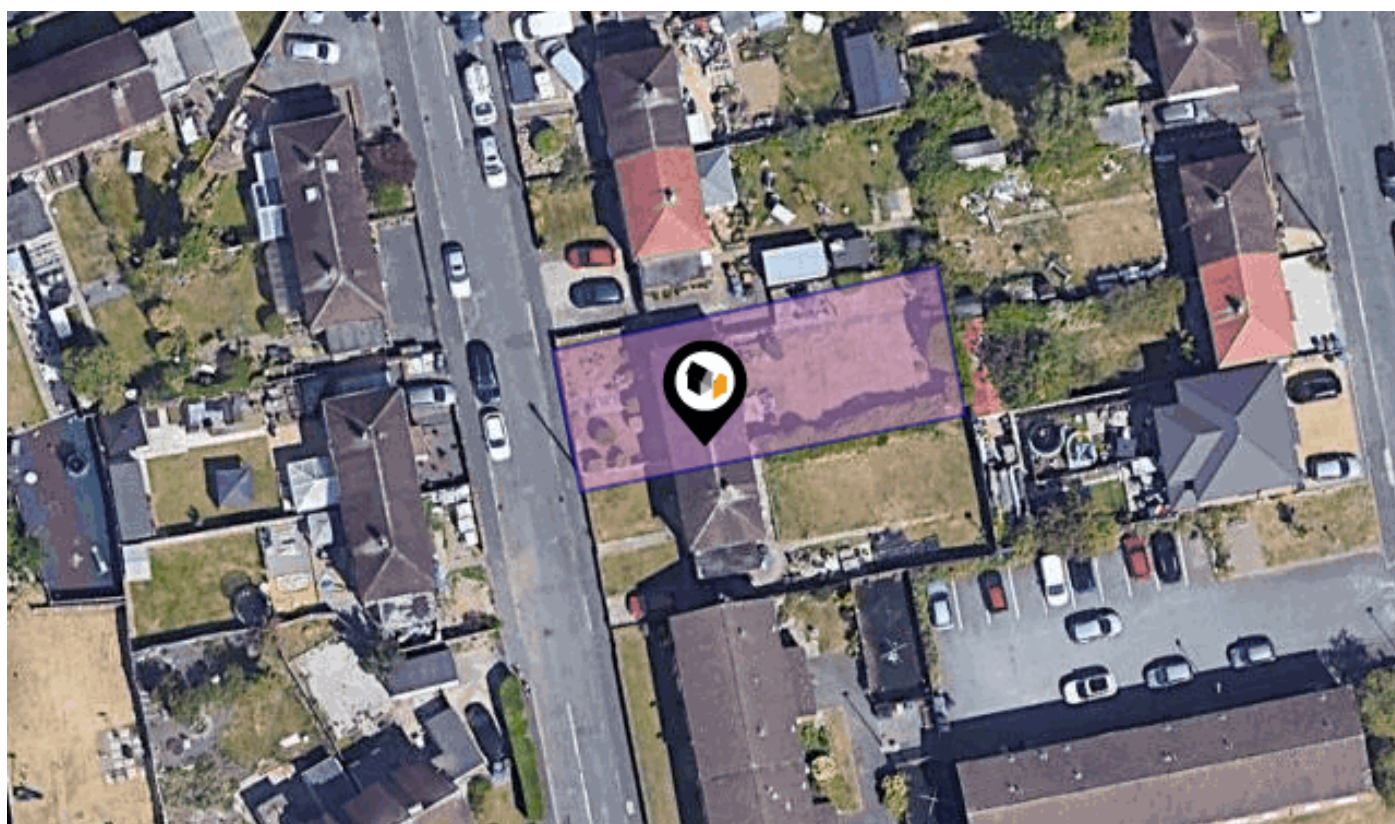


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



TIDESWELL ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three-Bedroom, Semi-Detached Property
- > EPC Rating E, Standard Construction
- > Council Tax Rating A, Freehold
- > Great-Sized Plot

