

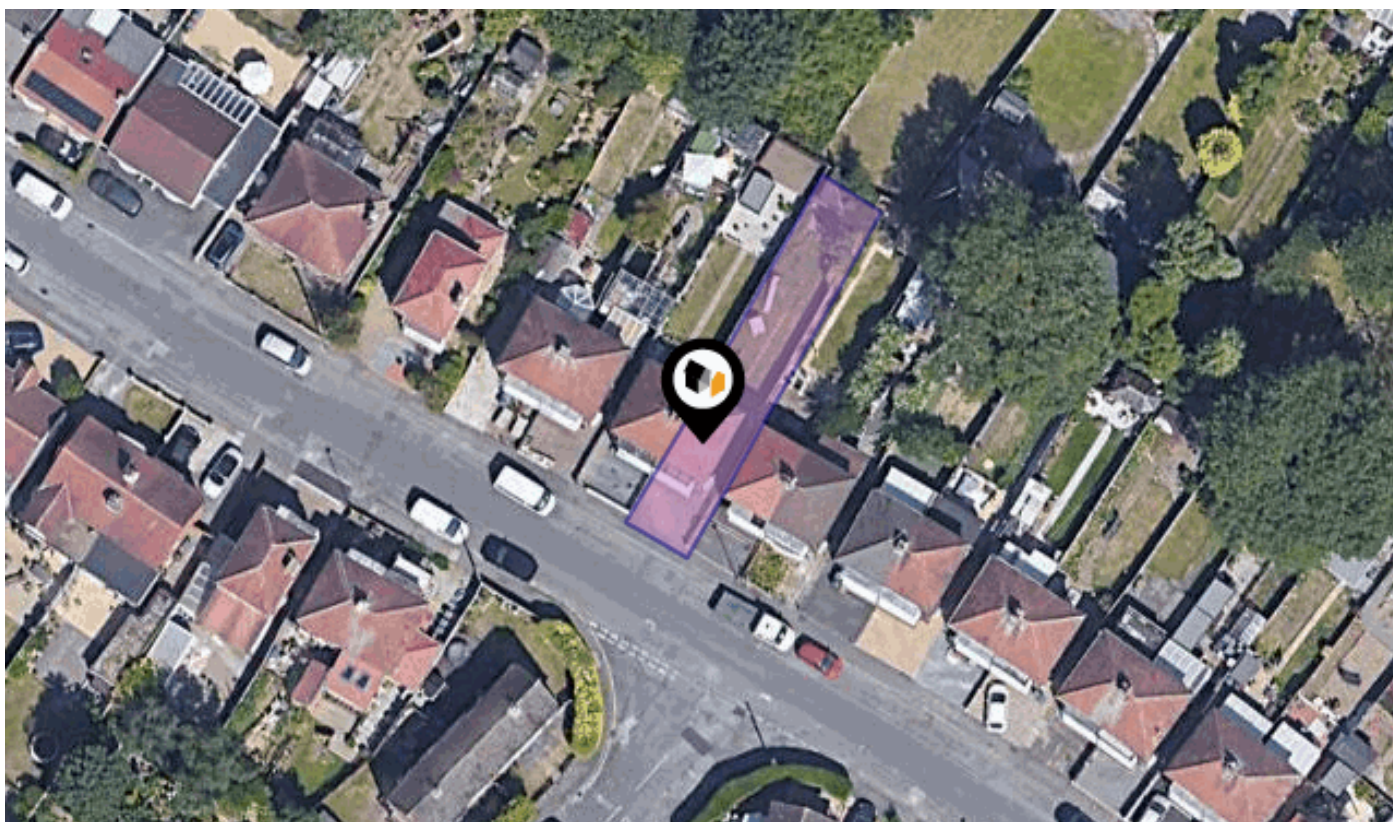


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



THE CRESCENT, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Two-Bedroom, Semi-Detached Home
- > Ideal First Time Buy, Viewing Recommended
- > Block Paved Driveway & Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional semi-detached home, ideal for a first time buyer and well situated for local amenities. The accommodation is supplemented by gas fired central, UPVC double glazing and benefits from off-road parking and an enclosed rear garden! The well-presented property briefly comprises: side entrance lobby, lounge and fitted kitchen. To the first floor the landing provides access to two bedrooms and bathroom with a three piece suite. Outside, a block paved driveway provides off-road parking and there is an enclosed rear garden. The Crescent is particularly well situated for Chaddesden and its range of shops, school and transport links together with Chaddesden Park and road links with the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Side Entrance Lobby:

