

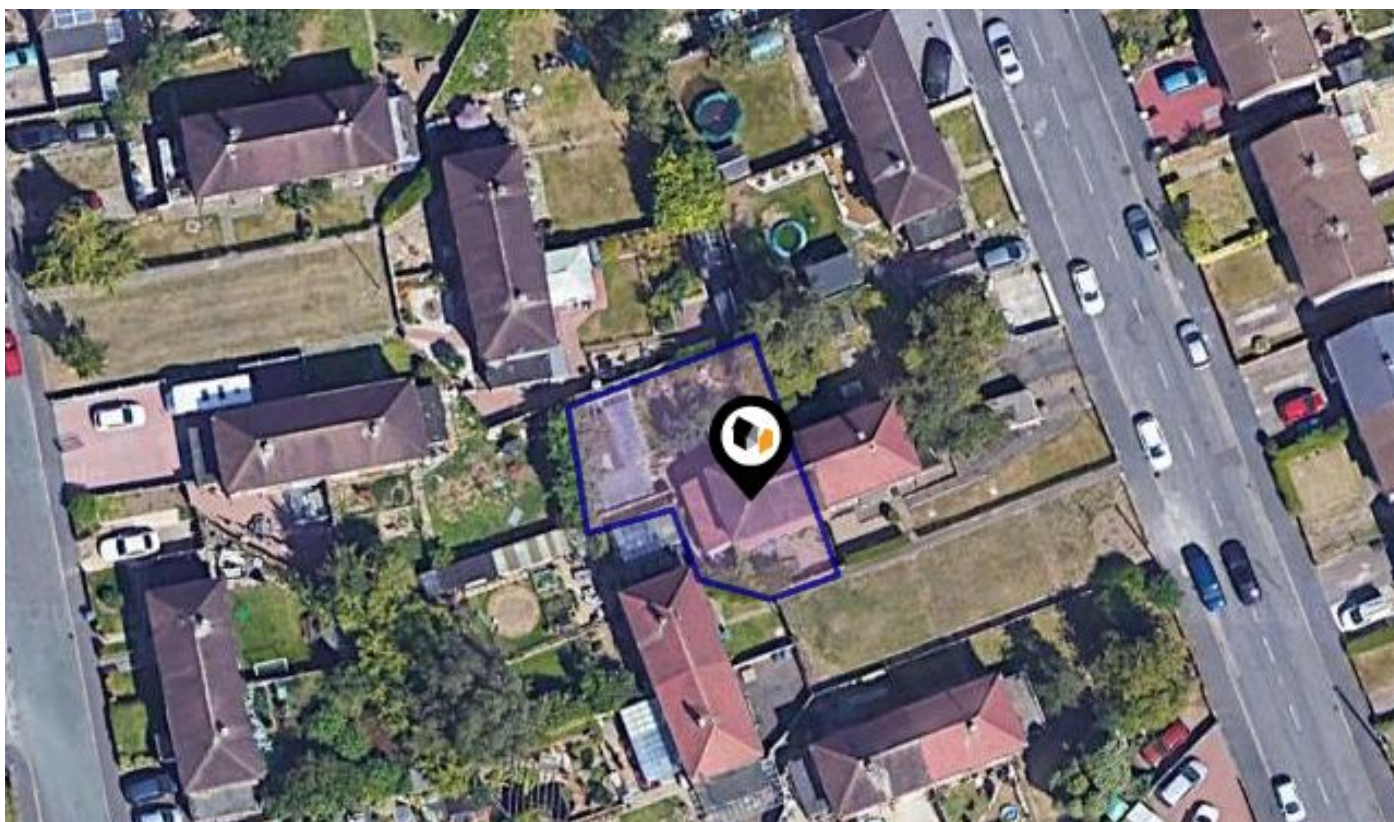


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th December 2024



BUXTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Traditionally Constructed Three Bedroomed Semi Detached Home
- > No Upward Chain, Would Benefit from Some Cosmetic Improvement
- > Set Back From Buxton Road
- > Awaiting EPC Rating, Traditional Construction
- > Council Tax Band A, Freehold

A traditionally constructed well-proportioned three bedroomed semi-detached home set back from Buxton Road and offered for sale with no upward chain. The property would benefit from some cosmetic improvement and benefits from a spacious open plan dining/living area and kitchen. The property would be ideal for the growing family or first time buyer.

