

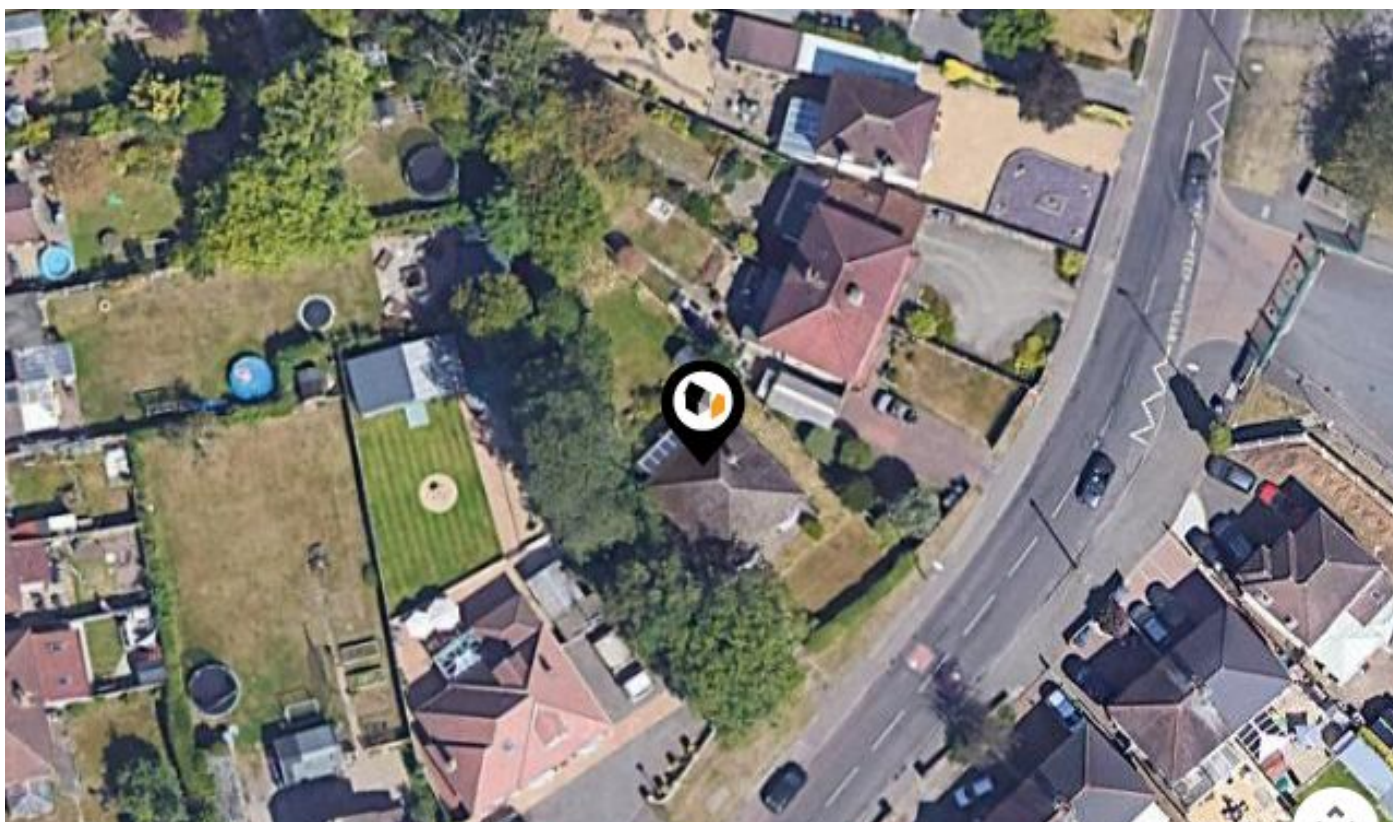


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th July 2025



MORLEY ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three Bedroom Stanley Block Construction Detached Bungalow
- > EPC Rating C
- > Council Tax Band C
- > Freehold,
- > Ample Off Road Parking

Property Description

Boasting a modern and stylish interior and having been recently refurbished to a high specification is the wonderful, double fronted three bedroom detached bungalow located in the highly popular area of Chaddesden. Brought to the market with no upward chain, the property features spacious and extended living accommodation along with a beautifully presented interior, ample off road parking, uPVC double glazing, gas central heating and and a rear garden. The property has the benefit of being rewired, recently installed gas central heating system, replastered and neutral decor throughout together with new floor coverings/carpets and in brief, the accommodation comprises; Entrance hallway, a spacious lounge with a sliding patio door giving access to the rear garden, a modern fitted breakfast kitchen having a range of high specification integrated appliances, three bedrooms with two of the rooms having bay windows and a modern fitted bathroom having a three piece suite. At the front of the property is a driveway providing off road parking for several vehicles, hedge boundaries and access to the rear of the property. Morley Road is well situated for Chaddesden and Oakwood respectively which offers a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway: (3'10" x 15'1") 1.17 x 4.60
Living Room: (13'10" x 18'2") 4.22 x 5.54
Breakfast Kitchen: (11'9" x 18'3") 3.58 x 5.56
Bedroom One: (10'8" x 11'5") 3.25 x 3.48
Bedroom Two: (10'7" x 9'11") 3.23 x 3.02
Bedroom Three: (10'6" x 7'0") 3.20 x 2.13
Bathroom: (8'3" x 5'6") 2.51 x 1.68

