

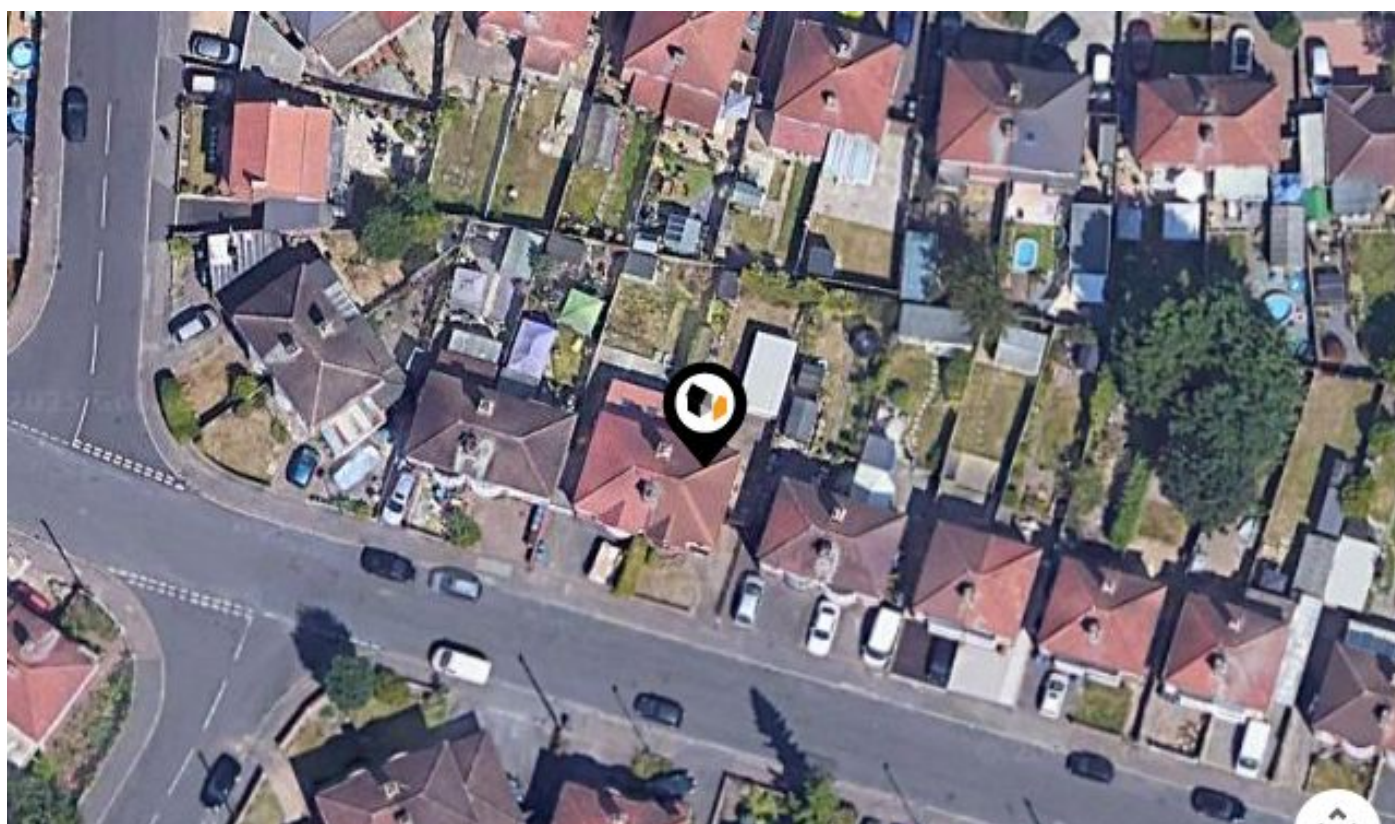


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 12<sup>th</sup> May 2025**



**WILSTHORPE ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Traditional, Bay-Fronted Three-Bedroom Home
- > No Upward Chain, Popular Location Close To Local Amenities
- > Ideal Family Home/First Time Buy
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

A traditional bay-fronted, semi-detached home requiring some modernisation/improvement and available for sale with no upward chain. The property would ideally suit a first time buyer or growing family and a viewing is recommended to appreciate the full potential of the property! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- good size reception hallway, lounge, dining/sitting room and kitchen. To the first floor the landing provides access to three bedrooms (two double), modern shower room and separate WC. Outside, there are gardens to both front and rear elevations together with a driveway providing off road parking and there is a garage within the rear garden. Wilsthorpe Road is well situated for Chaddesden and its range of 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.