The accommodation is supplemented by UPVC double glazing and there is a gas central heating system installed however, the boiler requires some attention and in brief the accommodation comprises:- reception hallway, good size lounge, open plan sitting/dining room and kitchen and cloaks/WC. To the first floor the landing provides access to three good size bedrooms and a bathroom with a two piece suite. Outside, there are gardens to both front and rear elevations.

Buxton Road is well situated for local amenities including shops, schools and transport links together with road links including the A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway:

Good Size Lounge: (17'10" x 13'0") 5.44 x 3.96

Open Plan Dining/Sitting Room and Kitchen Area:

Sitting/Dining Area: (11'0" x 10'10") 3.35 x 3.30

Kitchen Area: (14'1" x 6'0") 4.29 x 1.83

Rear Entrance Area:

Cloakroom /WC:

First Floor Landing:

Bedroom One: (13'1" x 10'1") 3.99 x 3.07

Bedroom Two: (11'0" x 10'0") 3.35 x 3.05

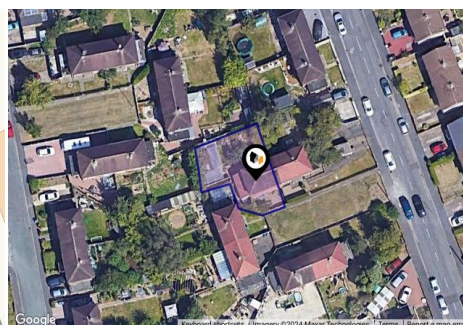
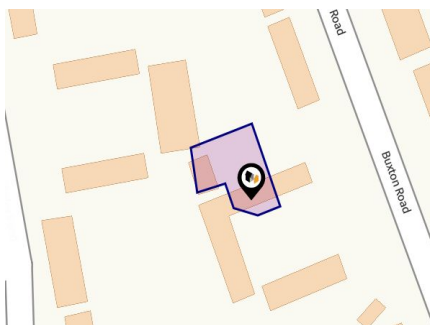
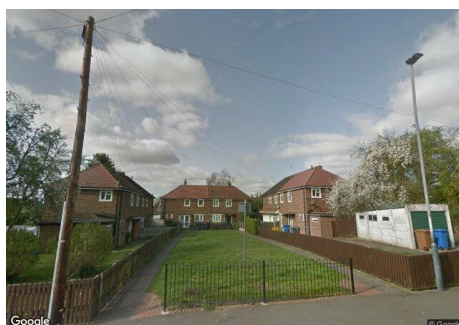
Bedroom Three: (10'0" x 7'0") 3.05 x 2.13

Bathroom: (6'1" x 5'1") 1.85 x 1.55

Outside: There are gardens to both front and rear elevations. There is a good size rear garden with timber decking and a greenhouse.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.07 acres
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY29720

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)

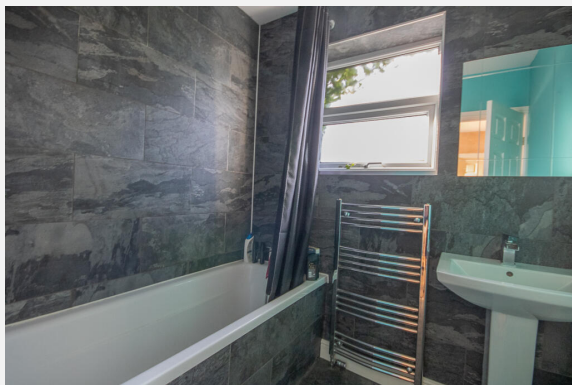
5	45	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

