

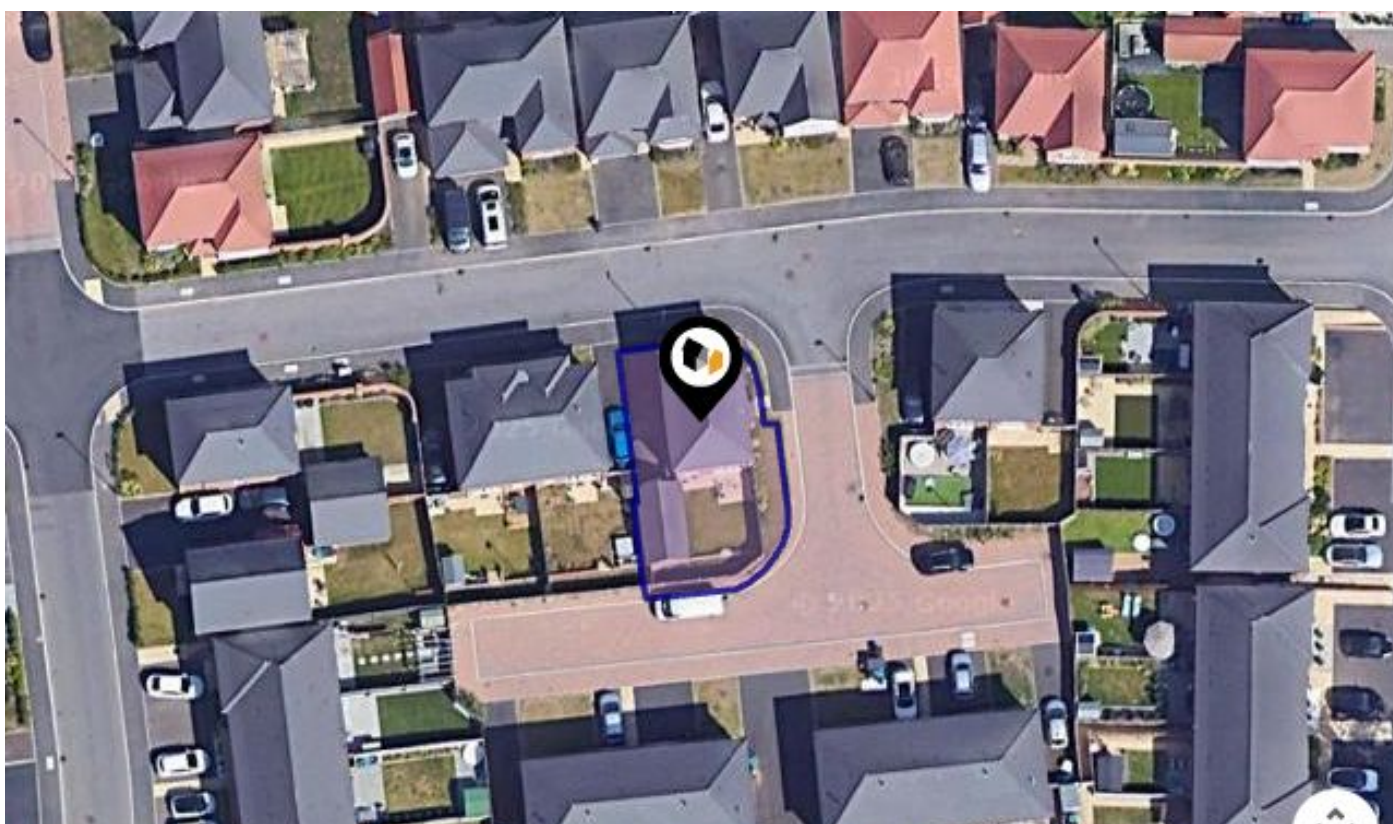


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th August 2025



HUNGERHILL CLOSE, BREADSALL, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Beautifully Presented And Appointed Detached Home
- > Three Good Size Bedrooms, Master With En-Suite
- > Driveway For Two/Three Vehicles And Brick Built Garage
- > EPC Rating B, Standard Construction
- > Council Tax Band D, Freehold

