

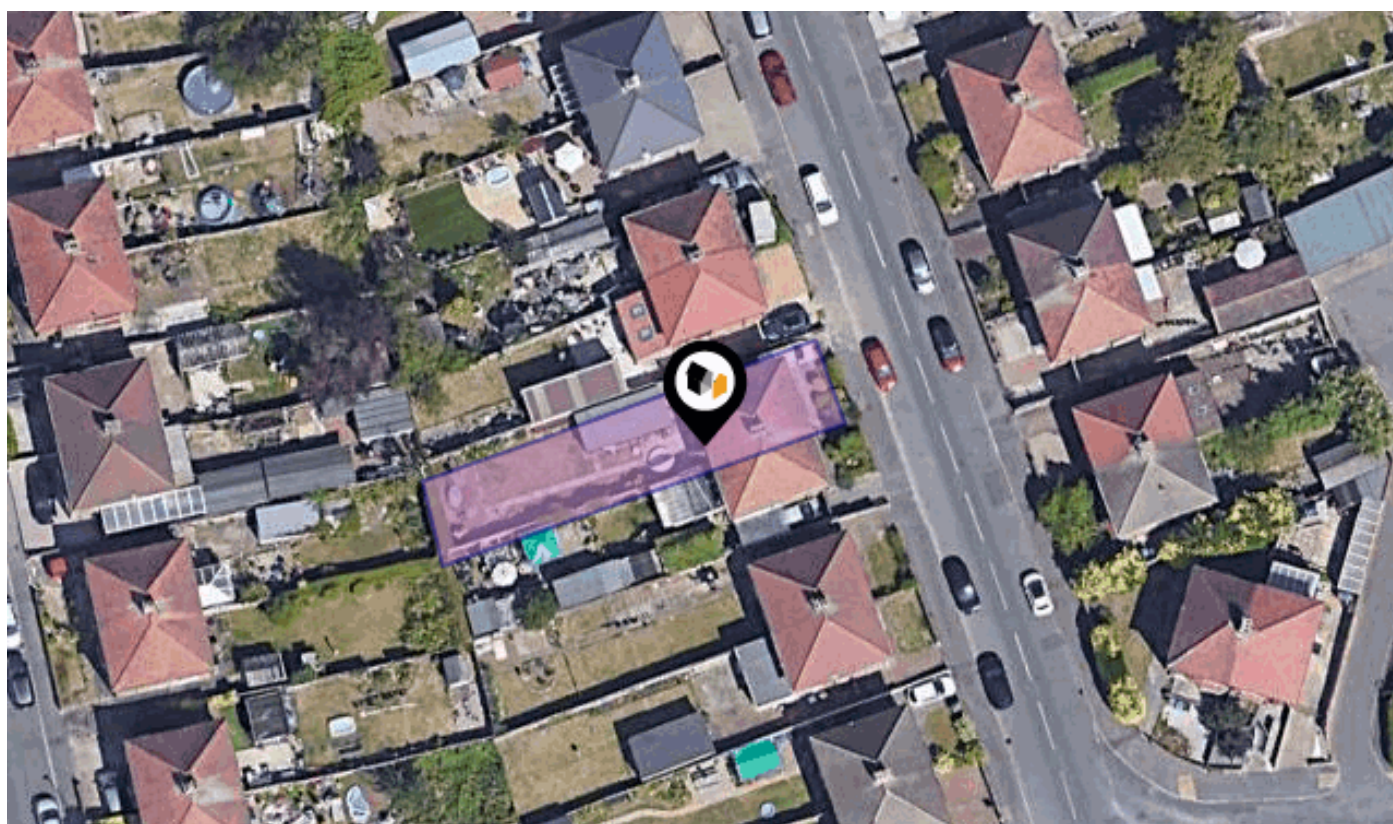


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



BUXTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern & Stylish Three Bedroom Home
- > Early Viewing Highly Recommended
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway & Useful Workshop

