

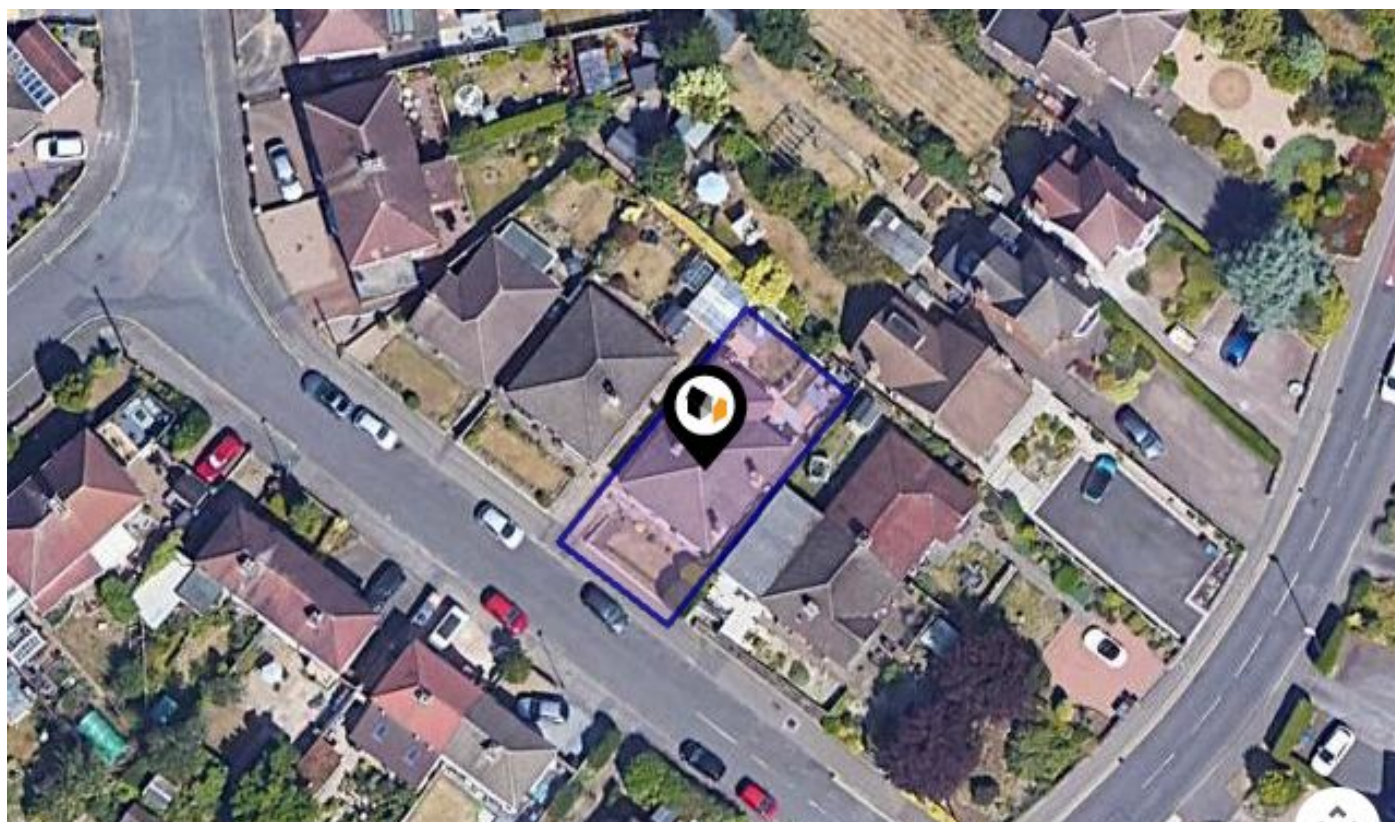


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th March 2025



RICHMOND ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious & Well-Presented Three-Bedroom Bungalow
- > Extended To Rear Elevation
- > Superb Open-Plan Living/Dining Kitchen
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band B, Freehold

Property Description

**** PREMIER PROPERTY **** Located in the sought-after area of Chaddesden, and just a short walk from shops and local amenities, this beautifully presented, and spacious, three-bedroom detached bungalow must be viewed! With a generous lounge and superb open-plan living/dining/kitchen to the rear, it will make a fantastic home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Good size reception hallway; spacious lounge with feature bay window and central fireplace; modern open plan living/dining/kitchen space with French doors opening to the landscaped rear garden, feature lighting and integrated appliances; three generous bedrooms and a modern and well fitted shower room with walk-in shower. To the front of the property is neat garden area alongside a shared driveway. To the rear is a beautifully landscaped garden with feature patio seating area, elevated seating areas and artificial lawn. Richmond Road is situated within the heart of Chaddesden which offers a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Lounge: (14'10" x 10'9") 4.52 x 3.28

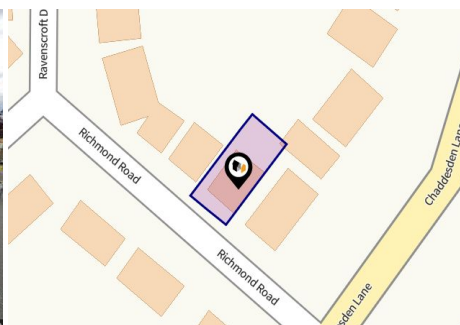
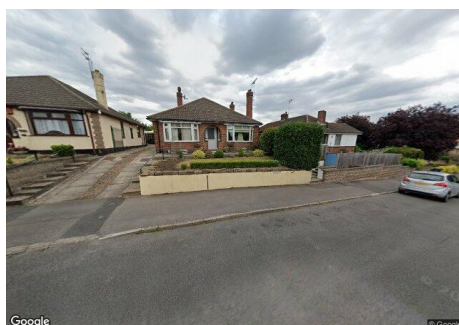
Living/Dining/Kitchen: (18'6" x 15'10") 5.64 x 4.83

