

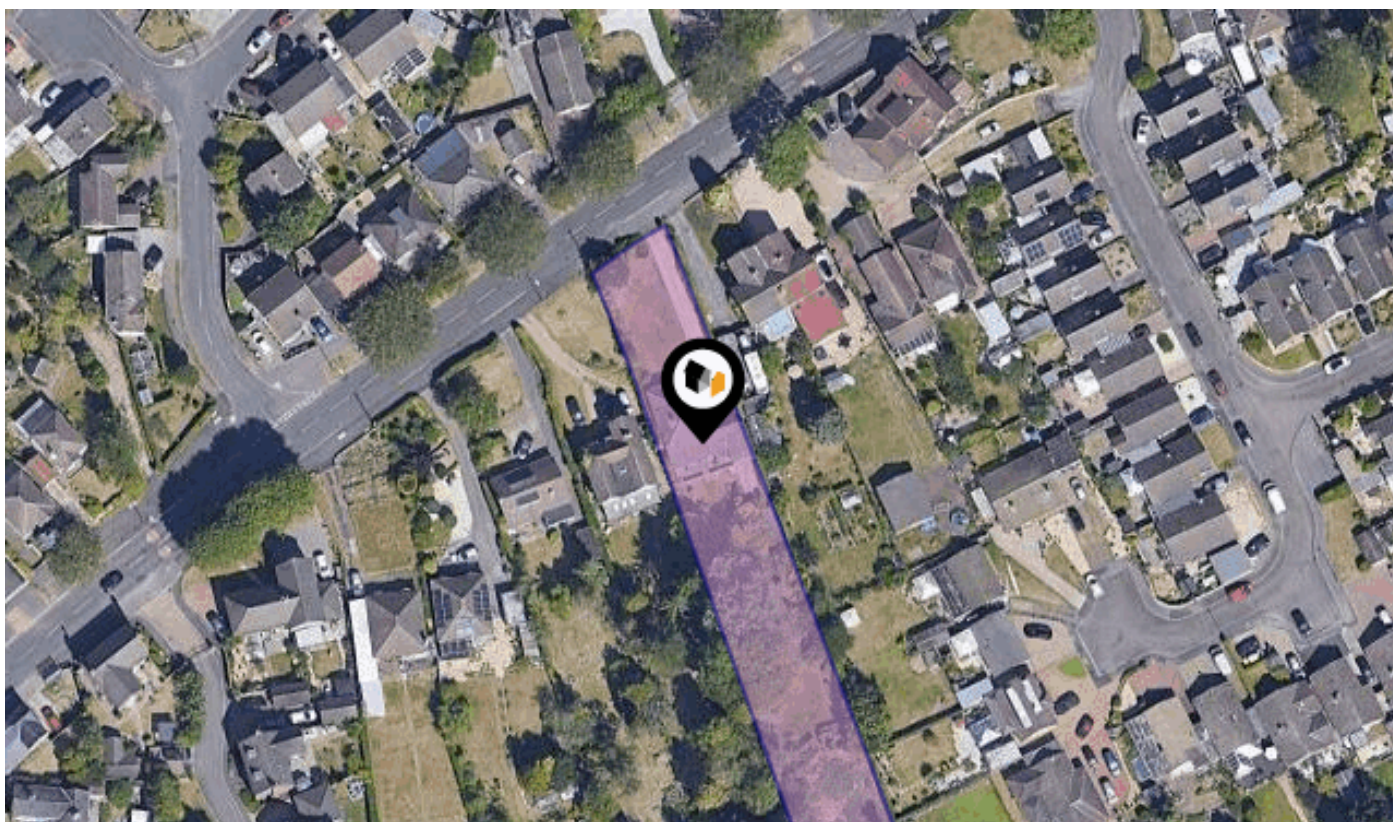


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th May 2025



MORLEY ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Substantially Extended Detached Bungalow
- > Set Back From Morley Road And Occupying A Larger Than Average Plot
- > No Upward Chain, Early Viewing Highly Recommended
- > EPC Rating D, Stanley Block Construction
- > Council Tax Band D, Freehold