**** No Upward Chain **** A three-bedroom, semi-detached home occupying a good-sized plot, set back from the road and enjoying a fantastic rear garden. Having been well maintained, the property would greatly benefit from some cosmetic improvement there's also excellent potential to further extend! (subject to the relevant permissions being sought) Featuring UPVC double glazing and electric heating, the accommodation briefly comprises; entrance hallway, good-sized lounge with patio doors opening to the garden, ground-floor cloakroom/WC, utility room and a useful storage outhouse accessed via an internal hallway. To the first floor, there are three bedrooms and a family bathroom. Outside, the the front, the property sits back from the road behind an attractive front garden featuring lawned areas and beds housing a variety of established plants and shrubs. To the rear, there is a great-sized, enclosed rear garden which is mainly laid to lawn and features a paved patio area.

Room Measurement & Details

Entrance Hallway:

Lounge: (17'9" x 13'4") 5.41 x 4.06

Kitchen: (10'10" x 10'1") 3.30 x 3.07

Outhouse Lobby: Utility Room: (5'11" x 6'4") 1.80 x 1.93 Outhouse Storage: (5'0" x 3'4") 1.52 x 1.02
Cloakroom/WC:

First Floor Landing:

Bedroom One: (10'3" x 13'3") 3.12 x 4.04

Bedroom Two: (10'10" x 10'1") 3.30 x 3.07

Bedroom Three: (7'1" x 10'0") 2.16 x 3.05

Bathroom:

Outside:















There are gardens to both front and rear elevation, the front garden is enclosed with a fenced boundary and is laid to lawn. There is potential to create off-road parking to the front elevation, subject to necessary consent. There is pedestrian access to the side elevation leading to the extensive and mature rear garden which is laid mainly to lawn.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY207822		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	3 mb/s	80 mb/s	1800 mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