Bedroom One: (13'3" x 10'8") 4.04 x 3.25

Bedroom Two: (11'10" x 11'0") 3.61 x 3.35

Bedroom Three: (10'10" x 8'9") 3.30 x 2.67

Shower Room: (10'8" x 5'7") 3.25 x 1.70



Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY39464

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1800 mb/s

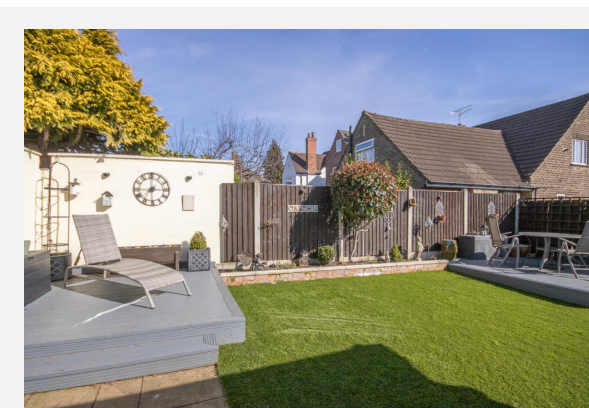
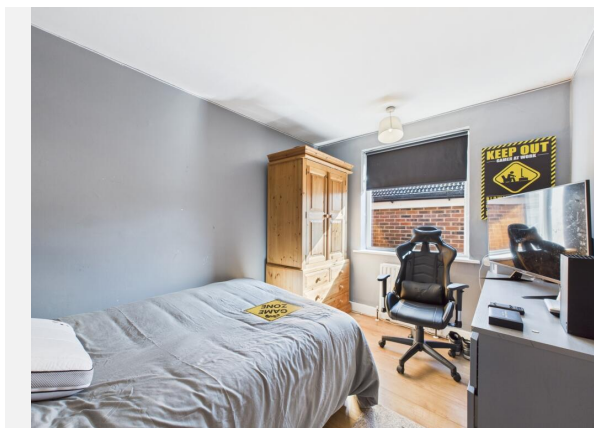
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

