

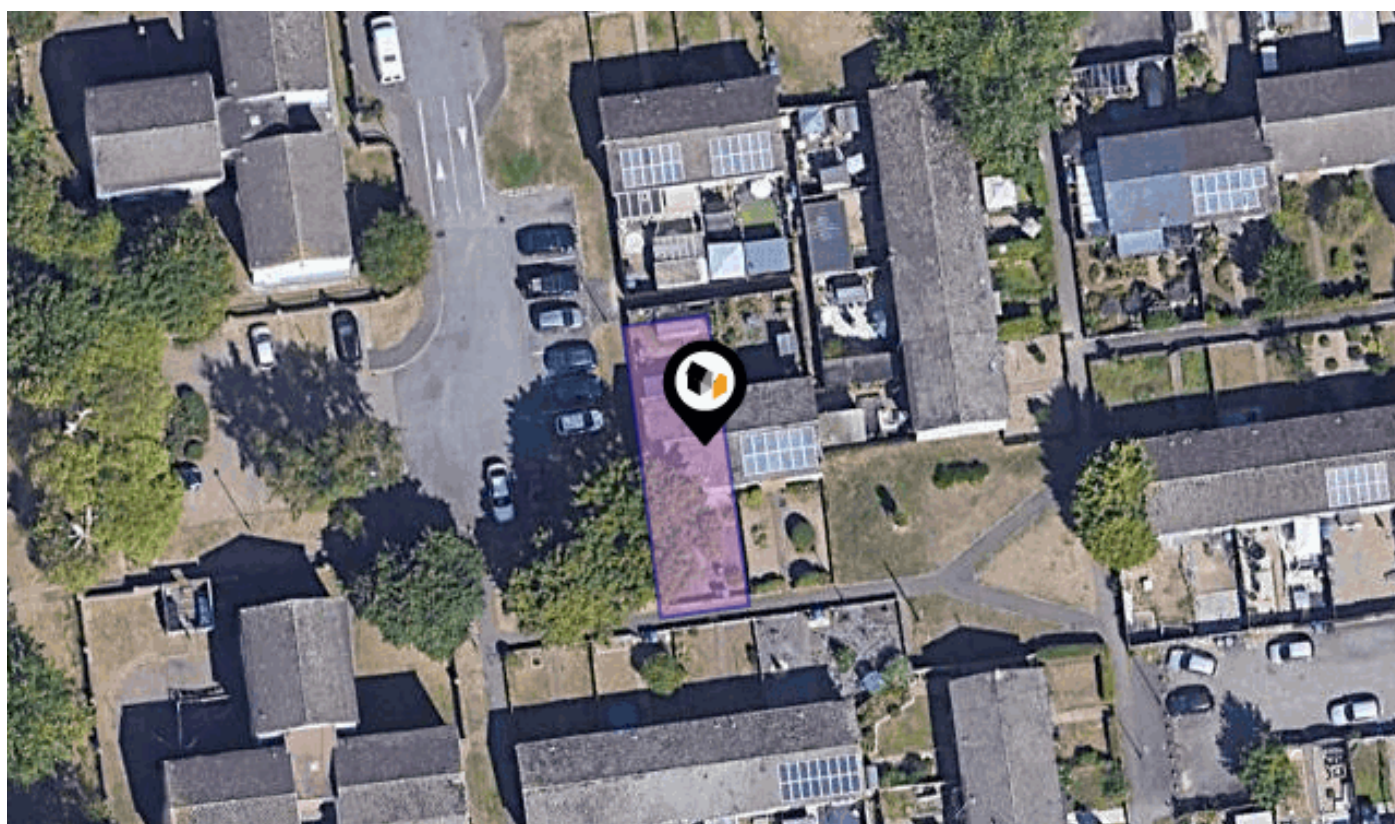


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th June 2025



SHETLAND CLOSE, DERBY, DE21

Hannells

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Useful Information:

- > Spacious Three-Bedroom Semi-Detached Home
- > No Upward Chain, Ideal Family Home/First Time Buyer
- > Spacious Lounge & Fitted Dining Kitchen
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

Offered for sale with no onward chain, this spacious three-bedroom semi-detached home features a generous lounge, good size dining kitchen with integrated appliances and full width conservatory. Ideal for a first time buyer, growing family or investor, a viewing is highly recommended. The accommodation in brief comprises: Entrance door to fitted dining kitchen with in-built appliances, rear lobby/utility, conservatory and spacious lounge. The first floor landing provides access to three bedrooms and a bathroom with a three piece suite. There are enclosed gardens to both front and rear elevations. Shetland Close is a cul-de-sac location being well situated for Derby City Centre and major road links including the A38, A52 and M1 Motorway.