### Room Measurement & Details

#### Reception Hallway:

Bay Fronted Lounge: (13'1" x 11'11") 3.99 x 3.63

Dining/Sitting Room: (11'11" x 11'1") 3.63 x 3.38

Kitchen: (8'0" x 6'0") 2.44 x 1.83

#### First Floor Landing:

Double Bedroom One: (13'10" x 10'1") 4.22 x 3.07

Double Bedroom Two: (11'11" x 10'1") 3.63 x 3.07

Bedroom Three: (7'1" x 5'11") 2.16 x 1.80

Shower Room: (6'0" x 4'11") 1.83 x 1.50

#### Separate WC:

#### Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off road parking. There are double gates to the side elevation leading in-turn to a GARAGE 19'1" x 10'1" with up and over door, light and power. There is an enclosed rear garden having a paved patio area, lawned area, cold water tap and an attached outhouse which houses the central heating boiler.

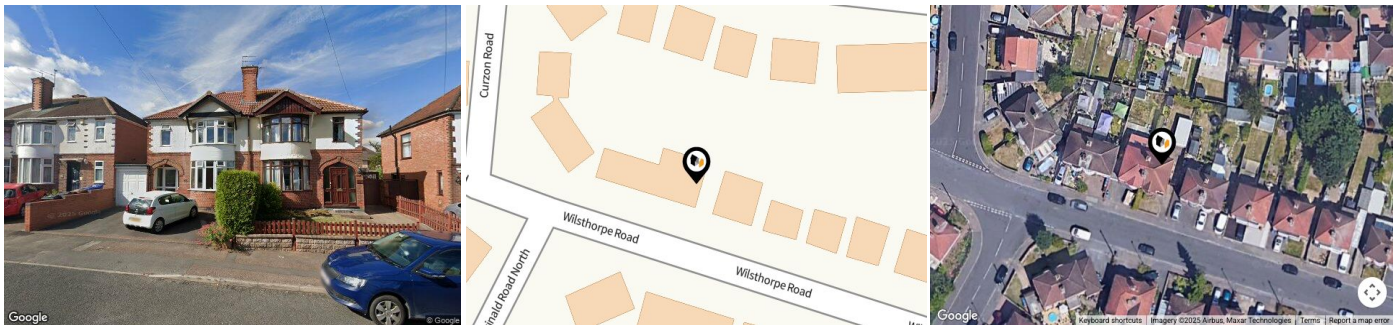
### Buyer Information:

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

**KFB** authorised to make representations or warranties regarding the property.



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>
Council Tax :	Band A
Annual Estimate:	£1,464