A most stylish and beautifully presented three bedroom, double fronted detached property of style and character with single detached brick garage and private enclosed garden. Occupying a superb position on a popular modern development in the sought-after Derbyshire village of Breadsall. viewing is a must! The property benefits from uPVC double glazing, gas central heating, security alarm system and the well planned accommodation briefly comprises: reception hallway, cloakroom/WC, fitted living/dining kitchen with integrated appliances and French doors opening to the rear garden, utility room and lounge. To the first floor the landing provides access to three good size bedrooms, en-suite to master bedroom and family bathroom. The property occupies a corner plot position with gardens to both front and rear elevations. There is a driveway providing off road parking for two/three vehicles and access to a detached brick built garage.

Entrance Hallway: (6'11" x 6'11") 2.11 x 2.11

Cloaks/WC: (5'5" x 3'5") 1.65 x 1.04

Living Room: (18'10" x 10'9") 5.74 x 3.28

Dining Kitchen: (18'11" x 10'9") 5.77 x 3.28

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

First Floor Landing: (12'1" x 7'0") 3.68 x 2.13

Bedroom One: (11'9" x 10'11") 3.58 x 3.33

En-Suite Shower Room: (6'9" x 7'0") 2.06 x 2.13

Bedroom Two: (9'10" x 10'6") 3.00 x 3.20

Bedroom Three: (8'8" x 10'10") 2.64 x 3.30

Bathroom: (6'4" x 7'5") 1.93 x 2.26

Outside: The property occupies a corner plot position with gardens to front and rear elevations, both of which are laid mainly to lawn. A driveway provides off road parking for two/three vehicles and access to the garage.

Garage: (9'9" x 18'10") 2.97 x 5.74

With up and over door, light and power.

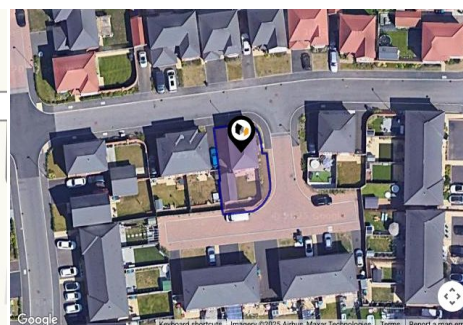
Buyer Information:

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:	3		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.06 acres		
Year Built :	2020		
Council Tax :	Band D		
Annual Estimate:	£2,196		
Title Number:	DY544272		

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)

3	54	1800
mb/s	mb/s	mb/s

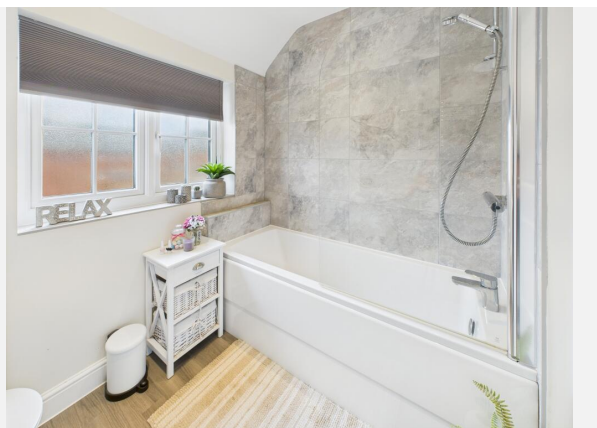
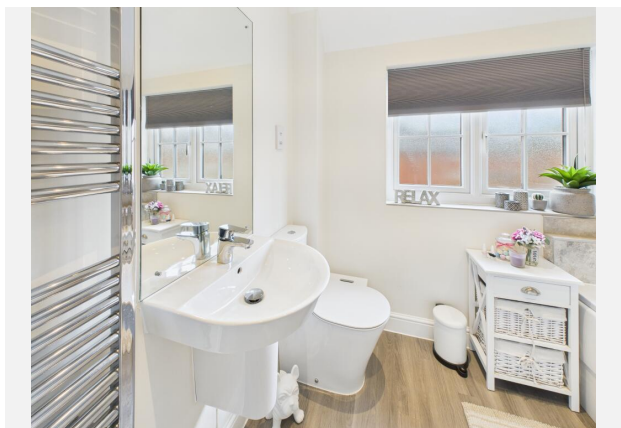
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

