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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Attractive Bay Fronted Extended Detached Family Home
- > No Upward Chain, Viewing Highly Recommended
- > South-Facing Rear Garden, Off-Road Parking
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

A particularly well maintained and presented detached family home having been extended to the rear elevation and offered with no upward chain. The property benefits from a spacious dual aspect lounge/dining room, off road parking and a south-facing rear garden. The accommodation is supplemented by gas fired central heating, double glazing and a security alarm system and briefly comprises:- spacious reception hallway, cloakroom/WC, attractive dual aspect through lounge/dining room and extended kitchen. To the first floor the balcony landing provides access to three bedrooms (two double) and family bathroom. Outside, there is off-road parking to the front elevation and an enclosed, south-facing rear garden which enjoys a degree of privacy. The property occupies a popular location being well situated for both Chaddesden and Spondon respectively together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Deep Reception Hallway:

Cloakroom /WC:

Spacious Through Lounge/Dining Room: (23'7" x 11'8") 7.19 x 3.56

Extended Kitchen: (13'5" x 8'6") 4.09 x 2.59

First Floor Balcony Landing:

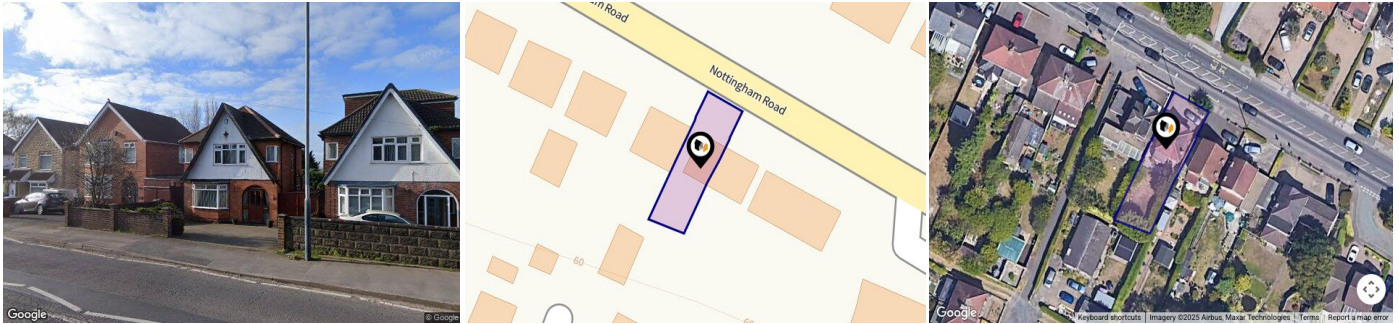
Double Bedroom One: (11'9" x 10'9") 3.58 x 3.28

Double Bedroom Two: (12'0" x 10'10") 3.66 x 3.30

Bedroom Three: (7'0" x 6'7") 2.13 x 2.01

Bathroom: (7'0" x 6'9") 2.13 x 2.06

Outside: There is a driveway to the front elevation providing off-road parking. Double timber gates to the side elevation leading to the enclosed and pleasant rear garden which enjoys a degree of privacy a south-facing aspect. There is a paved patio area incorporating a fitted seating area and there is a lawned garden beyond with two garden sheds.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY174837		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	70 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