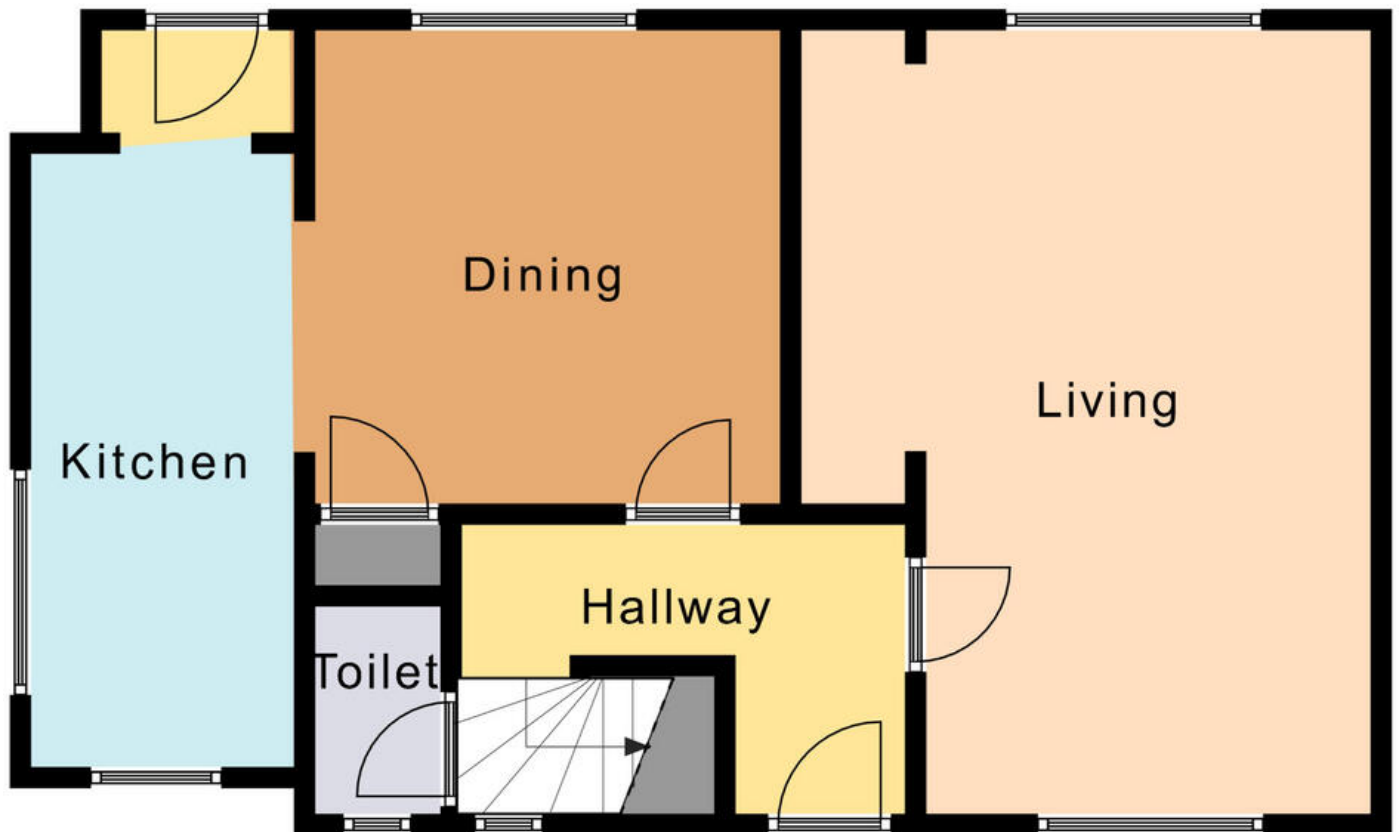


Satellite/Fibre TV Availability:

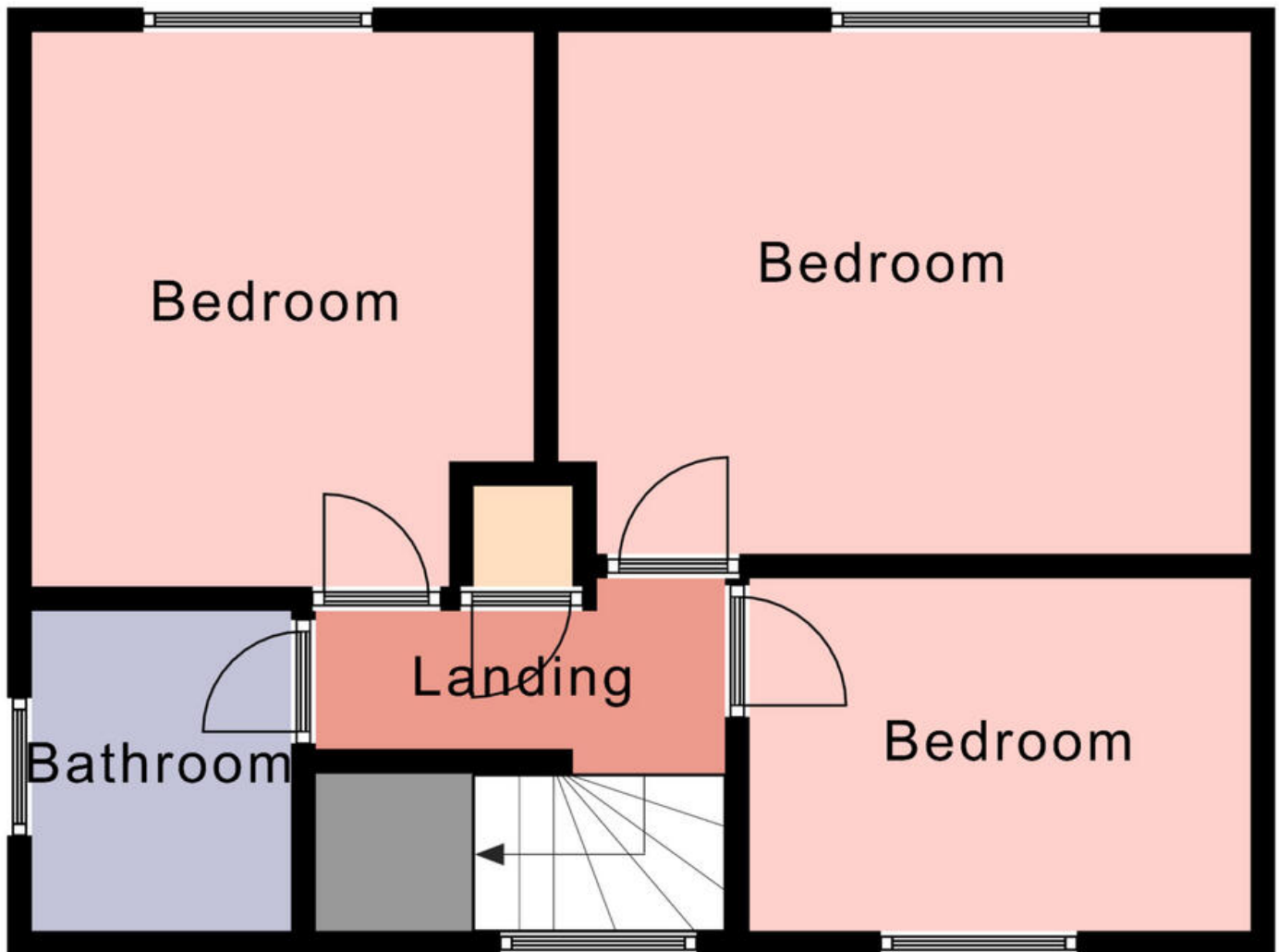




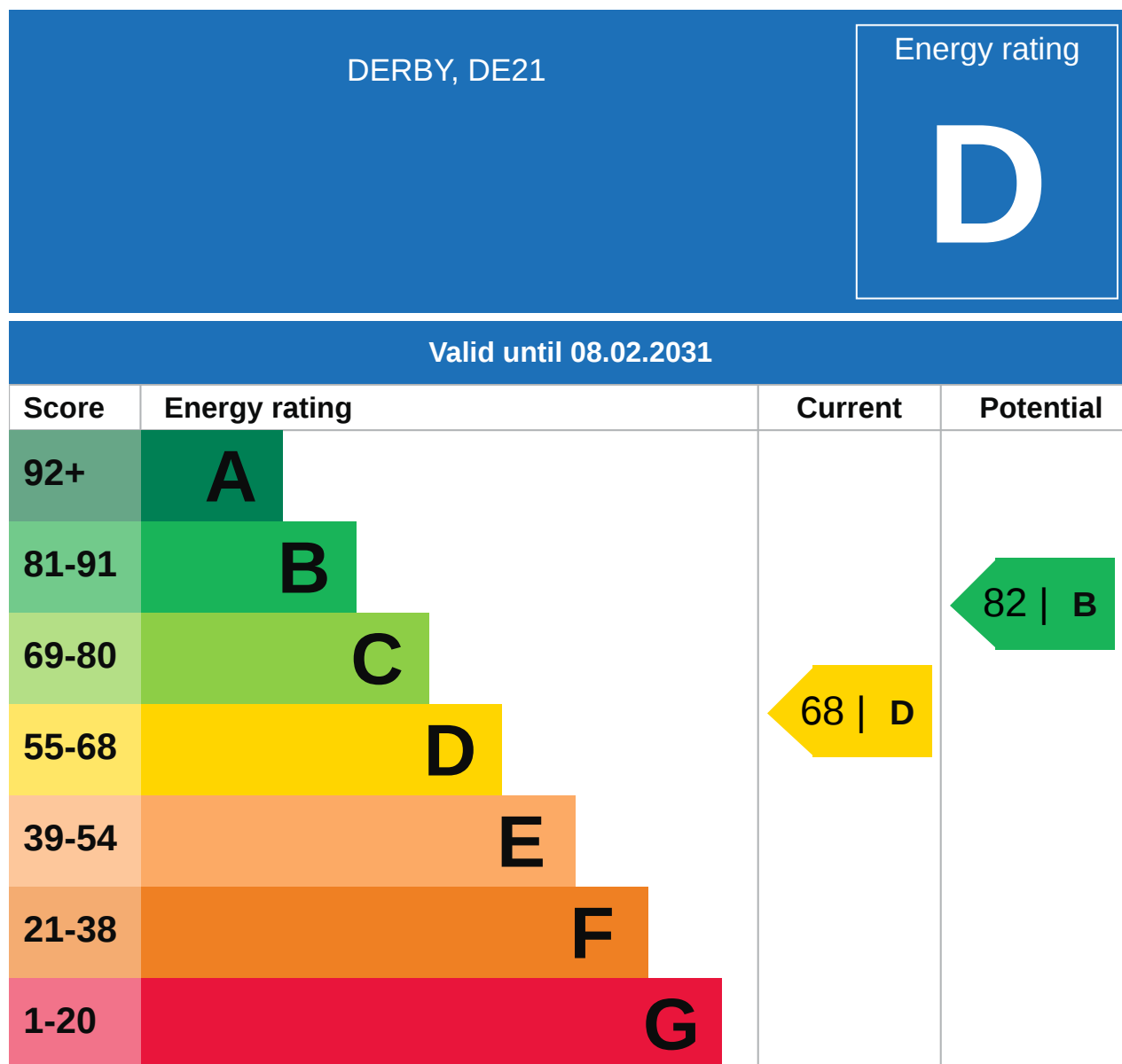
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Property EPC - Certificate