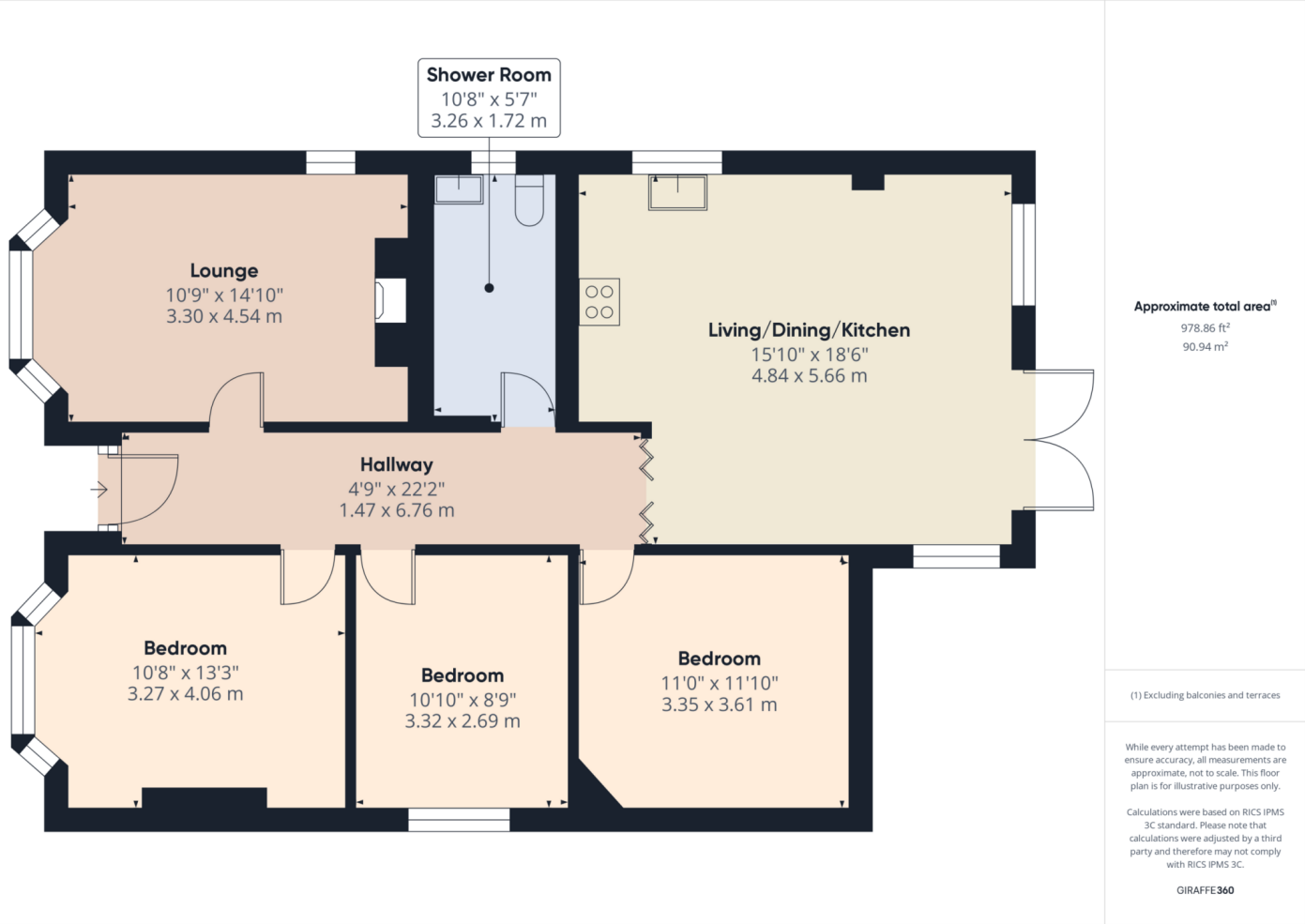


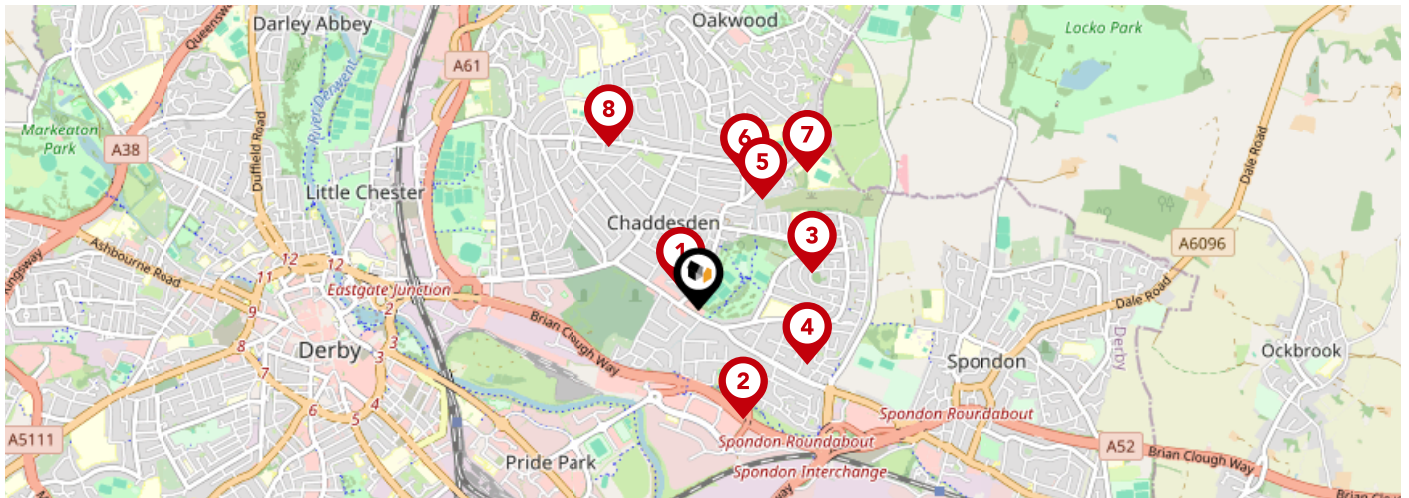




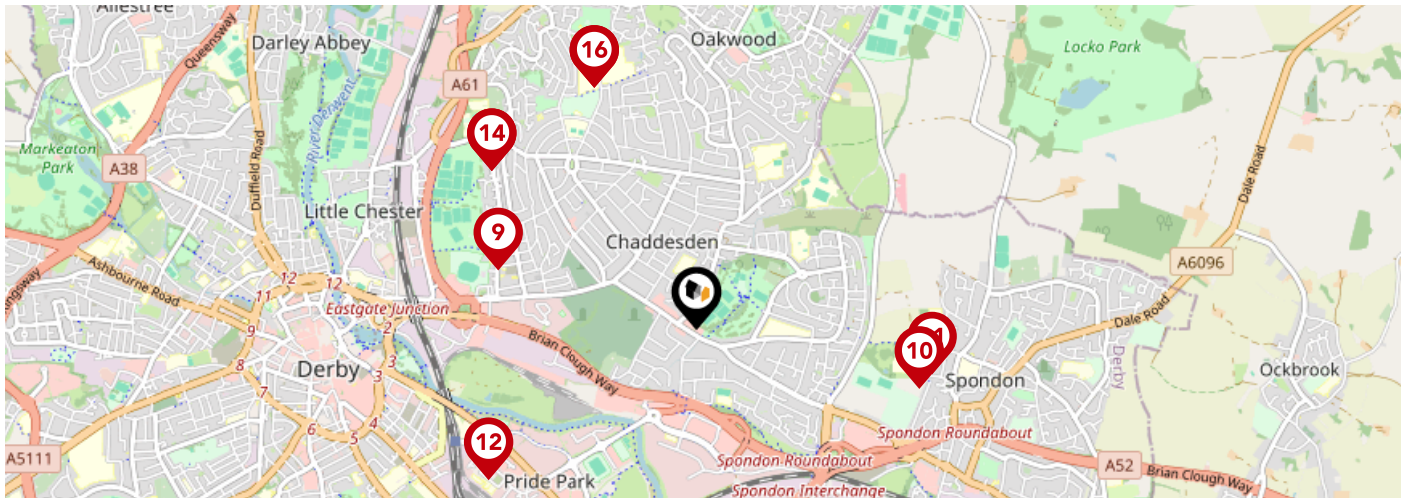










RICHMOND ROAD, CHADDESSEN, DERBY, DE21



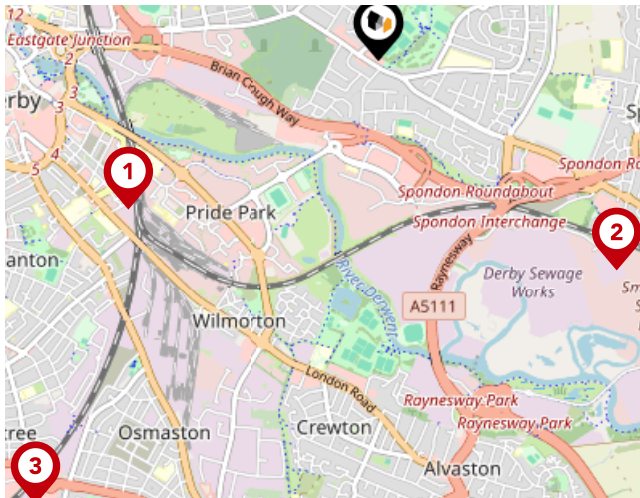


		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.55	<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:0.57	<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:0.64	<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:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



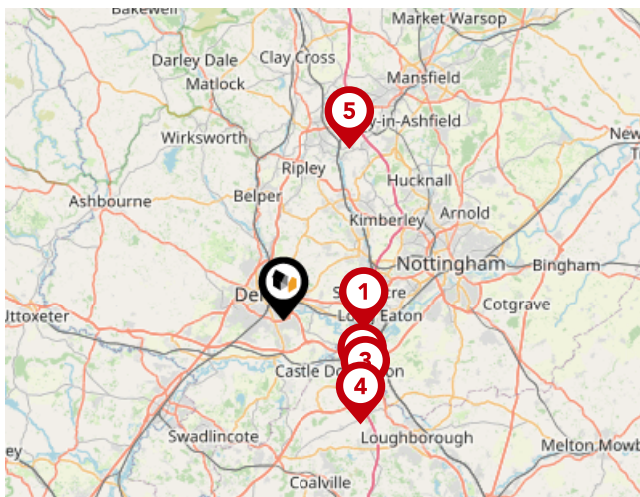
		Nursery	Primary	Secondary	College	Private
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance: 0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance: 1.03	<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: 1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils: 0 Distance: 1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance: 1.16	<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: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



