

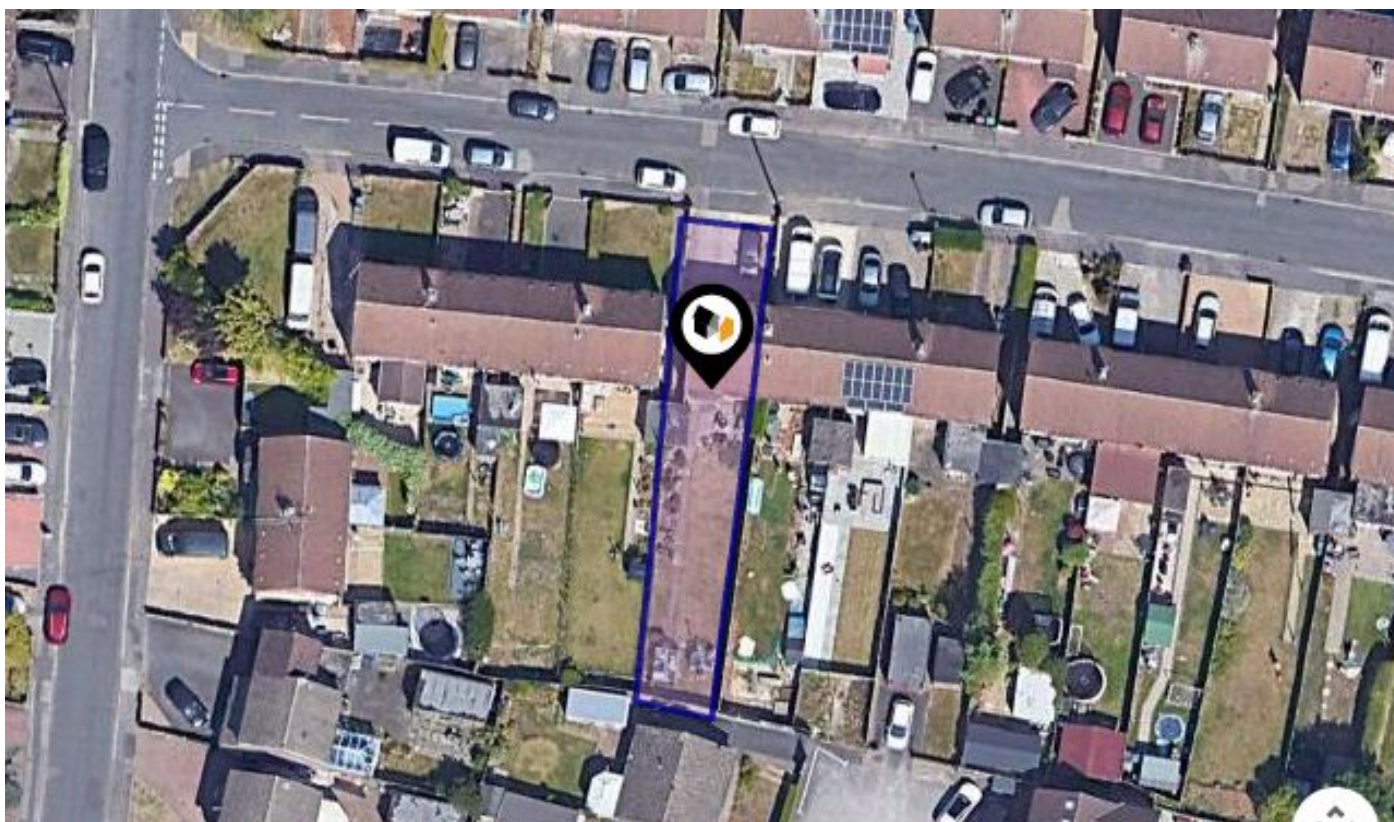


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th June 2025



SPRINGFIELD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three-Bedroom, Semi-Detached Home
- > EPC Rating C, Unity Build Construction
- > Council Tax Band A, Freehold
- > No Upward Chain
- > Shower Room And Separate WC

Property Description

Brought to the market with no upward chain and situated in the highly popular area of Chaddesden is this three bedroom semi detached property. Ideal for a first time buyer, family or investor, the property features open plan living accommodation and benefits from uPVC double glazing, gas central heating, off road parking and a good sized enclosed, south-facing rear garden. In brief, the accommodation comprises; Entrance porch, hallway, an open plan lounge diner and a fitted kitchen. Found to the first floor are three bedrooms, first floor landing and a shower room having a separate WC. At the front of the property is a driveway providing off road parking for two vehicles, shrubbery beds borders and a secure gate giving access to the rear of the property. To the rear is a good sized enclosed garden laid mainly to lawn, patio area, two greenhouses, flower beds, brick built storage shed and fenced boundaries. Springfield Road is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links.