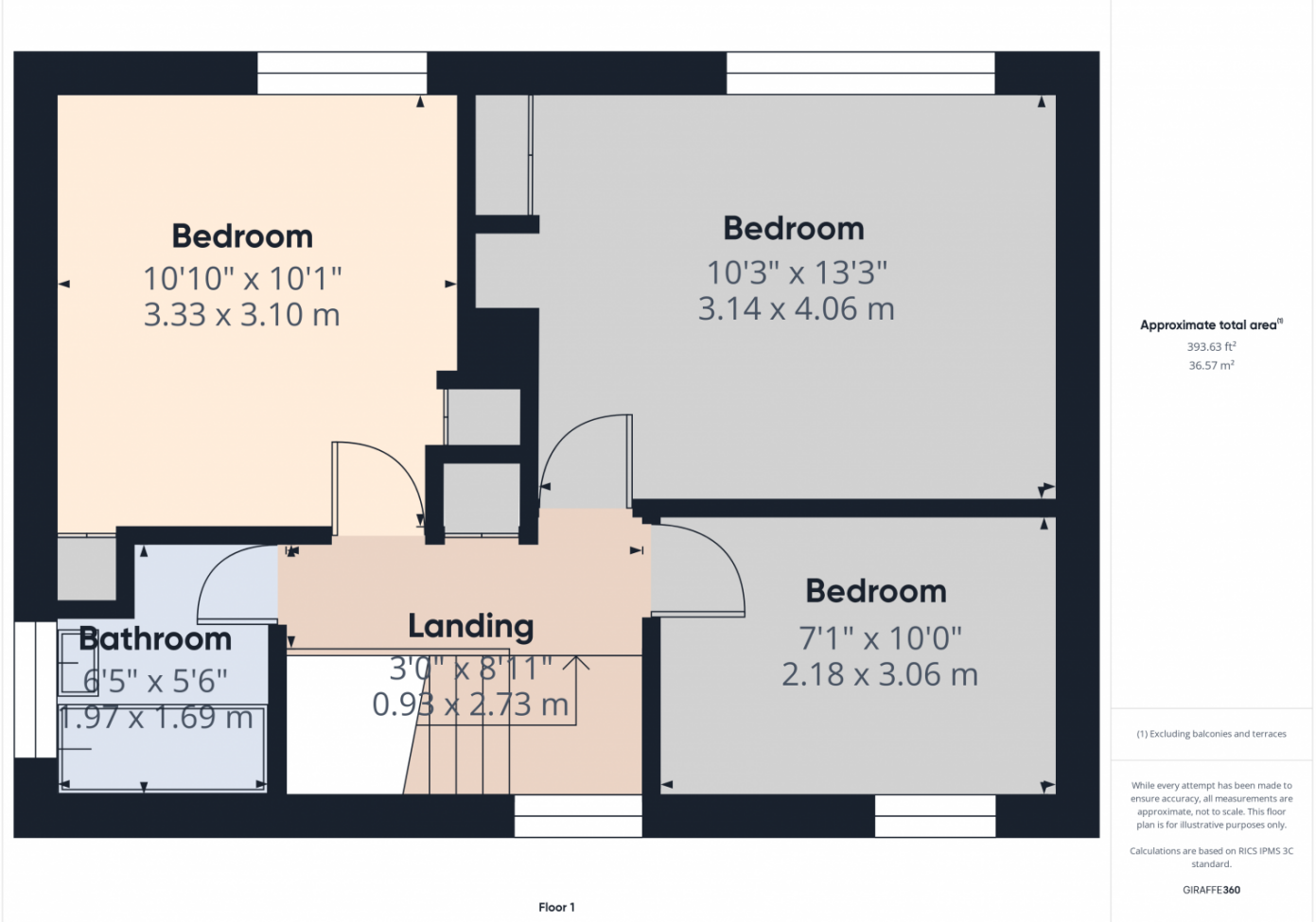




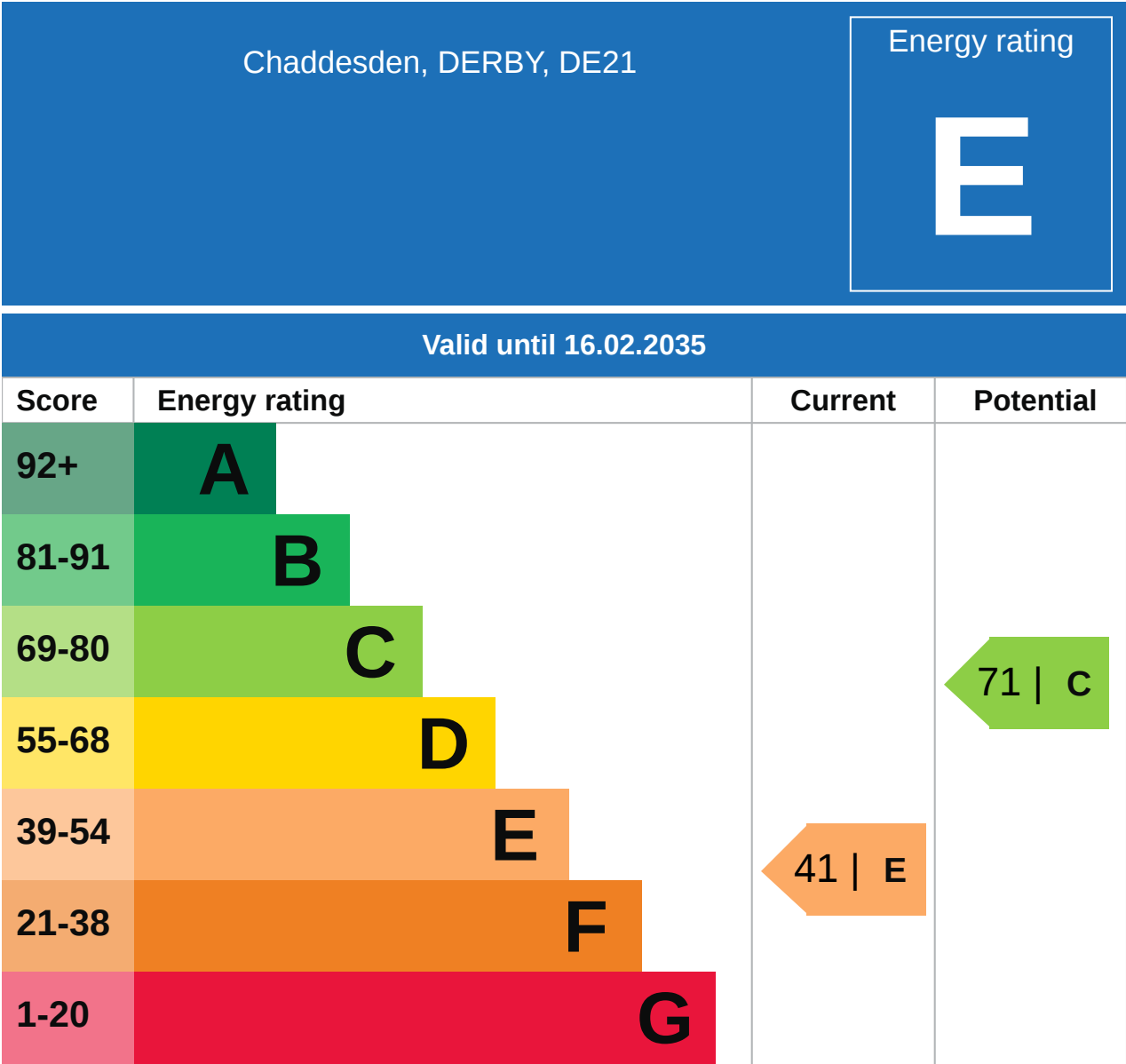
TIDESWELL ROAD, CHADDESSEN, DERBY, DE21



