

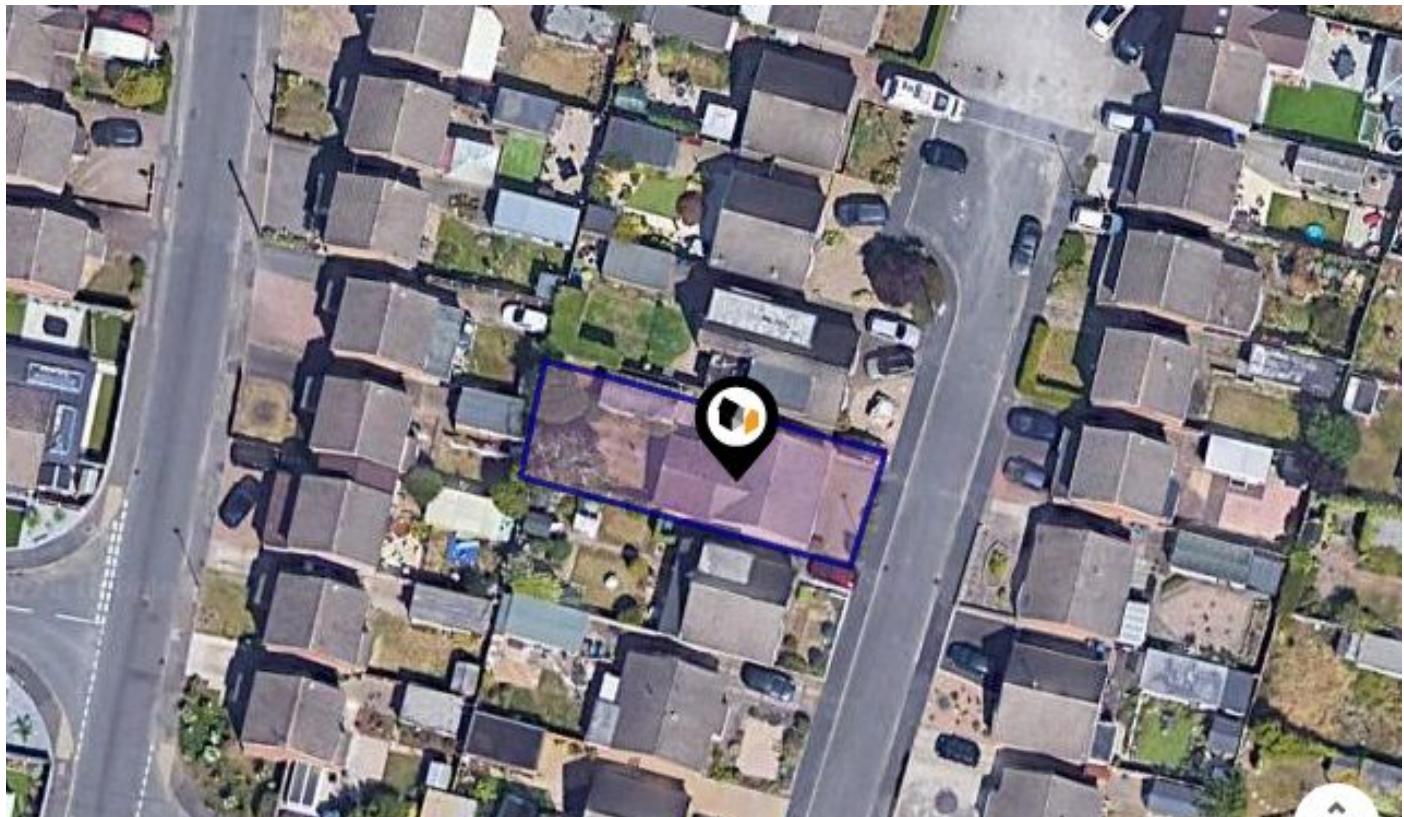


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th July 2025



EARDLEY CLOSE, CHADDESDEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Bedroom Standard Construction Detached Bungalow
- > Offering Spacious & Extended Living Accommodation
- > EPC Rating D, Freehold
- > Council Tax Band B
- > Off Road Parking With A Detached Garage

Property Description

Boasting a modern and stylish interior is this recently refurbished, two bedroom detached bungalow brought to the market with no upward chain. Offering spacious and extended, living accommodation, the property features a beautifully presented interior, finished to a high specification. Benefiting from uPVC double glazing, gas central heating, off road parking with a garage and a private and enclosed rear garden, the property must be viewed to avoid disappointment. In brief, the accommodation comprises; Entrance hallway with a storage cupboard, a spacious lounge having a feature electric fire, a spacious and open plan kitchen diner having modern fitted units and worktops, separate utility room, two double bedrooms and a bathroom having a four piece suite. At the front of the property is a lawned foregarden having well established flower beds and a driveway providing off road parking which leads down the side of the property to a detached garage. A secure gate leads the detached garage and rear of the property where there is a private and enclosed garden laid to lawn, flower beds and mature trees. Eardley Close is well situated for Chaddesden and its amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links. Viewing recommended.