Lounge: (13'3" x 9'9") 4.04 x 2.97

Fitted Kitchen: (12'11" x 8'3") 3.94 x 2.51

First Floor Landing:

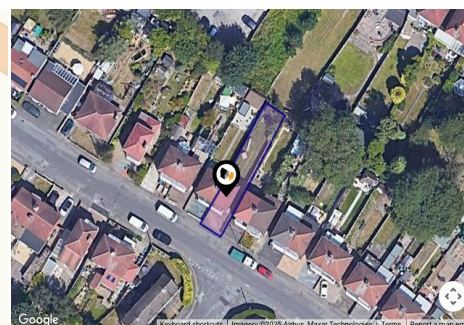
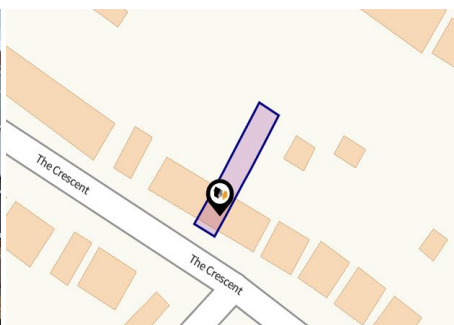
Bedroom One: (12'4" x 9'11") 3.76 x 3.02

Bedroom Two: (6'7" x 6'7") 2.01 x 2.01

Bathroom: (9'9" x 6'0") 2.97 x 1.83

Outside:

There is a block paved driveway providing off-road parking. There is gated access to the side elevation leading to an enclosed rear garden which is laid mainly to lawn.



Property




Type:	Semi-Detached
Bedrooms:	2
Floor Area:	548 ft ² / 51 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY126625

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)

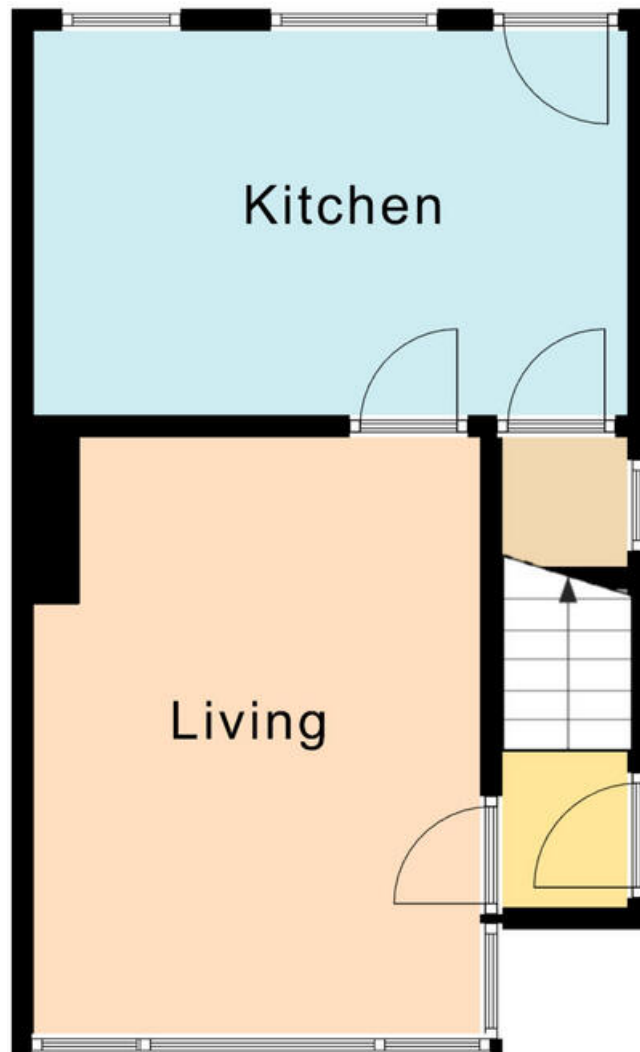


Satellite/Fibre TV Availability:

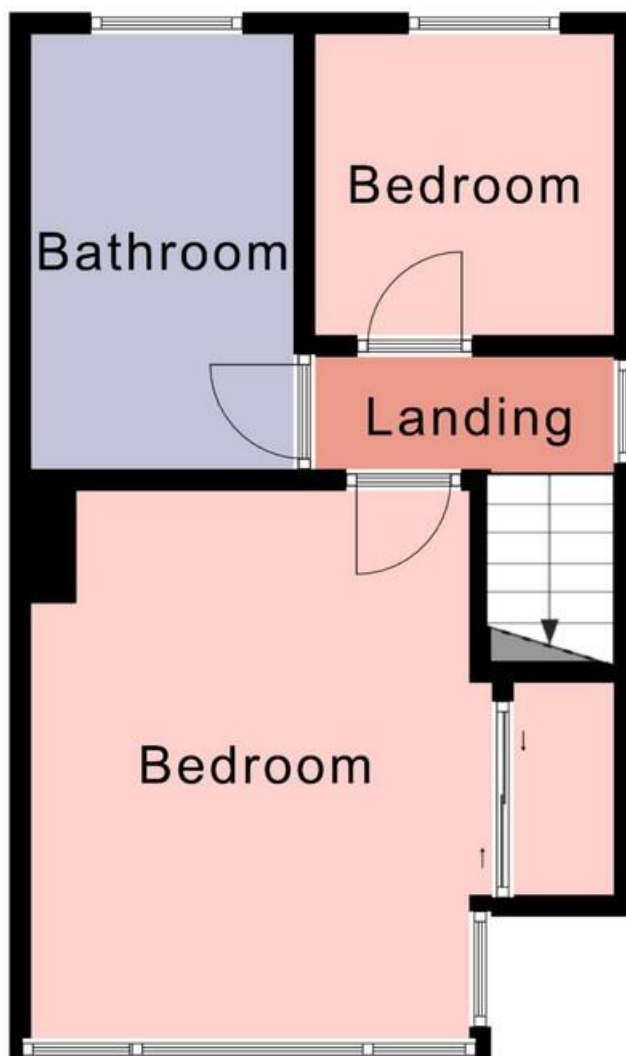




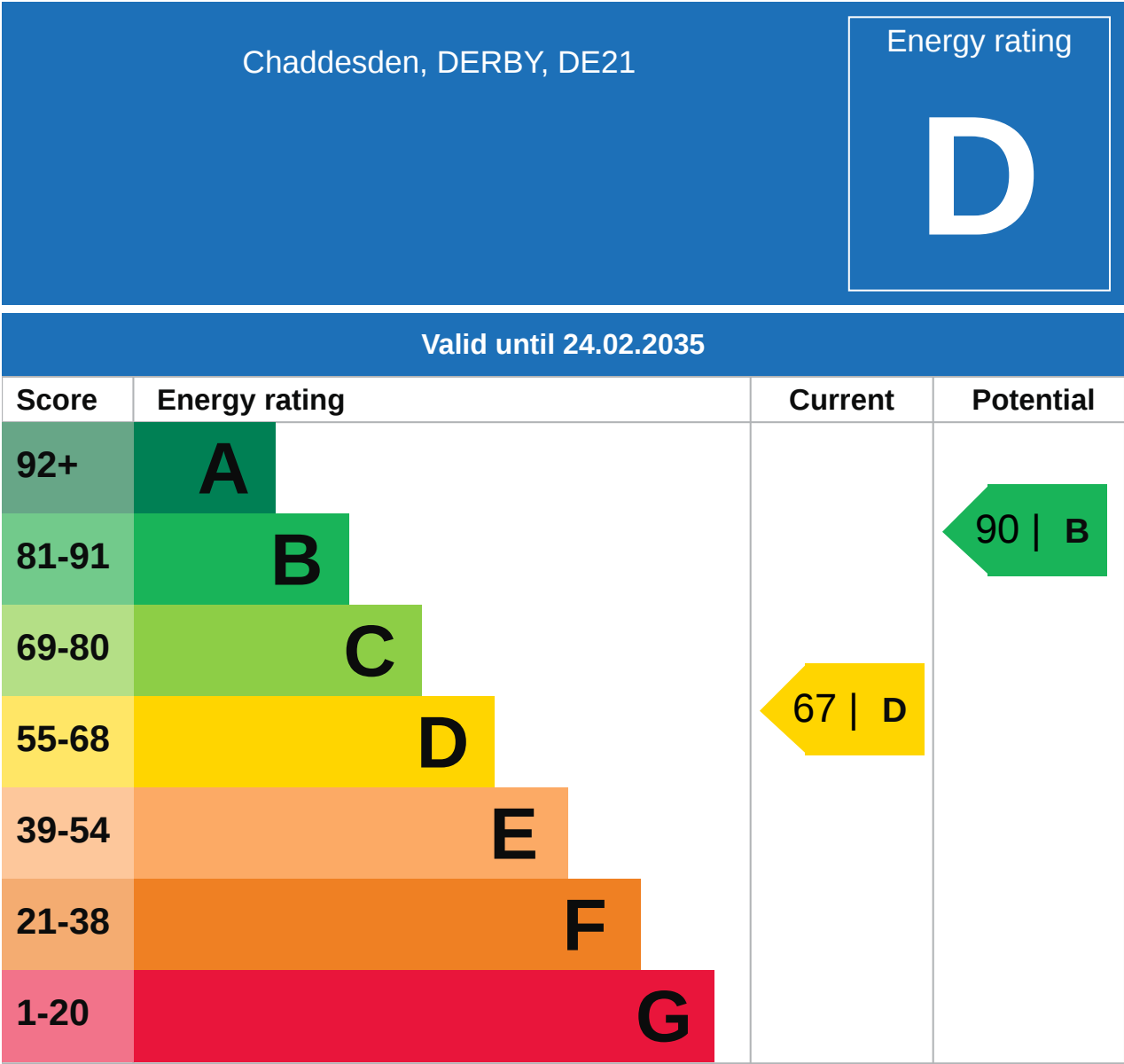
THE CRESCENT, CHADDESSEN, DERBY, DE21



