

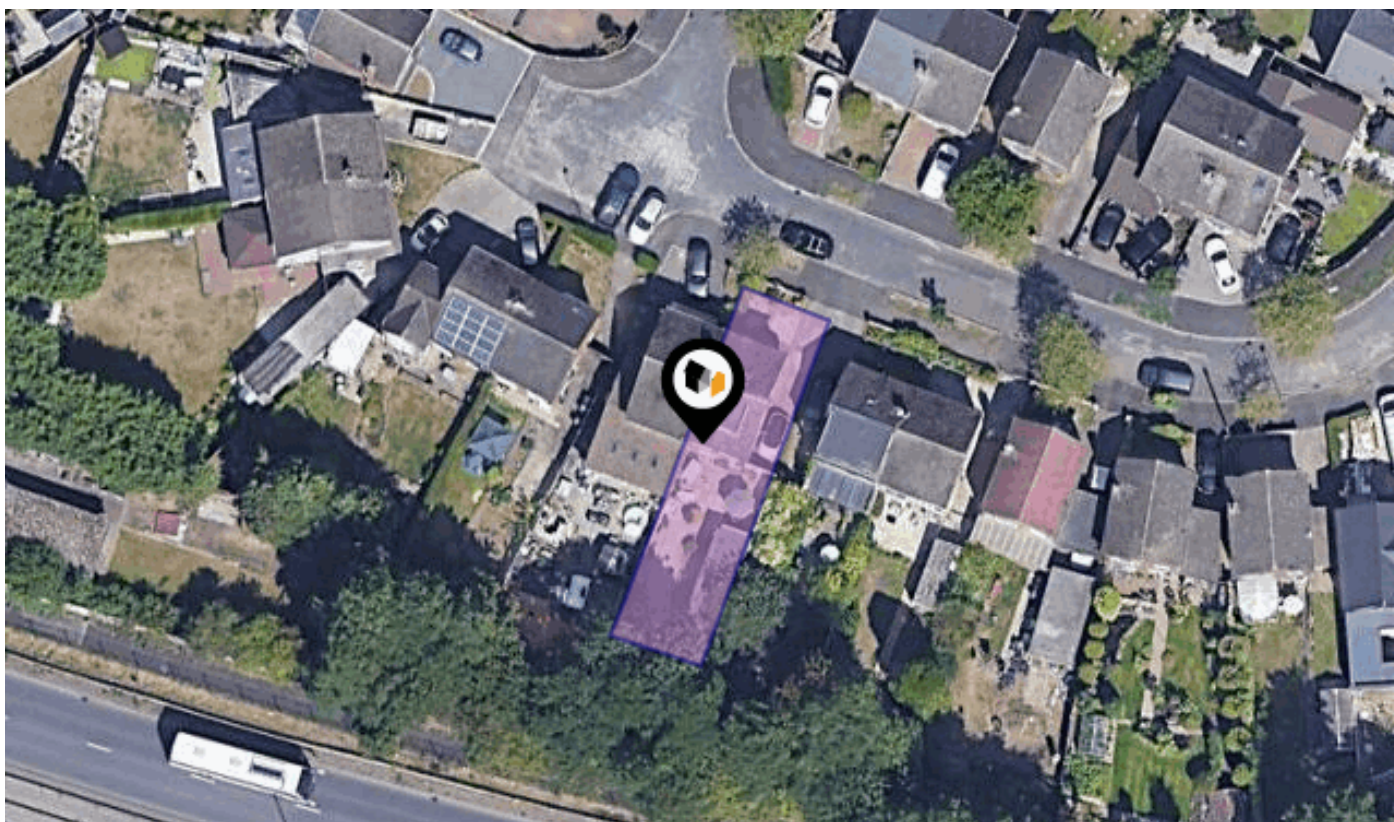


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 28<sup>th</sup> April 2025**



**CAROL CRESCENT, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Five-Bedroom Standard Construction Semi-Detached Property
- > EPC Rating E
- > Council Tax Band B
- > Freehold
- > Ample Off Road Parking With A Double Length Tandem Garage

### Property Description

**\*\* PREMIER PROPERTY \*\*** Ideal for a growing family, this five-bedroom semi-detached property is located in the highly popular Derby suburb of Chaddesden. With spacious living accommodation over three floors, the property features ample off road parking with a tandem garage (31'4"), a private and enclosed rear garden, uPVC double glazing and gas central heating! In brief, the accommodation comprises; Entrance hallway with an understairs storage cupboard, a spacious lounge with dual aspect windows and a fitted kitchen diner. Found to the first floor are three bedrooms, a modern fitted family bathroom and a first floor landing with a staircase giving access to the second floor where there are a further two bedroom. At the front of the property is a small foregarden having a gravel beds, well established shrubbery beds and a driveway providing off road parking for several vehicles. A secure gate gives access to the rear garden where there is a private and enclosed landscaped garden with a patio area, gravel beds, flower beds. summer house, fenced boundaries and a tandem garage having power and lighting.