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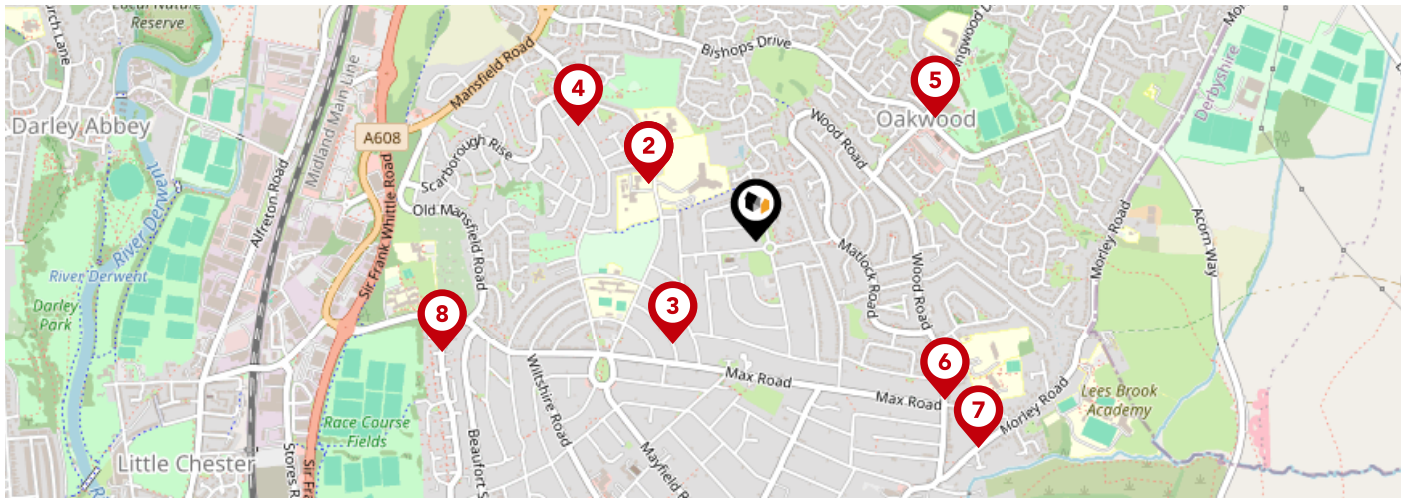