Located in the popular and sought-after area of Chaddesden, this spacious, modern and well-presented three-bedroom home features a good-sized lounge, modern open-plan fitted dining kitchen, spacious four piece fitted bathroom and a generous rear garden. It will make a fantastic and stylish family home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance porch; entrance hall; cloakroom with W.C; spacious lounge with feature fireplace; modern and stylish open plan dining kitchen with French doors opening to the rear garden; first floor landing with access to fully boarded loft; three good sized bedrooms and a modern and well fitted four-piece family bathroom including separate shower cubicle. To the front of the property is a driveway providing ample off-road parking and having gated access to the rear and workshop. To the rear is a good-sized garden with patio seating area, lawn, mixed flower and shrubbery beds, raised planters and a useful workshop with power, lights and water. Buxton Road is a well situated for Chaddesden and its range of amenities including shops, schools including Cavendish Close and Lees Brook schools, Chaddesden Park and road links including access for Derby City Centre, A52, M1 motorway and A50 respectively.

Room Measurement & Details

Entrance Porch:

Entrance Hall:

Lounge: (12'5" x 8'10") 3.78 x 2.69

Cloakroom With W.C: (4'9" x 2'6") 1.45 x 0.76

Dining Kitchen: (14'11" x 13'7") 4.55 x 4.14

First Floor Landing:

Access to fully boarded loft with loft ladder and lights.

Bedroom One: (13'7" x 8'9") 4.14 x 2.67

Bedroom Two: (10'9" x 9'1") 3.28 x 2.77

Bedroom Three: (7'4" x 6'8") 2.24 x 2.03

Bathroom: (10'0" x 5'7") 3.05 x 1.70

Workshop: (19'6" x 10'11") 5.94 x 3.33

Having power, lights and water.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY413844		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



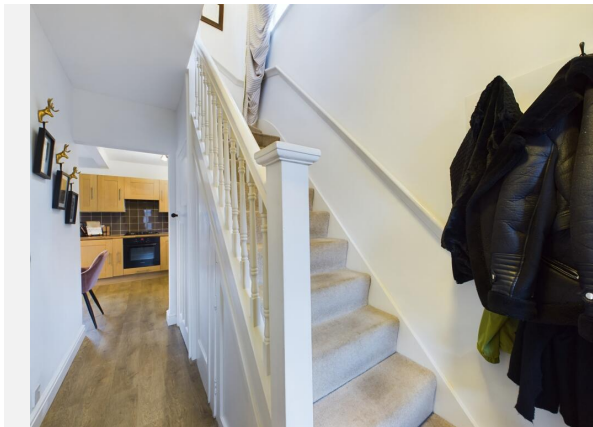
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



