

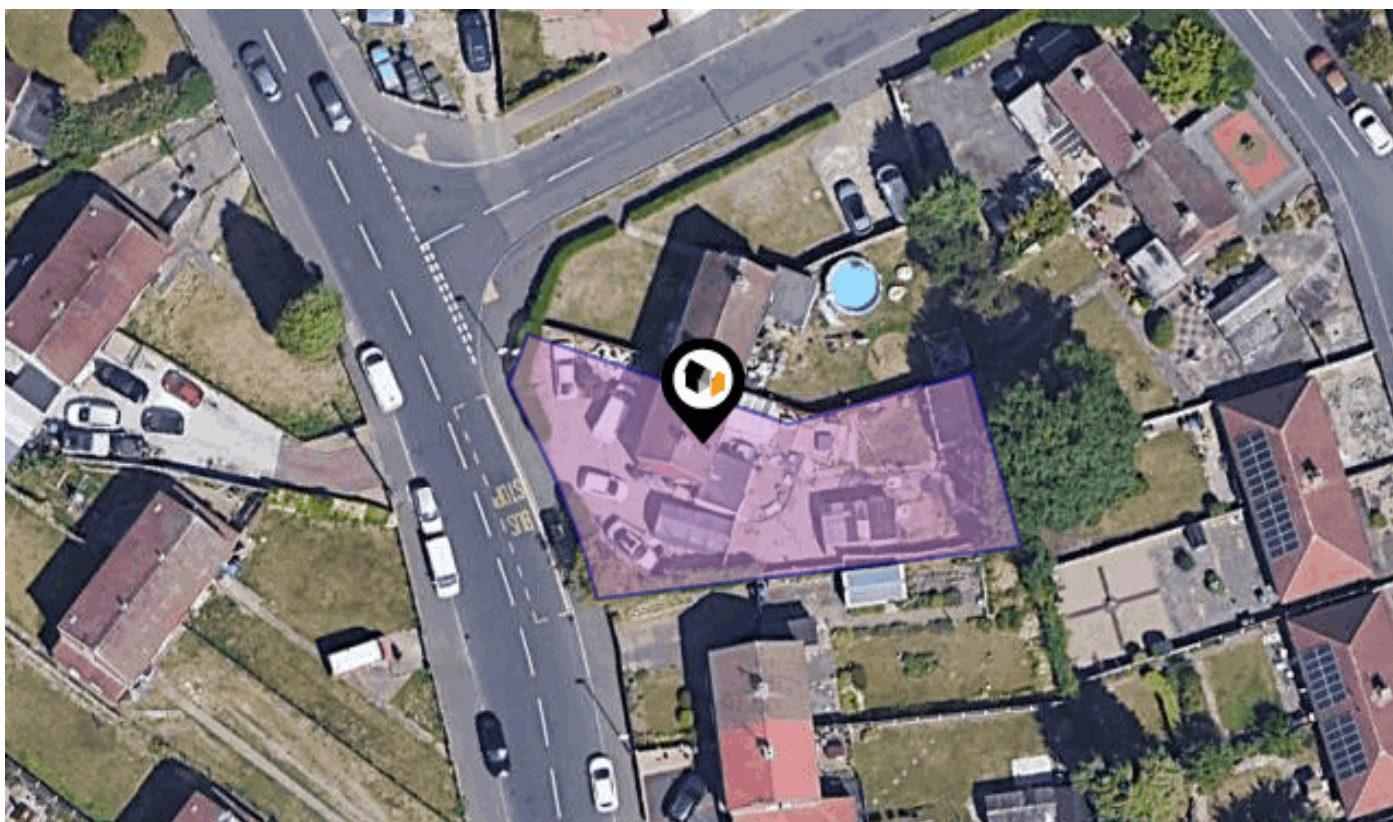


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26<sup>th</sup> July 2024



**WOOD ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk





- > Well Proportioned, Modernised & Improved
- > Good Size Corner Plot Position With Ample Parking & Garaging
- > Three Bedrooms, Two Reception Rooms
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

A well-proportioned, three-bedroom, semi-detached home having been modernised and improved over recent years and now provides superbly presented and spacious accommodation for the growing family. The property occupies a larger than average plot with ample off-road parking, including two garages/stores!

