

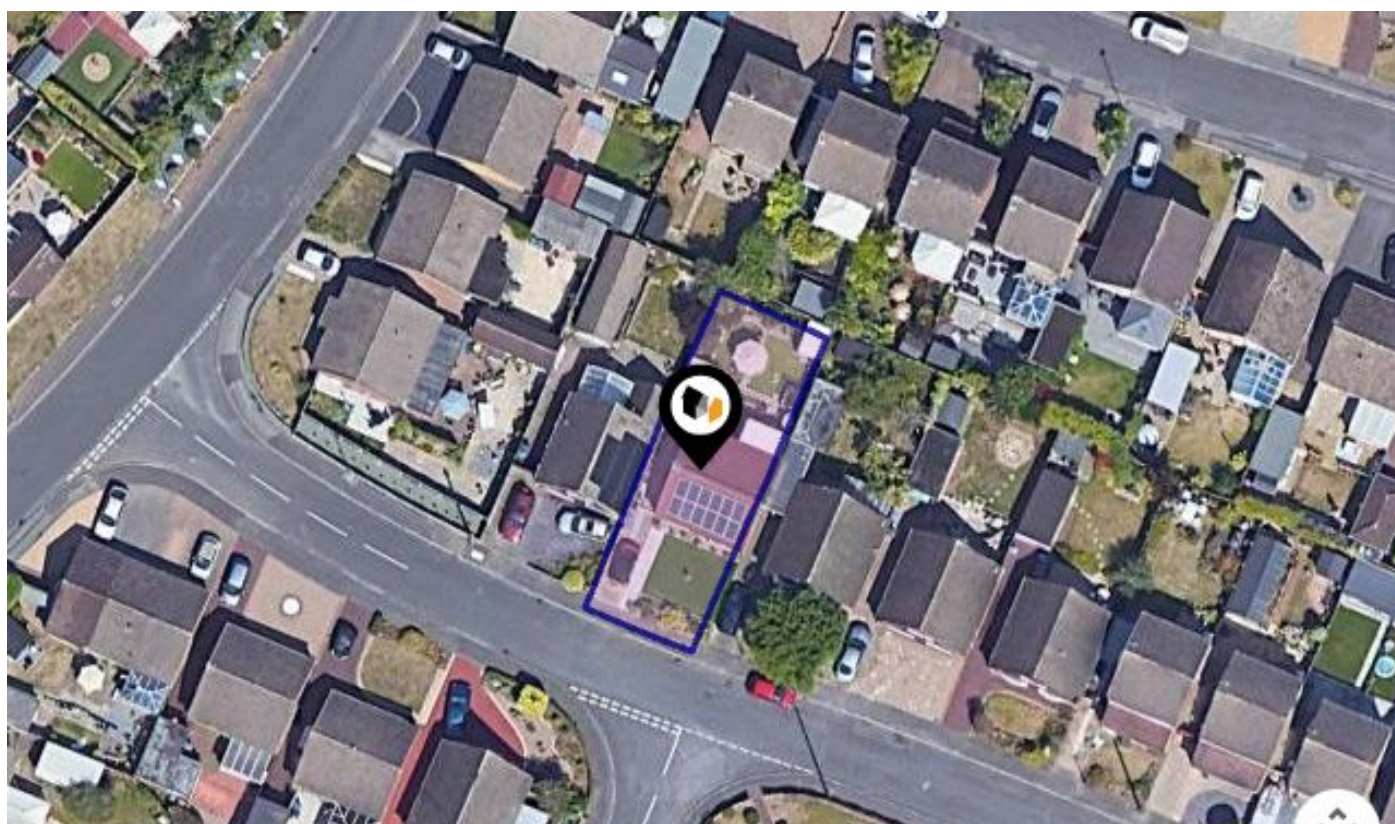


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th June 2025



ENOCH STONE DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Well Presented Detached Bungalow
- > Freehold/Standard Construction
- > EPC Rating B/Council Tax Band C
- > Driveway & Garage, EV Charging Point
- > Spacious Lounge

Property Description

Located in the popular area of Chaddesden, in a cul-de-sac position, this spacious and well-presented two-bedroom detached bungalow offers a generous lounge, well-appointed fitted kitchen, conservatory and well-presented bathroom, with an ample driveway, landscaped rear garden with garden room and solar panels, it will make a fantastic home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature tile flooring; spacious lounge; fitted kitchen with integrated appliances; uPVC double glazed conservatory with sliding door to the rear garden; two well-proportioned bedrooms and a fitted bathroom. To the front of the property is a neat garden space with mixed flower and shrubbery beds and artificial lawn alongside a driveway providing ample off road parking with gated access to the side, electric vehicle charging point and a detached garage at the rear. To the rear of the property is a beautiful, landscaped garden with feature patio seating area, artificial lawn, mixed flower and shrubbery beds, garden room and feature elevated pond/water feature. Offered for sale with no upward chain, viewings are highly recommended! The property lies within a popular location conveniently situated for both Spondon and Chaddesden which offer a range of shops, schools and transport links together with easy access for Derby City Centre and major road links including A52, M1 Motorway and A50 respectively.

