

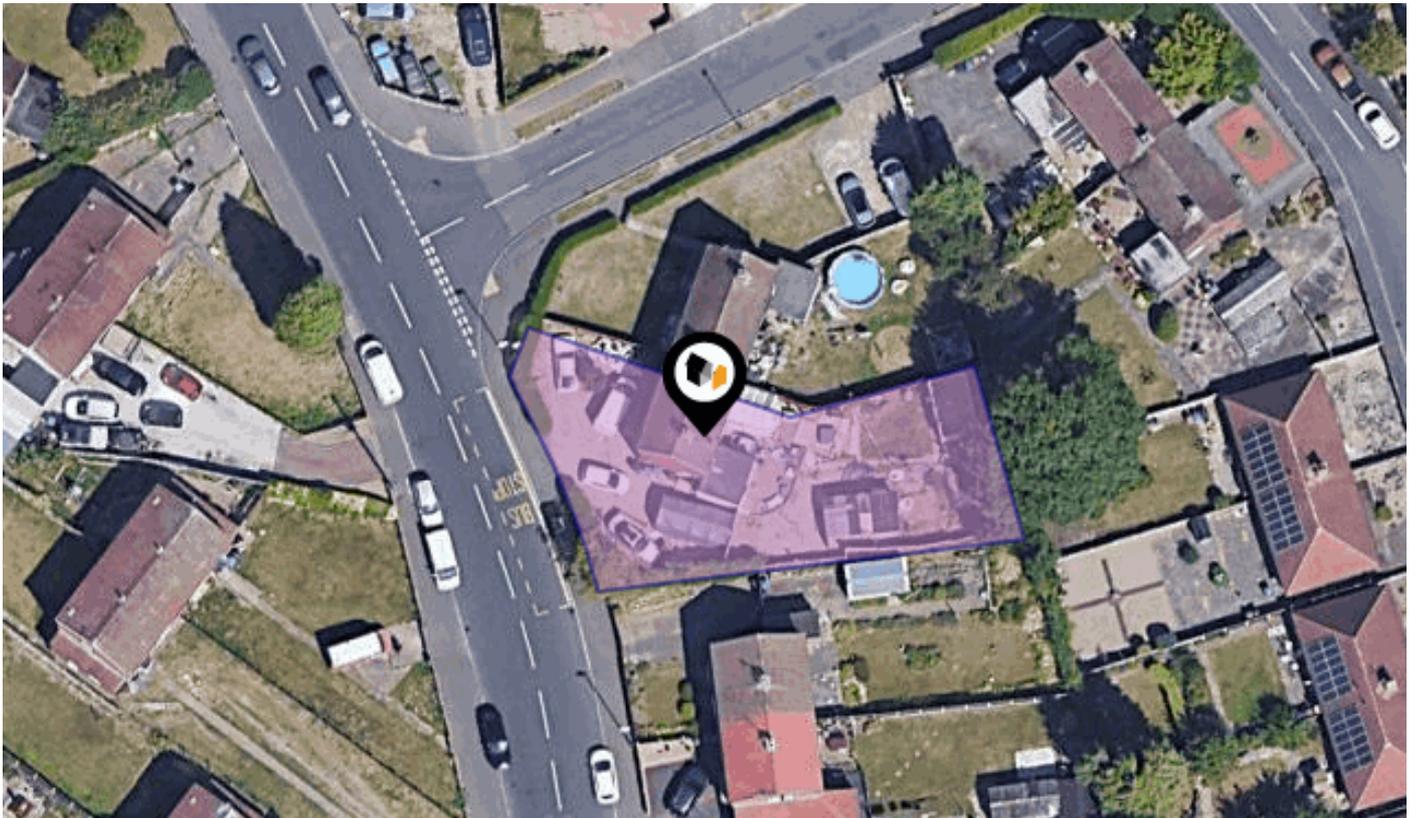


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th July 2024



WOOD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



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

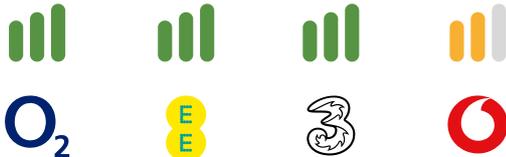
Local Area

Local Authority:	Derby	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		7	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			