Room Measurement & Details

Entrance Door to:-

Fitted Dining Kitchen: (17'5" x 10'6") 5.31 x 3.20

Rear Lobby/Utility: (10'8" x 3'9") 3.25 x 1.14

Conservatory: (20'11" x 8'0") 6.38 x 2.44

Lounge: (21'7" x 10'5") 6.58 x 3.17

First Floor Landing:

Double Bedroom One: (15'5" x 7'8") 4.70 x 2.34

Double Bedroom Two: (12'10" x 10'9") 3.91 x 3.28

Bedroom Three: (7'8" x 7'7") 2.34 x 2.31

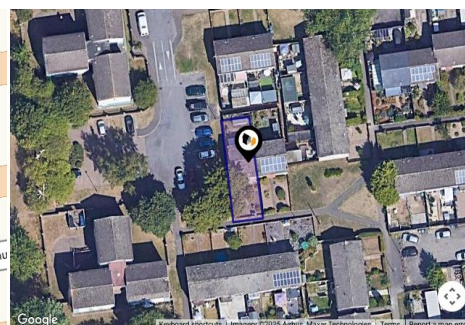
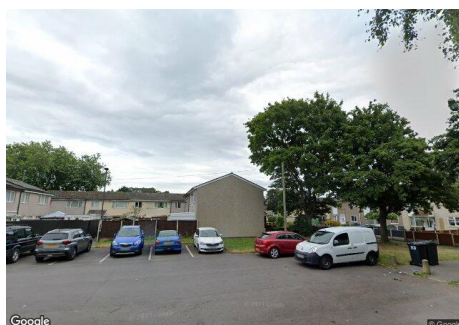
Bathroom: (7'8" x 7'7") 2.34 x 2.31

Outside:

There are enclosed gardens to both front and rear elevations.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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: | 1,140 ft ² / 106 m ² |
| Plot Area: | 0.04 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band A |
| Annual Estimate: | £1,464 |
| Title Number: | DY90894 |

Tenure: Freehold

Local Area

| | |
|--------------------|------------|
| Local Authority: | Derby city |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Low |
| • Surface Water | Very low |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

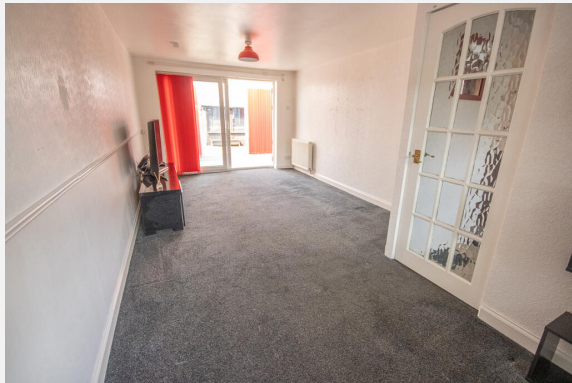
| | | |
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| 7 | 78 | 1000 |
| mb/s | mb/s | mb/s |
|  |  |  |

Mobile Coverage:
(based on calls indoors)