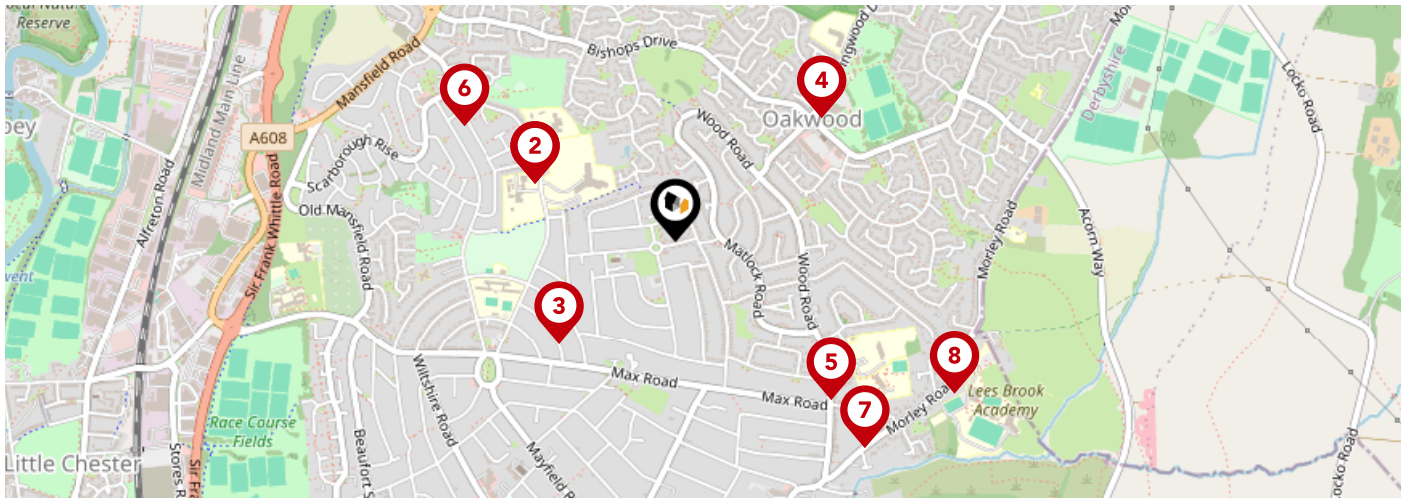
Property

EPC - Additional Data

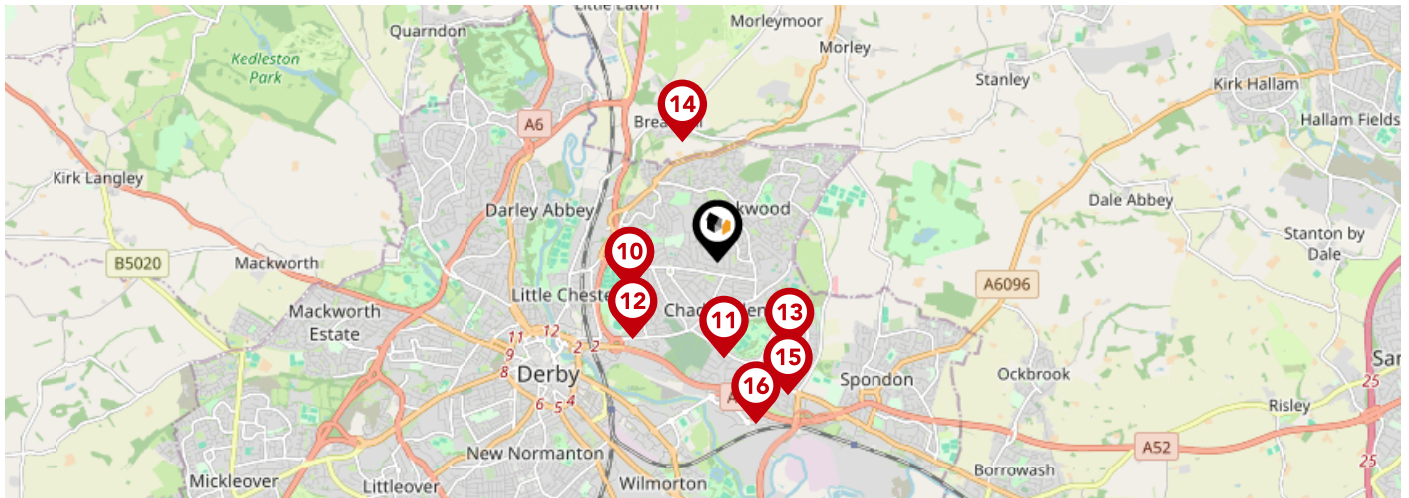










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

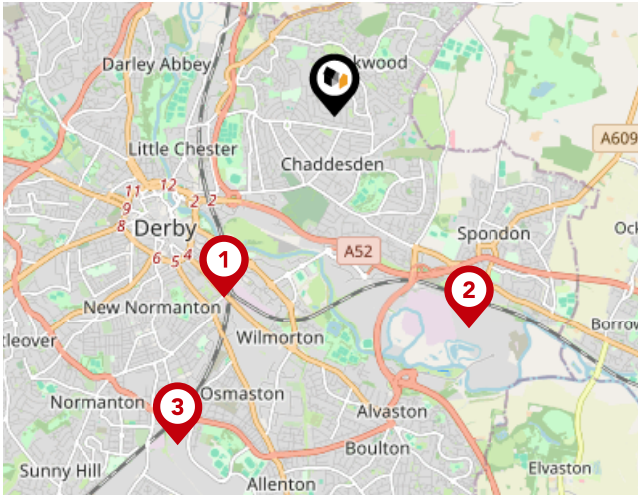


		Nursery	Primary	Secondary	College	Private
1	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.34	<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:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



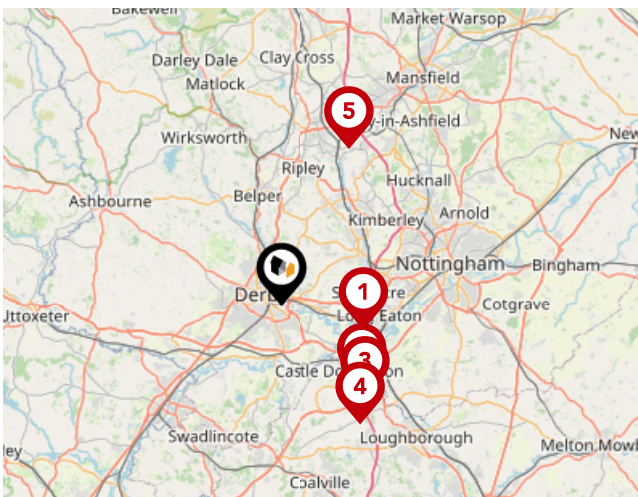
		Nursery	Primary	Secondary	College	Private
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.86	<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:1.02	<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:1.02	<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:1.12	<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:1.35	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