Having the benefit of gas fired central heating (via a Viessmann combination boiler fitted in 2020), double glazing and briefly comprises:- reception hallway, refitted kitchen with integrated appliances, utility room, cloakroom/WC, lounge opening to conservatory and dining/sitting room. To the first floor the landing provides access to three good-size bedrooms and refitted bathroom with three piece suite. An early viewing is essential to be appreciated. Viewing is recommended.

Reception Hallway:

Refitted Kitchen (with integrated appliances): (16'8" x 5'1") 5.08 x 1.55

Utility Room: (10'1" x 8'3") 3.07 x 2.51

Cloakroom/WC:

Lounge: (17'2" x 10'7") 5.23 x 3.22

Conservatory: (13'8" x 8'6") 4.16 x 2.59

Dining/Sitting Room: (10'2" x 9'6") 3.10 x 2.89

First Floor Landing:

Double Bedroom One: (11'10" x 11'3") 3.60 x 3.43

Double Bedroom Two: (14'2" x 10'4") 4.31 x 3.15

Bedroom Three: (10'7" x 6'6") 3.22 x 1.98

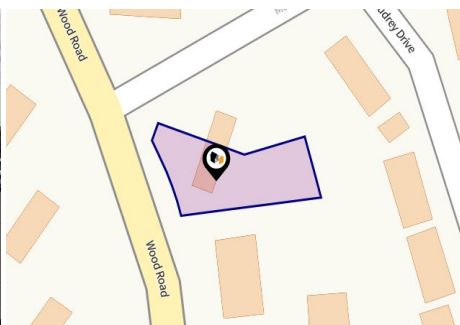
Stylish Refitted Bathroom: (7'2" x 5'4") 2.18 x 1.62

Outside:

The property occupies a generous plot and provides ample off-road parking for a number of vehicles to the front elevation. There is the benefit of a timber garage/workshop 20' x 16' with double doors, light and power. There is an additional garage/store, larger than average rear garden and summerhouse. Cold water

**KFB** - Key Facts For Buyers

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	990 ft <sup>2</sup> / 92 m <sup>2</sup>
Plot Area:	0.14 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY503376

Tenure: Freehold

## Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

Mobile Coverage:  
(based on calls indoors)



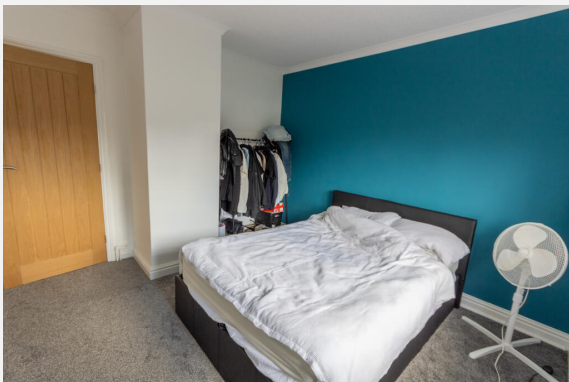
Satellite/Fibre TV Availability:





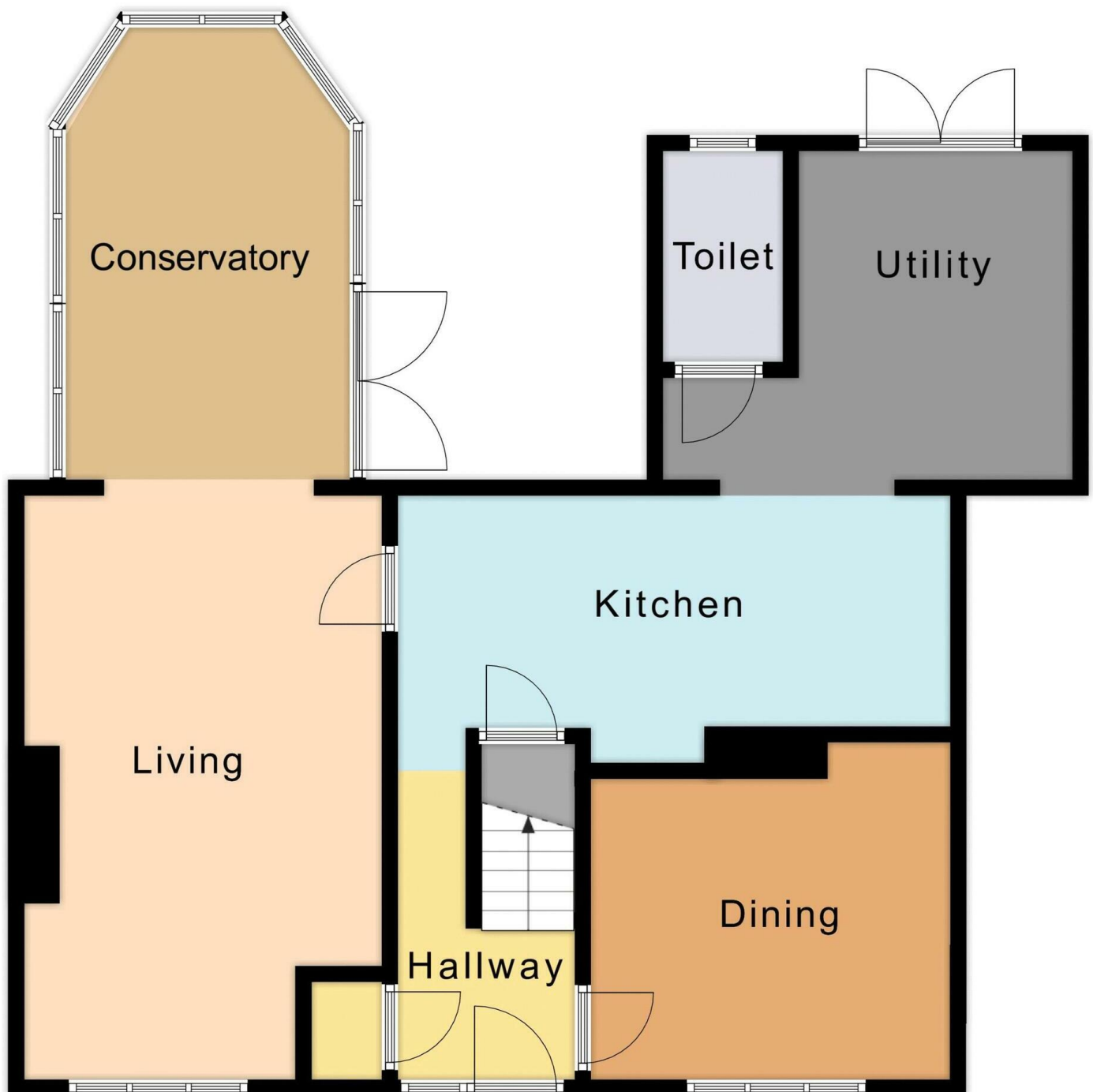






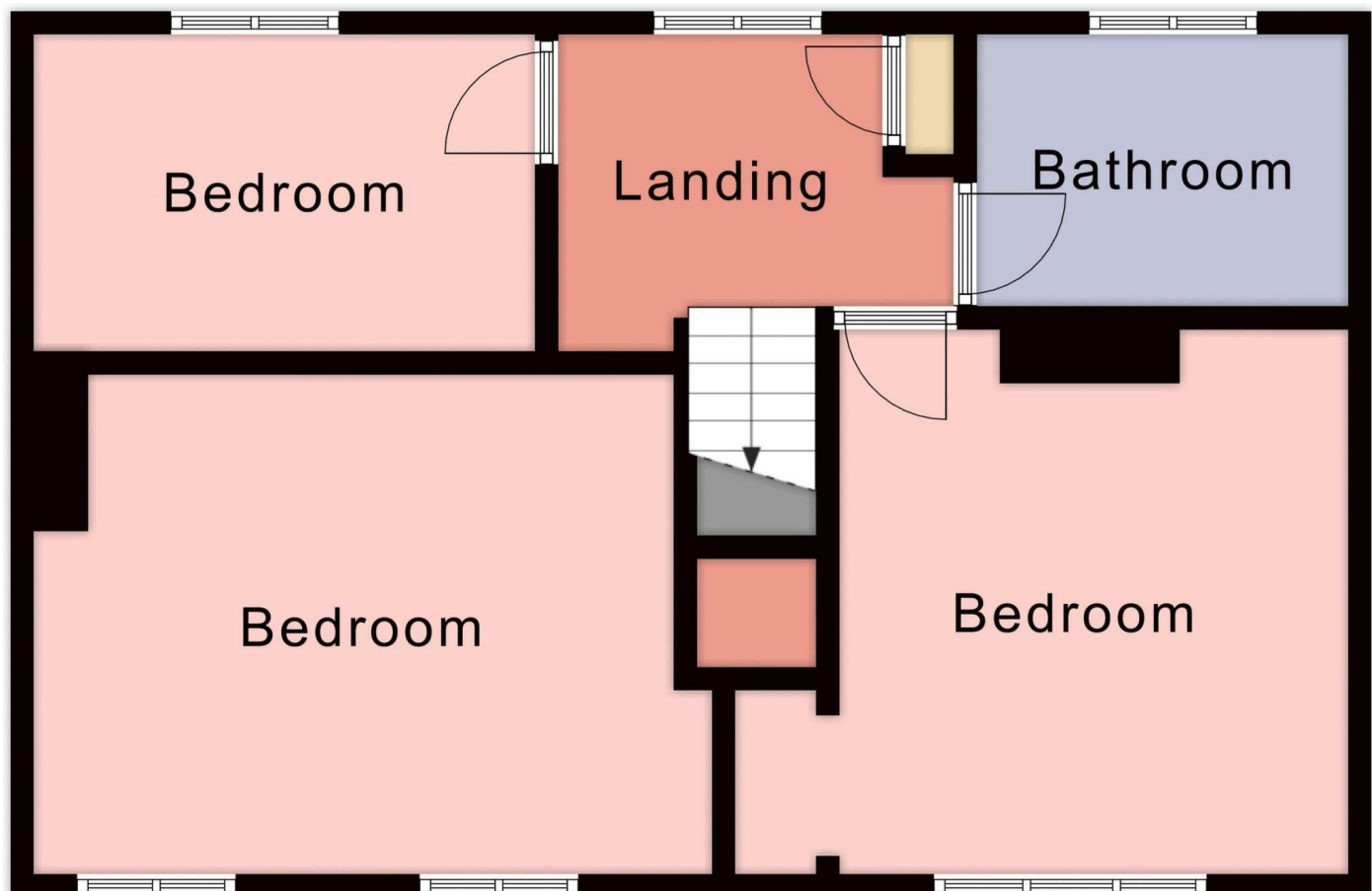


**WOOD ROAD, CHADDESSEN, DERBY, DE21**

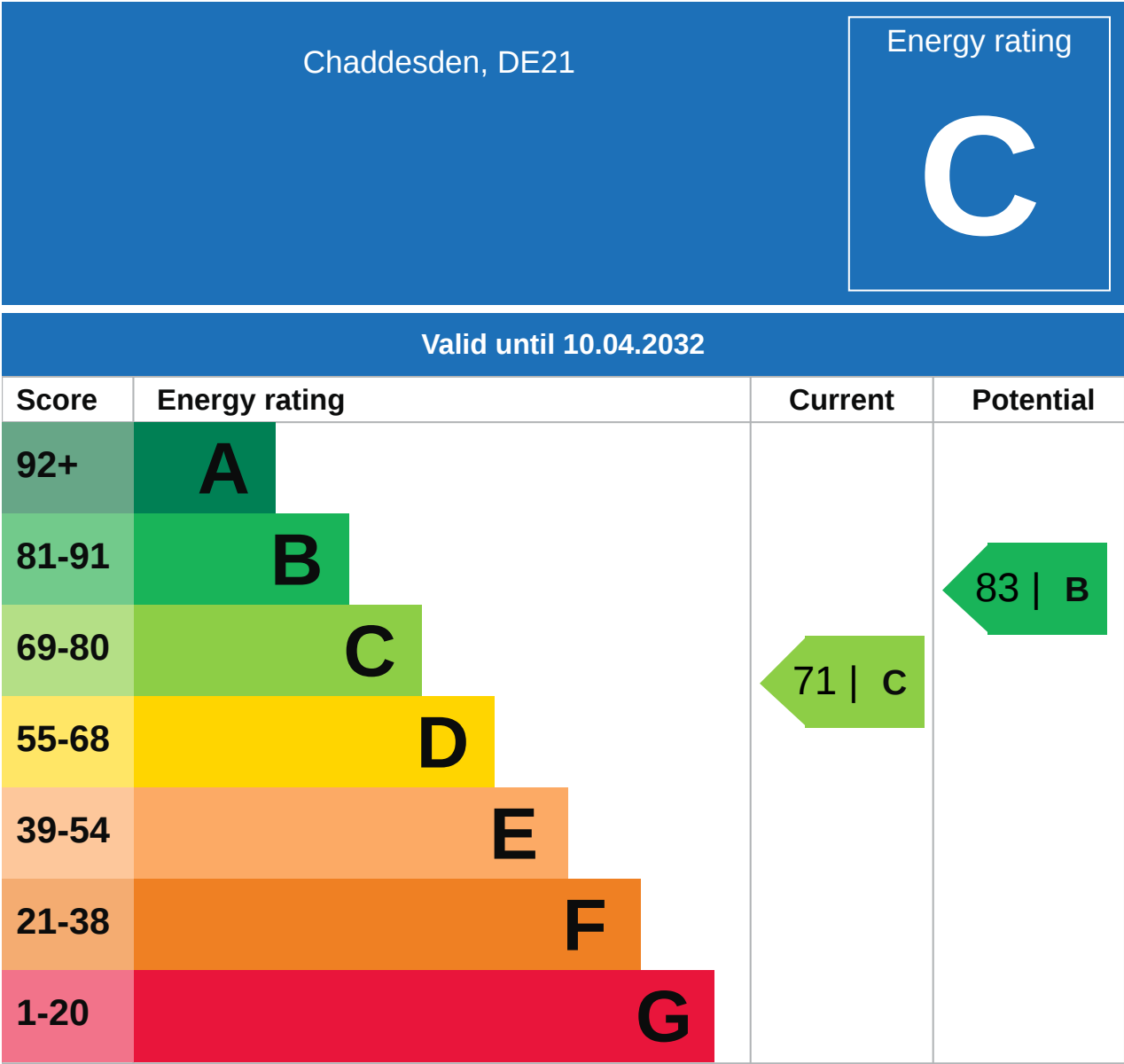