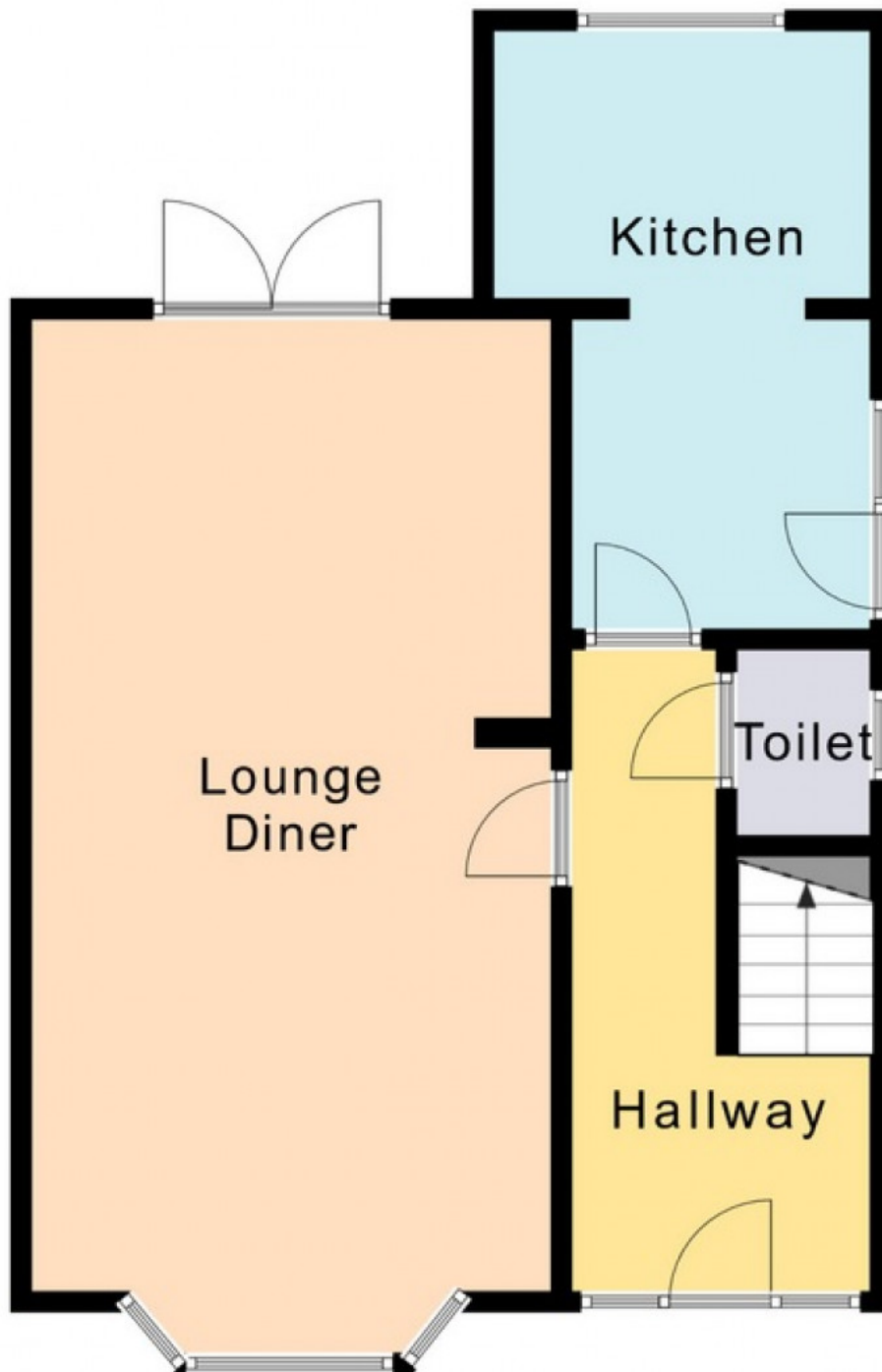




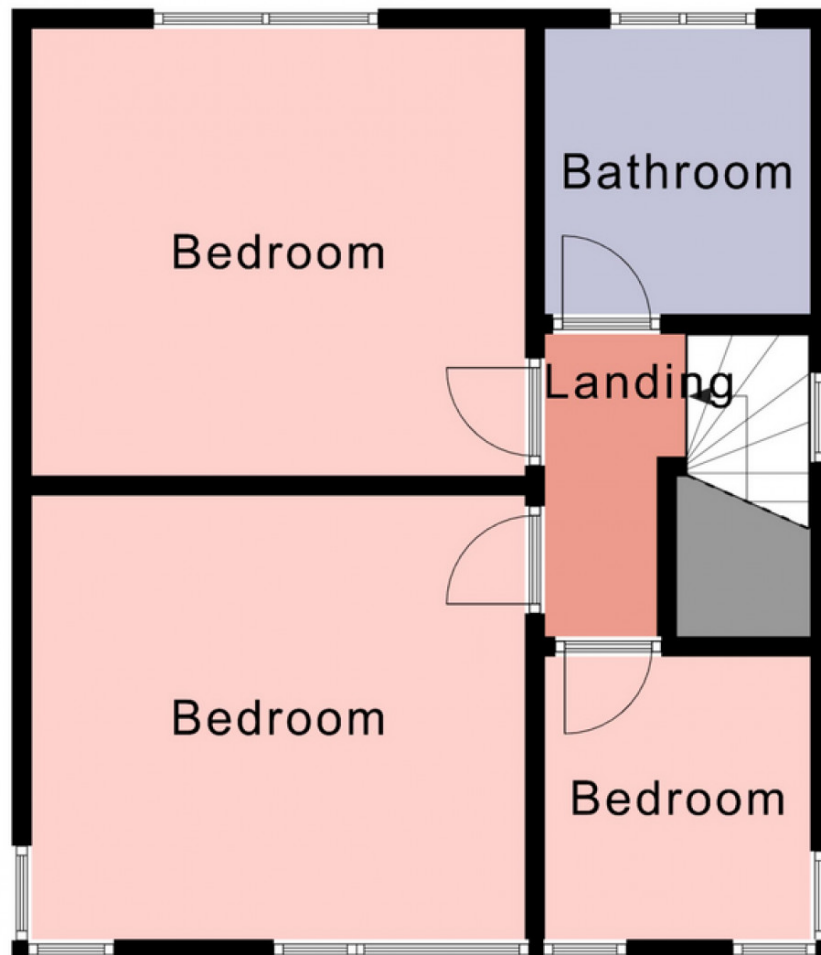
Gallery Photos



NOTTINGHAM ROAD, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

E

Valid until 25.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

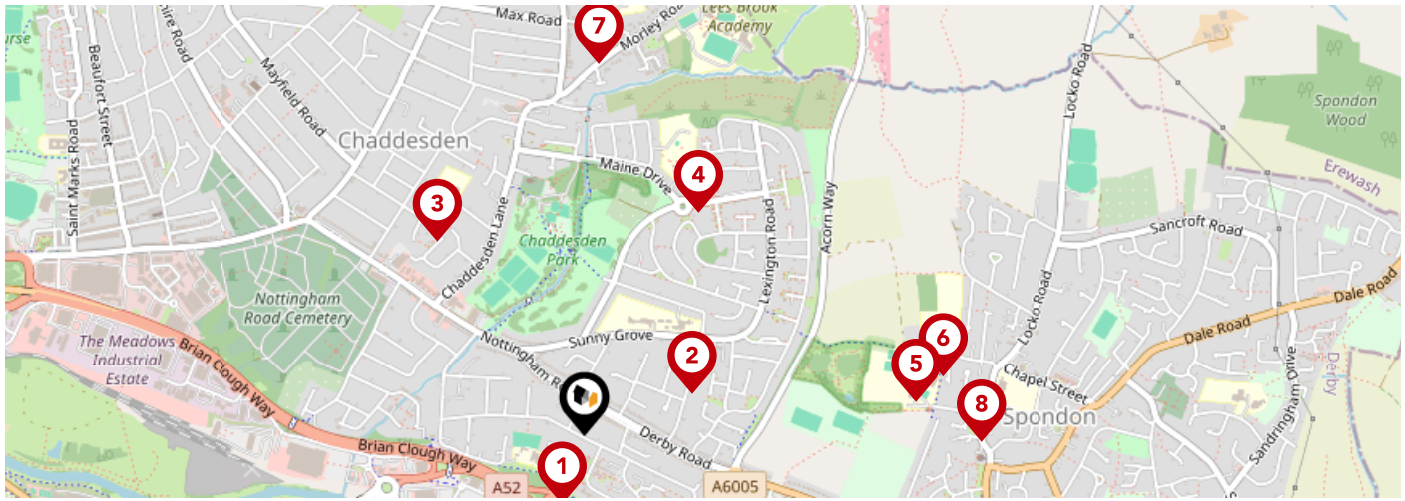
