

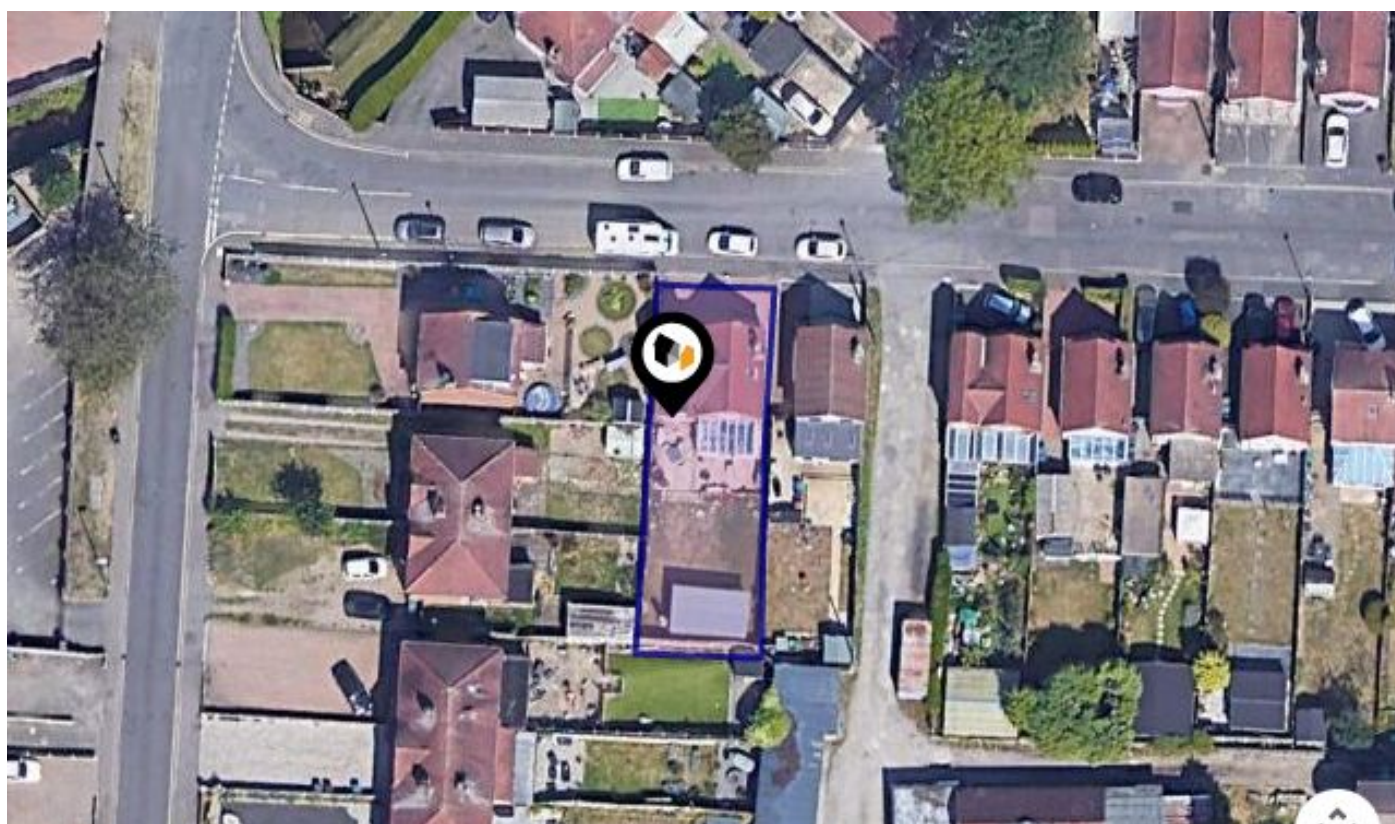


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th July 2025



AUTUMN GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious, Three Double-Bedroom Detached Home
- > Subject To A Comprehensive Scheme Of Modernisation/Improvement
- > South Facing Rear Garden, Ideal For Entertaining
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

This spacious, three double-bedroom detached home has been subject to a comprehensive scheme of modernisation/improvement and an early viewing is highly recommended. With a pleasant, south facing rear garden featuring a covered seating area, perfect for entertaining there's also ample off road parking! The property benefits from being re-roofed, rewired, gas fired central heating with a combination boiler installed 2021/22, replacement UPVC double glazed windows and briefly comprises:- reception room/hallway with double doors into the pleasant lounge, lobby/utility area, refitted cloakroom/WC and spacious open plan living kitchen. A feature staircase provides access to three double bedrooms and refitted bathroom with a three piece suite. Outside, there is a block paved frontage providing off road parking and there is a pleasant and enclosed south facing rear garden. Autumn Grove is well situated for Chaddesden and its range of shops, schools and transport links together with excellent access for Pride Park Stadium, The Wyvern together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Early viewing is recommended.