### Room Measurement & Details

Hallway: (11'0" x 5'10") 3.35 x 1.78

Lounge: (15'7" x 11'5") 4.75 x 3.48

Kitchen: (15'5" x 10'0") 4.70 x 3.05

First Floor Landing: (2'8" x 7'8") 0.81 x 2.34

Bedroom: (15'3" x 11'5") 4.65 x 3.48

Bedroom: (7'11" x 9'10") 2.41 x 3.00

Bedroom: (7'2" x 6'9") 2.18 x 2.06

Bathroom: (5'4" x 8'4") 1.63 x 2.54

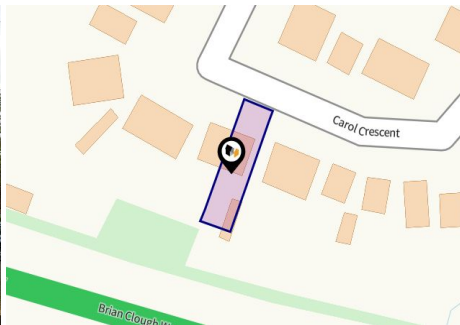
Second Floor Landing: (5'8" x 2'7") 1.73 x 0.79

Bedroom: (9'4" x 10'6") 2.84 x 3.20

Bedroom: (11'9" x 7'5") 3.58 x 2.26

### 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	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY18419		

## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		27	1800
• Rivers & Seas	Low	mb/s	mb/s
• Surface Water	Low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			