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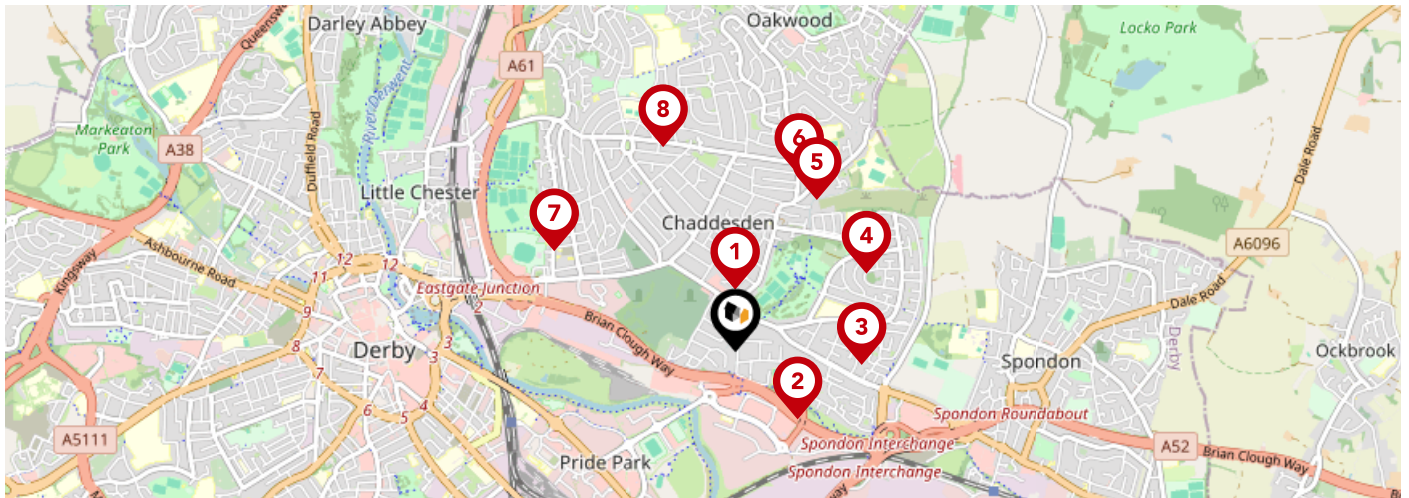