Composite Door To:

Reception Room: (9'10" x 16'8") 3.00 x 5.08

Living Room: (14'3" x 9'11") 4.34 x 3.02

Breakfast Kitchen: (19'0" x 12'2") 5.79 x 3.71

Conservatory: (13'6" x 8'0") 4.11 x 2.44

Utility Room:

Cloaks/WC: (2'9" x 5'3") 0.84 x 1.60

First Floor Landing:

Bedroom One: (15'11" x 9'0") 4.85 x 2.74

Bedroom Two: (15'8" x 7'0") 4.78 x 2.13

Bedroom Three: (6'9" x 15'3") 2.06 x 4.65

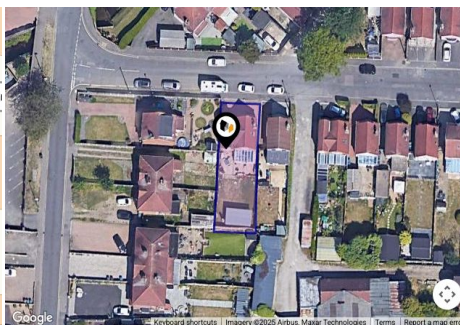
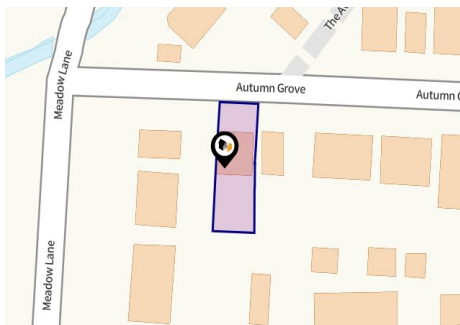
Bathroom: (9'11" x 6'7") 3.02 x 2.01

Outside:

Off road parking is provided to the front elevation.

Buyer Information:

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.07 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY62561		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	80	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

