

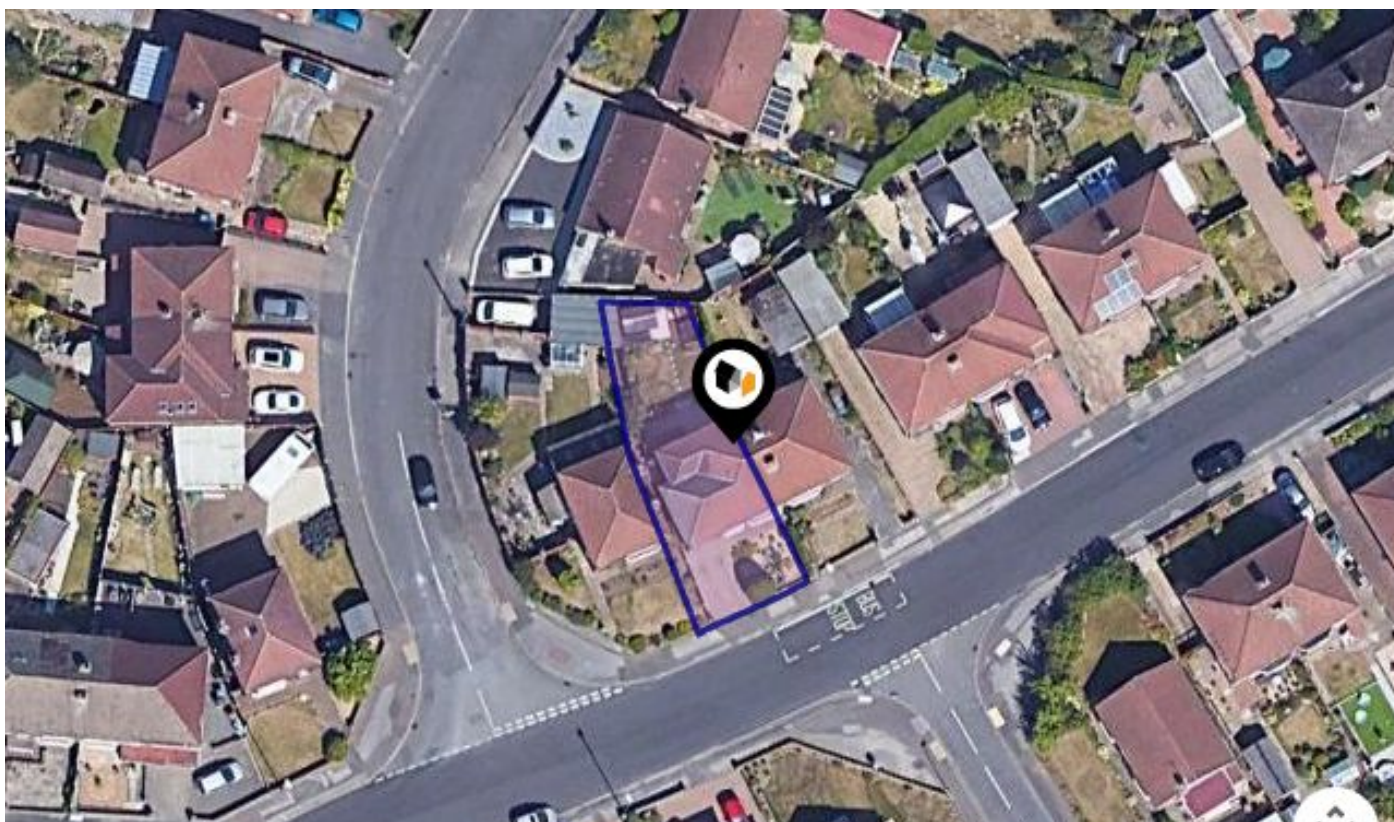


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



REGINALD ROAD SOUTH, DERBY, DE21

Hannells

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- > Four Bedroom Standard Construction Semi Detached Property
- > EPC Rating D, Freehold
- > Council Tax Band C
- > Ample Off Road Parking With A Car Port
- > Private & Enclosed Rear Garden

Offering spacious and extended living accommodation is this well appointed four bedroom semi detached property located in the highly popular Derby suburb of Chaddesden. Ideal for a first time buyer or growing family, the property features a private and enclosed rear garden, uPVC double glazing, electric storage heaters and a driveway providing off road parking together with a carport. In brief, the accommodation comprises; Entrance hallway, a spacious and open plan lounge diner having two bay windows and a modern fitted breakfast kitchen. Found to the first floor are four good sized bedrooms with the majority having fitted wardrobes, an en-suite shower room the master bedroom, first floor landing and a modern fitted shower room having a separate WC. At the front of the property is a driveway providing off road parking together carport and foregarden with a range of flower and shrubbery beds. A secure gate gives access to a private and enclosed garden which is mainly laid to lawn with a patio area, decked seating area, flower beds, garden shed and fenced boundaries.