Property EPC - Certificate



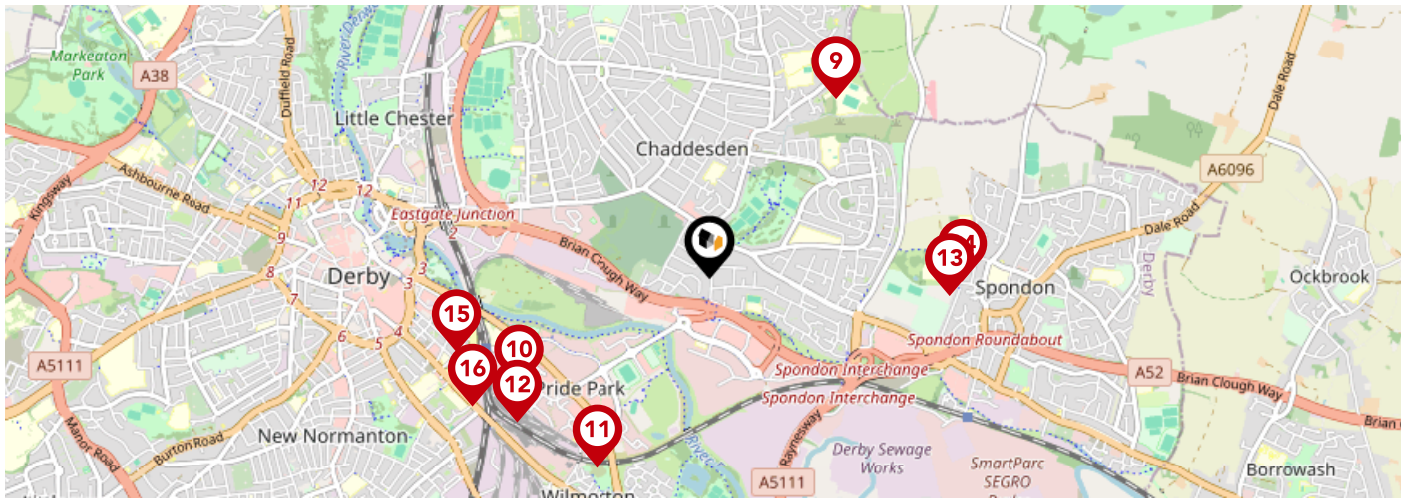
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
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:	None
Total Floor Area:	51 m ²



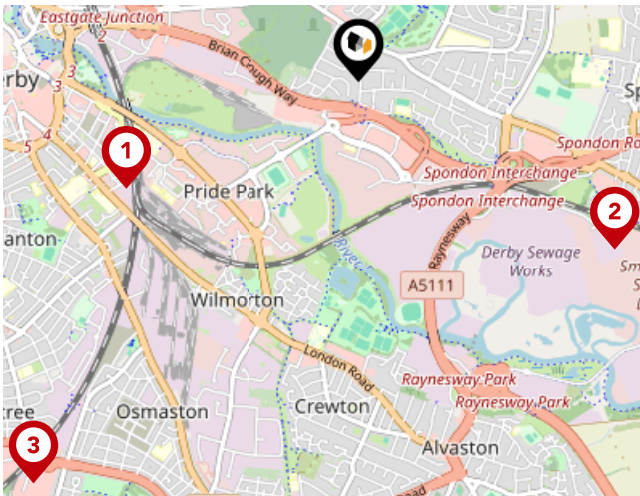
		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	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"/>
5	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.77	<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:0.84	<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:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