EPC - Additional Data



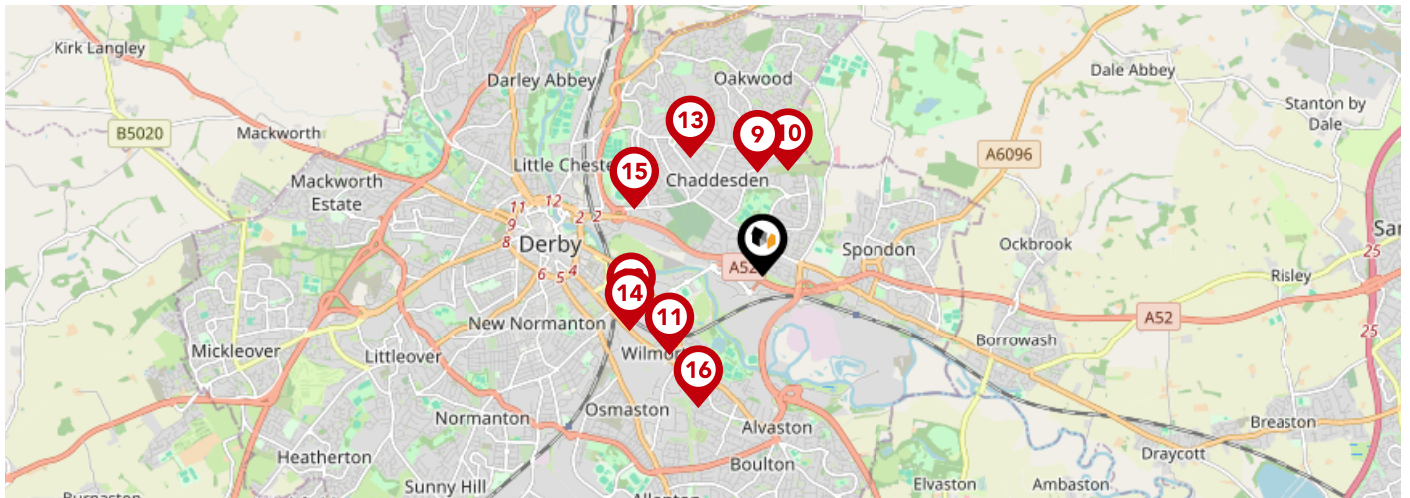
Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 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, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²

Area Schools

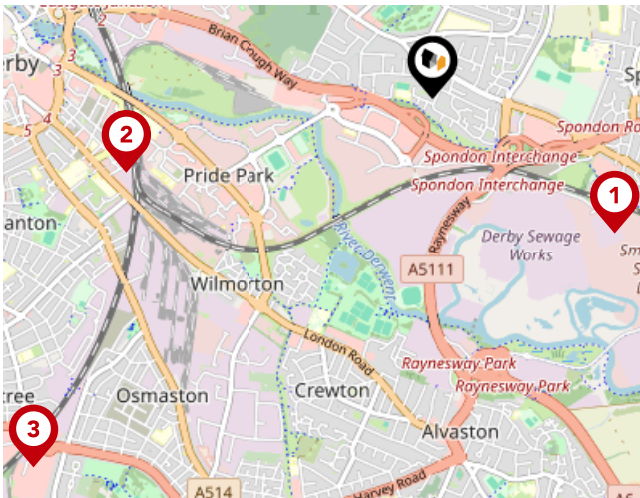


	Nursery	Primary	Secondary	College	Private
1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.54	<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:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.81	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