**WOOD ROAD, CHADDESSEN, DERBY, DE21**



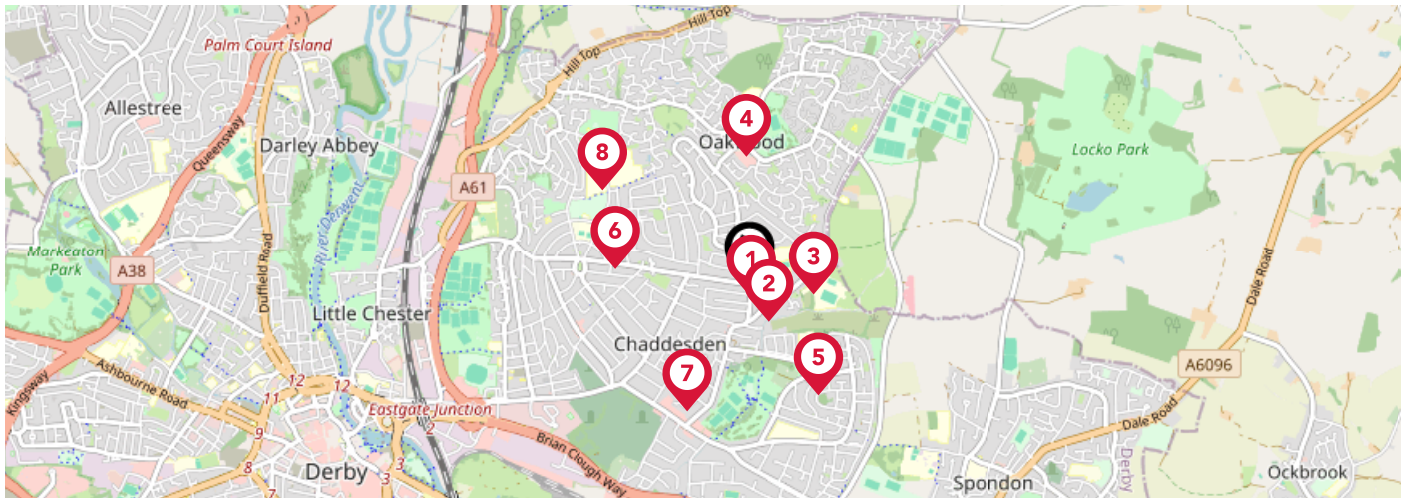
# Property EPC - Certificate



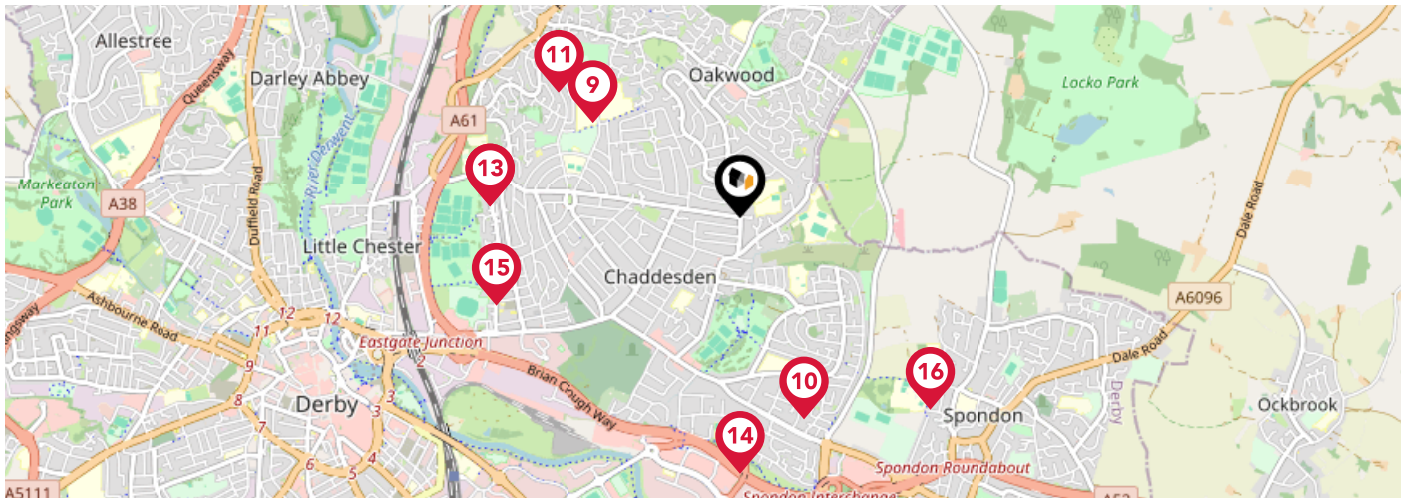