Room Measurement & Details

Entrance Hall:

Lounge: (14'10" x 9'10") 4.52 x 3.00

Kitchen: (9'8" x 8'9") 2.95 x 2.67

Conservatory: (9'11" x 6'9") 3.02 x 2.06

Bedroom One: (11'9" x 10'4") 3.58 x 3.15

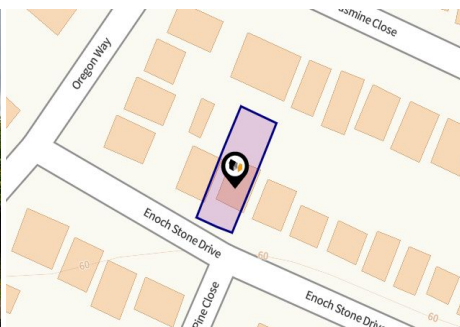
Bedroom Two: (8'8" x 7'7") 2.64 x 2.31

Bathroom: (5'8" x 5'3") 1.73 x 1.60

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 Overview

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A Moving Experience



Property

Type:	Detached
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.07 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY88249

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

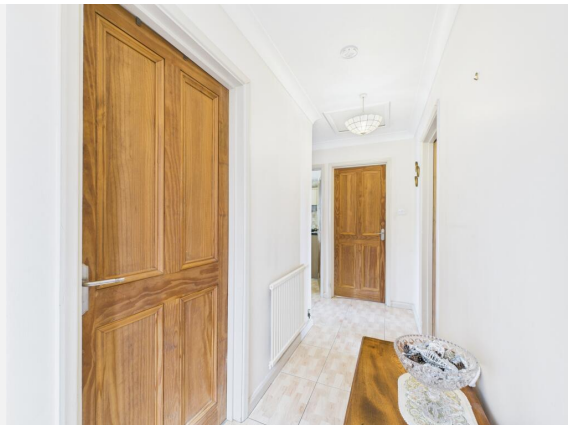
8	43	1800
mb/s	mb/s	mb/s

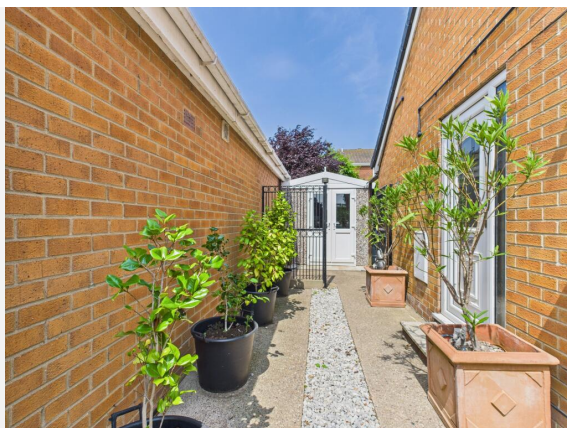
Mobile Coverage:
(based on calls indoors)



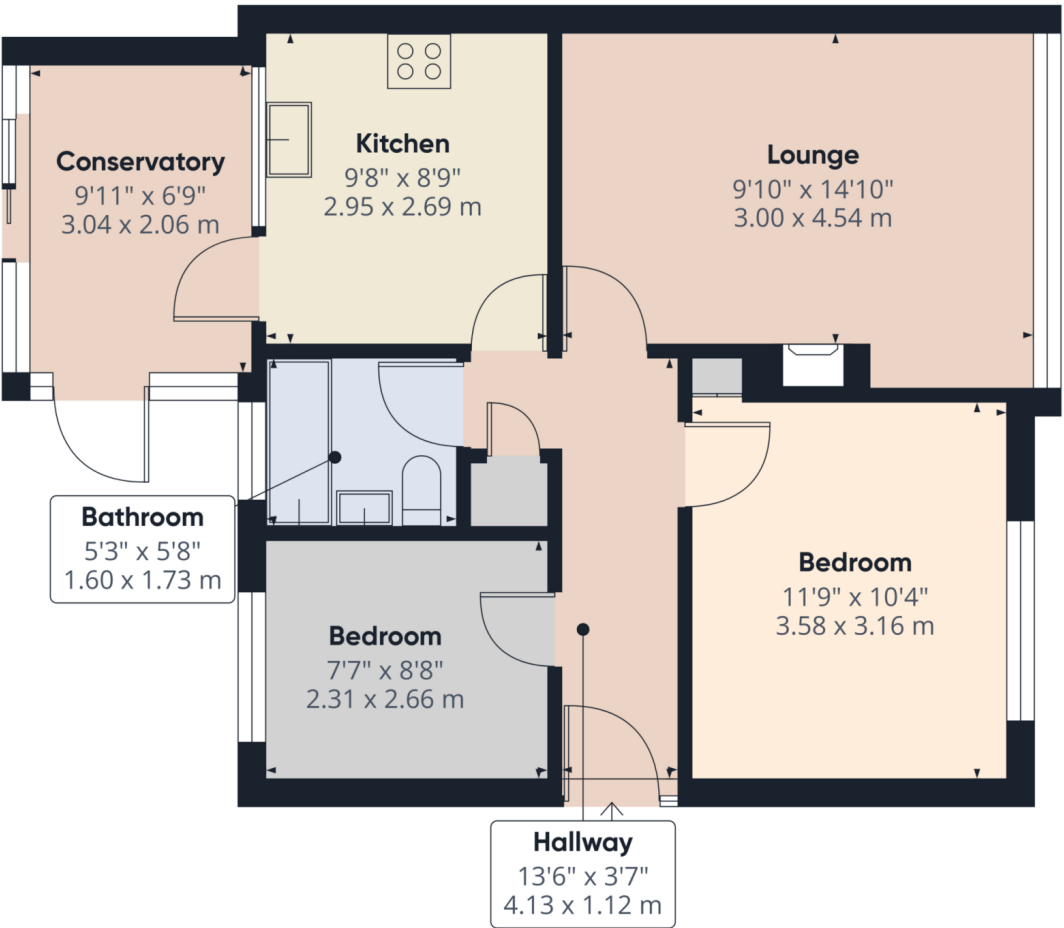
Satellite/Fibre TV Availability:







ENOCH STONE DRIVE, CHADDESSEN, DERBY, DE21



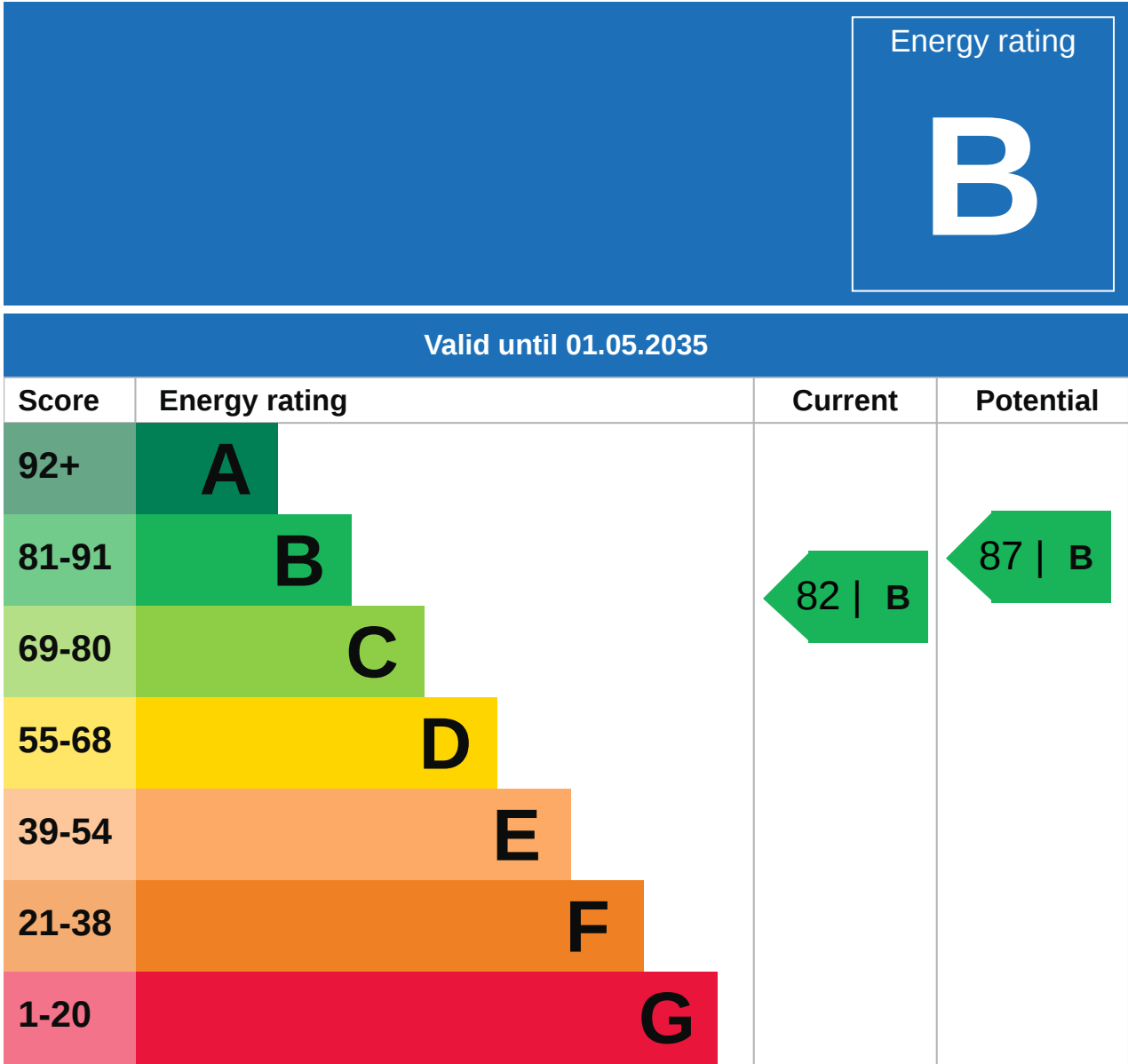
Approximate total area⁽¹⁾
605 ft²
56.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Pitched, 350 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m ²



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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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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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