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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th June 2025



MEADOW LANE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern And Extended Detached Home
- > Spacious open Plan Living/Fitted Dining Kitchen
- > Early Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A modern, well presented and extended detached home occupying a small cul-de-sac location and benefits from off road parking for two vehicles, an enclosed rear garden and spacious open plan living/fitted dining kitchen and an early viewing is recommended. The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, spacious lounge and extended, refitted open plan living/dining kitchen and utility/office. To the first floor the landing provides access to three bedrooms and modern bathroom with a white three piece suite. Outside, there is a driveway providing off road parking for two vehicles and there is an enclosed west facing rear garden. The property is situated within a cul-de-sac just off Meadow Lane and is well situated for Chaddesden and its range of shops, schools and transport links together with excellent access to Pride Park/The Wyvern and road links including the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Entrance Porch:

Lounge: (15'4" x 13'6") 4.67 x 4.11

Spacious Refitted And Extended Dining Kitchen: (22'2" x 9'7") 6.75 x 2.92

Office/Utility: (7'5" x 5'9") 2.26 x 1.75

First Floor Landing:

Bedroom One: (13'6" x 8'8") 4.11 x 2.64

Bedroom Two: (9'10" x 7'0") 2.99 x 2.13

Bedroom Three: (6'4" x 6'2") 1.93 x 1.88

Bathroom: (6'10" x 5'9") 2.08 x 1.75

Outside:

Off road parking is provided to the front elevation for two vehicles. There is an enclosed rear garden having a composite patio area, circular lawned area with gravelled borders. Fenced boundaries and cold water tap.

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:	807 ft ² / 75 m ²
Plot Area:	0.06 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY210265

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	1800
mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

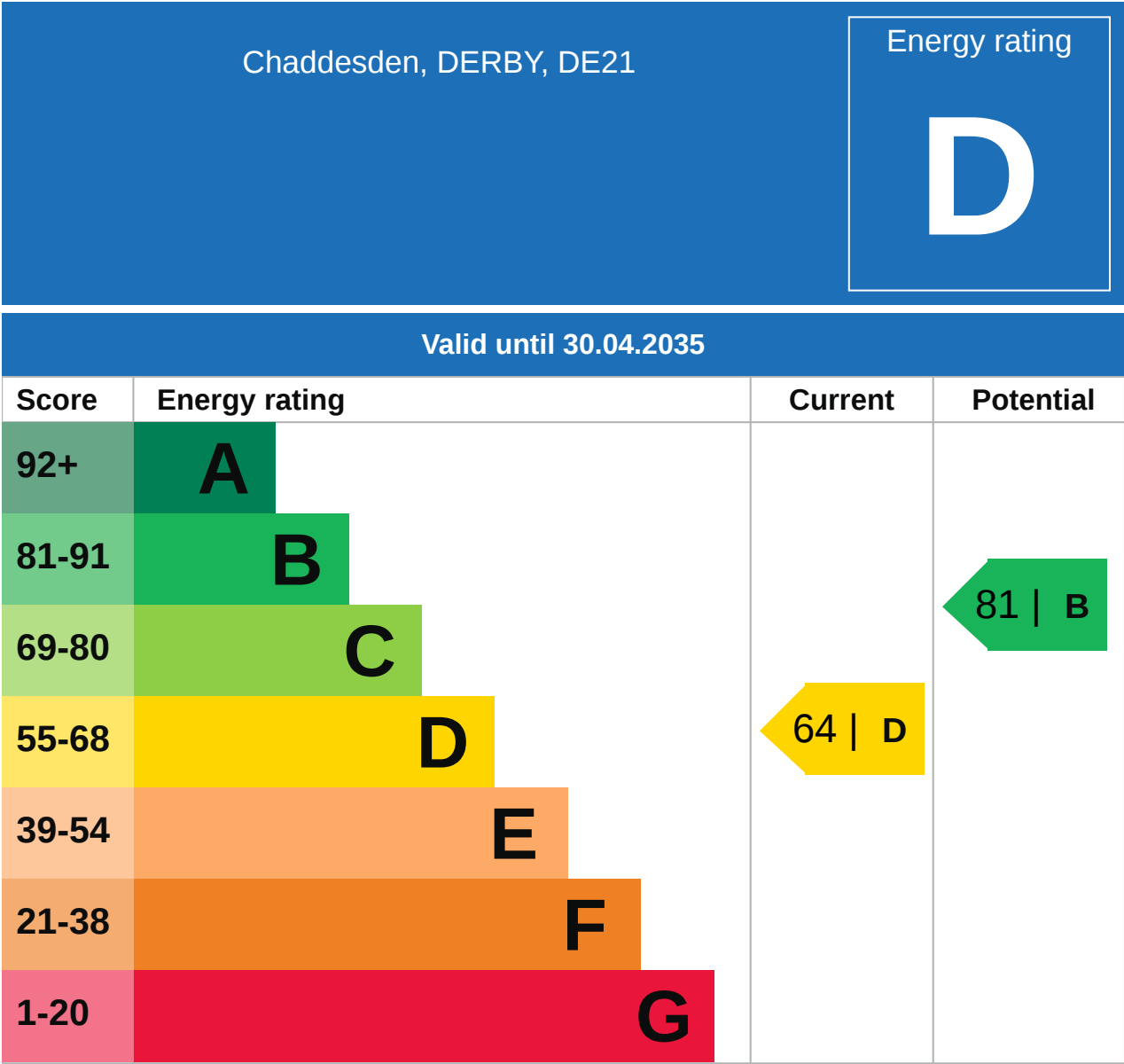








Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	75 m ²



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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.

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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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