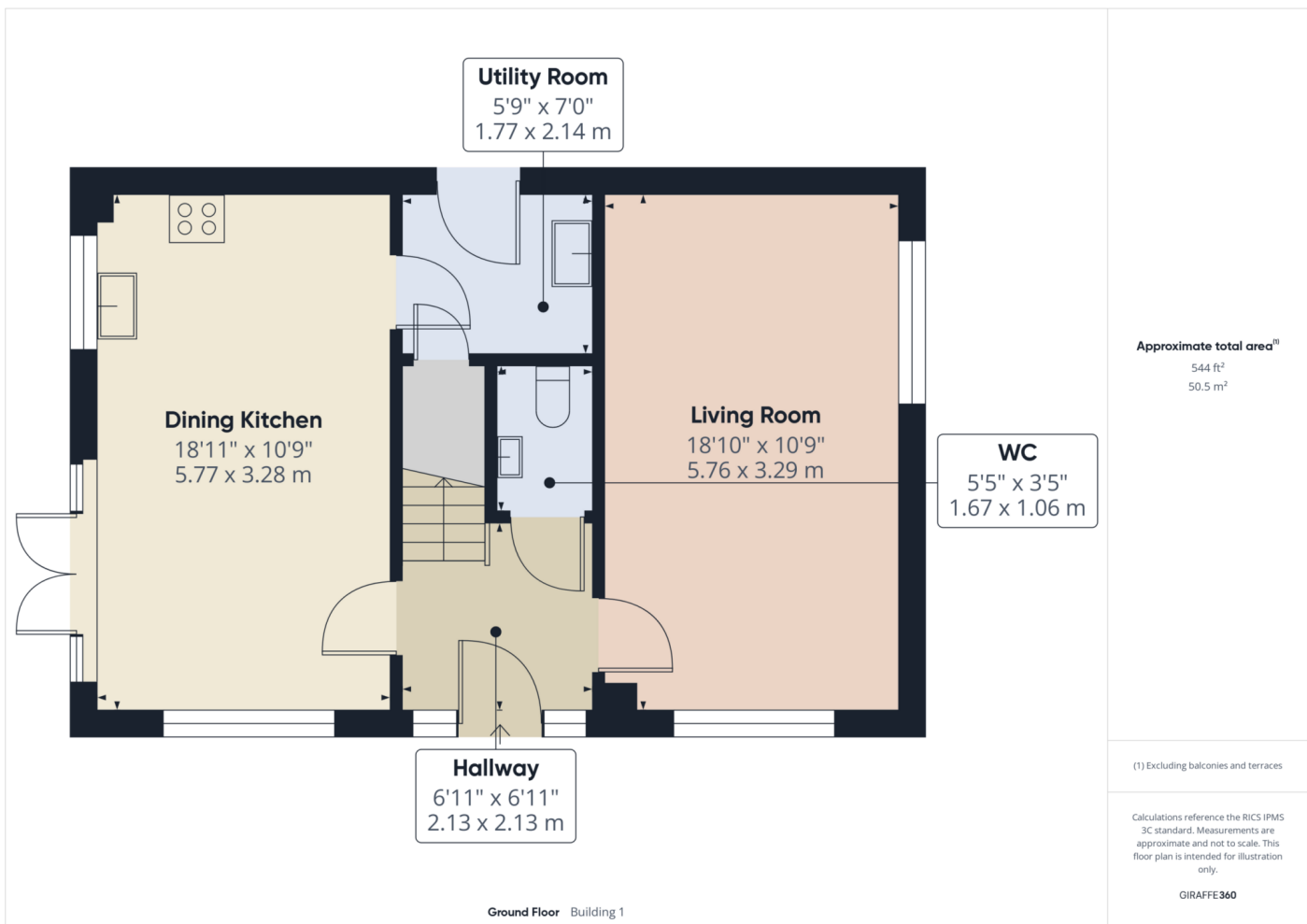




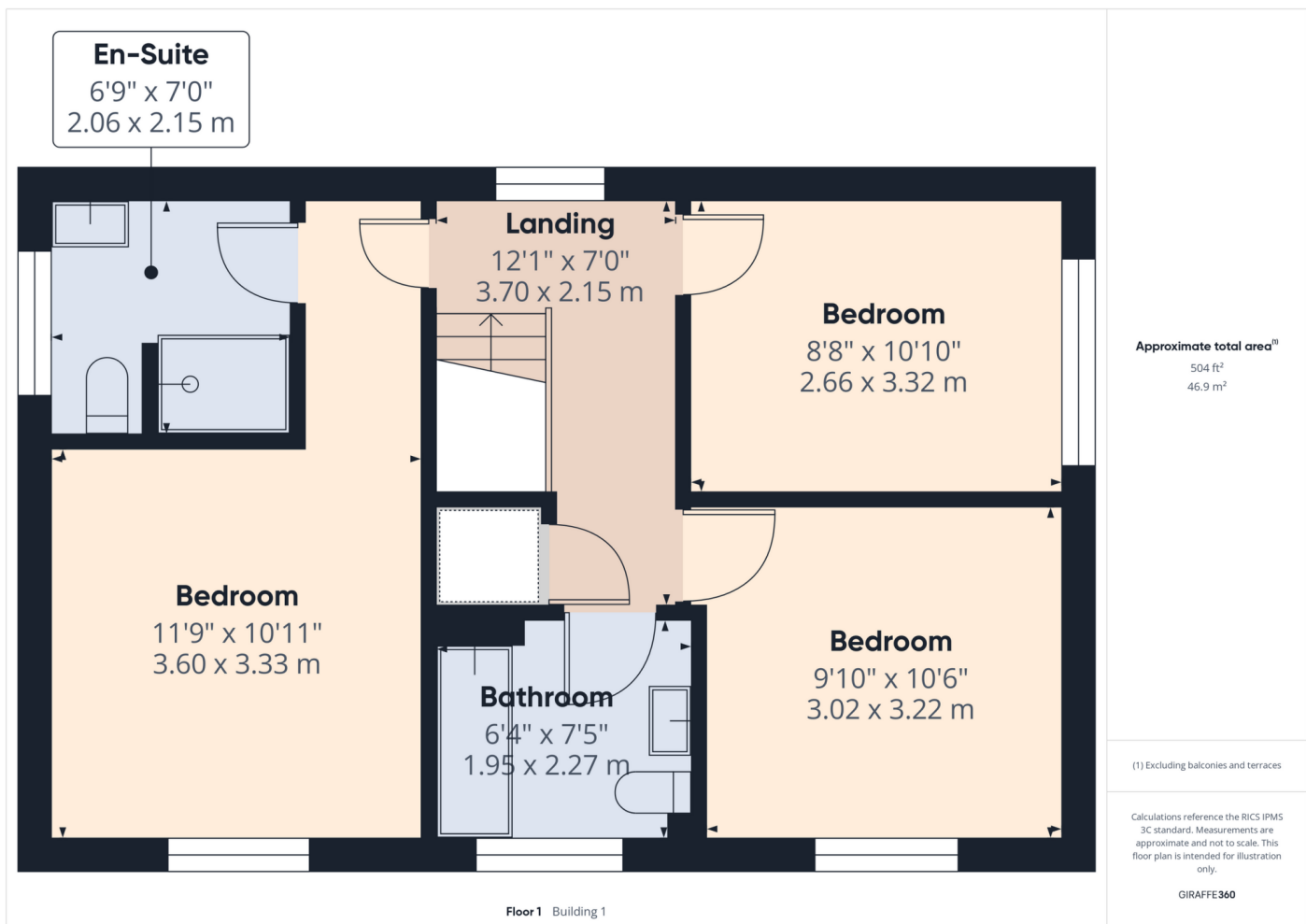




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Property EPC - Certificate



Hungerhill Close, Breadsall, DE21

Energy rating

B

Valid until 26.02.2030

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	104 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.

Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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