Entrance Porch: (5'3" x 3'6") 1.60 x 1.07
Hallway: (6'3" x 11'11") 1.90 x 3.63
Open Lounge Diner:
Lounge Area: (12'8" x 10'0") 3.86 x 3.05
Dining Area: (9'11" x 8'6") 3.02 x 2.59
Kitchen: (8'11" x 8'7") 2.72 x 2.62
First Floor Landing: (5'9" x 6'3") 1.75 x 1.90
Bedroom One: (10'8" x 11'8") 3.25 x 3.56
Bedroom Two: (10'6" x 9'0") 3.20 x 2.74
Bedroom Three: (8'1" x 8'8") 2.46 x 2.64
Shower Room: (5'6" x 5'6") 1.68 x 1.68
WC: (2'7" x 5'7") 0.79 x 1.70

Buyer Information:











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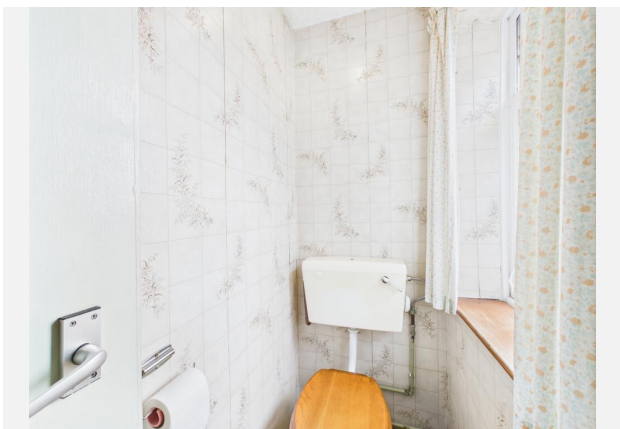
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY58230		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	11 mb/s	76 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
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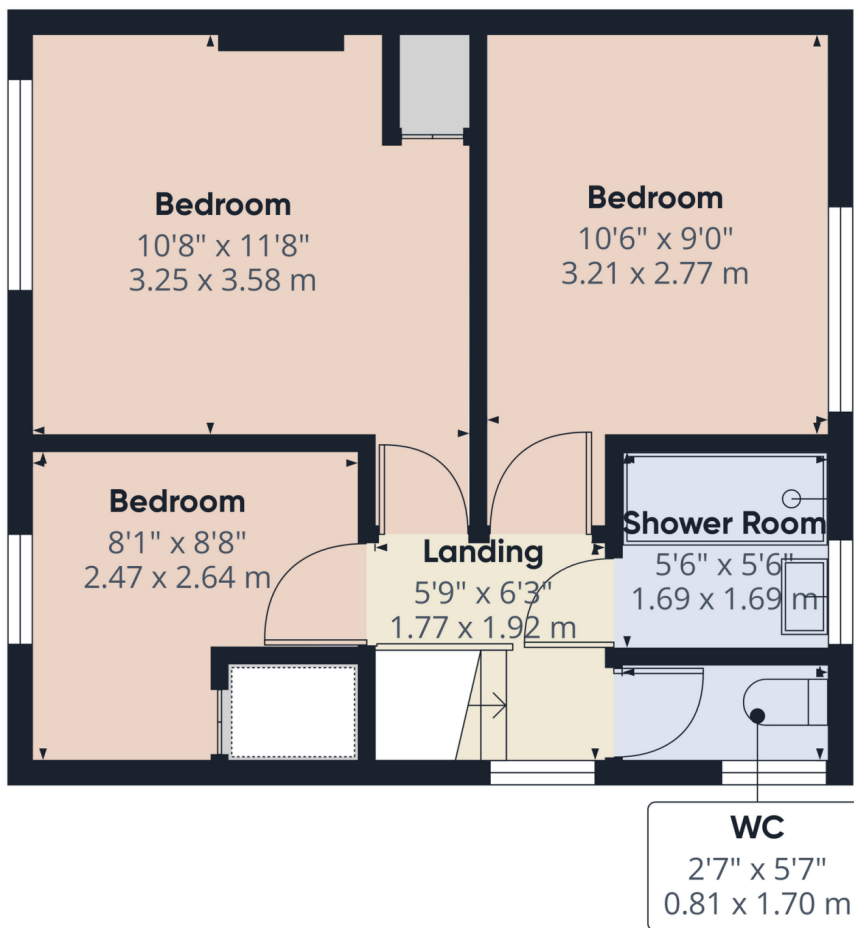