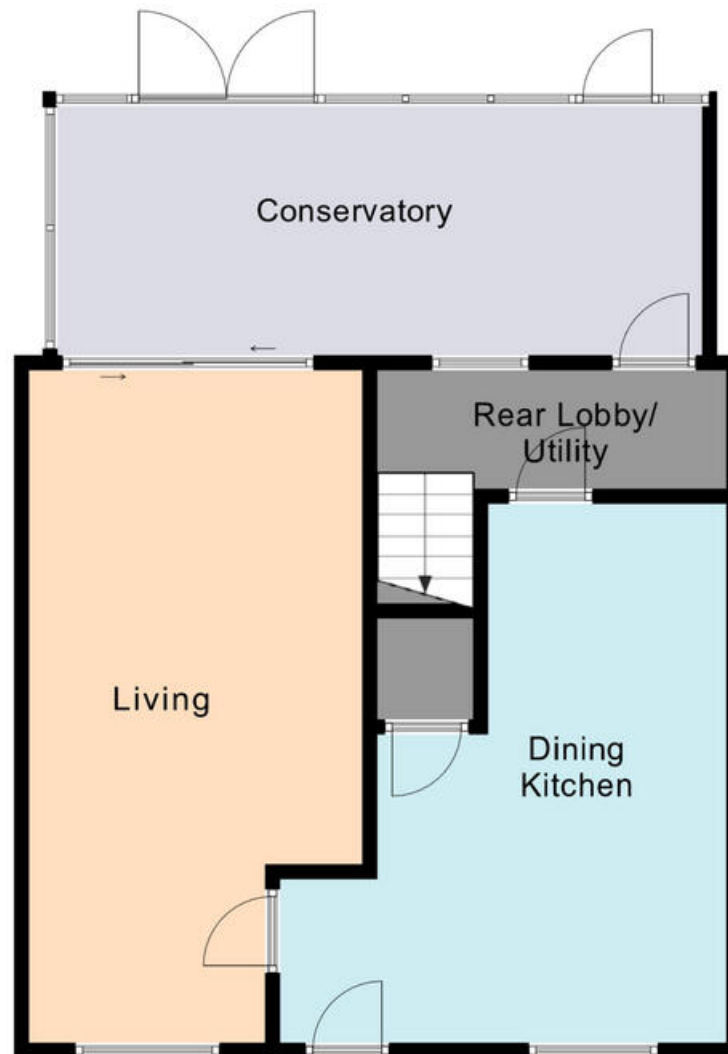
Satellite/Fibre TV Availability:



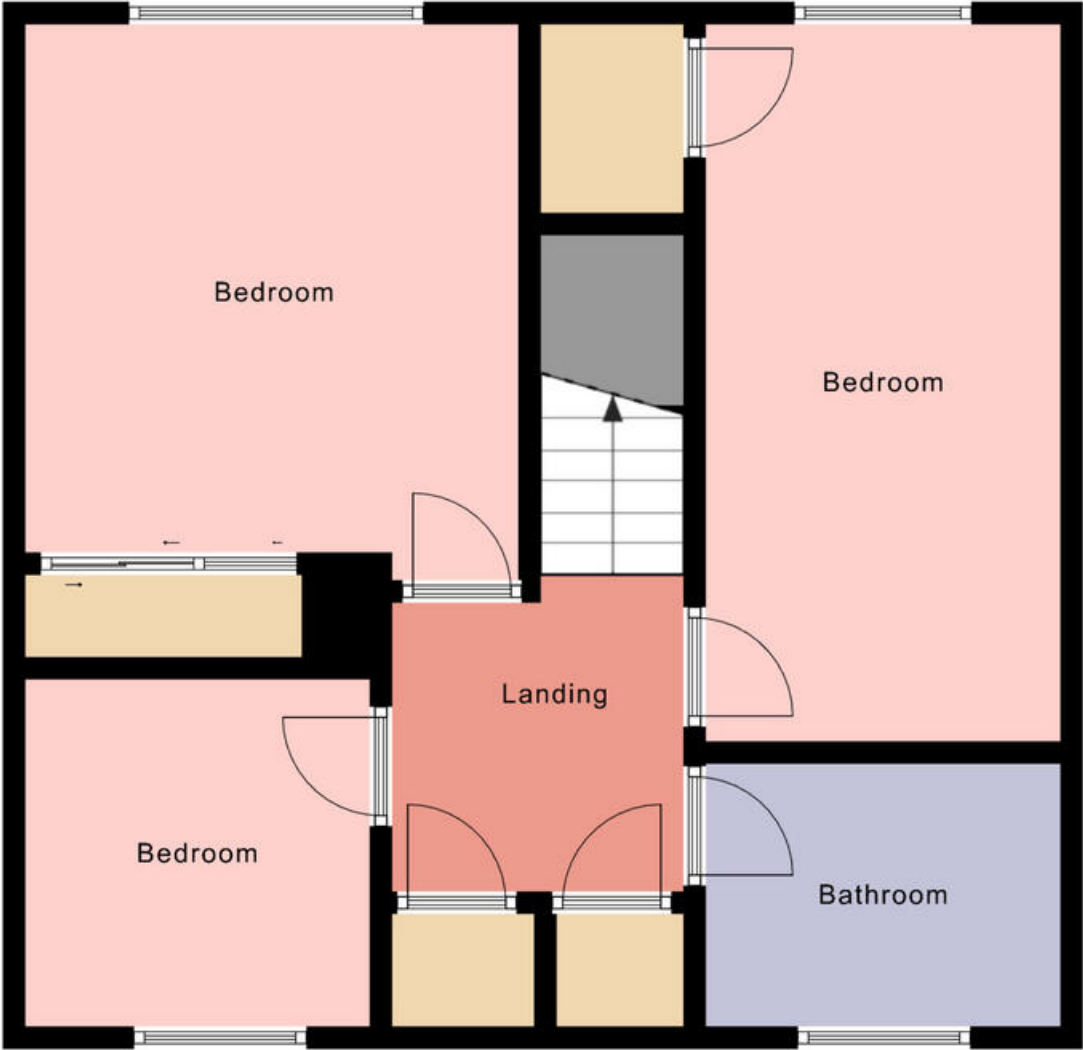




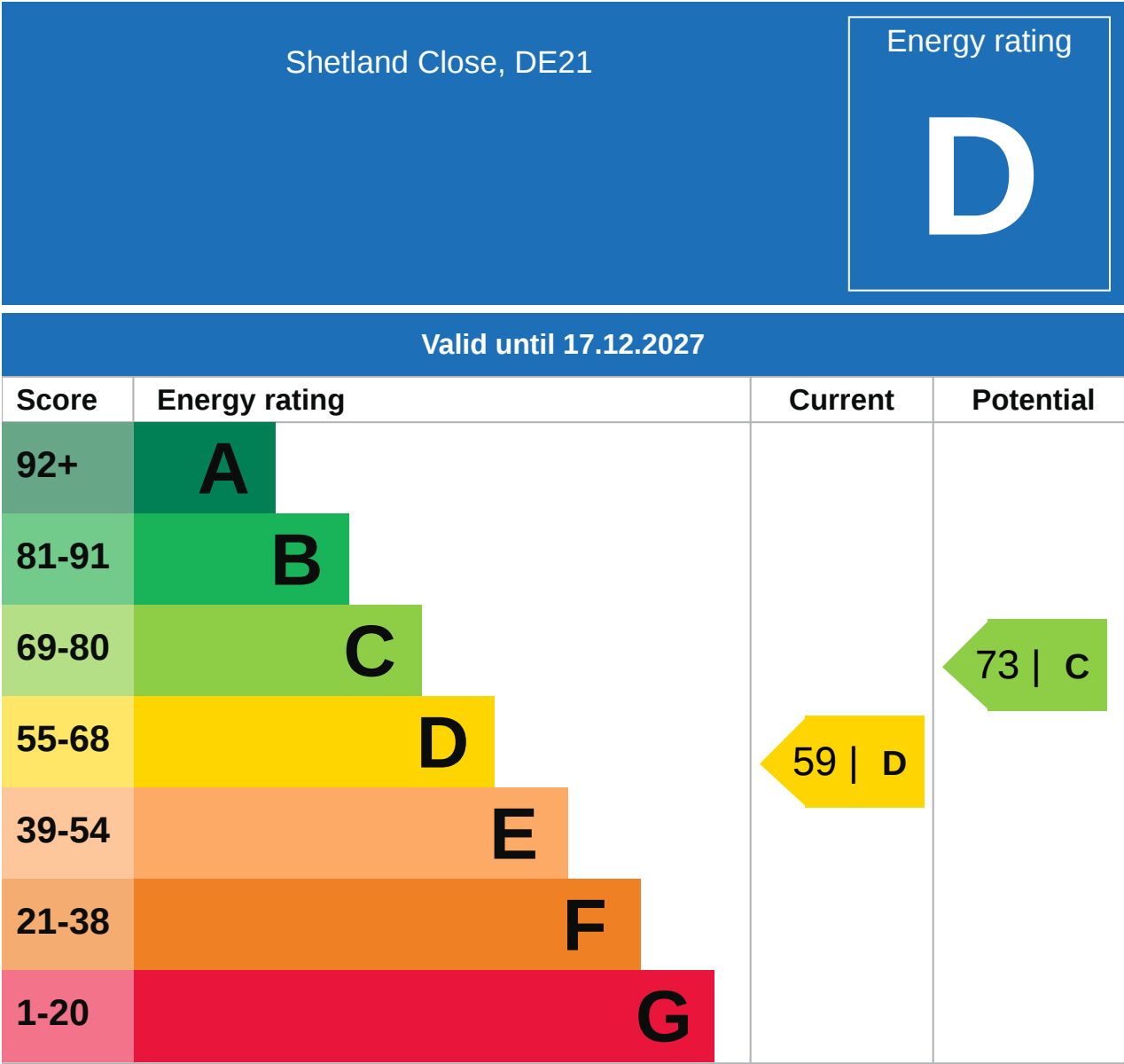
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SHETLAND CLOSE, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 106 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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