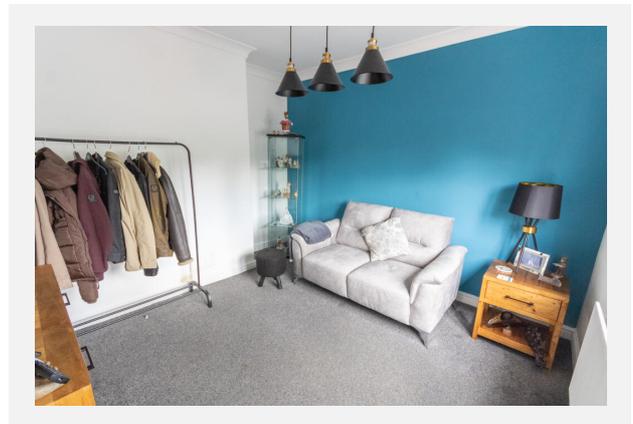
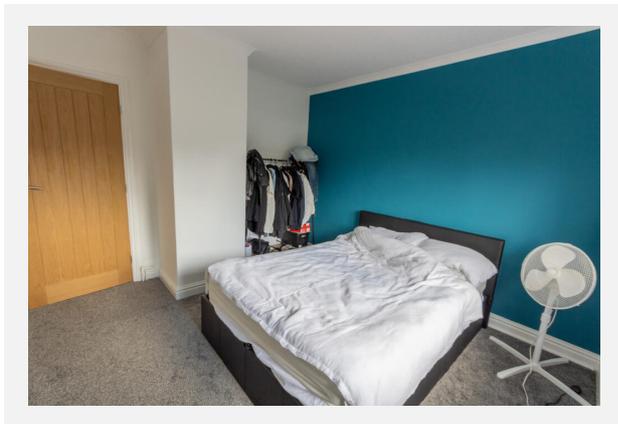
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Gallery Photos