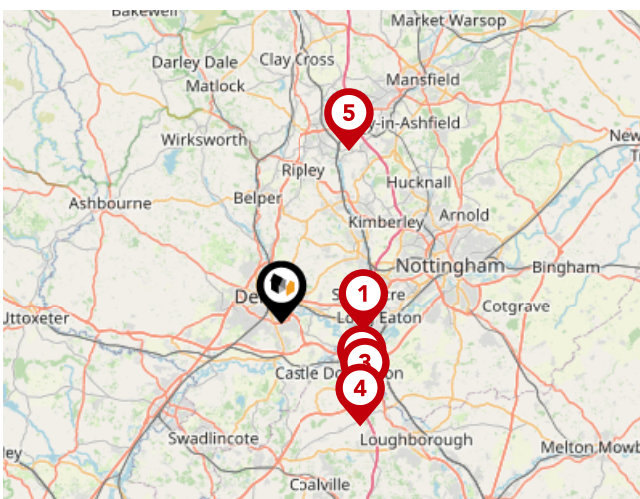
		Nursery	Primary	Secondary	College	Private
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Cathedral School Ofsted Rating: Good Pupils: 1006 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



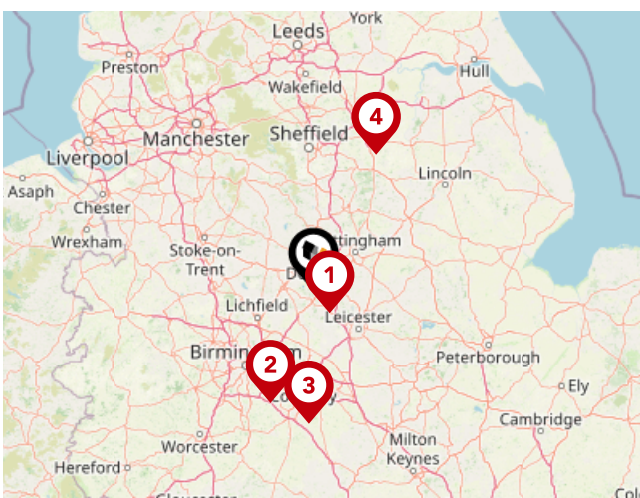
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.15 miles
2	Spondon Rail Station	1.37 miles
3	Peartree Rail Station	2.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.81 miles
2	M1 J24A	7.31 miles
3	M1 J24	8.11 miles
4	M1 J23A	9.13 miles
5	M1 J28	13.24 miles



Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.09 miles
2	Birmingham Airport	34.75 miles
3	Baginton	38.44 miles
4	Finningley	42.45 miles

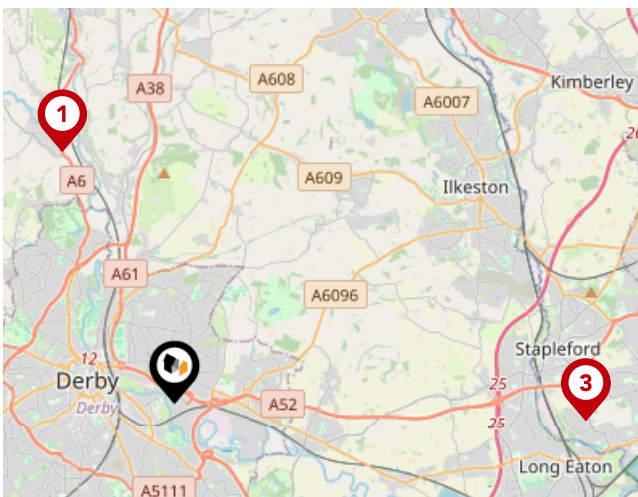
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chaddesden Lane End	0.06 miles
2	Nottingham Road outbound	0.09 miles
3	Chaddesden Lane End	0.1 miles
4	Sunny Grove	0.11 miles
5	Sunny Grove	0.17 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.92 miles
2	Tram Park & Ride	7.35 miles
3	Toton Lane Tram Stop	7.35 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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