Room Measurement & Details

Side Entrance Hallway: (3'8" x 13'5") 1.12 x 4.09

Lounge: (15'3" x 9'10") 4.65 x 3.00

Utility Room: (5'9" x 7'0") 1.75 x 2.13

Bedroom One: (10'4" x 11'11") 3.15 x 3.63

Kitchen Diner: (25'3" x 8'6") 7.70 x 2.59

Bedroom Two: (8'9" x 7'7") 2.67 x 2.31

Bathroom: (9'1" x 7'1") 2.77 x 2.16

WC Area Within Bathroom: (5'7" x 5'5") 1.70 x 1.65

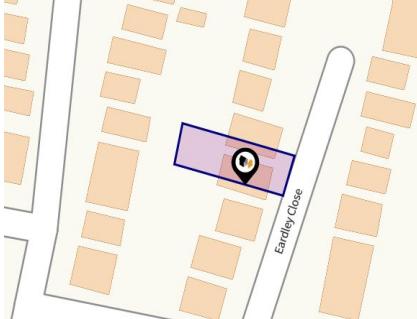
Buyer Information:

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



Property

Type: Detached

Tenure: Freehold

Bedrooms: 2

Floor Area: 818 ft² / 76 m²

Plot Area: 0.07 acres

Council Tax : Band B

Annual Estimate: £1,708

Title Number: DY21085

Local Area

Local Authority: Derby city

Estimated Broadband Speeds

Conservation Area: No

(Standard - Superfast - Ultrafast)

Flood Risk:

- Rivers & Seas
- Surface Water

Very low
Very low

10
mb/s



74
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



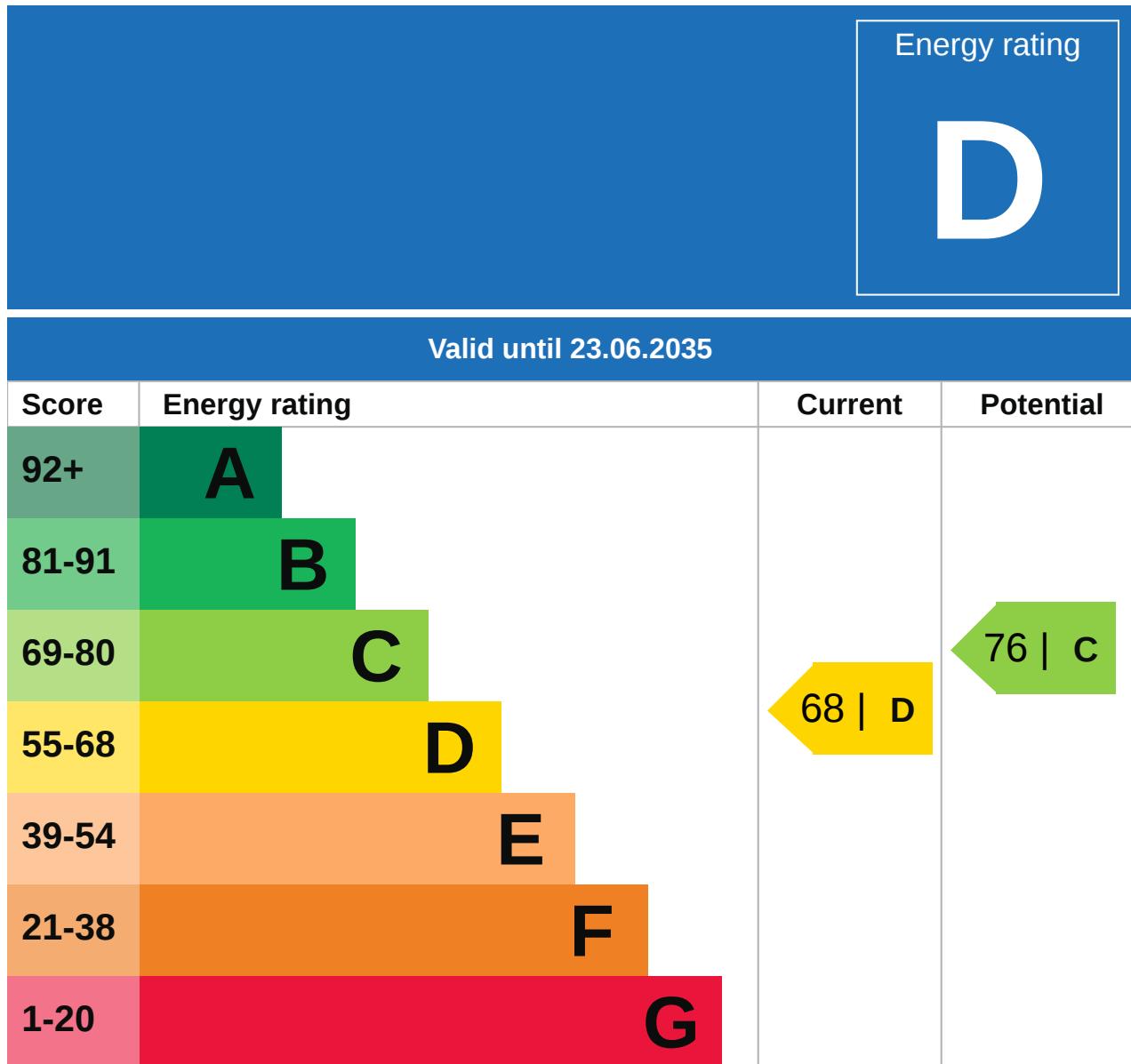
Gallery Photos



Gallery Photos



Property EPC - Certificate



Property

EPC - Additional Data



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, 150 mm loft insulation
Roof Energy:	Pitched, 150 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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 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 proper

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.

Hannells Testimonials



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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