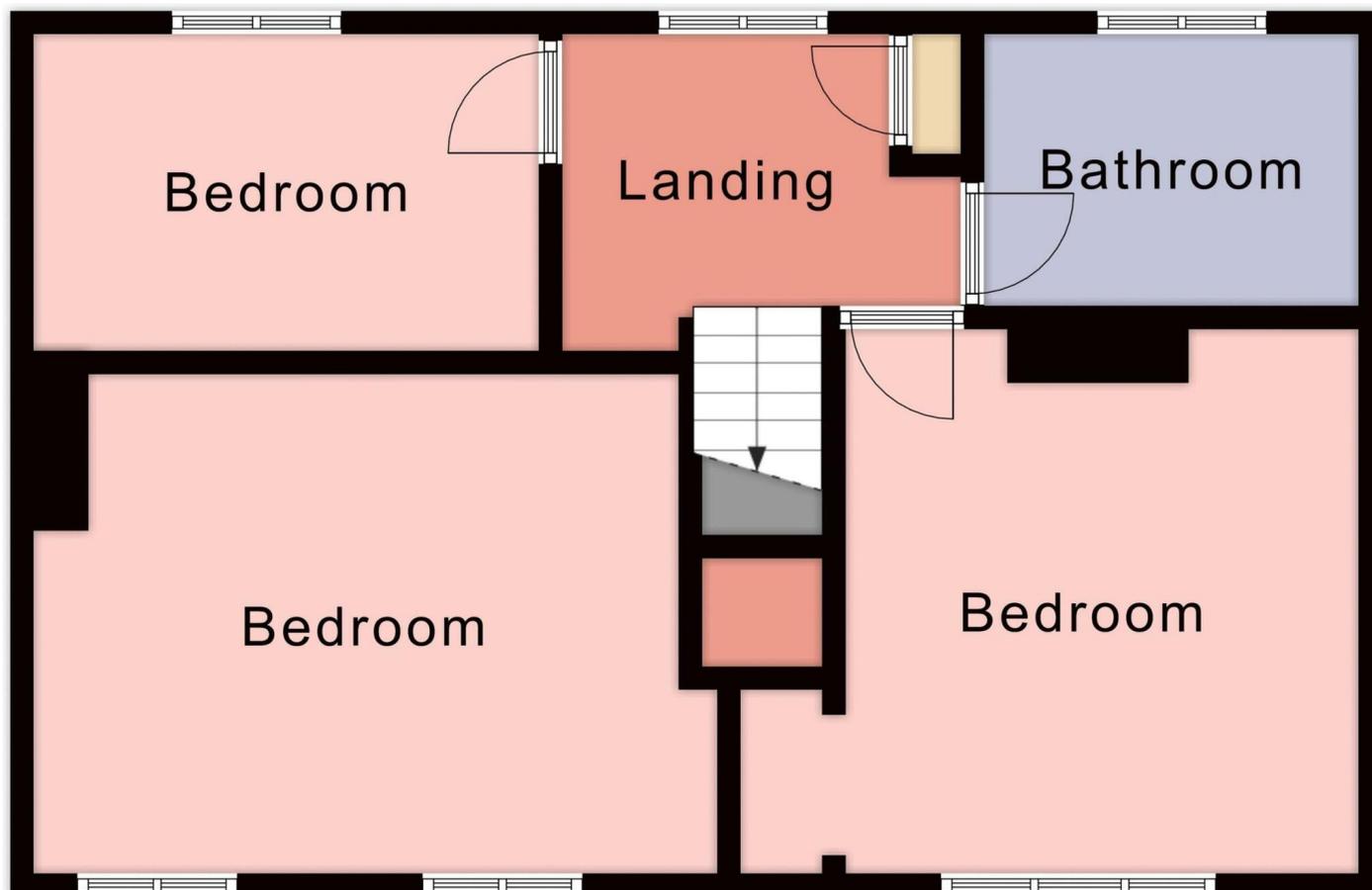
Gallery Photos



WOOD ROAD, CHADDESSEN, DERBY, DE21



WOOD ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Chaddesden, DE21

Energy rating

C

Valid until 10.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

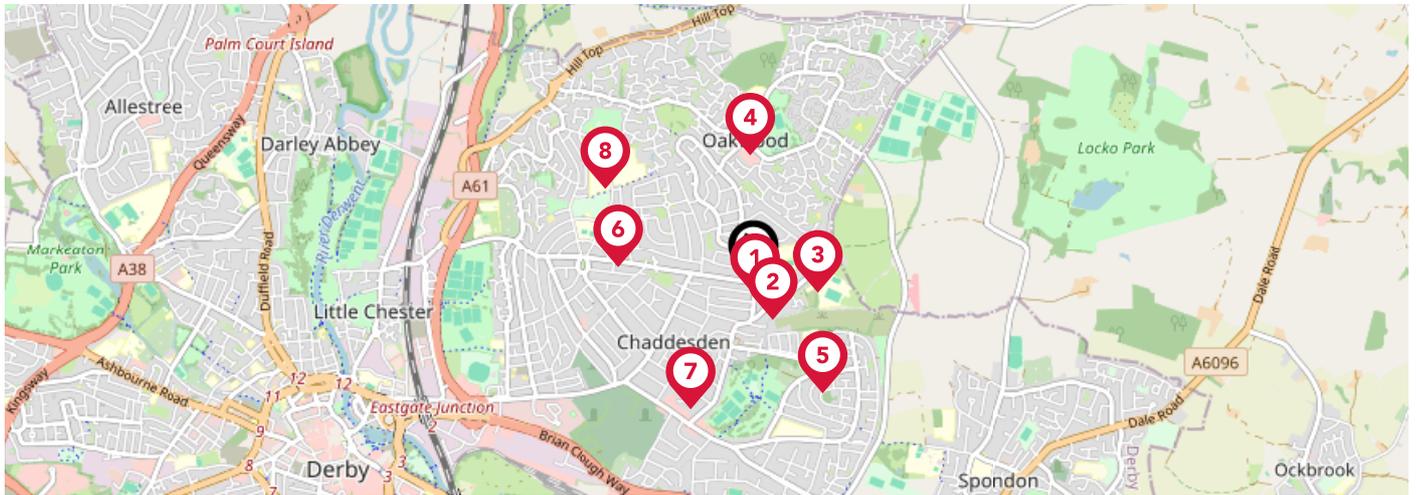
EPC - Additional Data



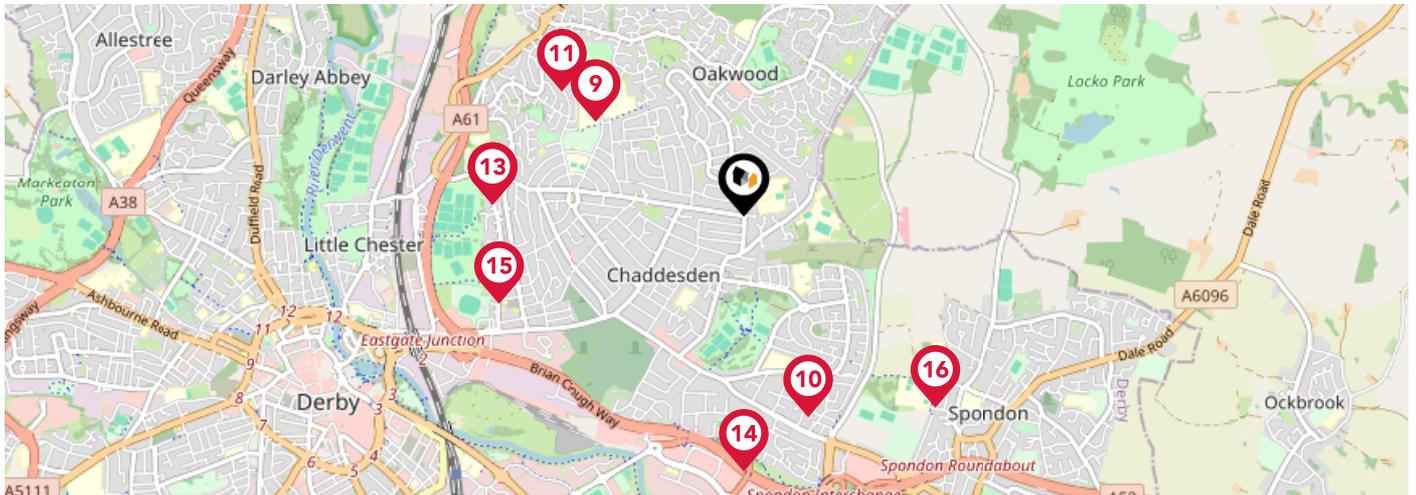
Additional EPC Data

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