## 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:



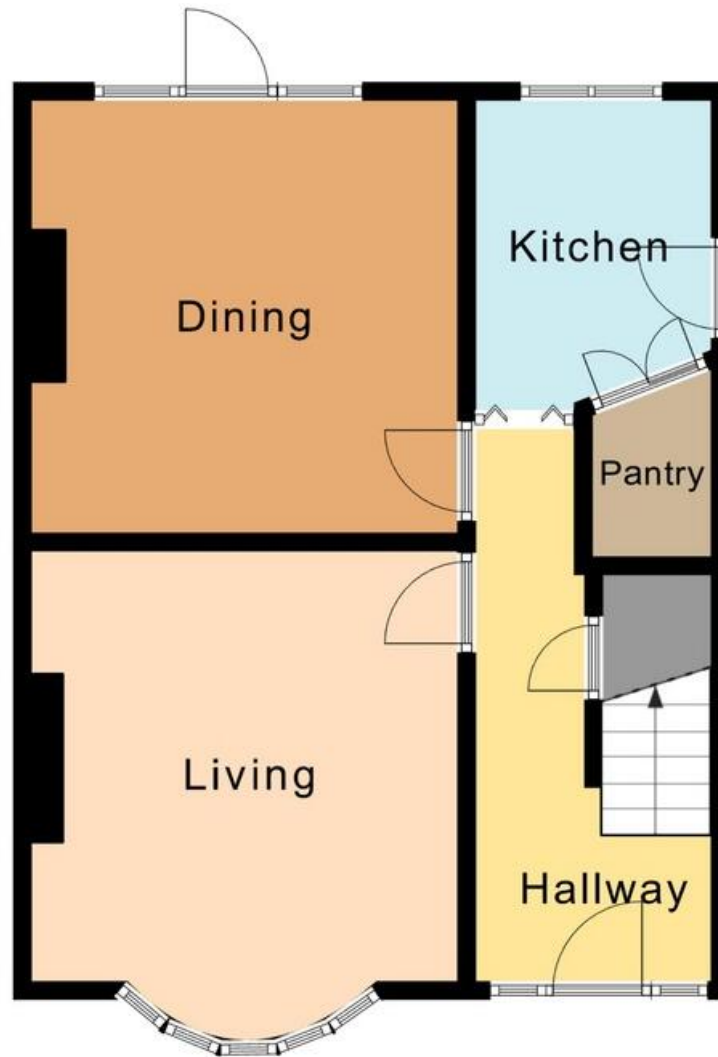




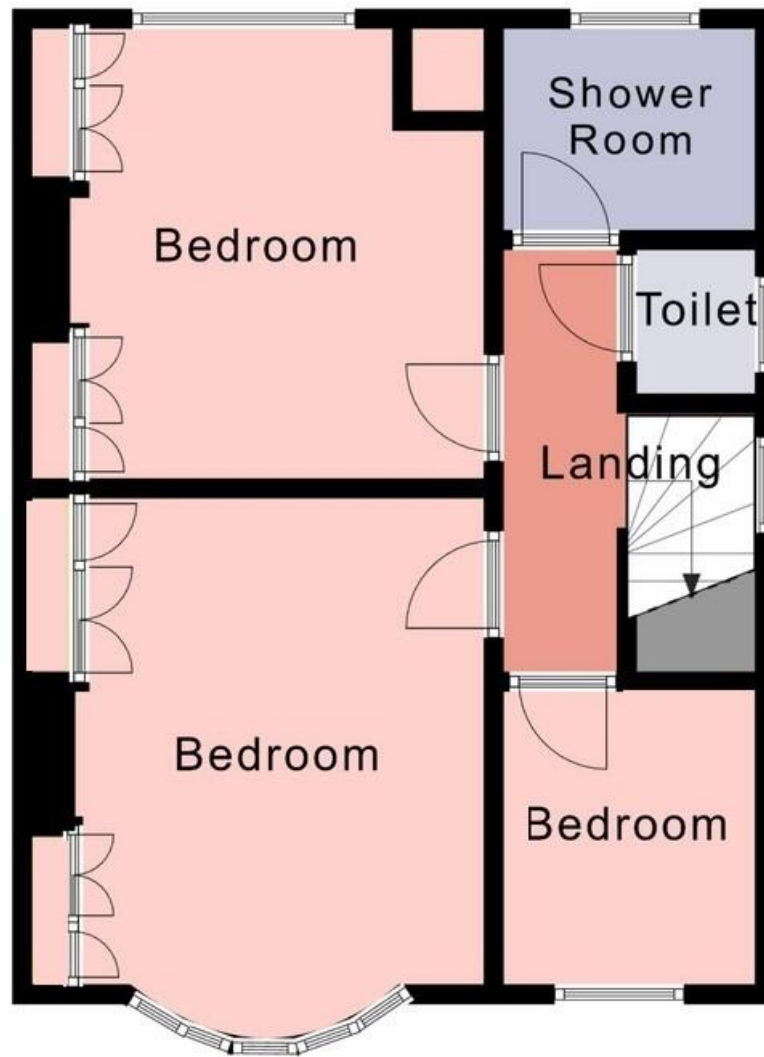




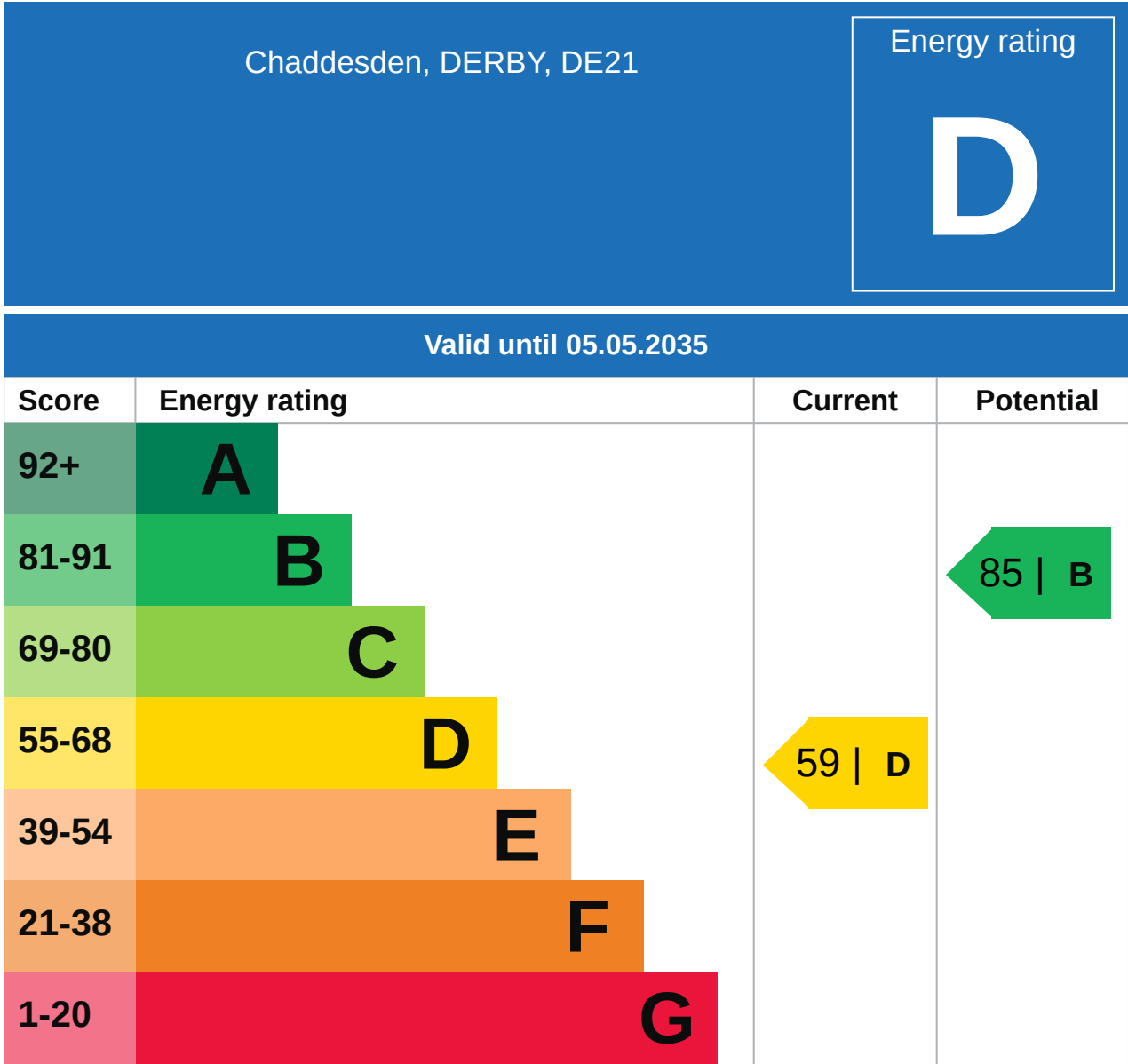
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# Property EPC - Certificate





## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	82 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

## 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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