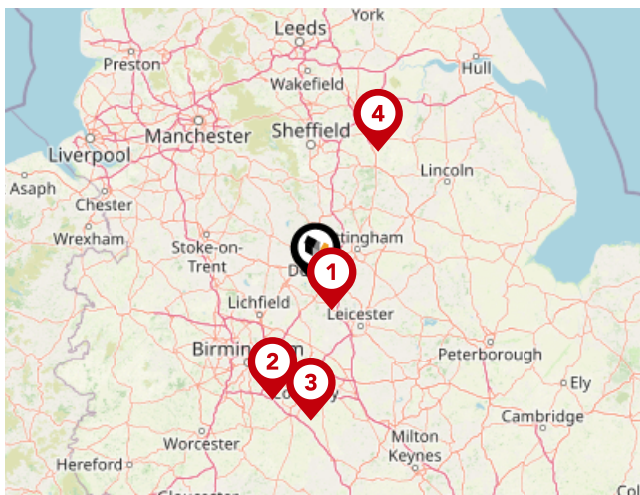
National Rail Stations

Pin	Name	Distance
	Derby Rail Station	1.3 miles
	Spondon Rail Station	1.42 miles
	Peartree Rail Station	2.51 miles



Trunk Roads/Motorways

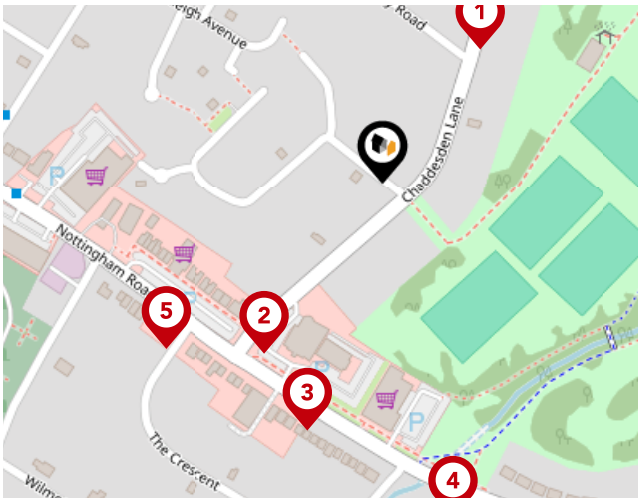
Pin	Name	Distance
	M1 J25	5.76 miles
	M1 J24A	7.37 miles
	M1 J24	8.18 miles
	M1 J23A	9.23 miles
	M1 J28	13.04 miles



Airports/Helipads

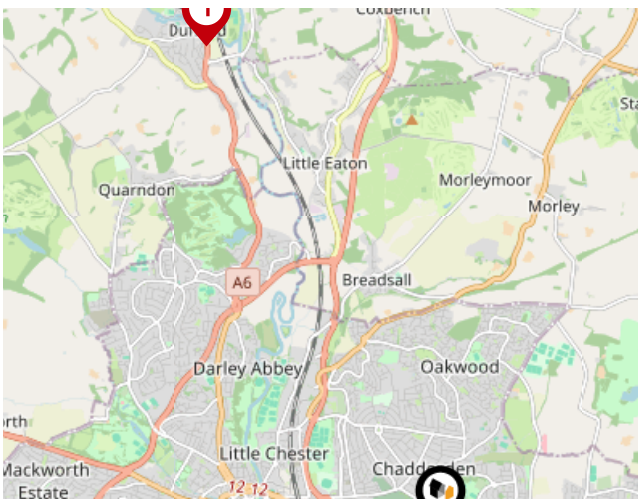
Pin	Name	Distance
	East Mids Airport	8.2 miles
	Birmingham Airport	34.95 miles
	Baginton	38.62 miles
	Finningley	42.25 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ismay Road	0.09 miles
2	Nottingham Road outbound	0.12 miles
3	Chaddesden Lane End	0.14 miles
4	Sunny Grove	0.19 miles
5	Chaddesden Lane End	0.15 miles



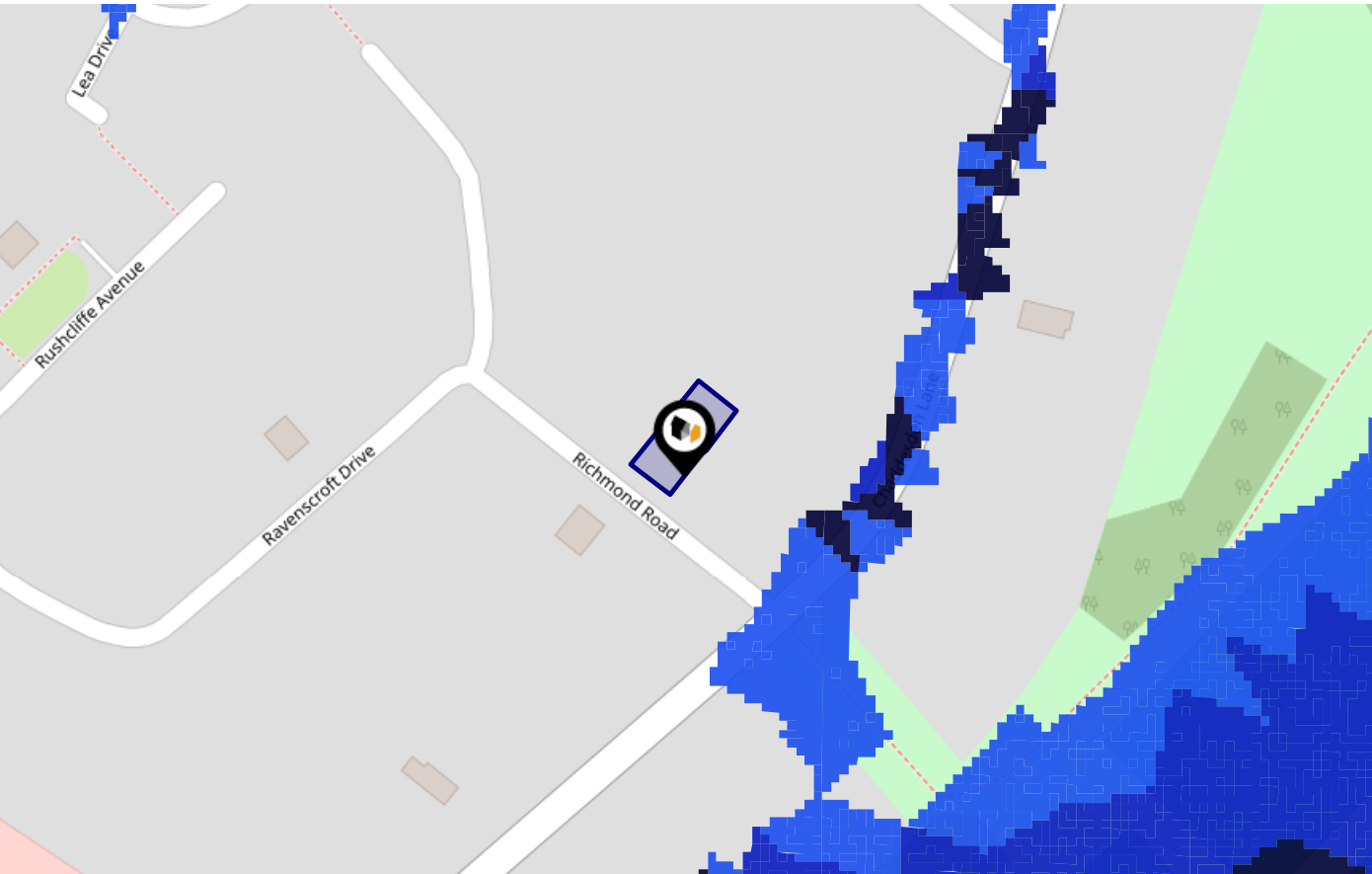
Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.79 miles
2	Tram Park & Ride	7.29 miles
3	Toton Lane Tram Stop	7.29 miles

