

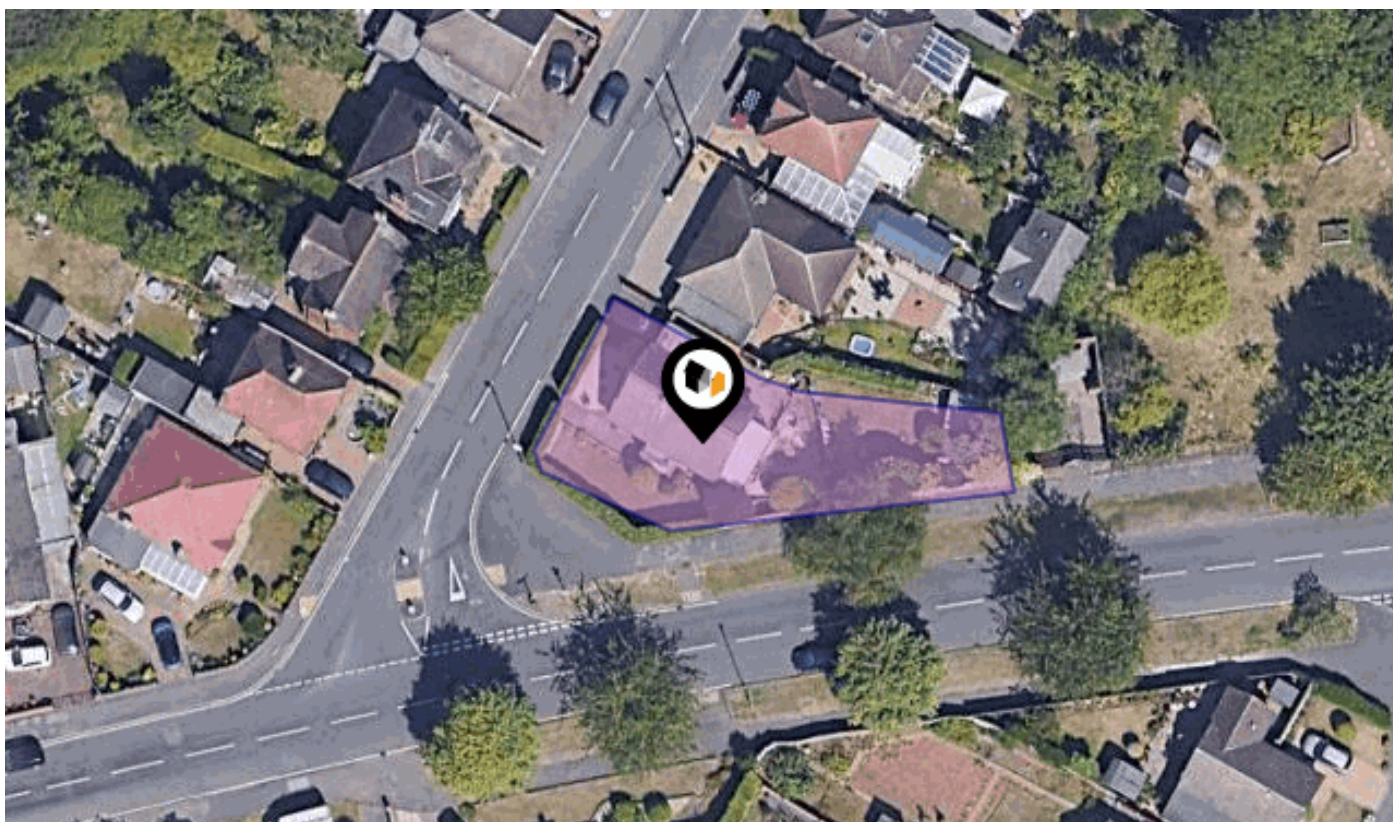


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th June 2025



PARKSIDE ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Standard Construction, Two-Bedroom Detached Property
- > EPC Rating D
- > Freehold
- > Council Tax Band C
- > Generous Corner Plot Position