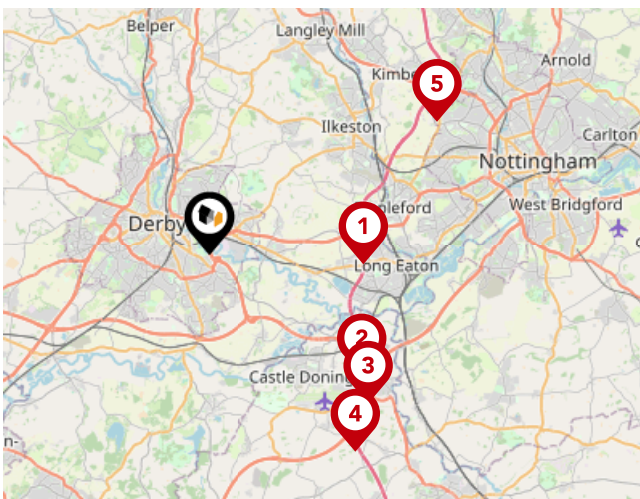
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Derby College Ofsted Rating: Good Pupils:0 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lakeside Primary Academy Ofsted Rating: Requires improvement Pupils: 638 Distance:1.3</p>	<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	Spondon Rail Station	1.01 miles
2	Derby Rail Station	1.41 miles
3	Peartree Rail Station	2.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.48 miles
2	M1 J24A	6.96 miles
3	M1 J24	7.77 miles
4	M1 J23A	8.81 miles
5	M1 J26	9.39 miles

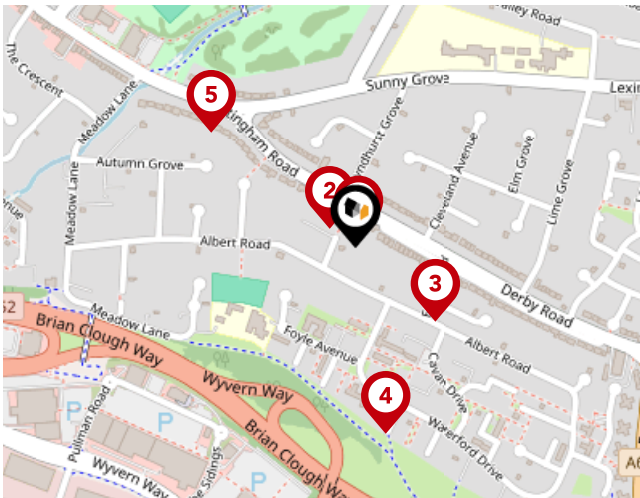


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.79 miles
2	Baginton	38.3 miles
3	Birmingham Airport	34.73 miles
4	Finningley	42.45 miles

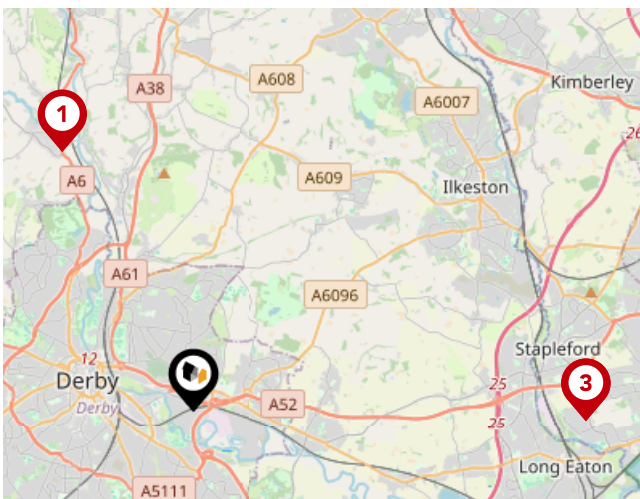
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lyndhurst Grove	0.01 miles
2	Lyndhurst Grove	0.04 miles
3	Eden Road	0.12 miles
4	Donegal Walk	0.21 miles
5	Sunny Grove	0.21 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.2 miles
2	Tram Park & Ride	7.02 miles
3	Toton Lane Tram Stop	7.02 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

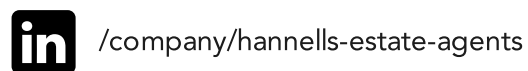
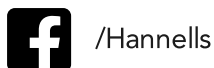


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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