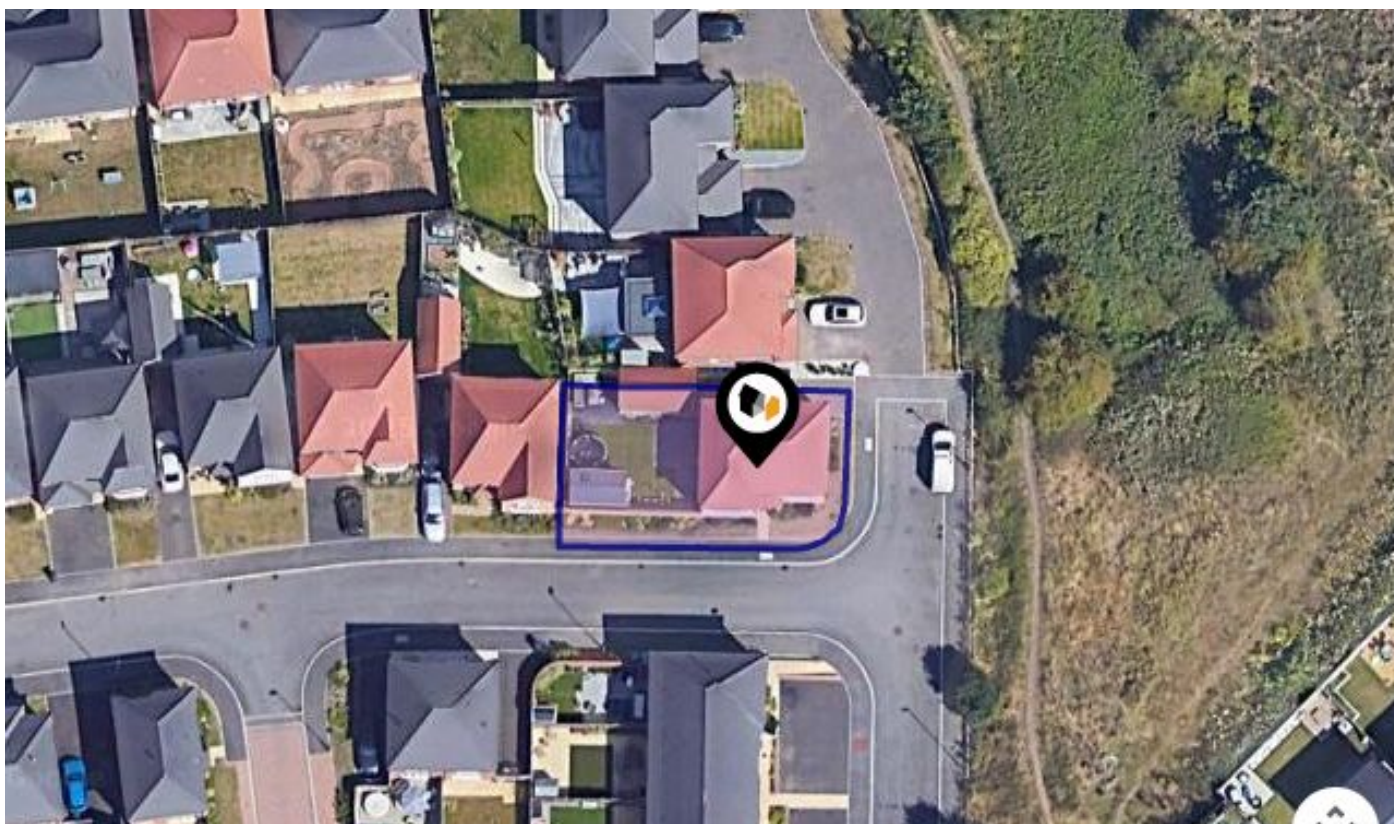




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st May 2025



HUNGERHILL CLOSE, BREADSALL, DERBY, DE21

Hannells

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Well-Presented Contemporary Four Bedroomed Family Home

- > Early Viewing Absolutely Essential
- > Four Bedrooms, Master Bedroom With En-Suite
- > EPC Rating B, Standard Construction
- > Council Tax Band E, Freehold

**** PREMIER PROPERTY **** Viewing is a must to fully appreciate the size and standard of the accommodation on offer. This well-presented, contemporary four-bedroomed home is located within a sought-after development. Offering a particularly high specification, and most stylish modern fitted living/dining kitchen, master bedroom with en-suite, driveway for two/three vehicles and detached garage. The property benefits from UPVC double glazing, gas fired central heating and and briefly comprises:- reception hallway, spacious lounge, stylish fitted living/dining kitchen with French doors to the rear garden, cloakroom with WC and utility room. To the first floor the landing provides access to four bedrooms, master bedroom with en-suite shower room and family bathroom. Outside, a driveway provides off-road parking for three vehicles together with a brick built garage and pleasant gardens. There is garden room/home office which may be available by negotiation.