Entrance Hallway: (5'10" x 10'3") 1.78 x 3.12

Dining Room: (11'2" x 12'2") 3.40 x 3.71

Living Room: (10'10" x 13'10") 3.30 x 4.22

Kitchen: (6'3" x 12'1") 1.90 x 3.68

Further Kitchen Area: (6'5" x 12'6") 1.96 x 3.81

First Floor Landing: (2'8" x 9'5") 0.81 x 2.87

Bedroom One: (8'4" x 14'3") 2.54 x 4.34

En-Suite Shower Room: (4'10" x 4'8") 1.47 x 1.42

Bedroom Two: (8'7" x 11'5") 2.62 x 3.48

Bedroom Three: (10'7" x 11'5") 3.23 x 3.48

Bedroom Four: (6'9" x 7'6") 2.06 x 2.29

Shower Room: (6'3" x 5'5") 1.90 x 1.65

Buyer Information:

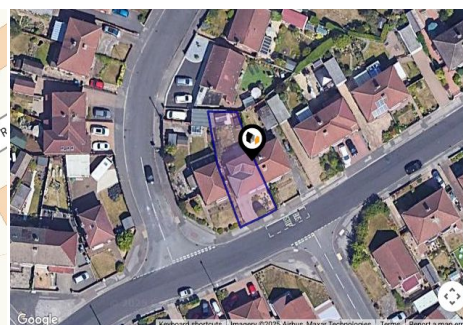
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KFB - Key Facts For Buyers





Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,097 ft ² / 102 m ²
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY223299

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)

6	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)

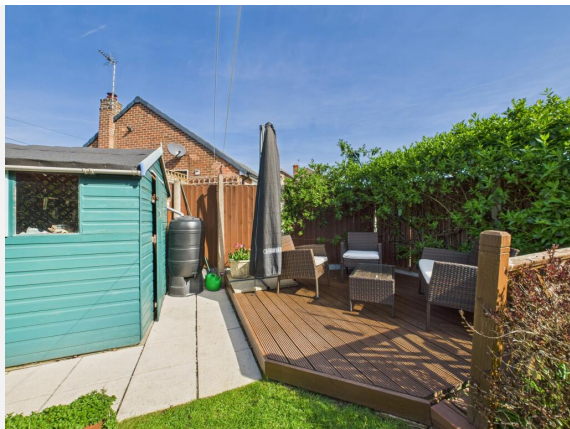


Satellite/Fibre TV Availability:

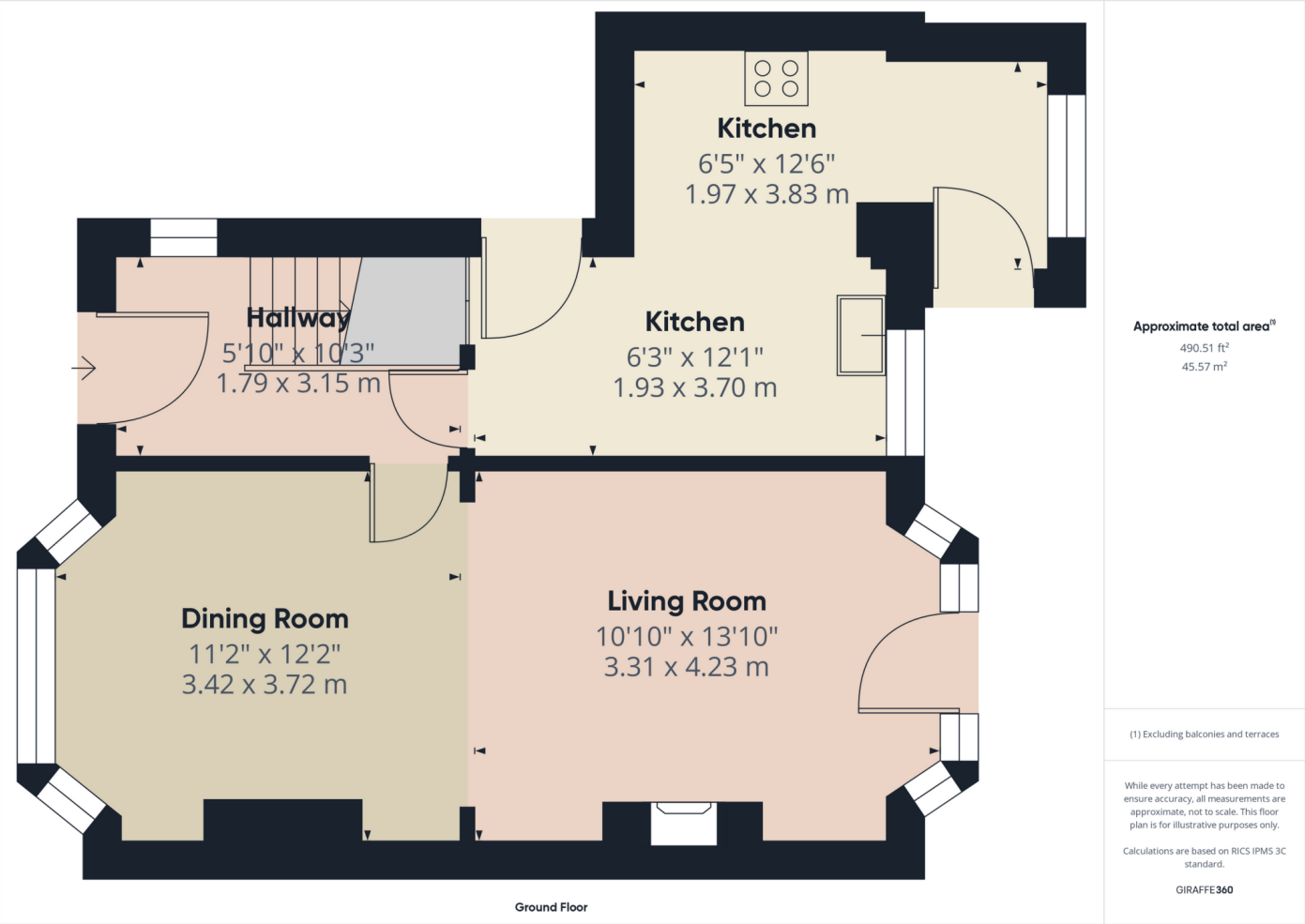




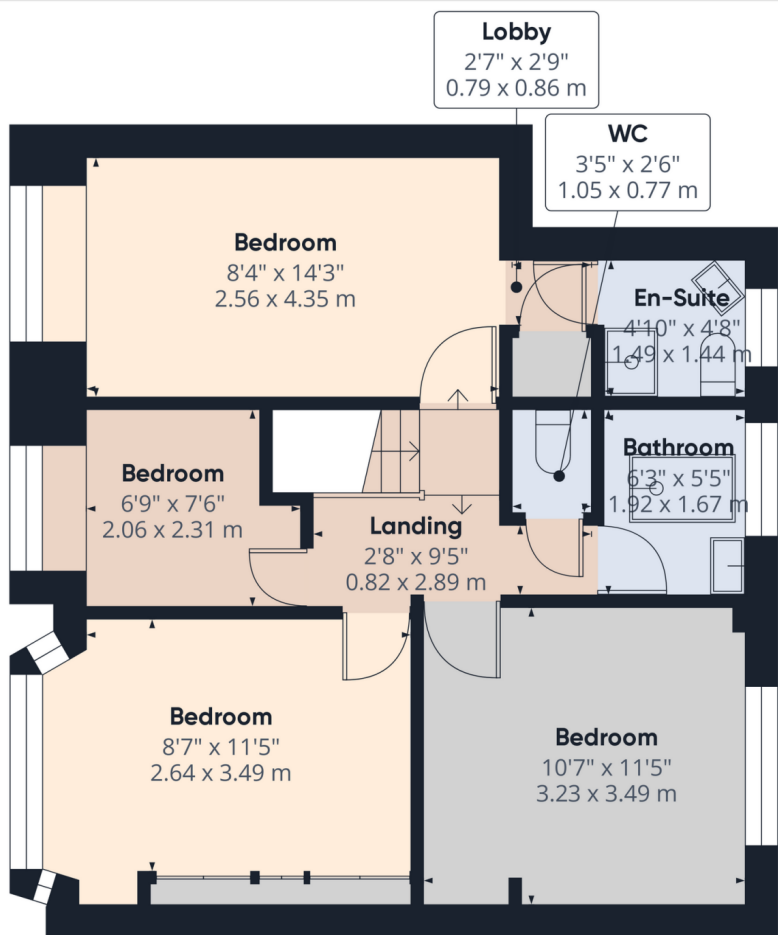




REGINALD ROAD SOUTH, DERBY, DE21



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Floor 1

Approximate total area⁽¹⁾
542.93 ft²
50.44 m²

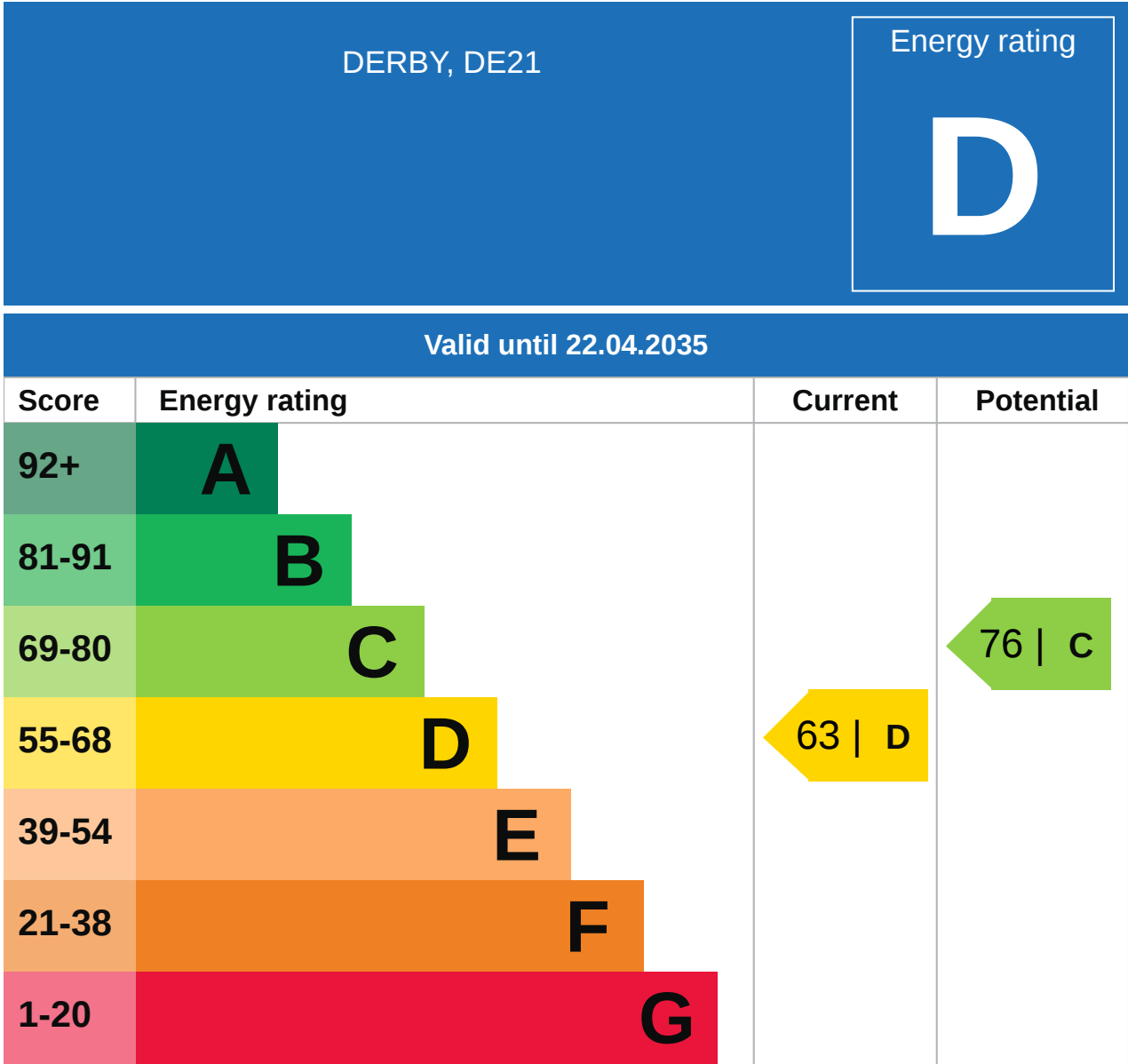
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Controls for high heat retention storage heaters
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	102 m ²



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.



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