Area Schools

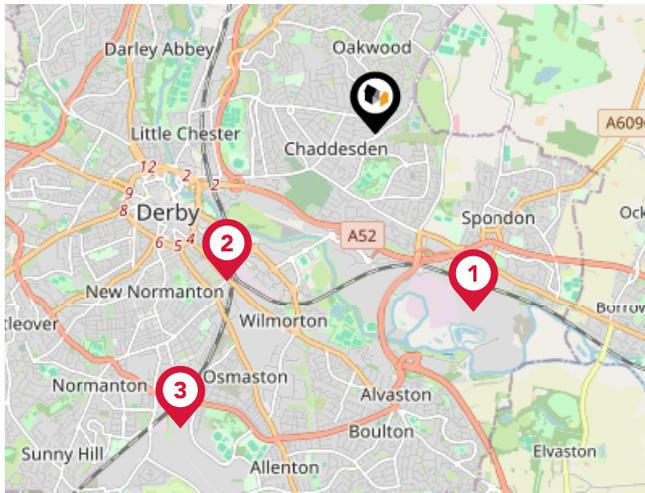


	Nursery	Primary	Secondary	College	Private
1 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cavendish Close Junior Academy Ofsted Rating: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



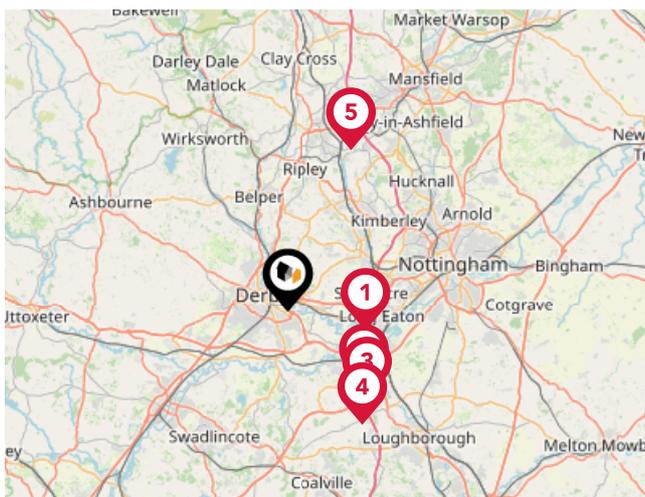
		Nursery	Primary	Secondary	College	Private
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: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