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

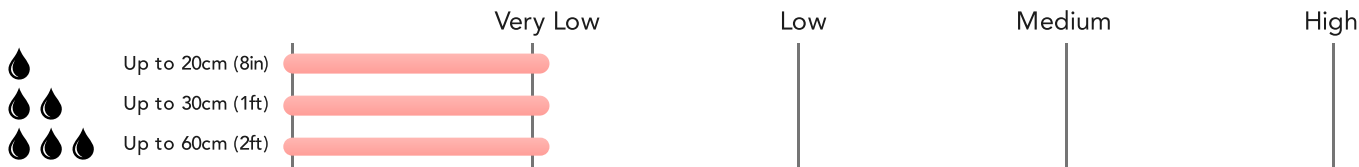


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

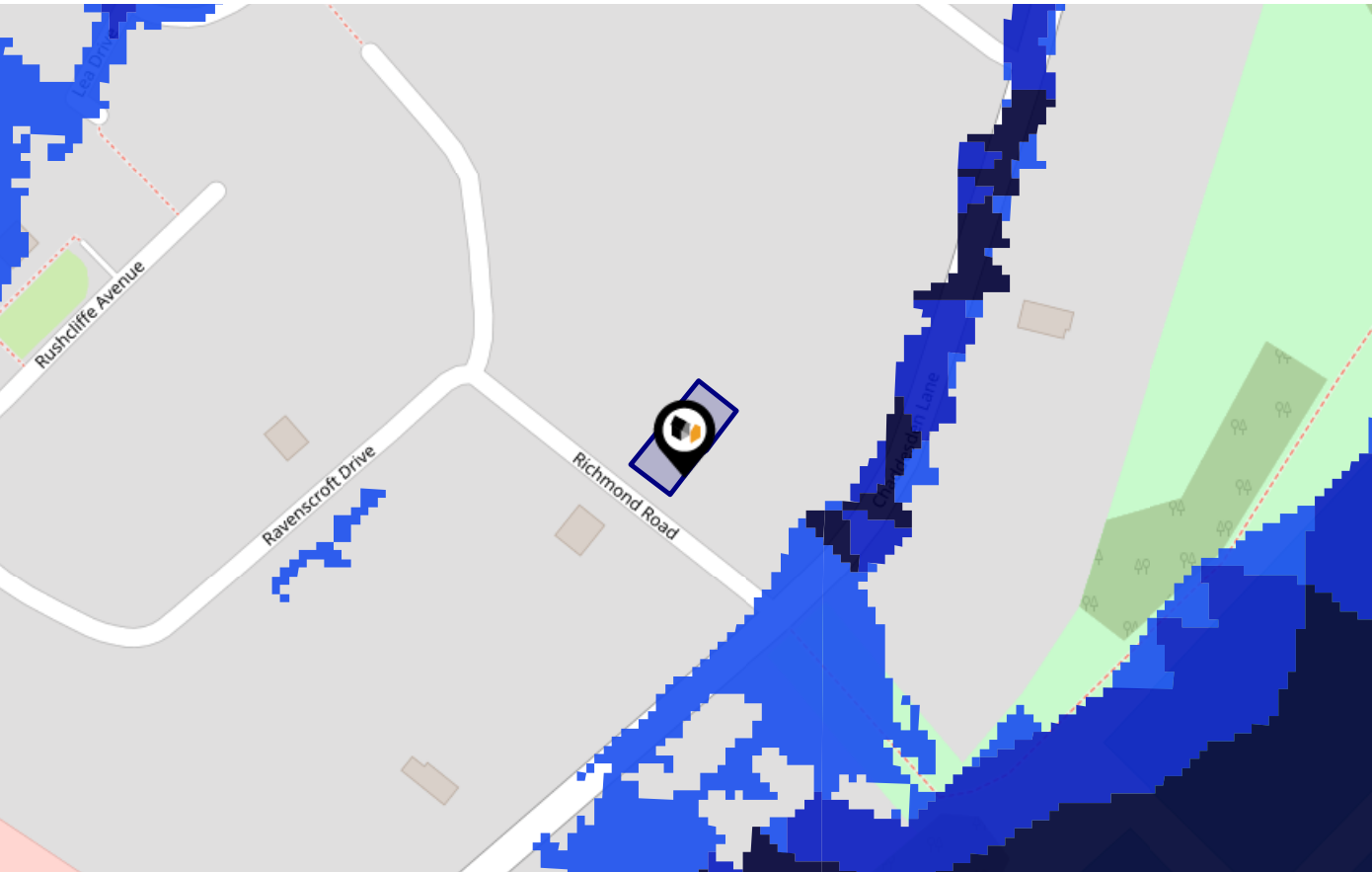
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