Set back from the road and occupying a substantial plot, is this wonderful three bedroom detached bungalow having been extended to the rear elevation to provide spacious living accommodation. Located on the sought after Morley Road and bought to the market with no upward and occupying a larger than average plot with an attractive, mature south-facing rear garden. The accommodation is supplemented by air pump central heating, double glazing and briefly comprises:- deep reception hallway, spacious split level lounge, fitted dining kitchen, utility room, three good size bedrooms, family bathroom and modern shower room. Outside, as previously mentioned, the property is set back from Morley Road and is approached via a driveway providing off road parking for a number of vehicles and access to the property and larger than average garage. The extensive, mature south-facing rear garden is a particular feature of the property and enjoys privacy. Morley Road is well situated for Chaddesden and Oakwood respectively which offers a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Entrance Hallway: (3'9" x 17'7") 1.14 x 5.36

Split Level Living Room: (14'0" x 11'6") 4.27 x 3.51

Continuation of Living Room: (14'3" x 9'0") 4.34 x 2.74

Dining Kitchen: (16'1" x 8'11") 4.90 x 2.72

Utility Room: (8'6" x 6'3") 2.59 x 1.90

Bedroom One: (14'3" x 10'7") 4.34 x 3.23

Bedroom Two: (10'10" x 12'0") 3.30 x 3.66

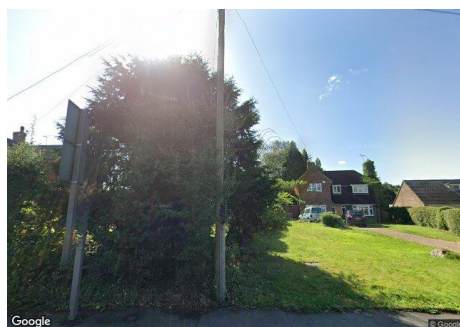
Bedroom Three: (10'8" x 7'5") 3.25 x 2.26

Family Bathroom: (7'9" x 4'10") 2.36 x 1.47

Shower Room: (8'2" x 4'9") 2.49 x 1.45

Outside:

The property is set well back from Morley Road and is approached via a driveway providing off road parking for a number of vehicles. In-turn this provides gated access through to a larger than average GARAGE 19' x 11'1" with doors to both front and rear elevations, light and power. The front garden is laid mainly to lawn with mature borders. The extensive, mature and south facing rear garden benefits from a paved paved area with lawned area beyond having mature flower, shrubs and tree borders with greenhouse and garden shed.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,065 ft ² / 99 m ²
Plot Area:	0.44 acres
Council Tax :	Band D
Annual Estimate:	£2,196
Title Number:	DY59862

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)

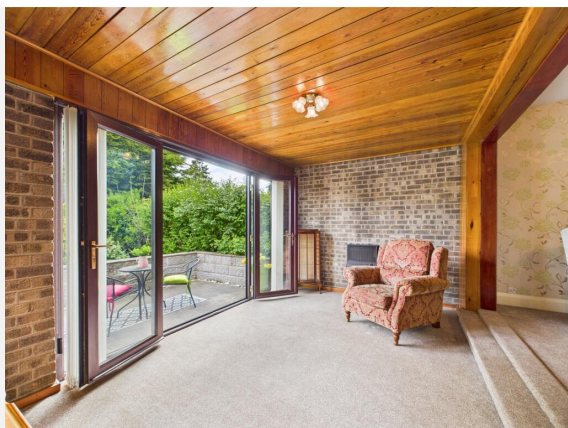
7 mb/s	80 mb/s	1800 mb/s

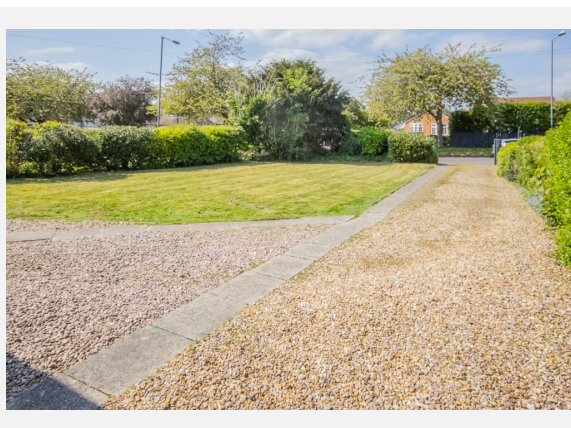
Mobile Coverage:
(based on calls indoors)

