

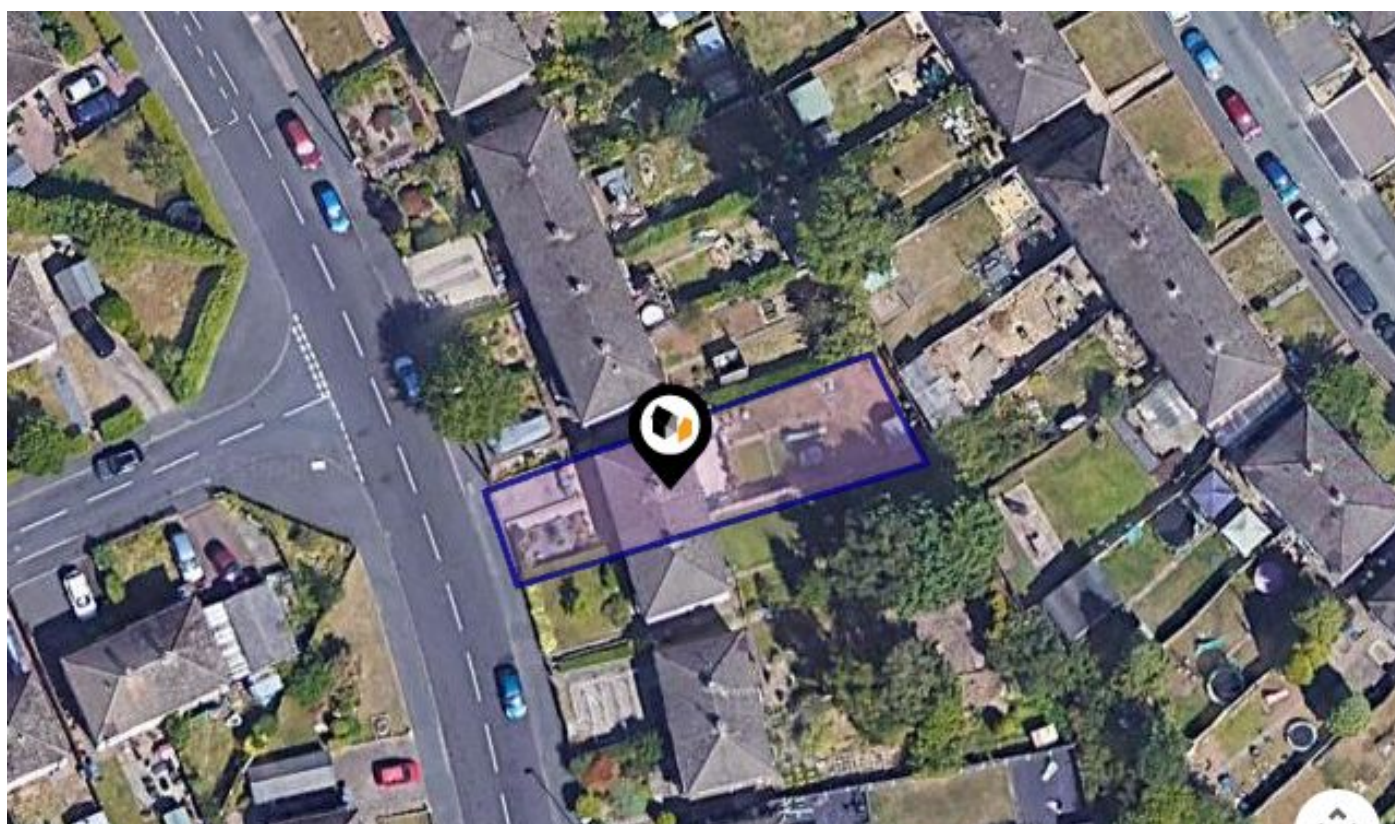


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09<sup>th</sup> June 2025



**MATLOCK ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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Know any property instantly

- > Well-Presented, Semi-Detached Home
- > Three Bedrooms
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold
- > Driveway Providing Off-Road Parking

### Property Description

A well-proportioned, three-bedroomed semi-detached home being ideal for a first time buyer which occupies a popular location close to local amenities. The property benefits from gas fired central heating, double glazing, off-road parking and a viewing is highly recommended! In brief the accommodation comprises: Entrance Hall; lounge; fitted dining kitchen with French doors to the rear garden; first floor landing with linen cupboard; three bedrooms and bathroom. To the front of the property is a low-maintenance garden alongside a driveway which provides off-road parking. To the rear is an enclosed garden being mainly laid to lawn. Matlock Road is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