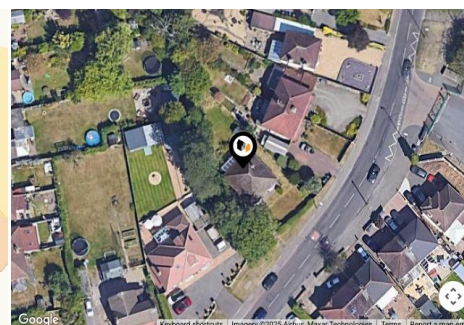
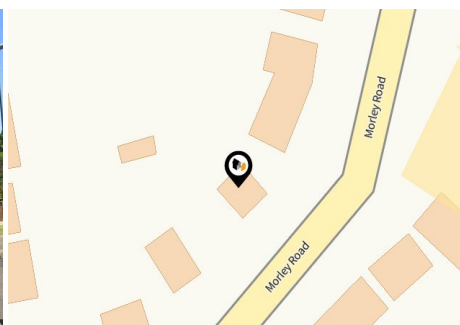
Additional Note:

Please note the property is of Stanley Block Construction

Buyer Information:

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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	688 ft ² / 64 m ²
Council Tax :	Band C
Annual Estimate:	£1,952

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	38	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



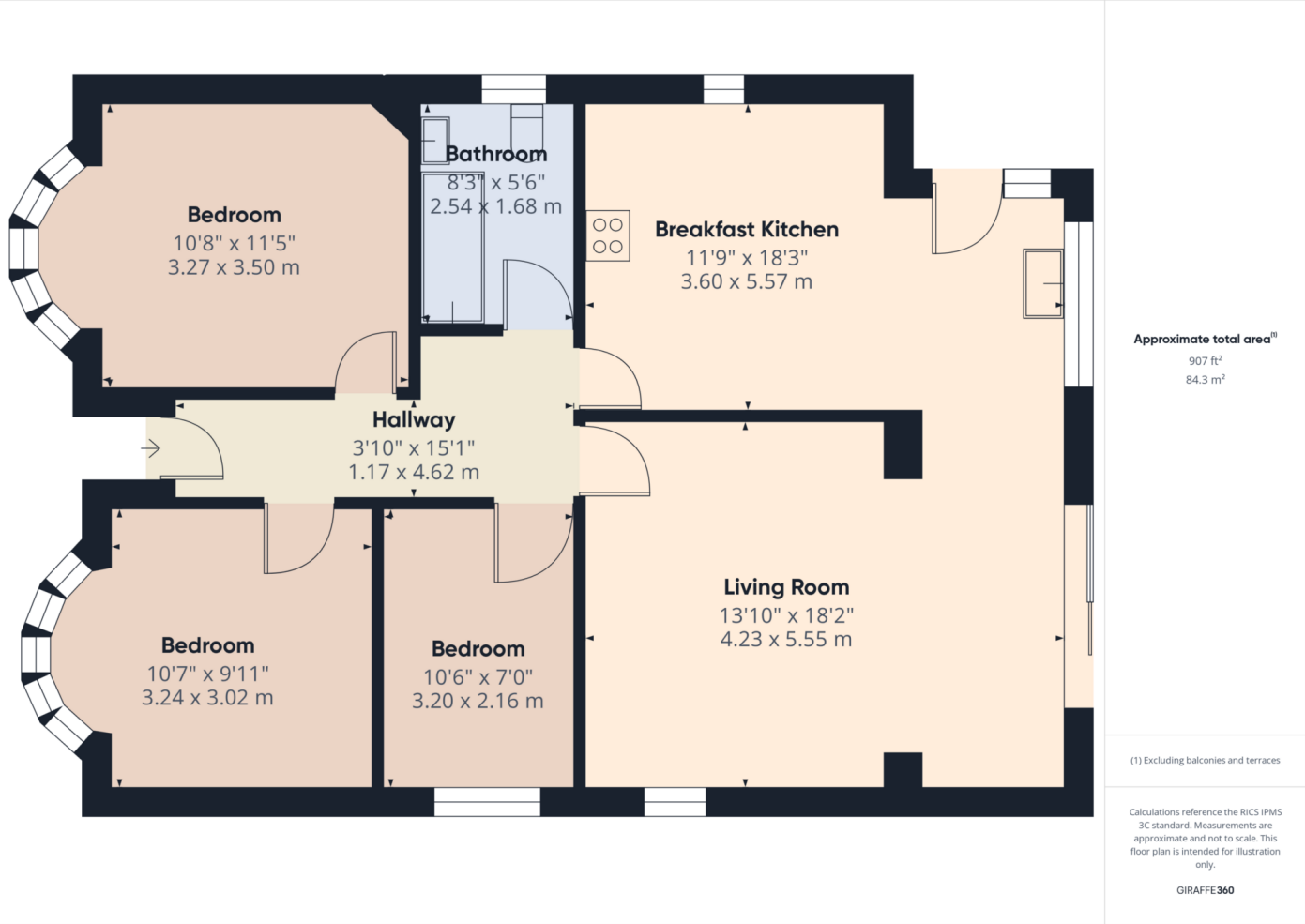
Satellite/Fibre TV Availability:



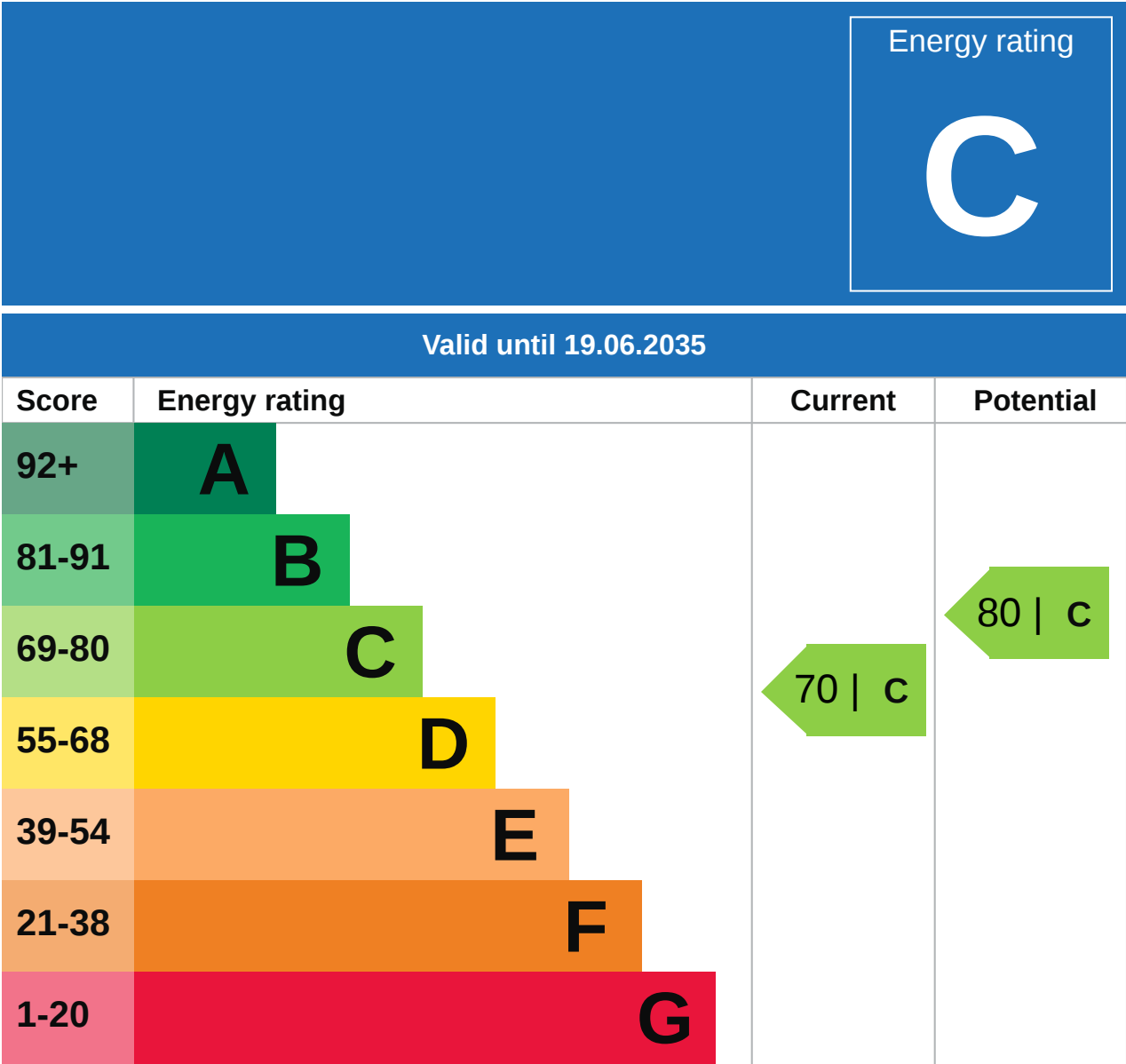




MORLEY ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 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:	Suspended, no insulation (assumed)
Total Floor Area:	77 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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