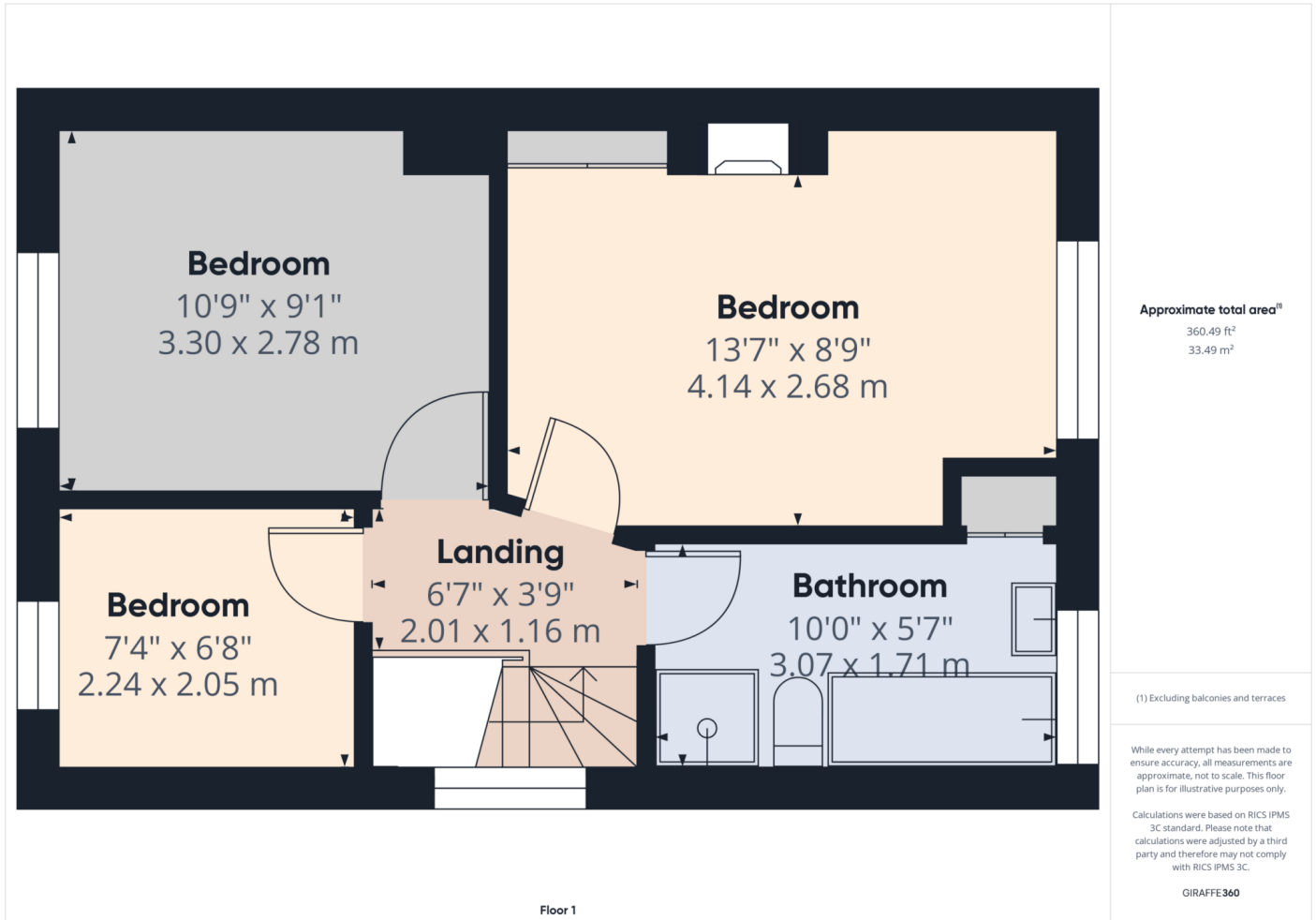
Gallery Photos

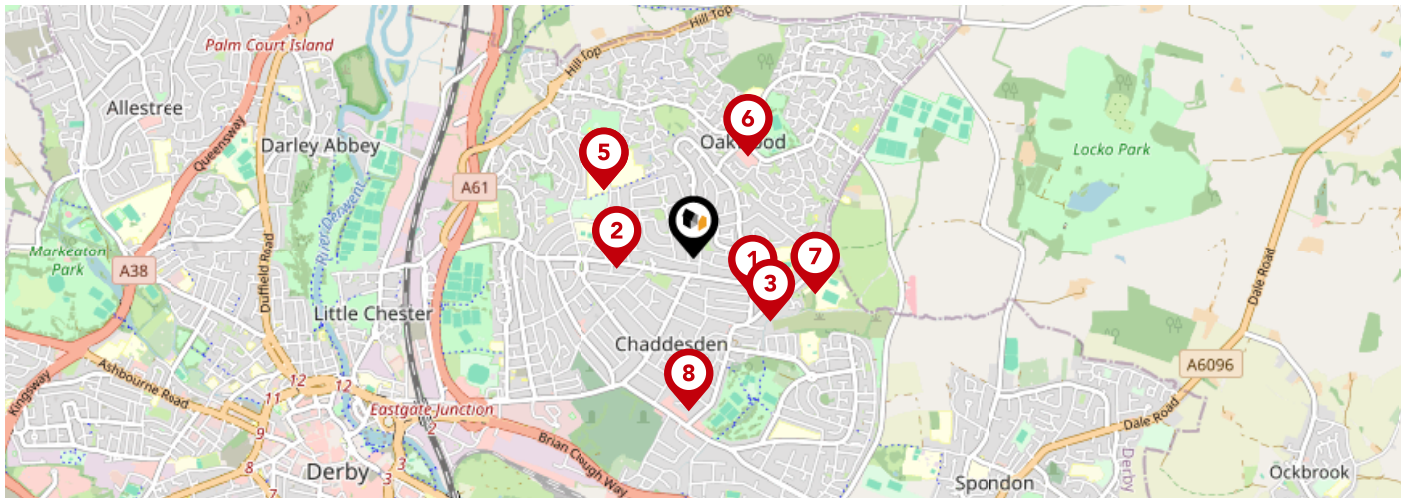


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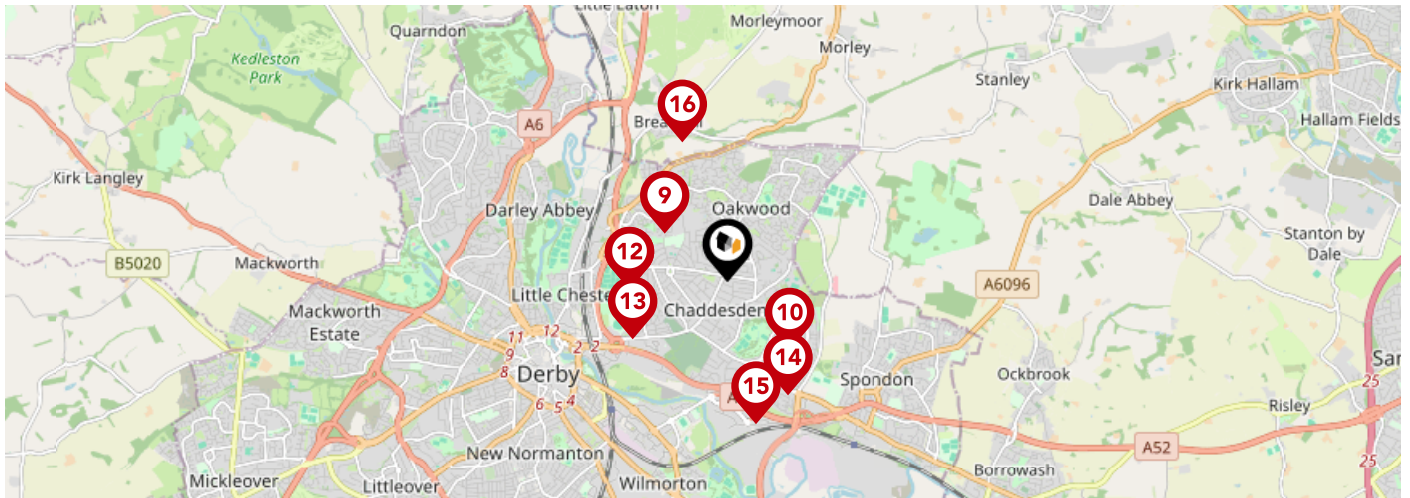


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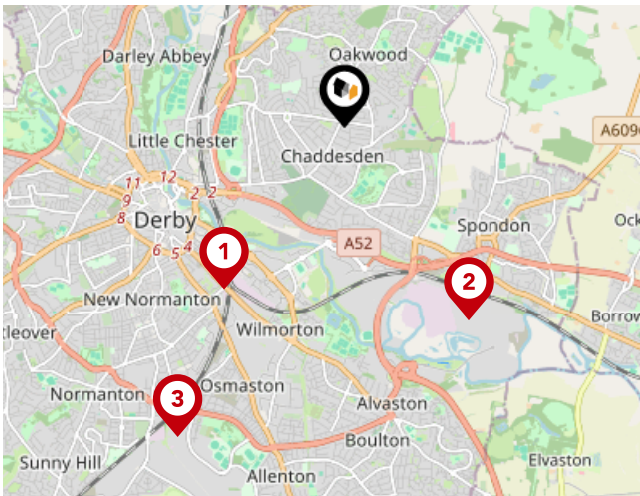


	Nursery	Primary	Secondary	College	Private
1 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