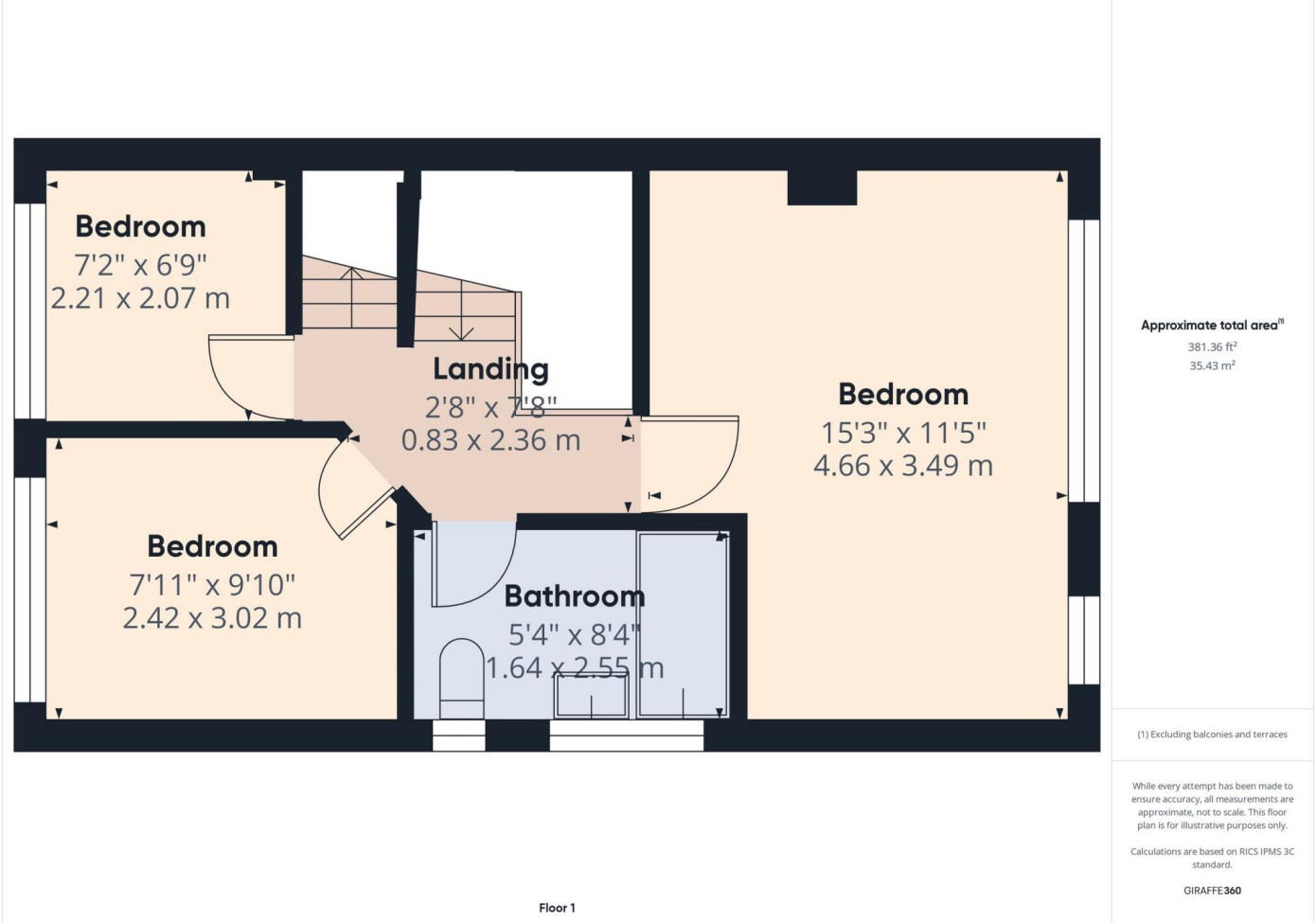




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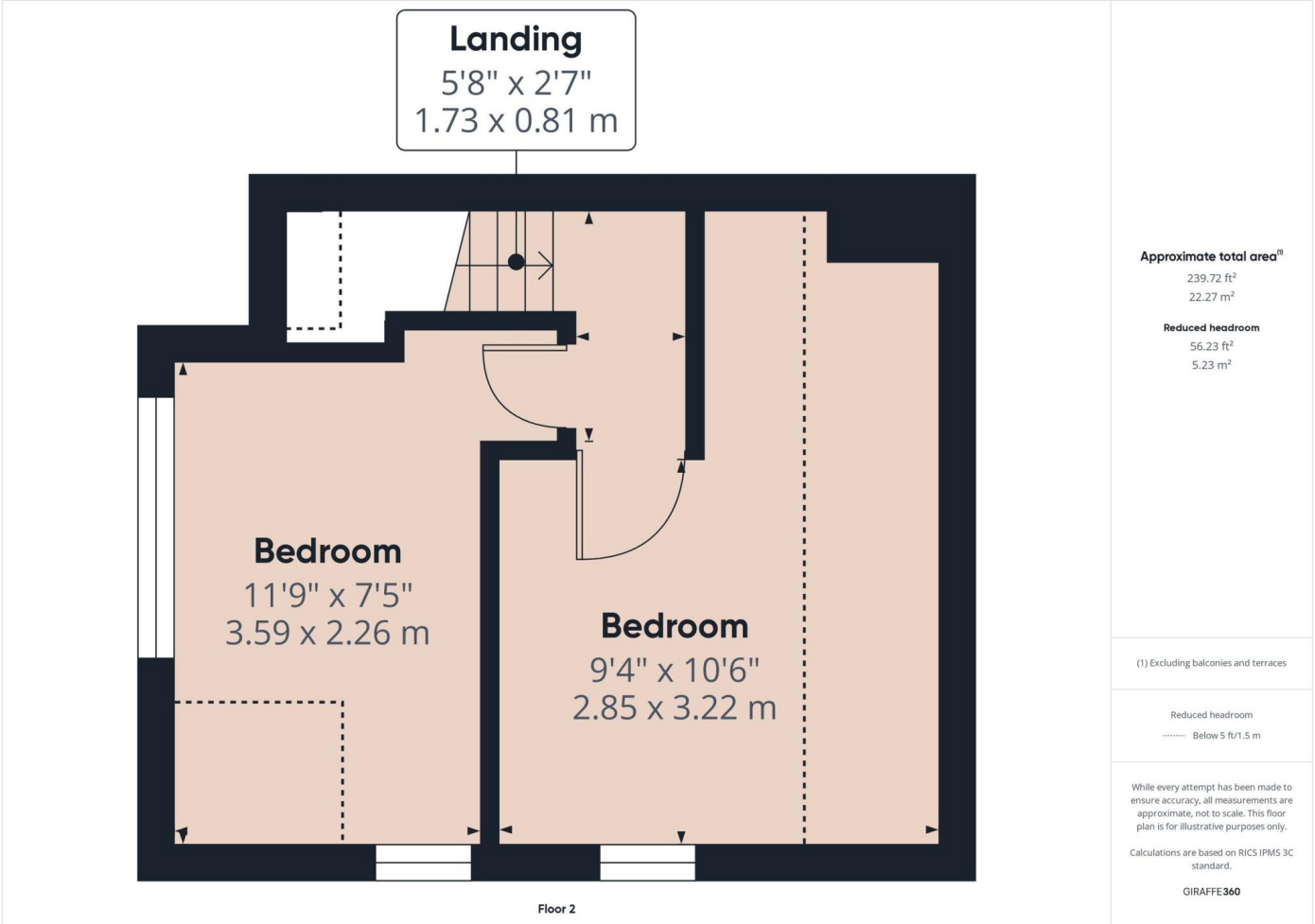


