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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th July 2025



MATLOCK ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three-Bedroom Semi-Detached Property
- > Wimpy No-Fines Construction
- > EPC Rating D, Freehold
- > Council Tax Band A
- > On Street Parking

A three-bedroom semi-detached home ideal for a first time buyer, investor or family and brought to the market with no upward chain. Located in the highly popular location of Chaddesden and requiring a scheme of improvement, the property features uPVC double glazing, part gas central heating and a good sized-rear garden! In brief, the accommodation comprises; Entrance hallway, a spacious living room, dining room, fitted kitchen and a separate utility room with an understairs storage cupboard. To the first floor are three bedrooms, first floor landing with an airing cupboard and a family bathroom having a separate WC. At the front of the property is a lawned foregarden with hedge boundaries and shrubbery beds and access to the rear of the property. To the rear is a good sized rear garden laid mainly to lawn, mature trees and hedge boundaries. Matlock 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 including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Entrance Hallway: (10'7" x 6'1") 3.23 x 1.85

Living Room: (10'9" x 14'7") 3.28 x 4.44

Dining Room: (10'1" x 8'11") 3.07 x 2.72

Kitchen: (10'2" x 7'2") 3.10 x 2.18

Utility Room: (9'2" x 4'5") 2.79 x 1.35

First Floor Landing: (7'11" x 6'0") 2.41 x 1.83

Bedroom One: (10'8" x 12'11") 3.25 x 3.94

Bedroom Two: (10'3" x 11'2") 3.12 x 3.40

Bedroom Three: (7'2" x 9'7") 2.18 x 2.92

Bathroom: (5'5" x 5'1") 1.65 x 1.55

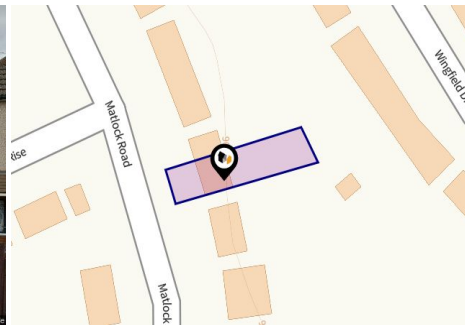
Separate WC: (5'5" x 2'6") 1.65 x 0.76

Please Note:

This property is Wimpey No-Fines construction.

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




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.08 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY238460

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)

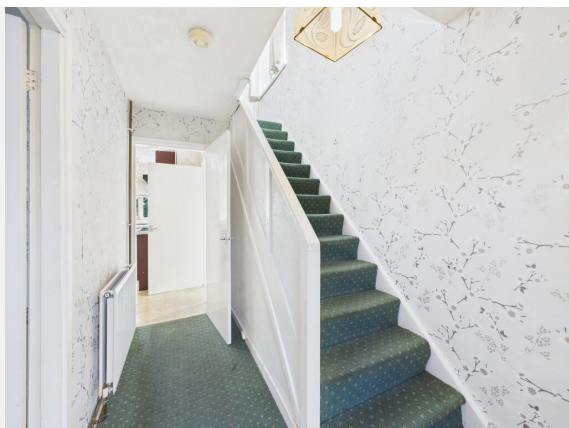
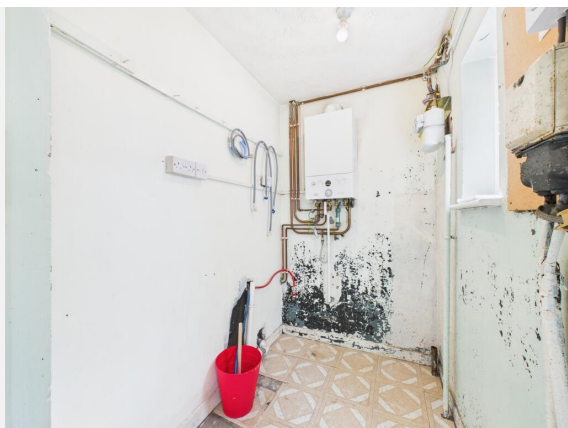
5	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