Entrance Hallway: (6'6" x 12'3") 1.98 x 3.73

Cloaks/WC: (6'5" x 3'3") 1.96 x 0.99

Lounge: (11'7" x 21'0") 3.53 x 6.40

Kitchen / Living Area: (11'3" x 25'3") 3.43 x 7.70

Utility Room: (6'6" x 5'8") 1.98 x 1.73

First Floor Landing: (6'6" x 15'10") 1.98 x 4.83

Bedroom One: (11'8" x 9'5") 3.56 x 2.87

En-Suite Shower Room: (7'9" x 4'6") 2.36 x 1.37

Bedroom Two: (11'4" x 9'5") 3.45 x 2.87

Bedroom Three: (11'8" x 8'11") 3.56 x 2.72

Bedroom Four: (10'1" x 8'7") 3.07 x 2.62

Bathroom: (7'10" x 6'4") 2.39 x 1.93

Outside:

The property occupies a corner plot position. A driveway provides off road parking for two/three vehicles and access to a GARAGE 19'1" x 9'1" with up and over door, light and power. The garden is enclosed and enjoys a west facing aspect and arranged for ease of maintenance having a paved patio area with fenced boundaries. Cold water tap and gated access to the side elevation. There is also the benefit of a garden room/summerhouse with light and power. This is available by separate negotiation.

Buyer Information:















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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY552873		

Local Area

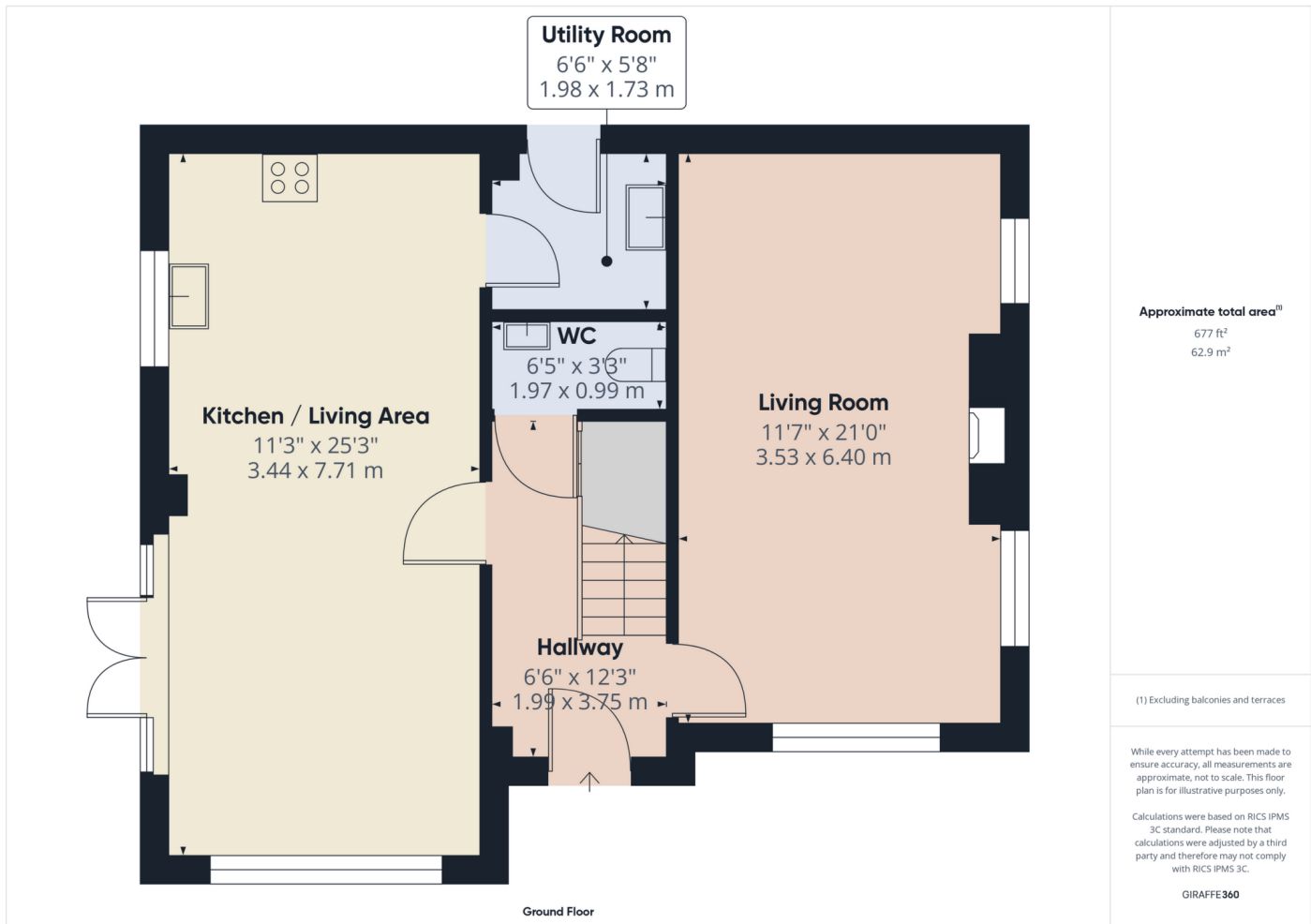
Local Authority:	Derby	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	58 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