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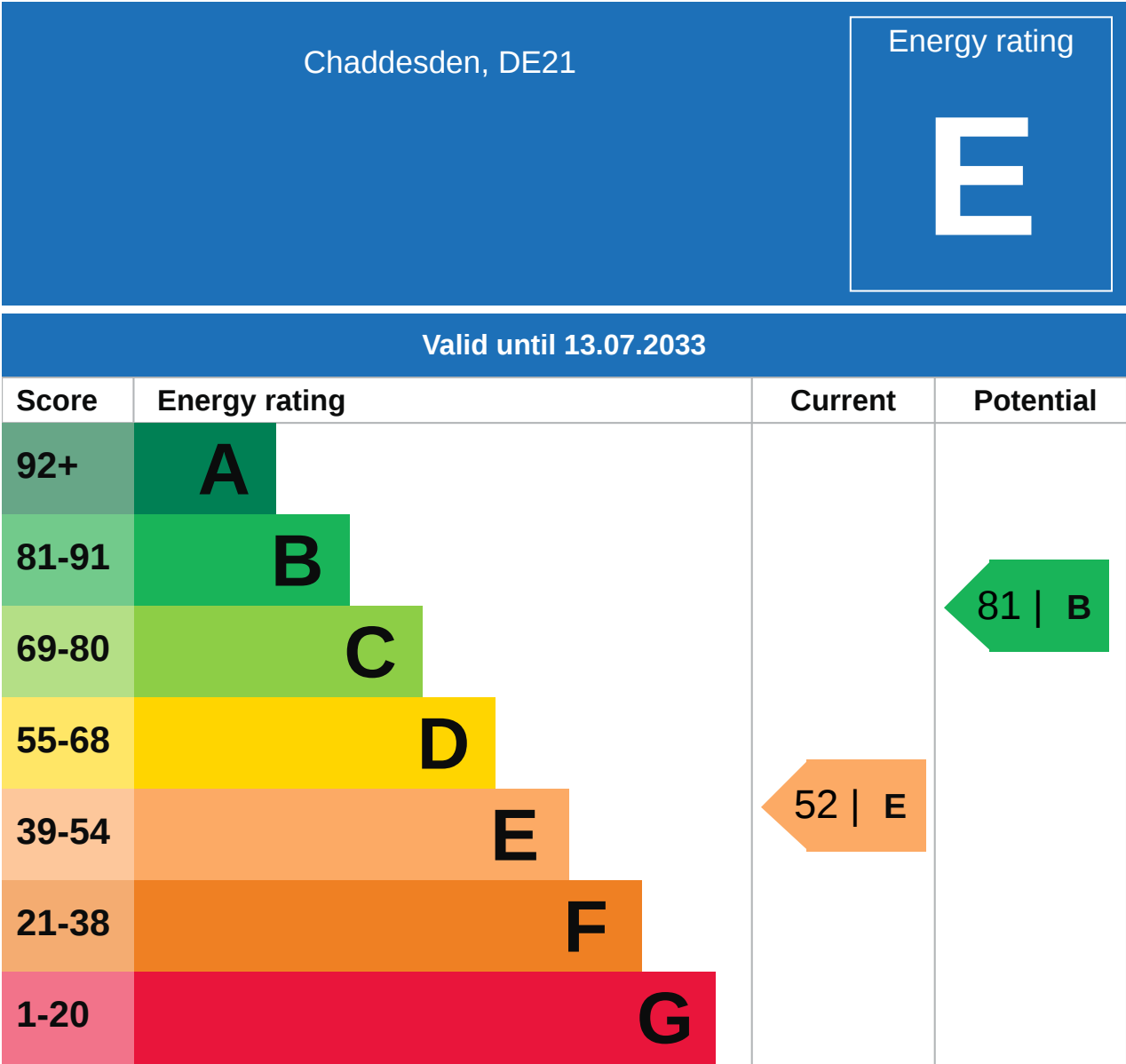




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# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 92% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	108 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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