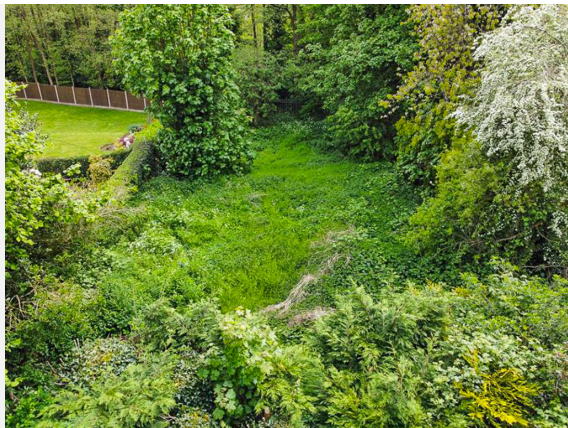


Satellite/Fibre TV Availability:

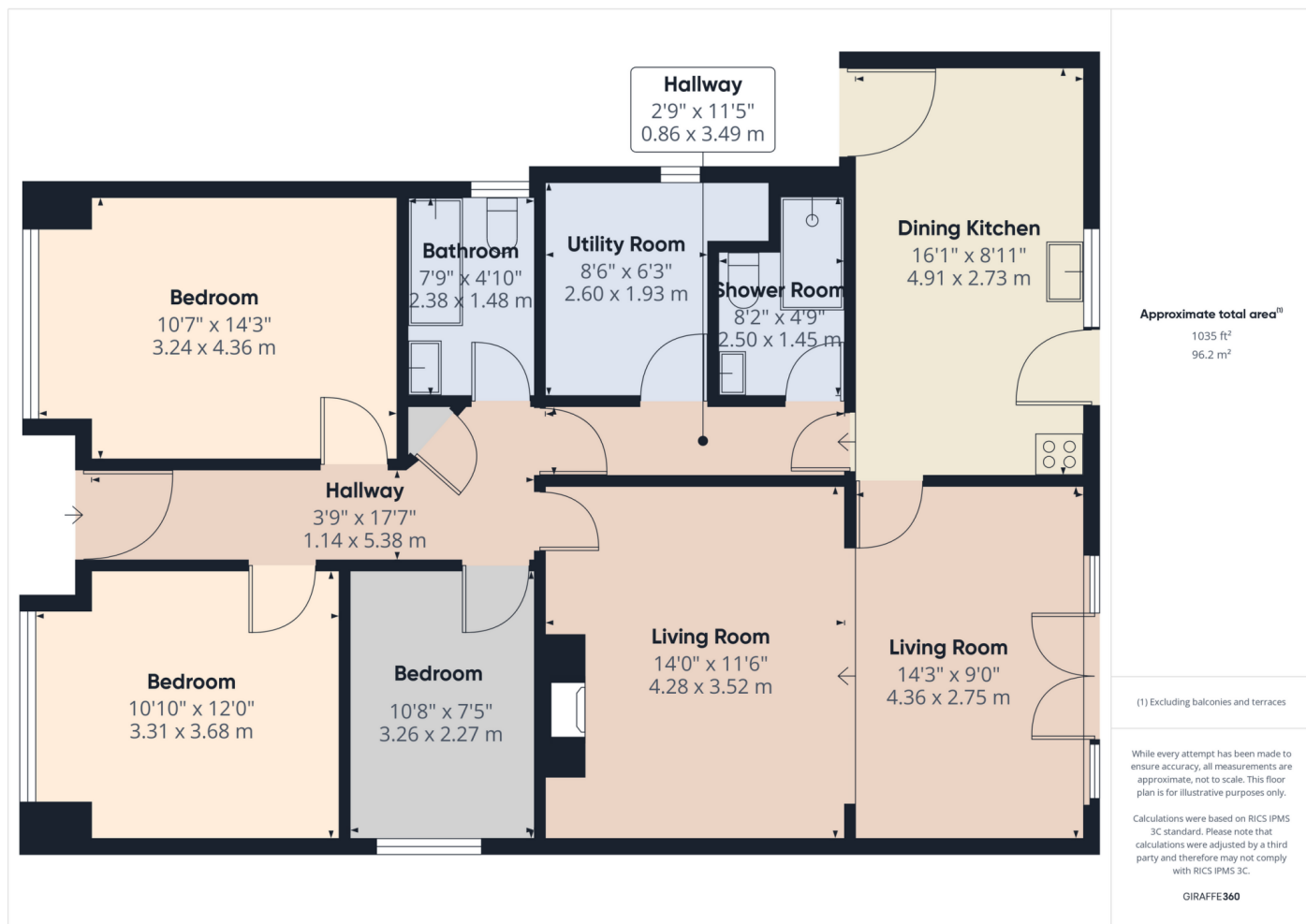




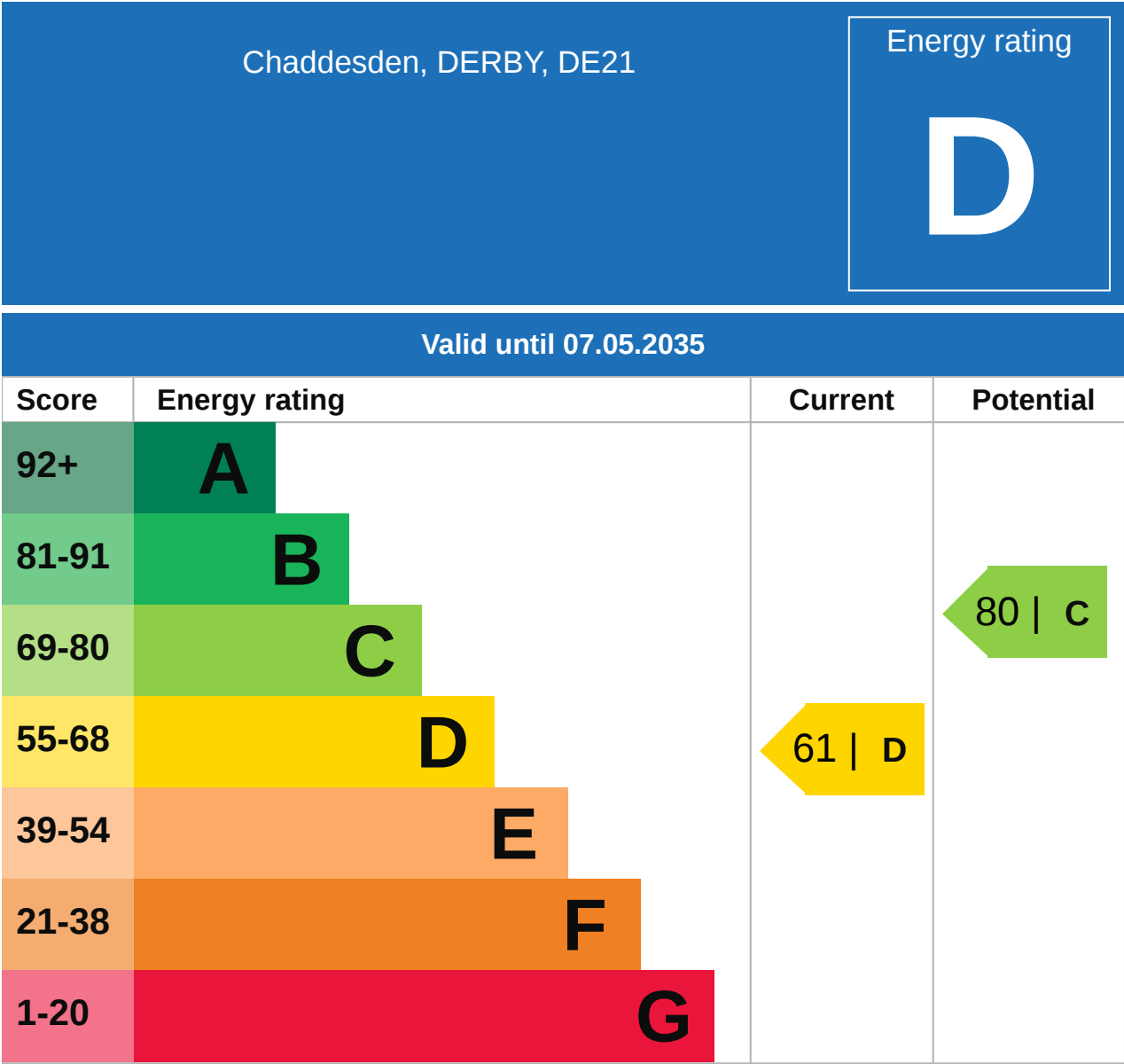




MORLEY ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Warm air, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	99 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

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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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