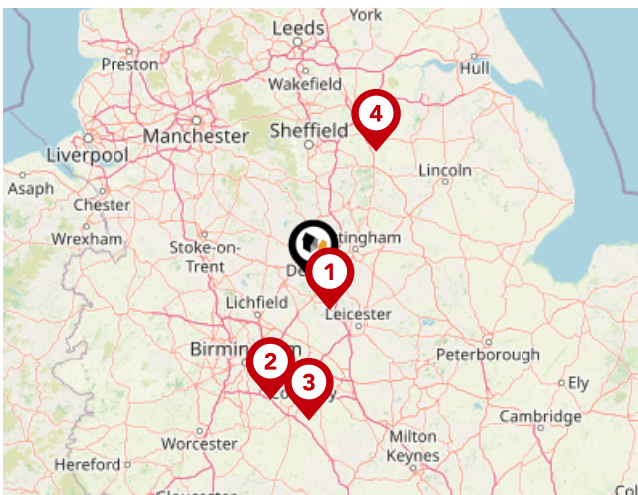
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.9 miles
2	Spondon Rail Station	2.25 miles
3	Peartree Rail Station	3.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.08 miles
2	M1 J24A	8.11 miles
3	M1 J24	8.97 miles
4	M1 J23A	10.1 miles
5	M1 J28	12.2 miles

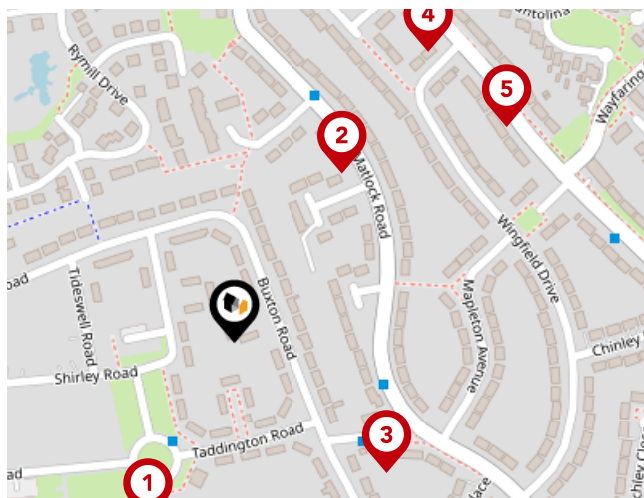


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.09 miles
2	Birmingham Airport	35.8 miles
3	Baginton	39.58 miles
4	Finningley	41.44 miles

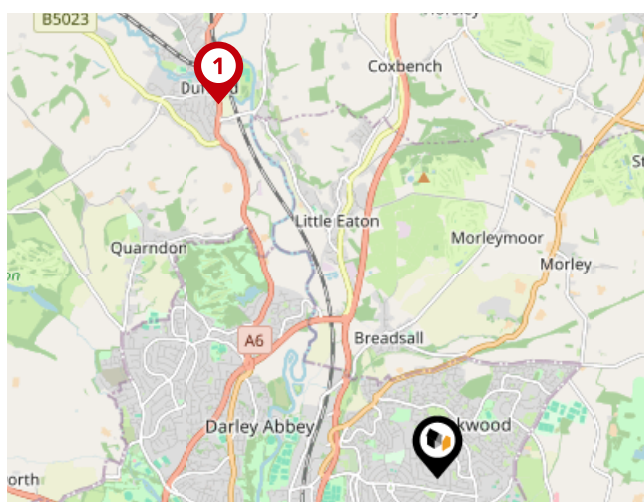
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wollaton Road	0.11 miles
2	Birchover Rise	0.11 miles
3	Brassington Road	0.11 miles
4	Fernilee Gardens	0.19 miles
5	Fernilee Gardens	0.19 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.88 miles
2	Tram Park & Ride	7.55 miles
3	Toton Lane Tram Stop	7.55 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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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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