**** No Upward Chain **** A deceptively spacious and well maintained, two-bedroom detached home which occupies a fantastic corner plot position with large private gardens to both the front and side! Enjoying the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises: a welcoming entrance hallway, ground-floor WC/cloakroom, a spacious lounge/diner with dual aspect windows overlooking the front garden, a well-appointed kitchen diner complete with breakfast bar, and a delightful conservatory that provides the perfect space to relax and enjoy views of the garden. To the first floor, there are two generous double bedrooms—both fitted with a range of built-in bedroom furniture—and a stylish, refitted shower room. The property also benefits from a boarded loft space, offering excellent additional storage. Outside, the home continues to impress. A driveway to the front provides off-road parking and access to a single integral garage with power and lighting. To the side, a beautifully maintained lawned garden with a block-paved walkway offers a private and peaceful retreat. To the rear, you'll find a fabulous, enclosed garden that features a block-paved patio, pebbled seating area, lawn, large garden shed, and a raised feature bed stocked with a variety of established plants, shrubs, and trees. Situated on Parkside Road in the ever-popular area of Chaddesden, the property enjoys a convenient and well-connected position. Residents benefit from easy access to a range of local amenities including shops, schools, parks, and regular public transport links. The area is ideal for commuters, with Derby city centre, the A52, and major road networks all within easy reach. Chaddesden itself is a well-established suburb known for its community feel and abundance of green spaces, making it a great place to call home.

Room Measurement & Details

Entrance Hall:

Cloakroom/WC:

Lounge/Diner: (17'5" x 19'11") 5.31 x 6.07

Kitchen Diner: (9'7" x 19'11") 2.92 x 6.07

Conservatory: (5'5" x 16'3") 1.65 x 4.95

Bedroom One: (15'11" x 11'9") 4.85 x 3.58

Bedroom Two: (10'7" x 11'10") 3.23 x 3.61

Shower Room:

Garage: (17'3" x 8'2") 5.26 x 2.49

Please Note:

This property is currently going through Probate.

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.

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Property Overview



Property

Type:	Detached
Bedrooms:	2
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.1 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY10293

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)