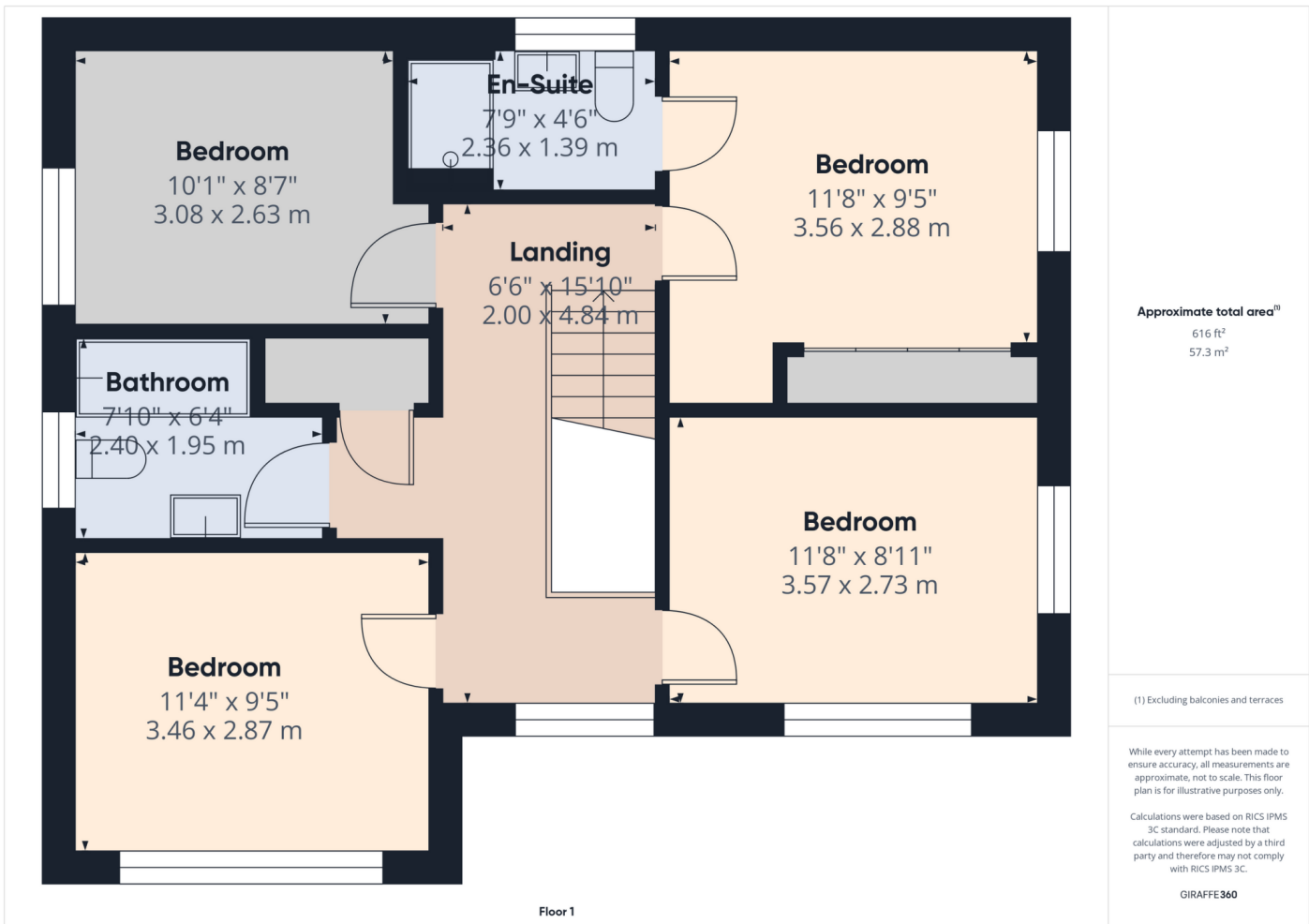




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Property EPC - Certificate



Hungerhill Close, Breadsall, DE21

Energy rating

B

Valid until 12.08.2030

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² K
Total Floor Area:	131 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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Data Quality

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