Property EPC - Certificate

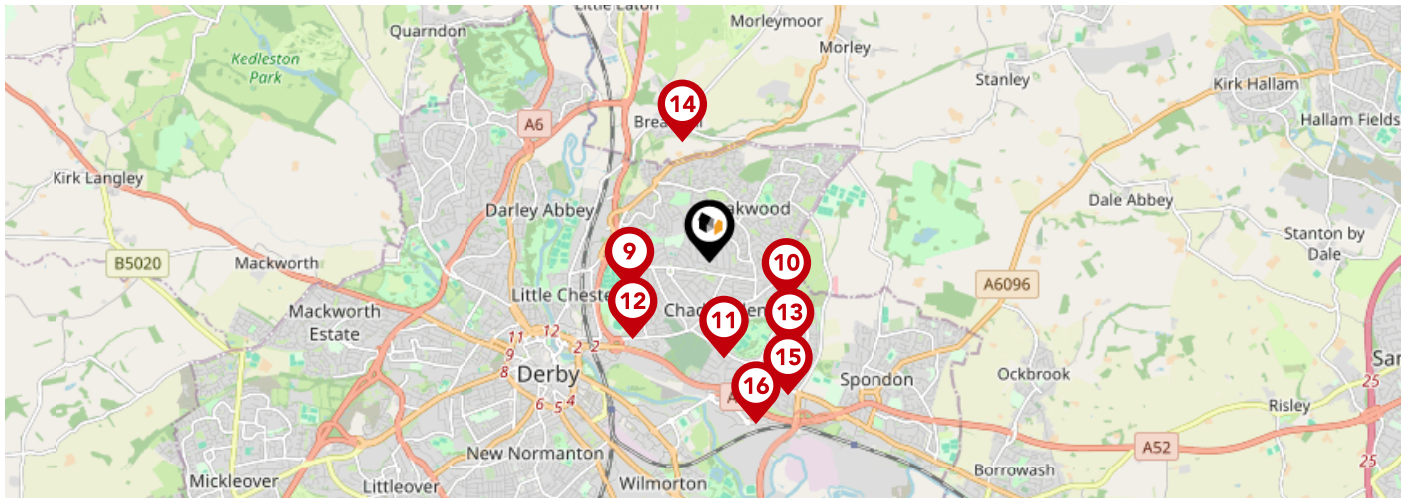










Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	84 m ²

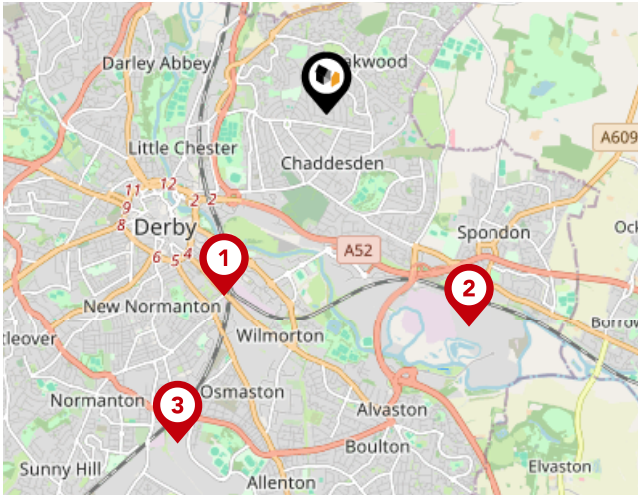


		Nursery	Primary	Secondary	College	Private
1	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



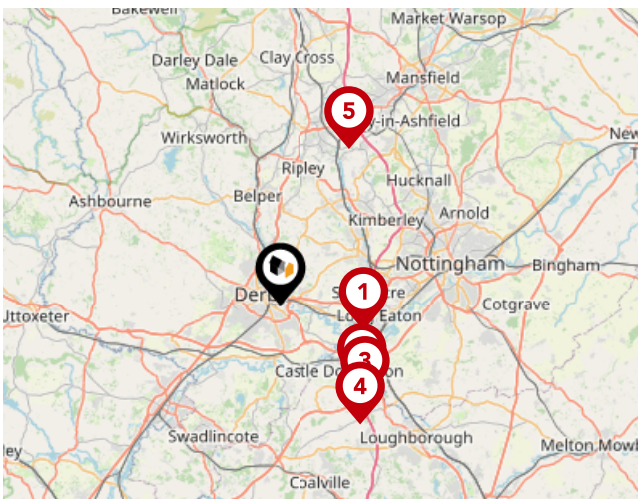
		Nursery	Primary	Secondary	College	Private
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	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.87	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.1	<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:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