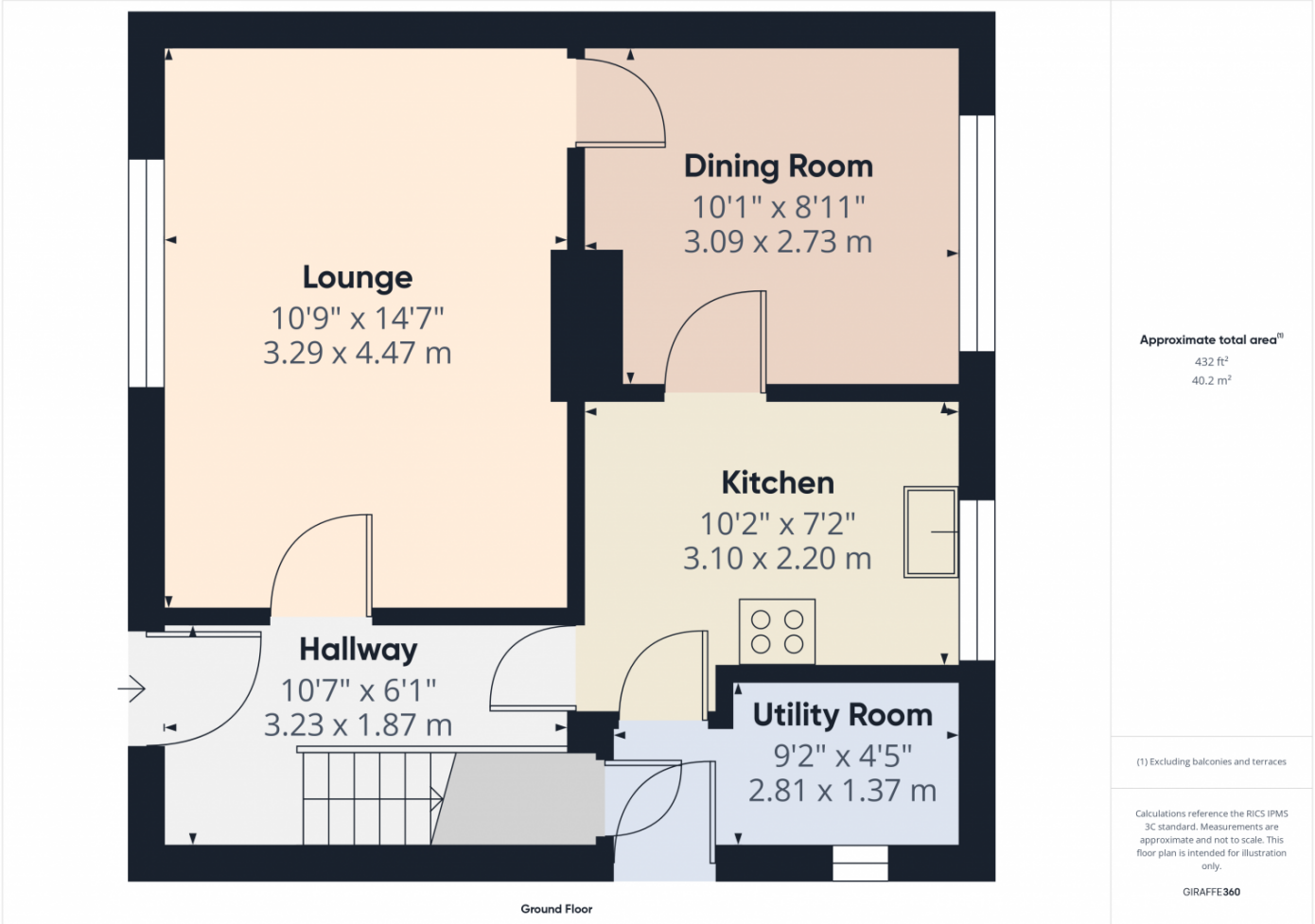
Satellite/Fibre TV Availability:



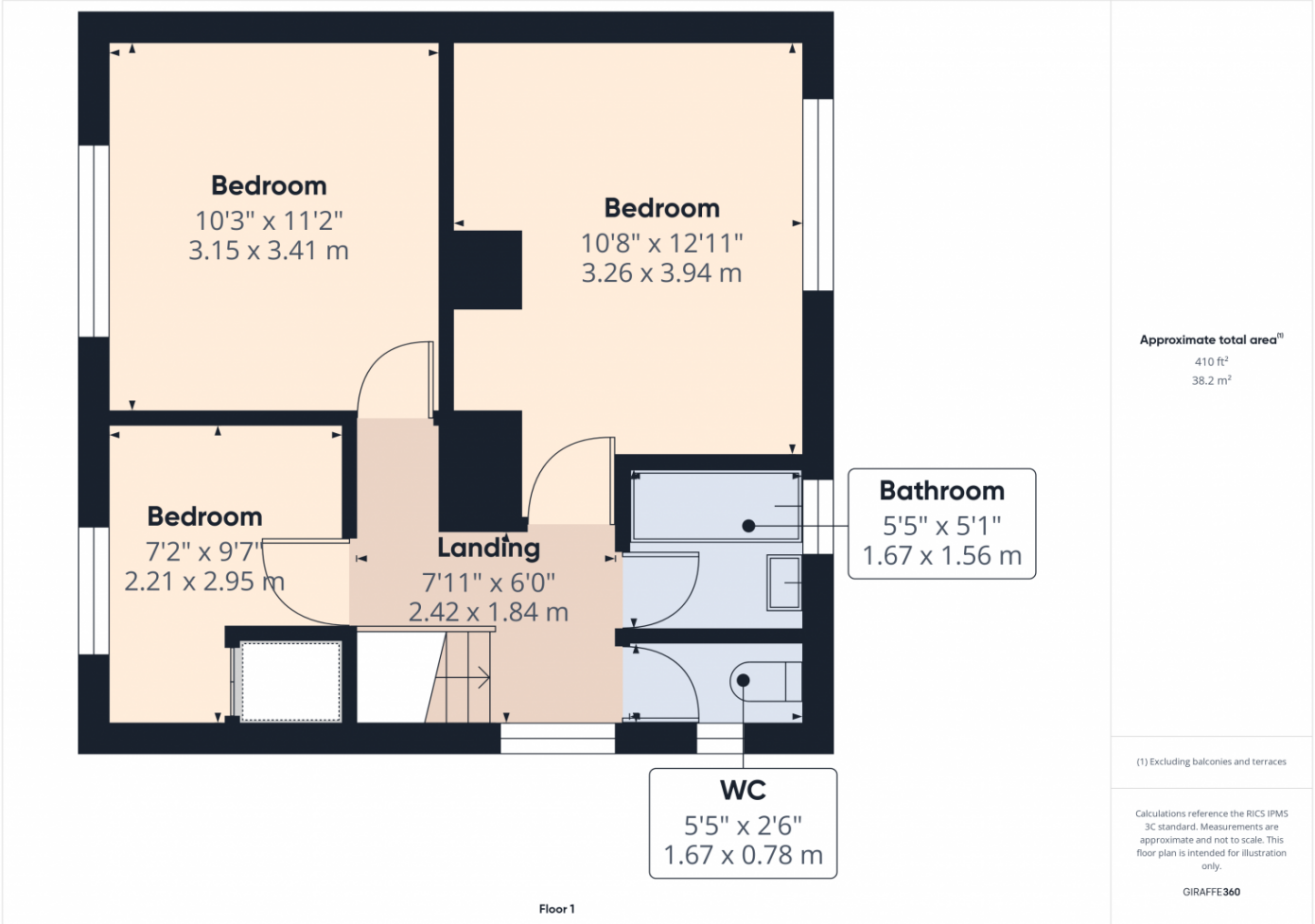




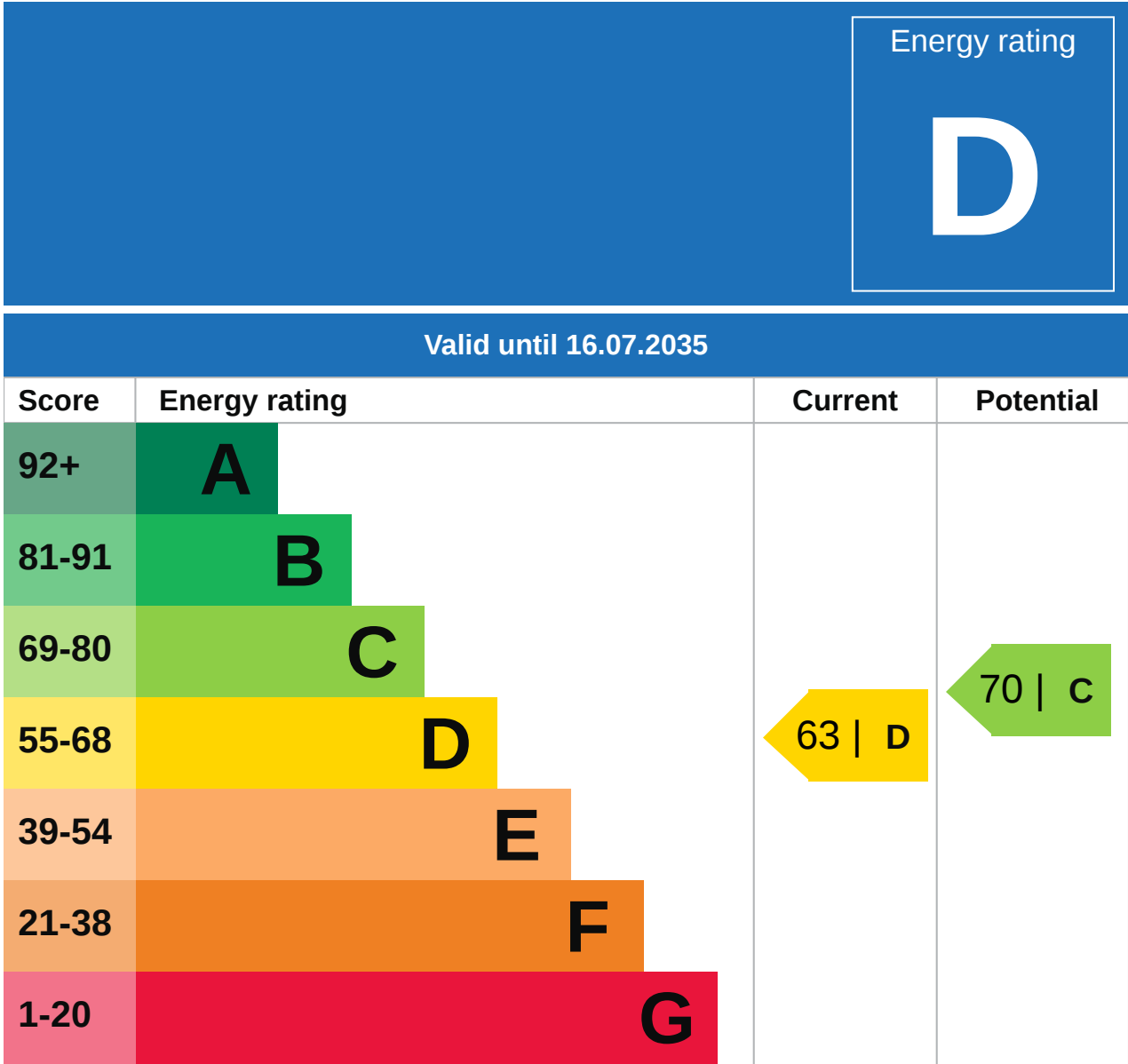
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	System built, as built, no insulation (assumed)
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Pitched, 400+ 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:	84 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

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