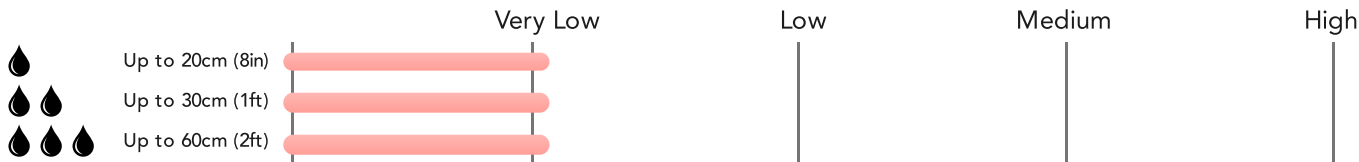


Risk Rating: Very low

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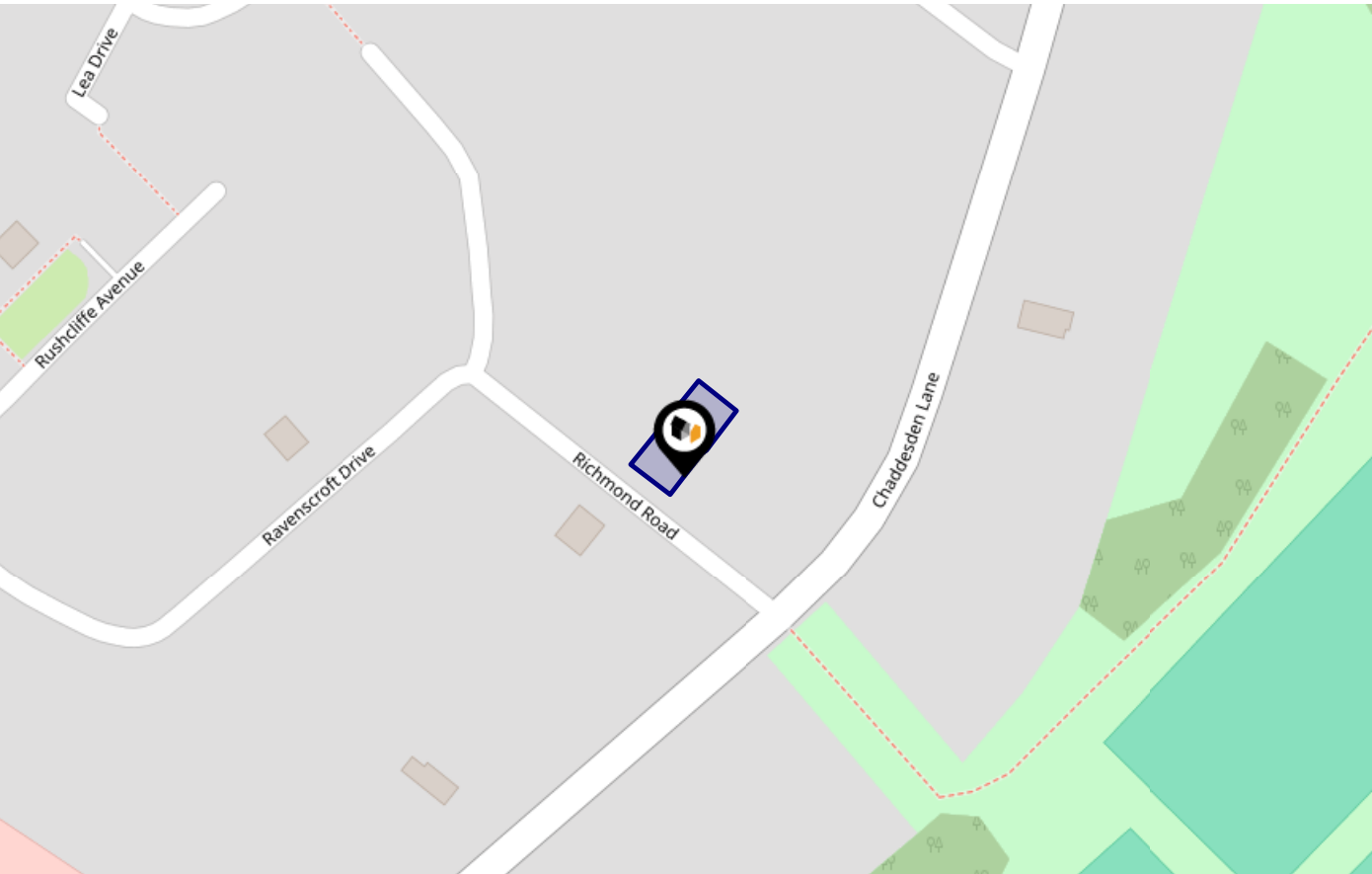
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