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	92 m <sup>2</sup>



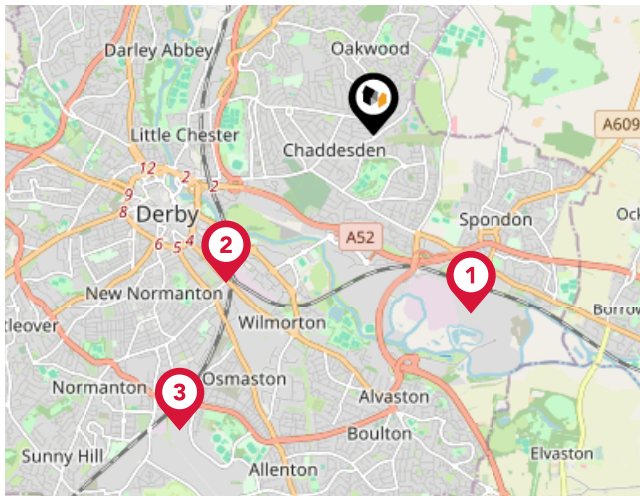


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



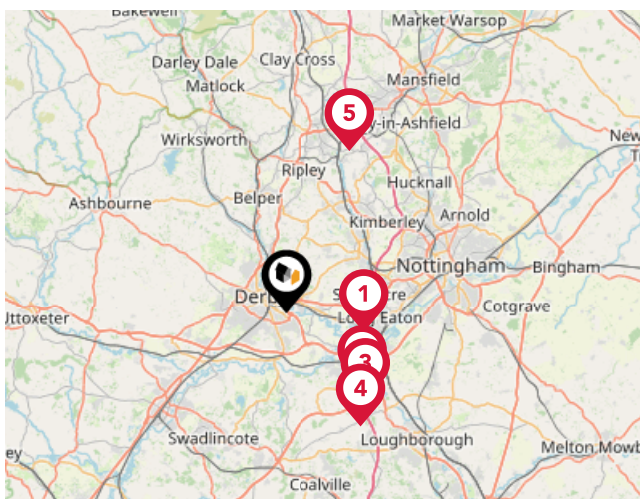
		Nursery	Primary	Secondary	College	Private
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