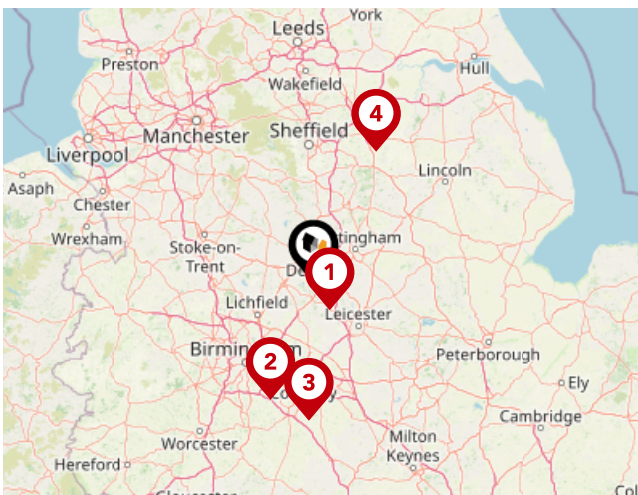
National Rail Stations

Pin	Name	Distance
	Derby Rail Station	1.86 miles
	Spondon Rail Station	2.28 miles
	Peartree Rail Station	3.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	6.15 miles
	M1 J24A	8.16 miles
	M1 J24	9.01 miles
	M1 J23A	10.14 miles
	M1 J28	12.23 miles

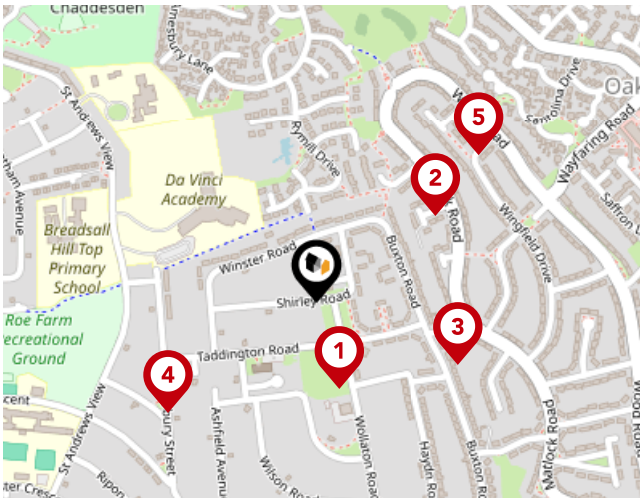


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	9.13 miles
	Birmingham Airport	35.77 miles
	Baginton	39.57 miles
	Finningley	41.47 miles

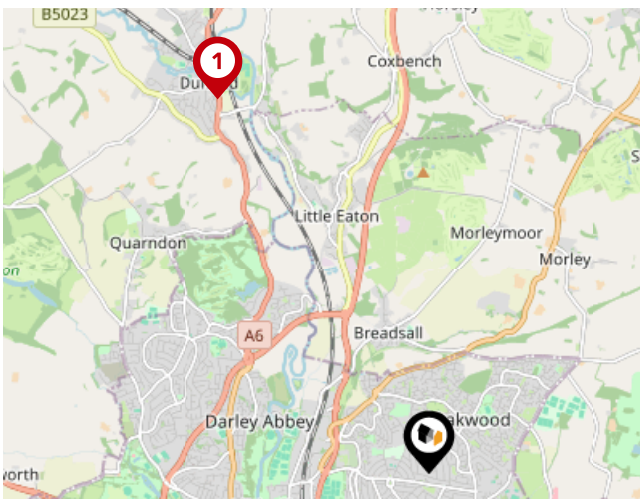
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wollaton Road	0.1 miles
2	Birchover Rise	0.17 miles
3	Brassington Road	0.17 miles
4	Canterbury Street	0.21 miles
5	Fernilee Gardens	0.25 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.84 miles
2	Tram Park & Ride	7.62 miles
3	Toton Lane Tram Stop	7.62 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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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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