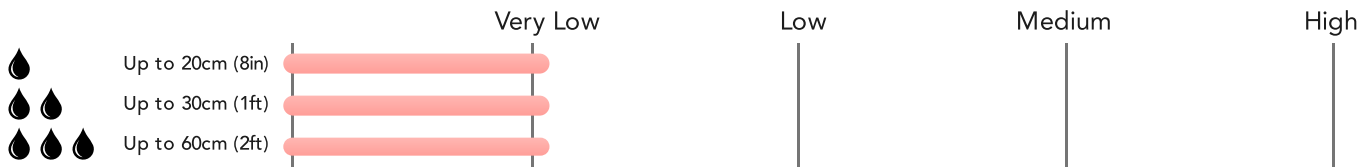


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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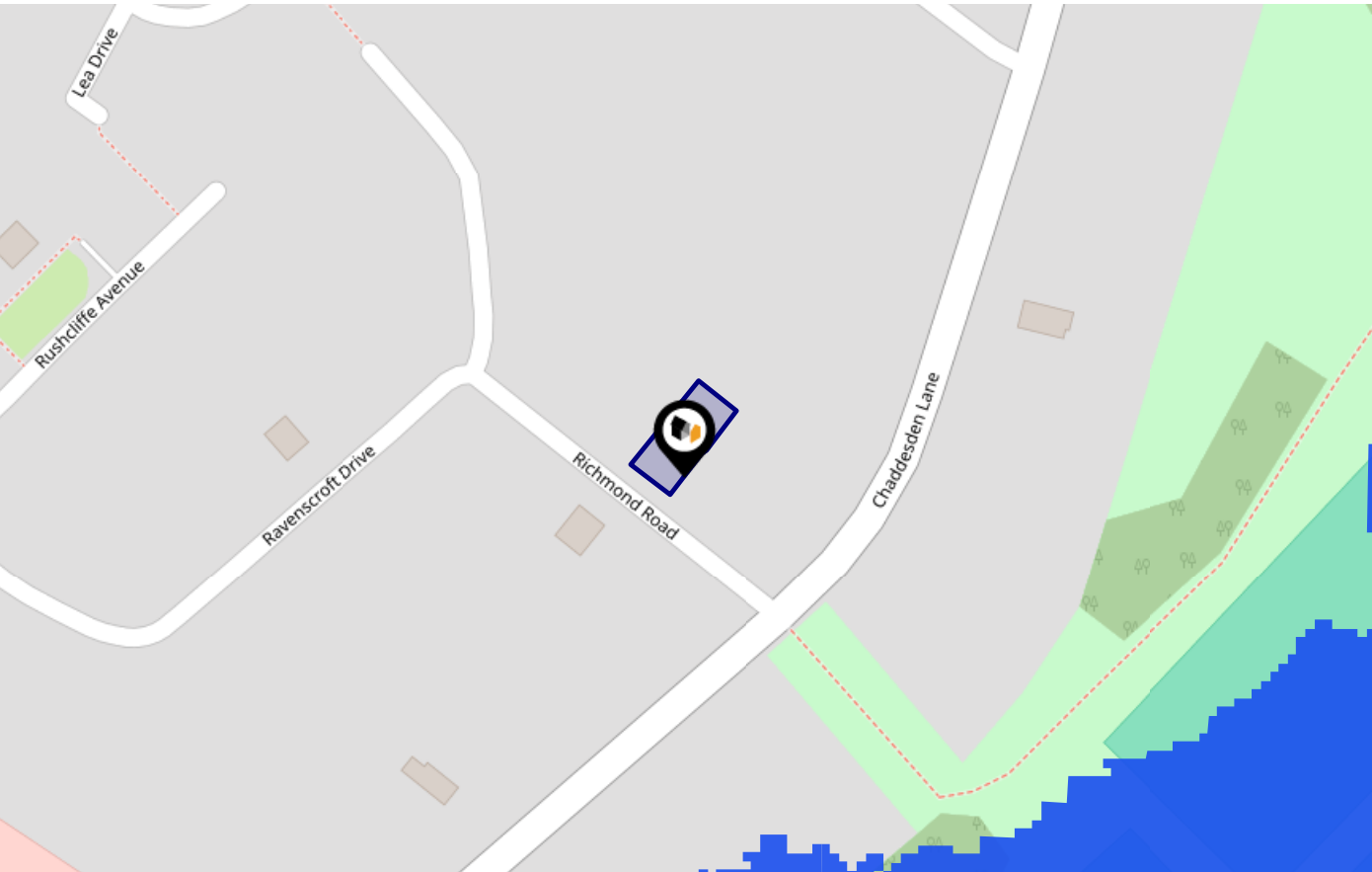
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

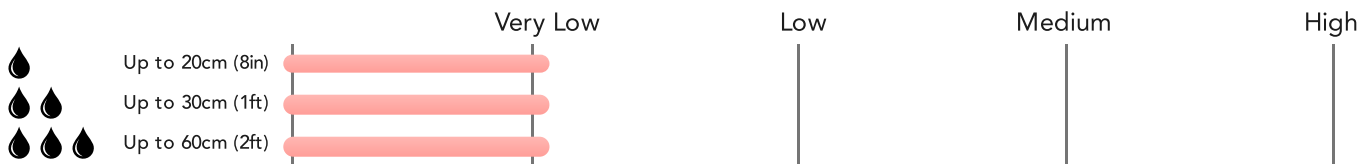


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

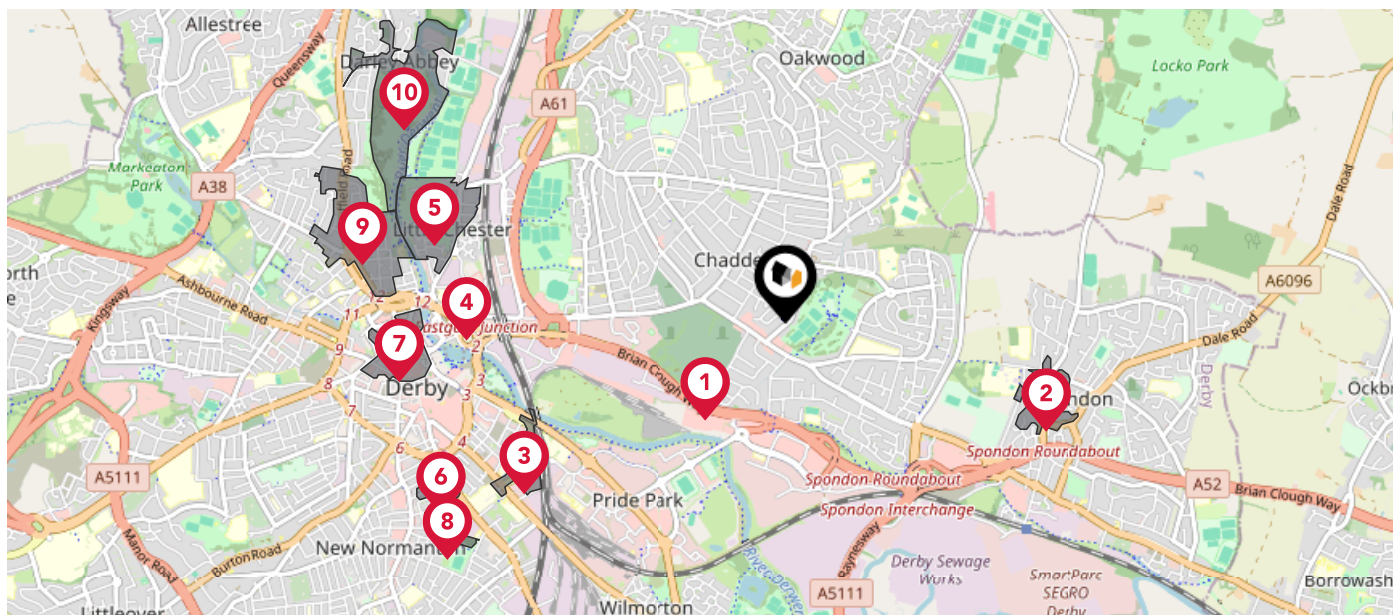
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