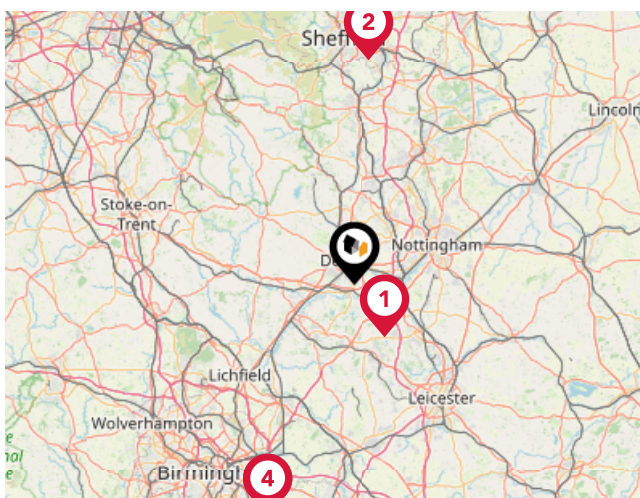
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.81 miles
2	Derby Rail Station	1.87 miles
3	Peartree Rail Station	3.16 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.68 miles
2	M1 J24A	7.66 miles
3	M1 J24	8.51 miles
4	M1 J23A	9.66 miles
5	M1 J28	12.35 miles

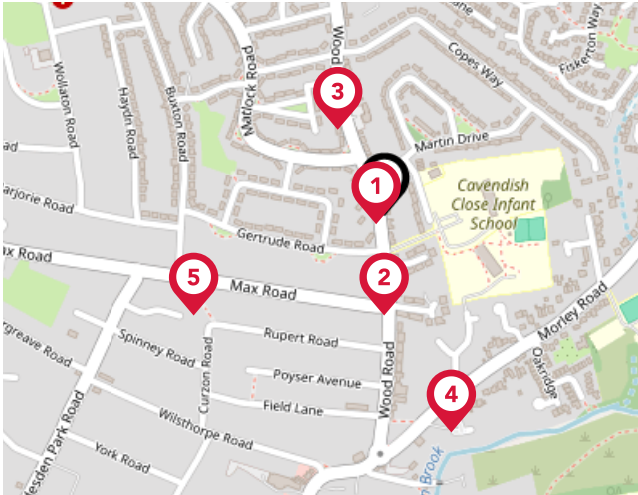


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.66 miles
2	Sheffield City Airport	31.91 miles
3	Birmingham International Airport Terminal 1	35.63 miles
4	Birmingham International Airport	35.63 miles

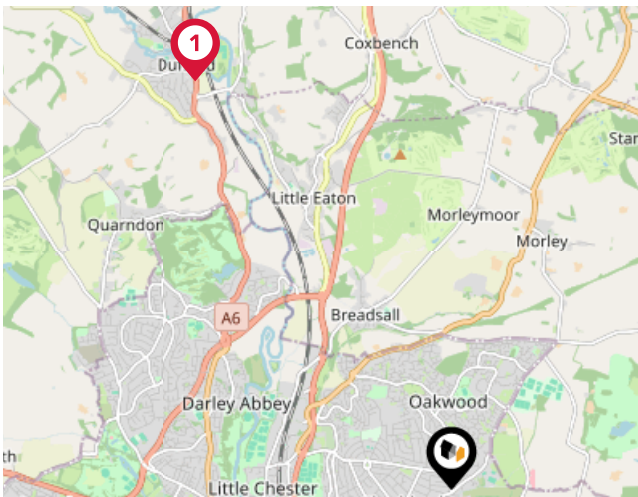


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Martin Drive	0.01 miles
2	Wilketts Road	0.11 miles
3	Grindlow Road	0.11 miles
4	Deborah Drive	0.25 miles
5	Buxton Road	0.24 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.31 miles
2	Tram Park & Ride	7.16 miles
3	Toton Lane Tram Stop	7.16 miles



## Hannells

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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.

## Financial Services

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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

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#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