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Floor 1

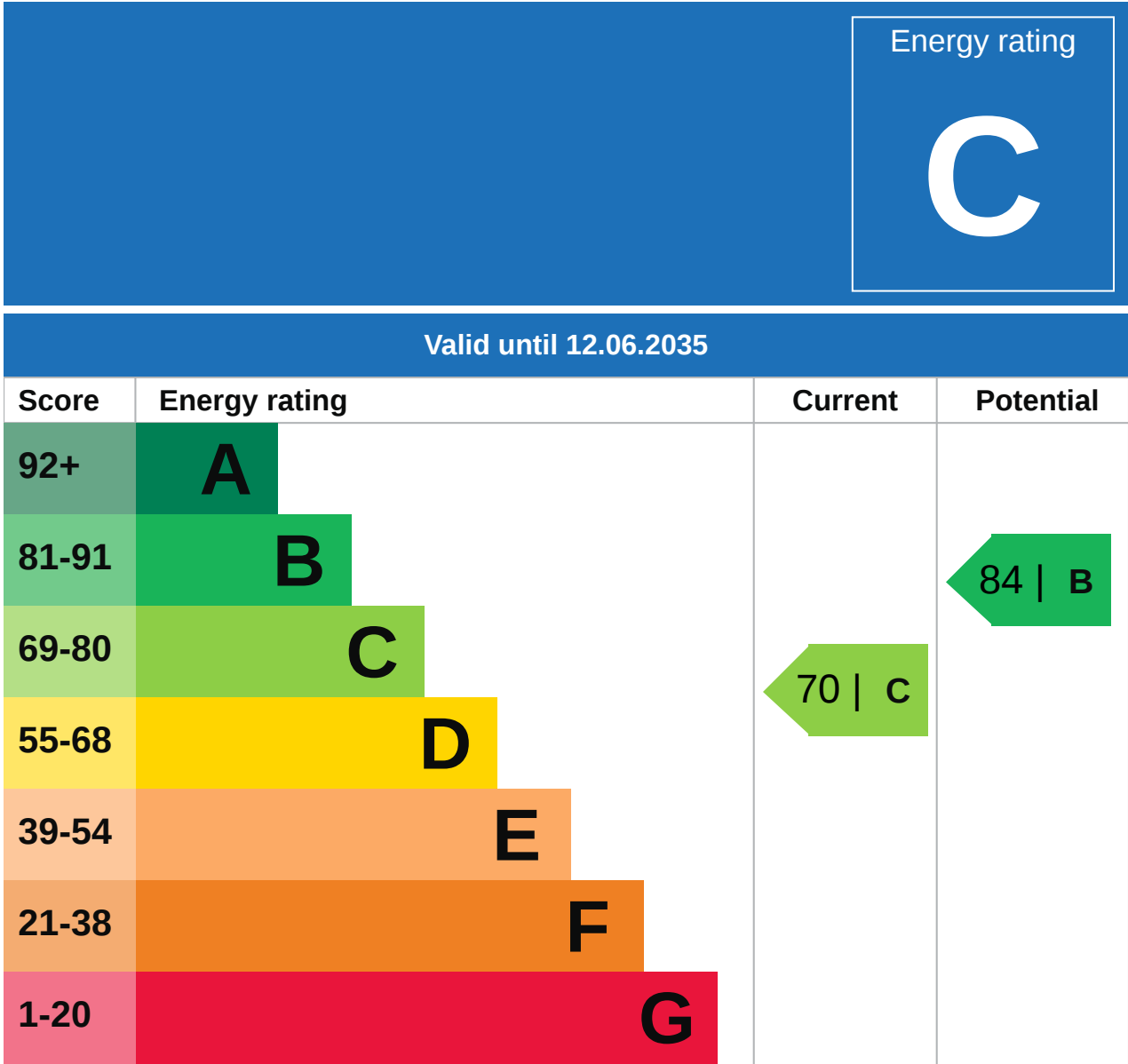
Approximate total area^m
374 ft²
34.8 m²

(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



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
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, 200 mm loft insulation
Roof Energy:	Pitched, 200 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 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 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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