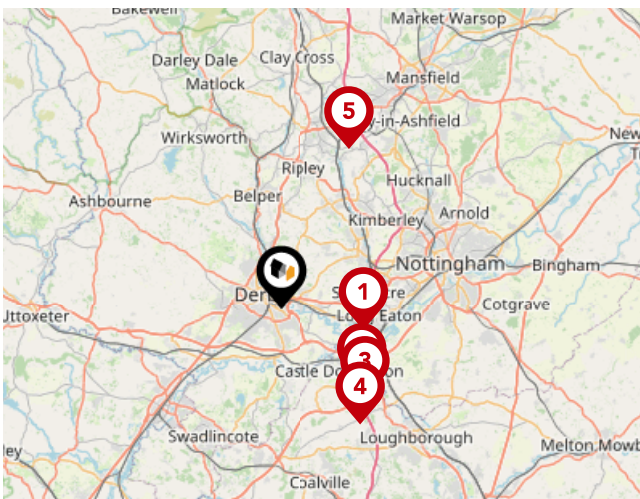
		Nursery	Primary	Secondary	College	Private
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.86	<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:0.86	<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:0.98	<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:1.15	<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:1.29	<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:1.32	<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	1.79 miles
2	Spondon Rail Station	2.05 miles
3	Peartree Rail Station	3.13 miles



Trunk Roads/Motorways

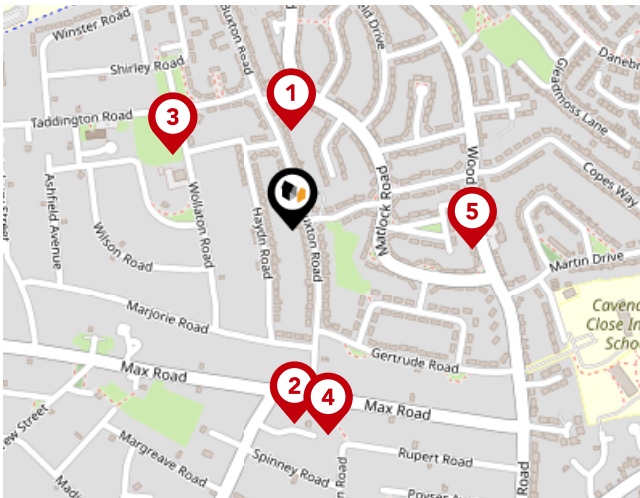
Pin	Name	Distance
1	M1 J25	5.95 miles
2	M1 J24A	7.92 miles
3	M1 J24	8.77 miles
4	M1 J23A	9.9 miles
5	M1 J28	12.34 miles



Airports/Helipads

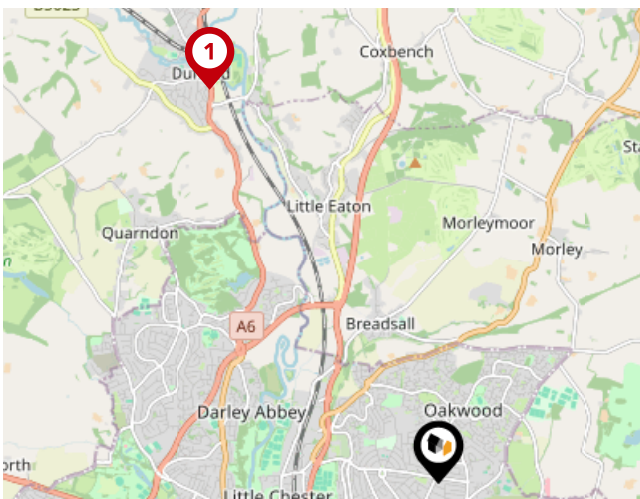
Pin	Name	Distance
1	East Mids Airport	8.89 miles
2	Birmingham Airport	35.66 miles
3	Baginton	39.4 miles
4	Finningley	41.57 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brassington Road	0.11 miles
2	Buxton Road	0.22 miles
3	Wollaton Road	0.16 miles
4	Buxton Road	0.23 miles
5	Grindlow Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.08 miles
2	Tram Park & Ride	7.43 miles
3	Toton Lane Tram Stop	7.43 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

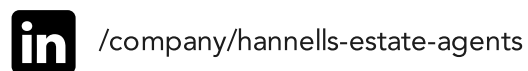


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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