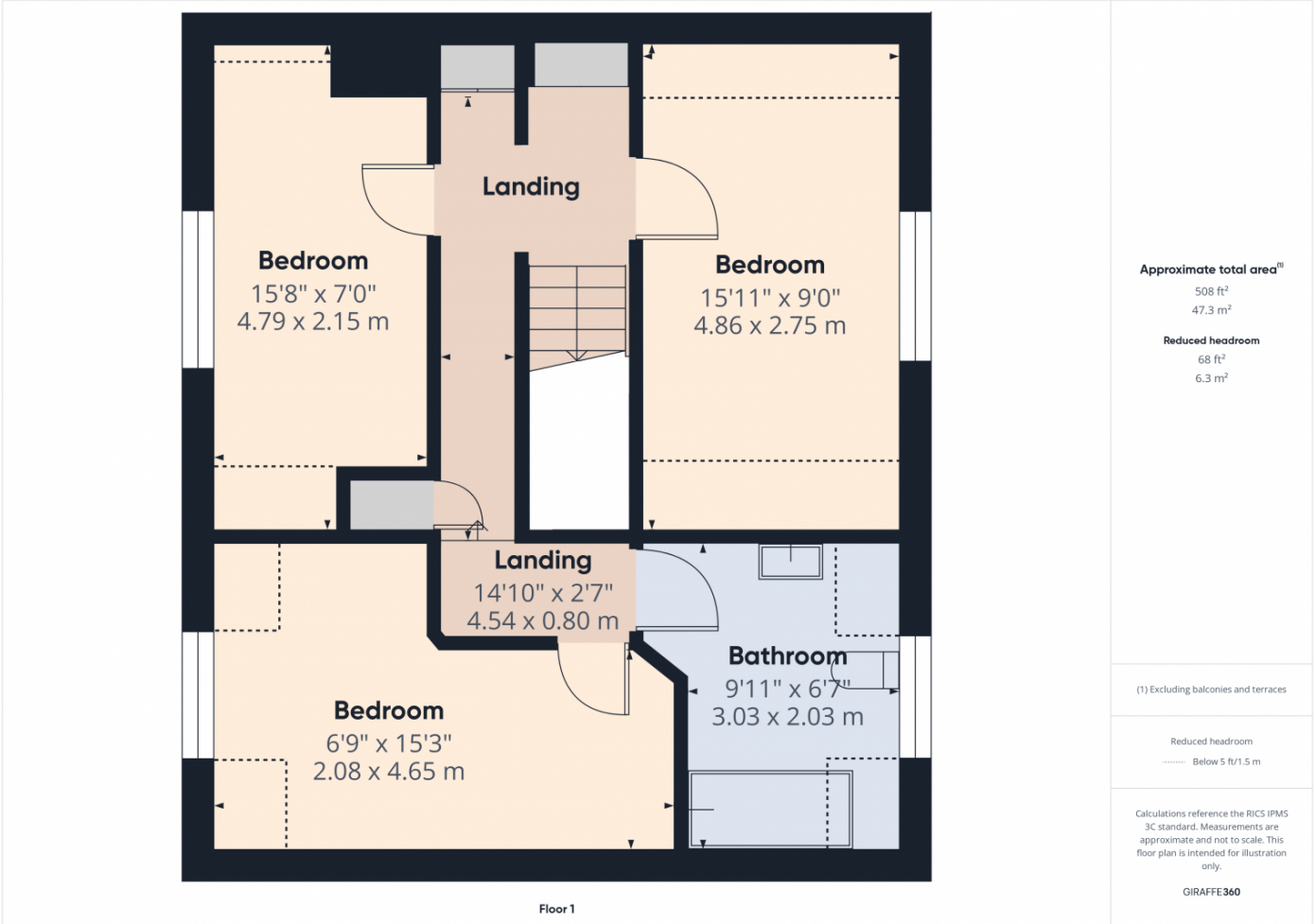








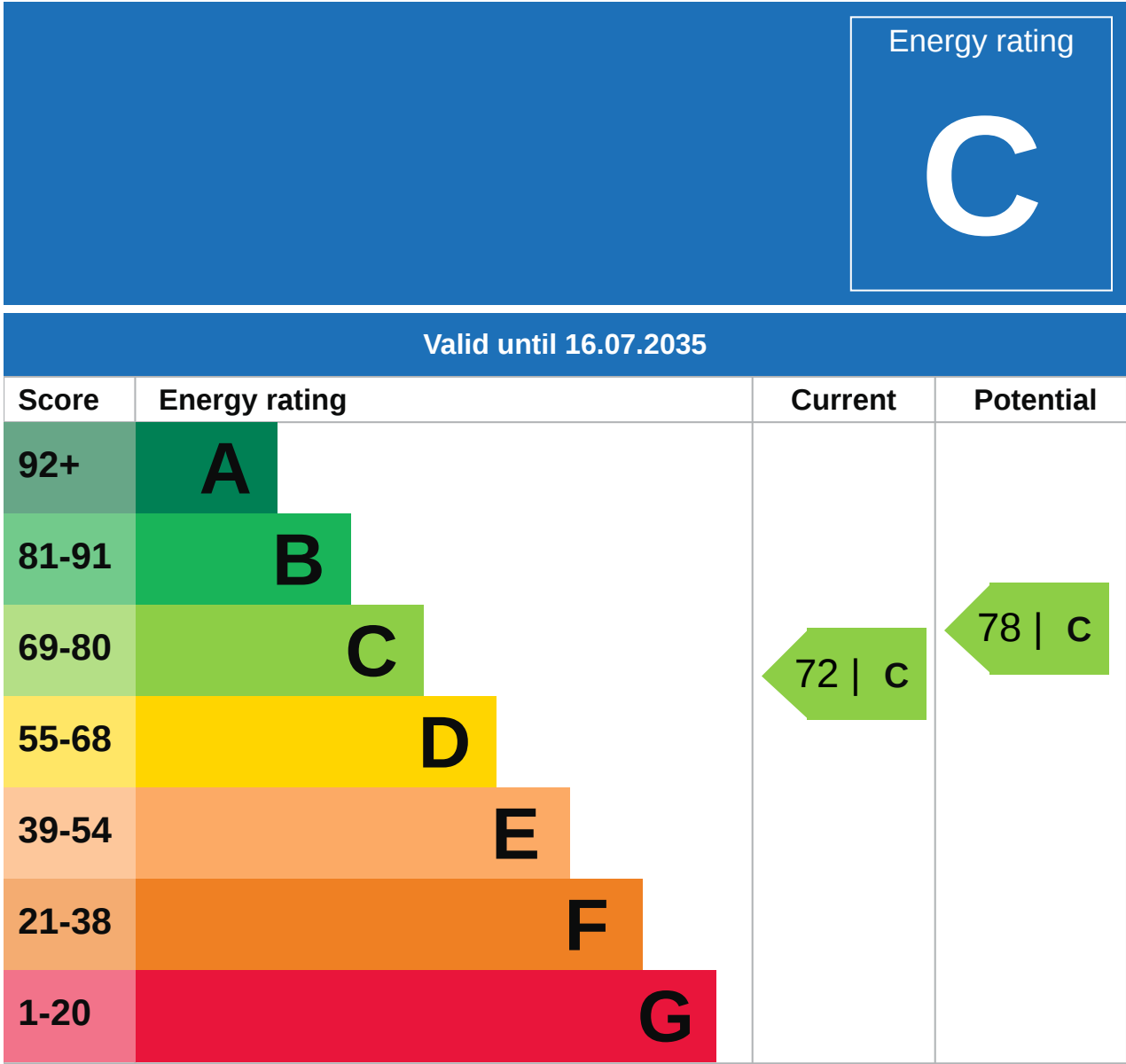
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AUTUMN GROVE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached 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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	110 m ²



Hannells

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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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Data Quality

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