#### Entrance Hallway:

Lounge: (14'8" x 10'9") 4.47 x 3.28

Dining Kitchen: (16'4" x 10'1") 4.98 x 3.07

#### Side Lobby / Utility Area:

#### First Floor Landing:

Bedroom One: (13'1" x 10'9") 3.99 x 3.28

Bedroom Two: (11'1" x 10'4") 3.38 x 3.15

Bedroom Three: (9'7" x 7'2") 2.92 x 2.18

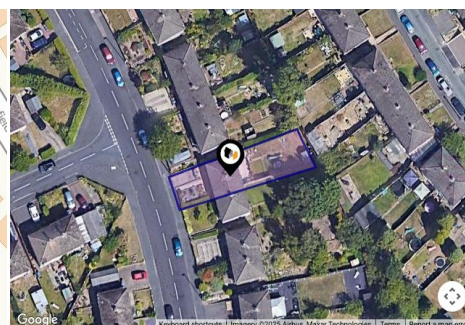
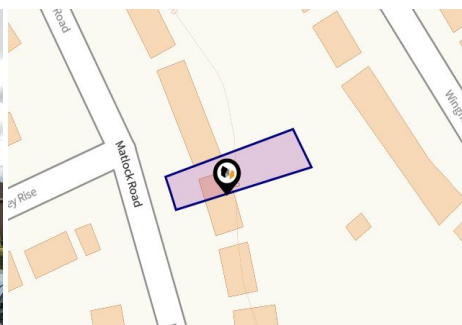
Bathroom: (7'7" x 5'5") 2.31 x 1.65

#### Outside:

To the front of the property is a low-maintenance garden alongside a driveway which provides off-road parking. To the rear is an enclosed garden being mainly laid to lawn.

#### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



## Property


Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY25939

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)

<b>3</b>	<b>61</b>	<b>1800</b>
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)



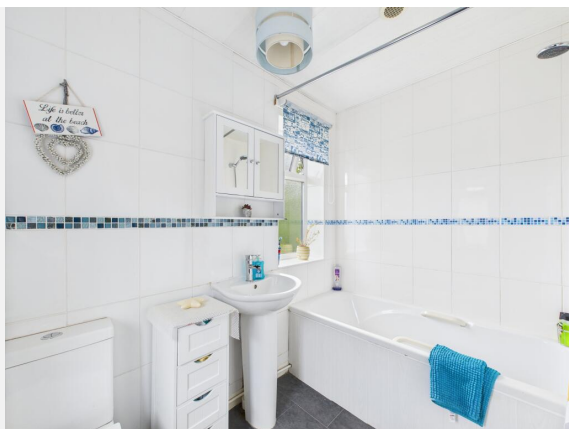
Satellite/Fibre TV Availability:



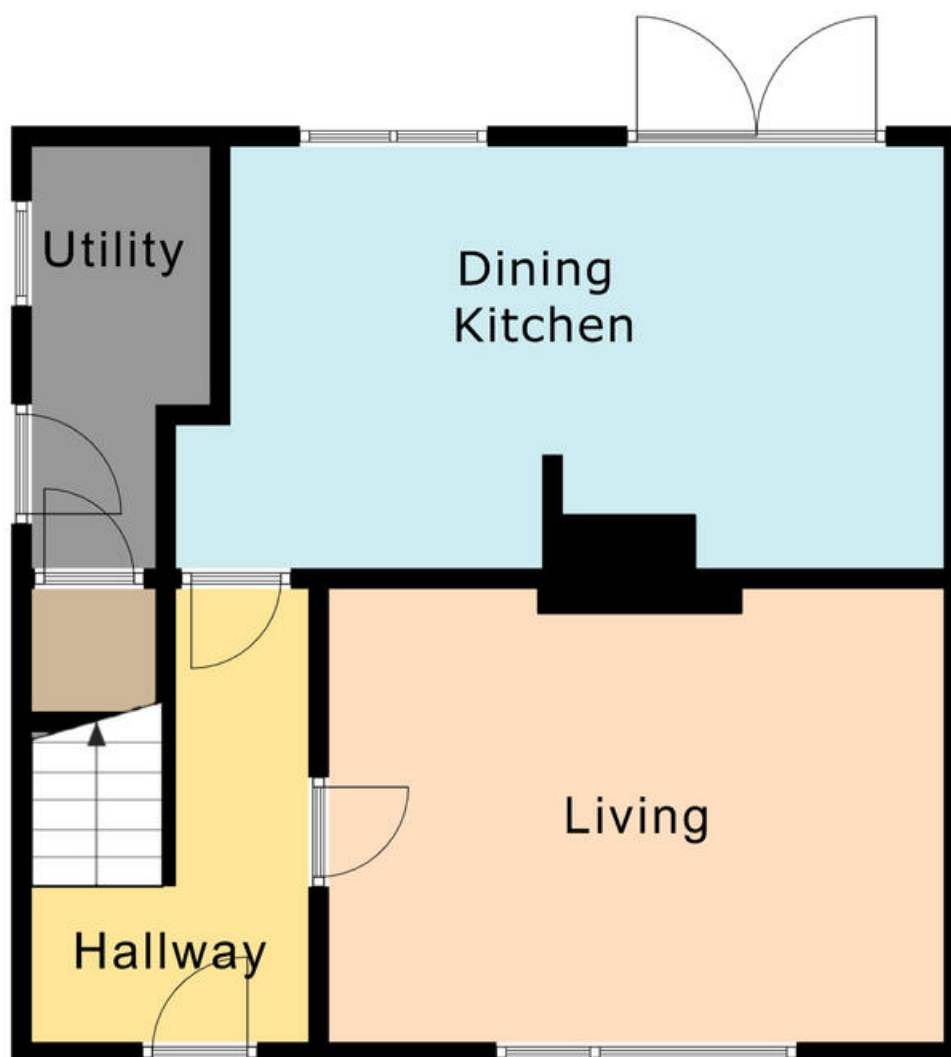




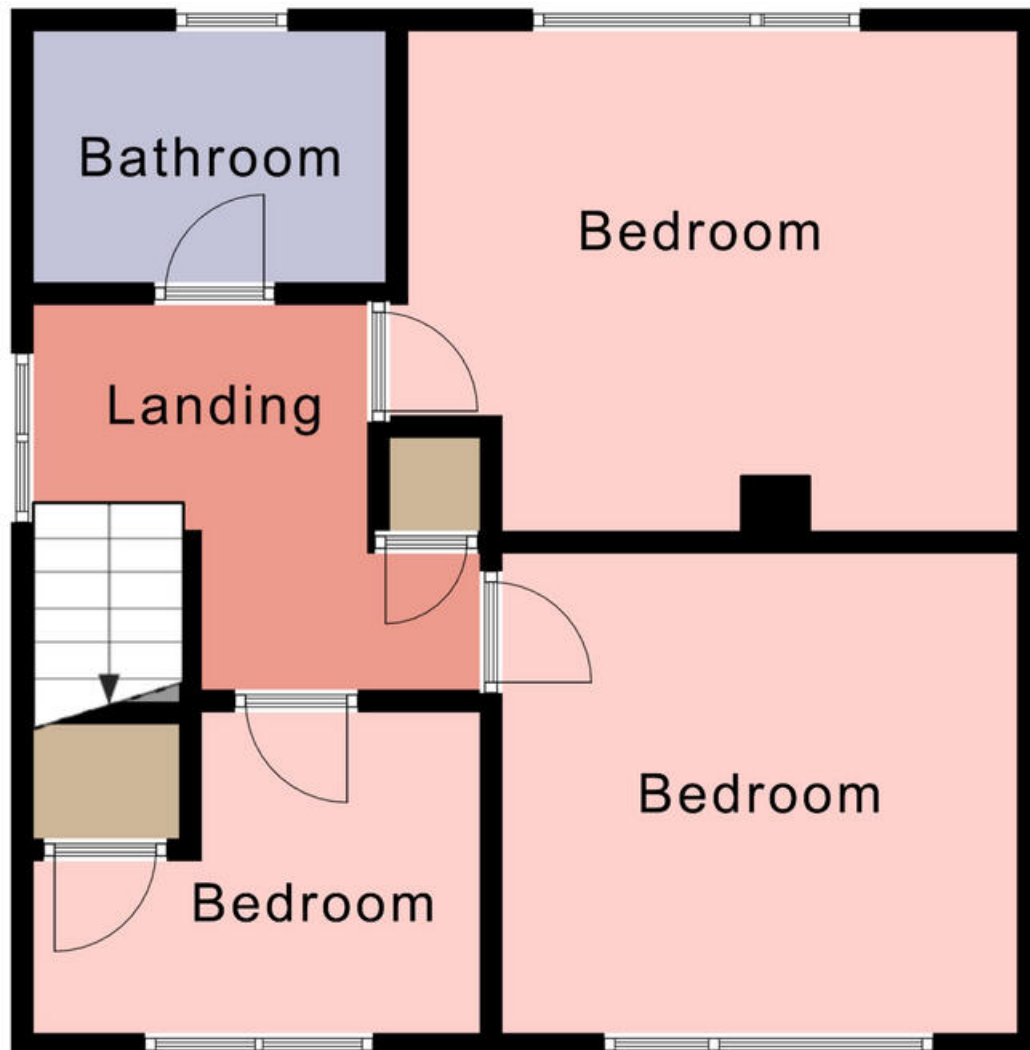




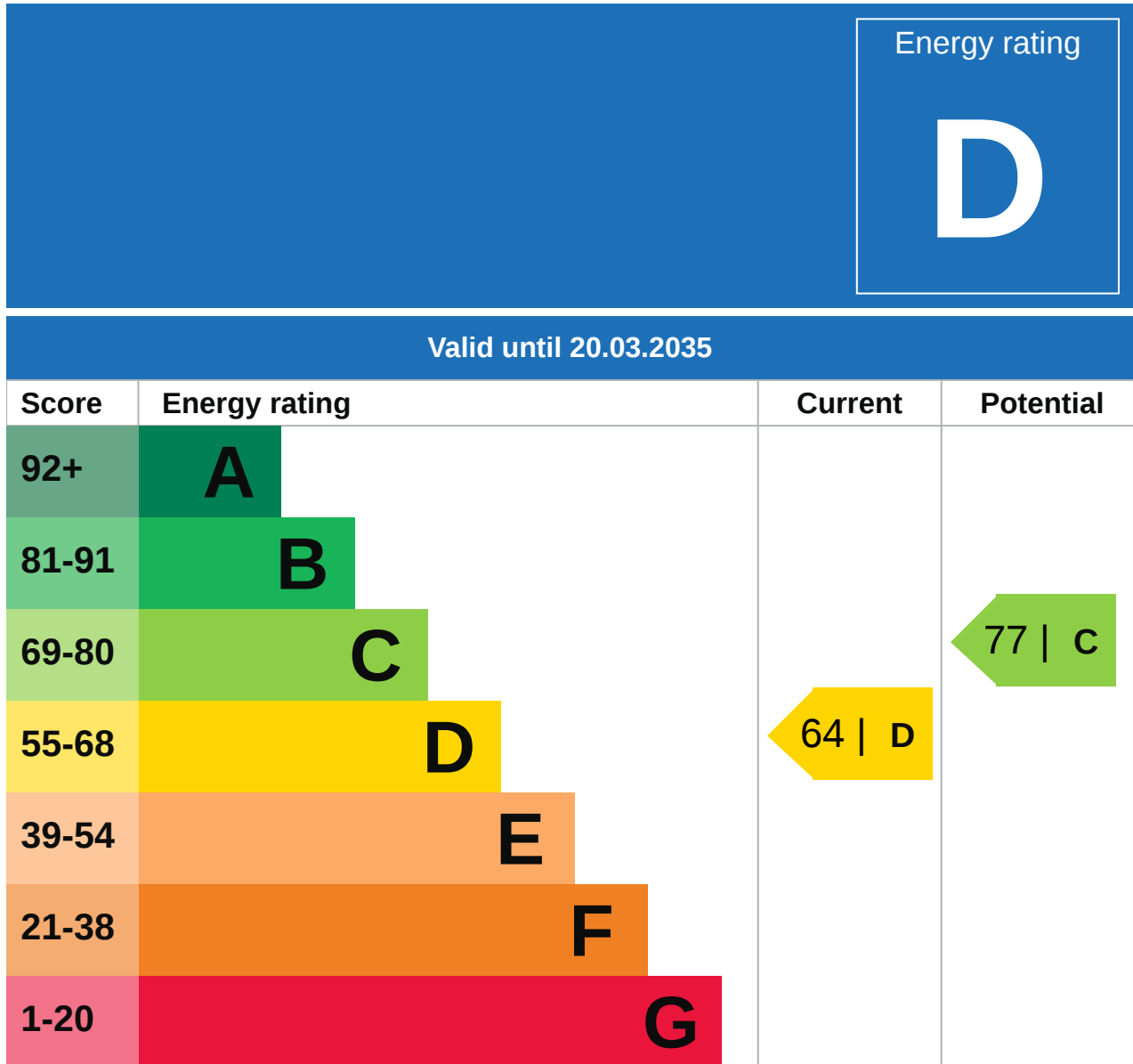
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# Property EPC - Certificate





## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	System built, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Pitched, 150 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>



## Hannells

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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

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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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