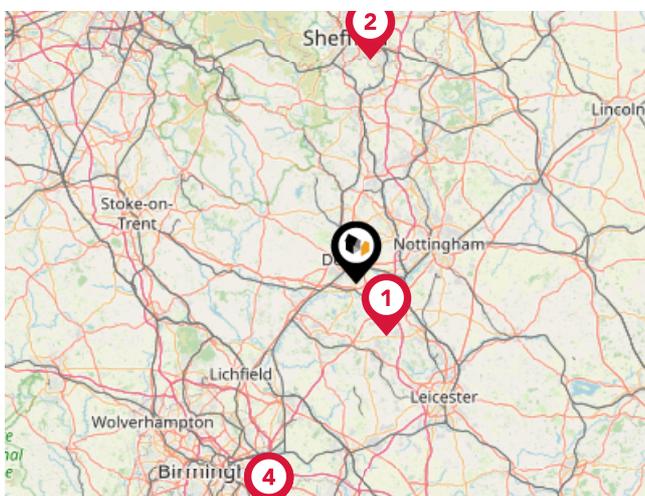
National Rail Stations

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

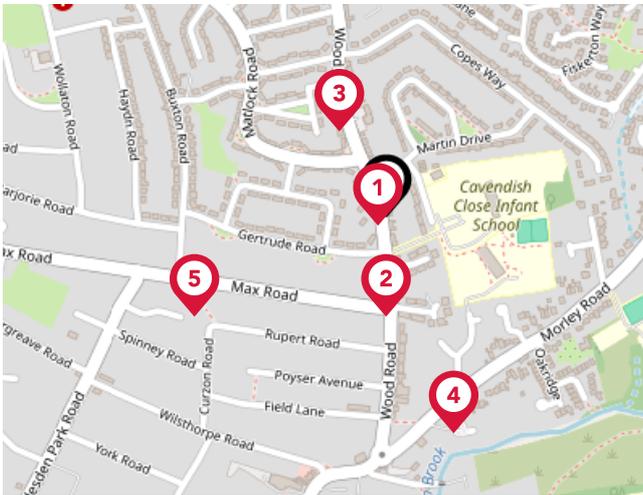
Pin	Name	Distance
1	M1 J25	5.68 miles
2	M1 J24A	7.66 miles
3	M1 J24	8.51 miles
4	M1 J23A	9.66 miles
5	M1 J28	12.35 miles



Airports/Helipads

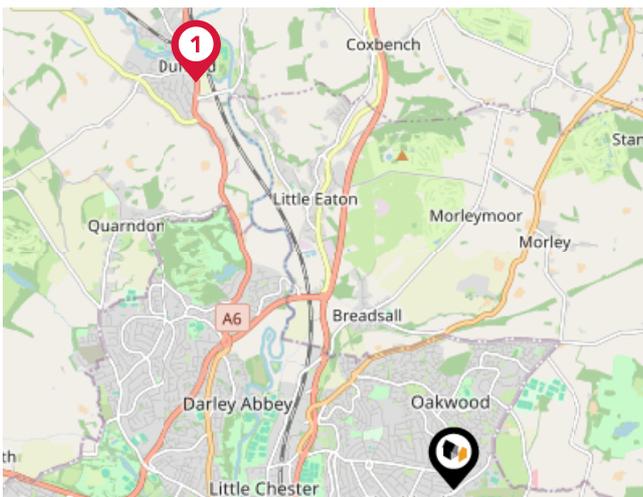
Pin	Name	Distance
1	East Midlands Airport	8.66 miles
2	Sheffield City Airport	31.91 miles
3	Birmingham International Airport Terminal 1	35.63 miles
4	Birmingham International Airport	35.63 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Martin Drive	0.01 miles
2	Willetts 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

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

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

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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