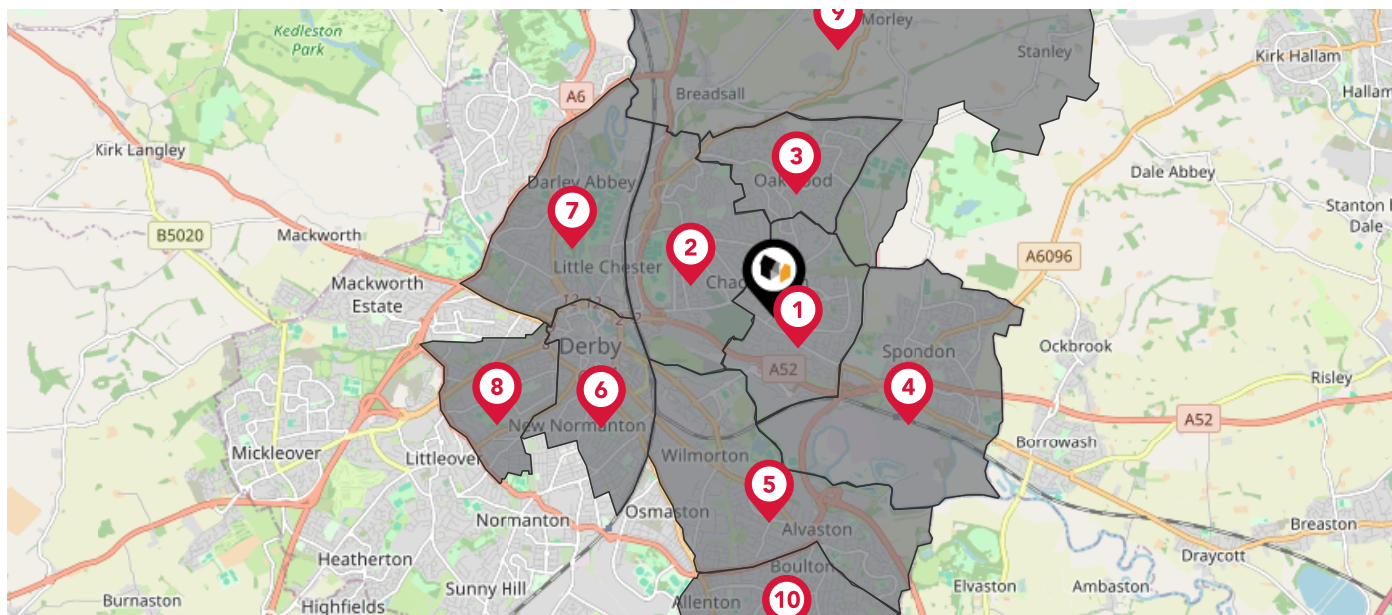
- 1 Highfield Cottages
- 2 Spondon
- 3 Railway
- 4 Nottingham Road
- 5 Little Chester
- 6 Hartington Street
- 7 City Centre
- 8 Arboretum
- 9 Strutts Park
- 10 Darley Abbey

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Chaddesden Ward



Derwent Ward



Oakwood Ward



Spondon Ward



Alvaston Ward



Arboretum Ward



Darley Ward



Abbey Ward

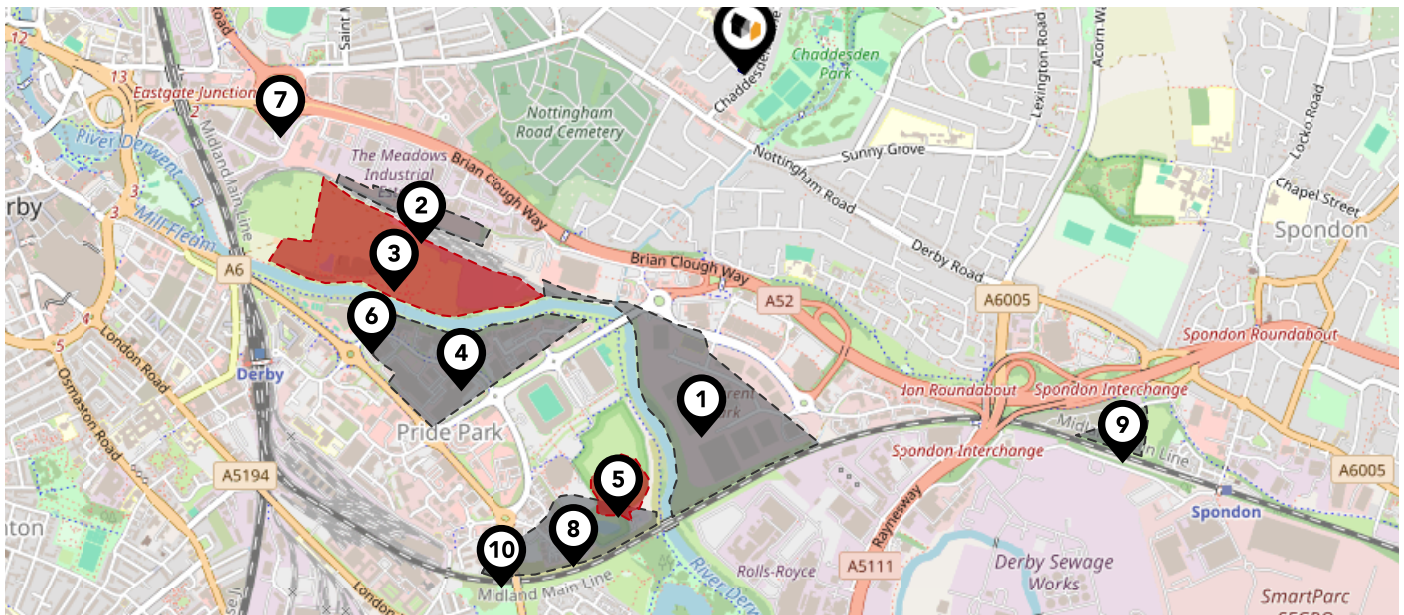


Little Eaton & Stanley Ward



Boulton Ward

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
2	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/TP3093CW/V006	Active Landfill	<input checked="" type="checkbox"/>
4	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/HP3890CE/V002	Active Landfill	<input checked="" type="checkbox"/>
6	British Rail Engineering Limited/Locomotive Works-British Rail Engineering Limited, Derby	Historic Landfill	<input type="checkbox"/>
7	Joseph Mason and Company Limited-Nottingham Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
8	Litchurch Works-Deadmans Lane, Derby	Historic Landfill	<input type="checkbox"/>
9	Megaloughton Lane Landfill Site-Megaloughton Lane, Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
10	Pride Park Waste Repository-Deadmans Lane, Derby, , Derbyshire	Historic Landfill	<input type="checkbox"/>



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



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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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