11	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



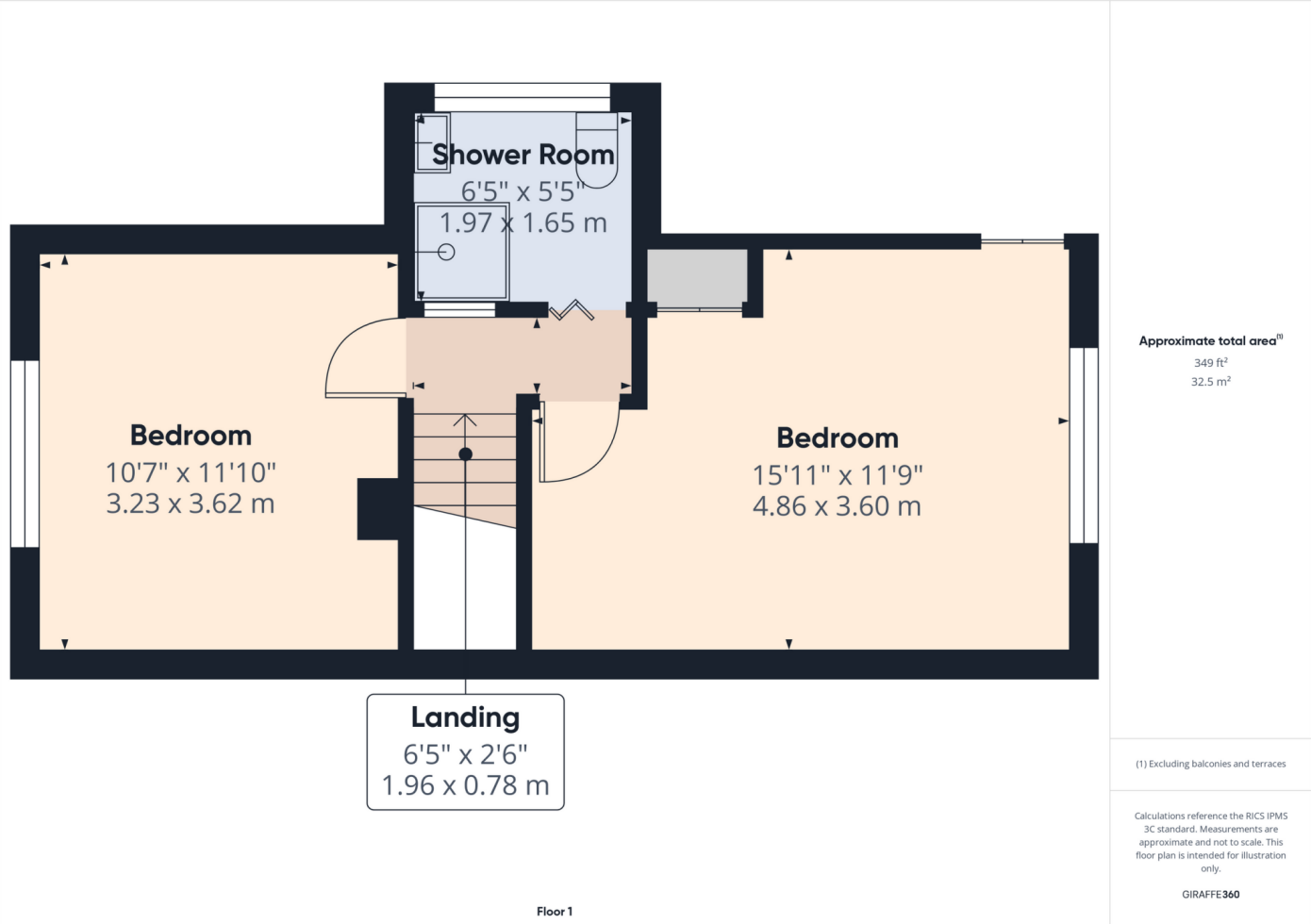




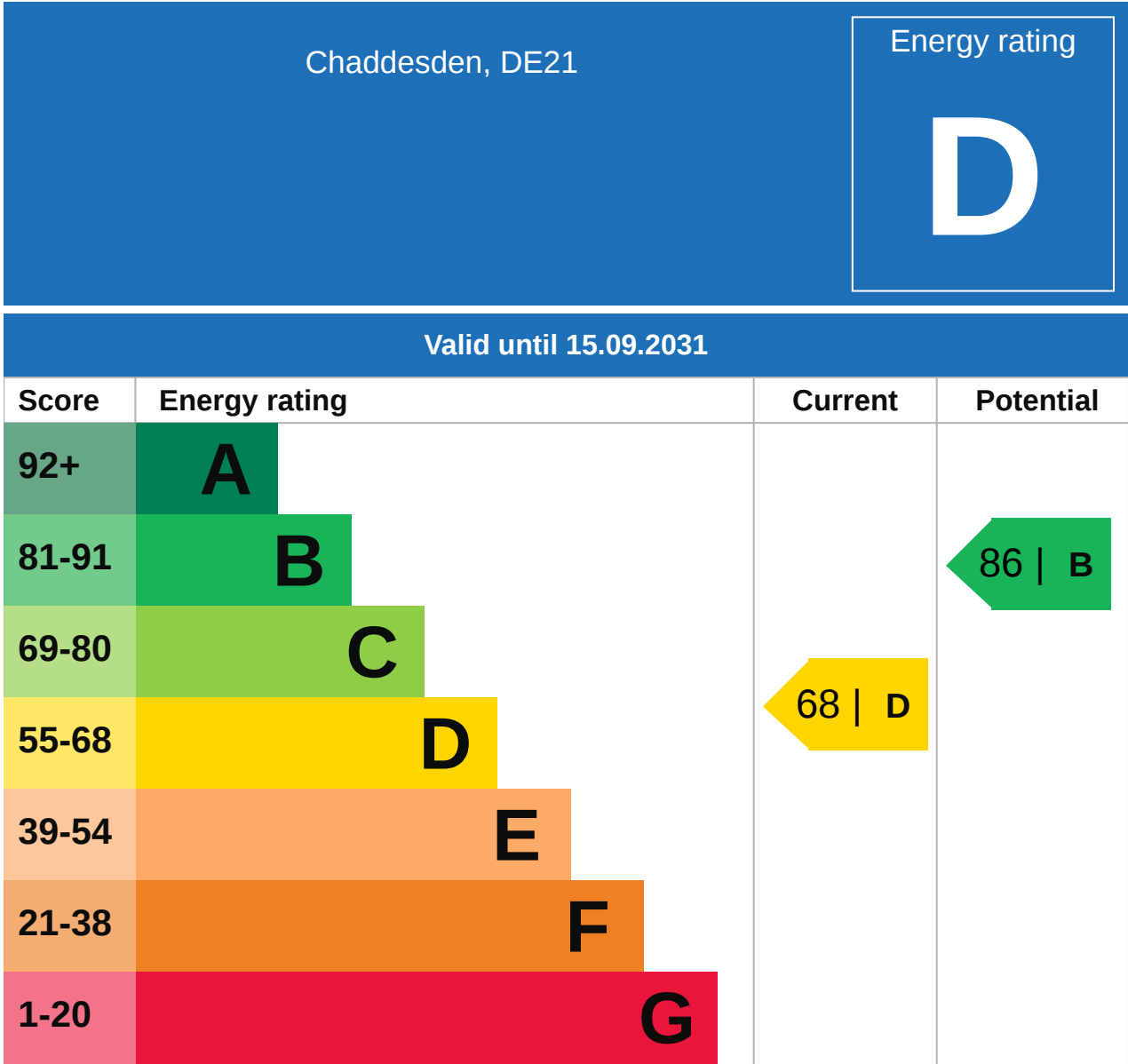
PARKSIDE ROAD, CHADDESSEN, DERBY, DE21



PARKSIDE ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 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

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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