

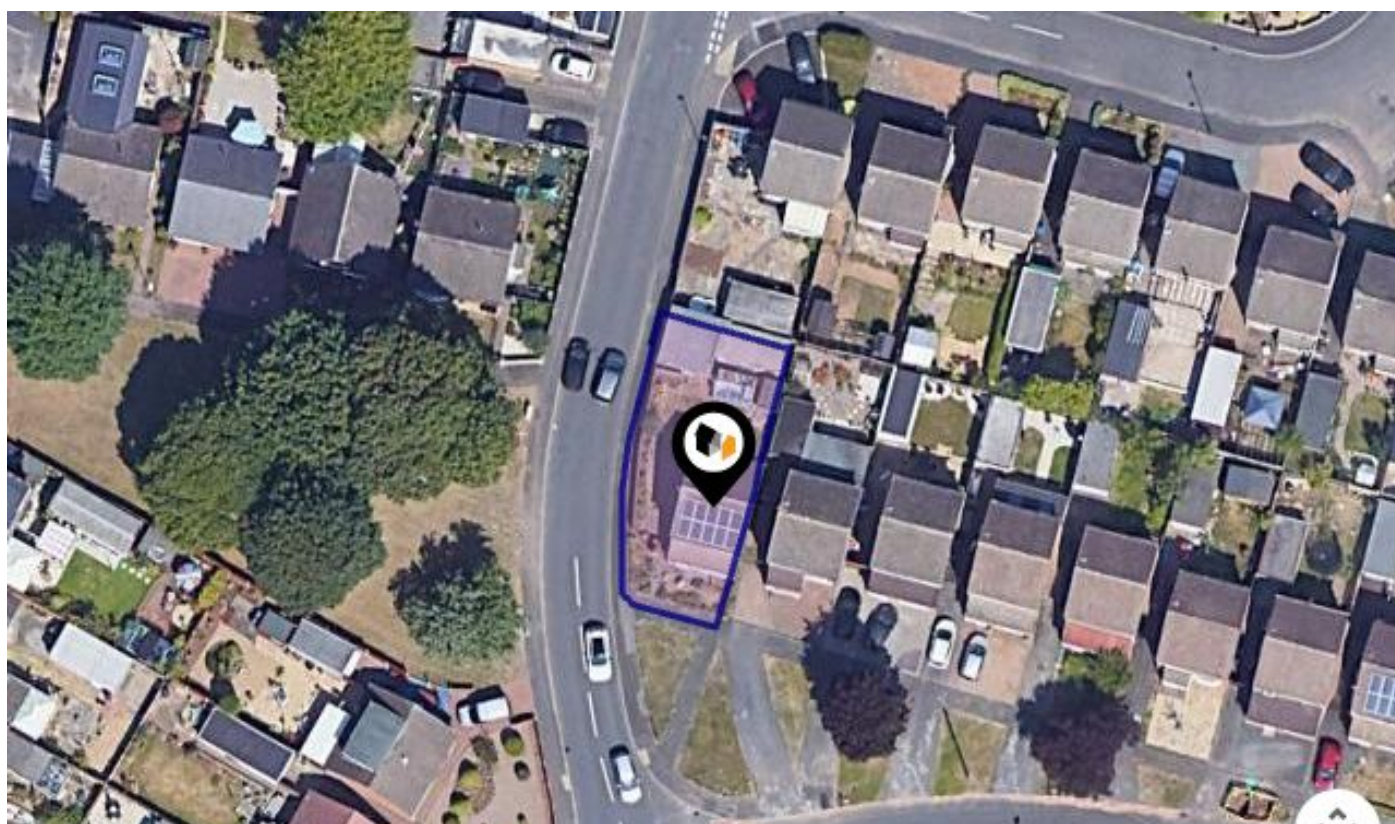


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th August 2025



LEWISTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Powered by
aprift
Know any property instantly

Introduction

Our Comments



- > Extended Three Bedroomed Detached Home
- > Corner Plot Position And Available With No Upward Chain
- > Double Width Carport To Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

This well-proportioned, extended three-bedroom detached home occupies a desirable corner plot and is offered for sale with no upward chain. The property boasts a spacious dual-aspect lounge/dining room, cloakroom/WC, and the added benefit of a double-width carport and garage. The accommodation benefits from gas fired central heating, UPVC double glazing, solar panels (leased) and a security alarm system and briefly comprises:- reception hallway, cloaks/WC, extended lounge/dining room and kitchen. To the first floor are three bedrooms and bathroom with a three piece suite. Outside, as previously mentioned the property occupies a corner plot position with gardens to front and rear elevations together with a double width carport and garage. The property is on the corner of Lewiston Road and Oregon Way and is well located for both Chaddesden and Spondon respectively which offer an excellent range of shops, schools and road links including access for the A52, M1 Motorway and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (8'6" x 5'10") 2.59 x 1.78

Cloaks/WC: (2'10" x 4'2") 0.86 x 1.27

Lounge Diner: (9'0" x 27'0") 2.74 x 8.23

Kitchen: (7'0" x 15'5") 2.13 x 4.70

First Floor Landing: (8'1" x 2'4") 2.46 x 0.71

Bedroom One: (9'0" x 14'0") 2.74 x 4.27

Bedroom Two: (12'0" x 7'5") 3.66 x 2.26

Bedroom Three: (5'7" x 11'2") 1.70 x 3.40

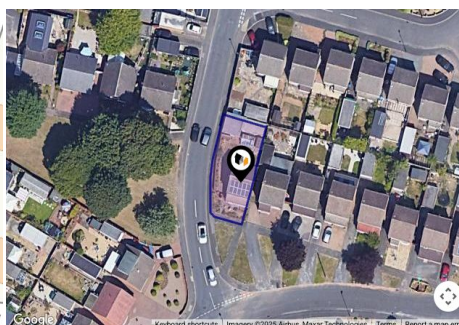
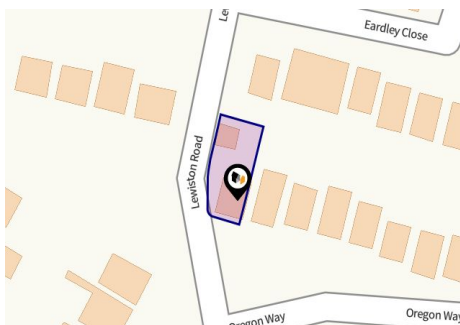
Bathroom: (5'6" x 7'5") 1.68 x 2.26

Outside: The property occupies a corner plot position with gardens to both front and rear elevations. The front is laid mainly to lawn. There is gated access to the side elevation which provides access to the enclosed rear garden having two lawned areas, water butts, and greenhouse. There is gated access to a double width carport with access the garage.

Garage: (17'9" x 9'3") 5.41 x 2.82

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:	Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY77806

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)

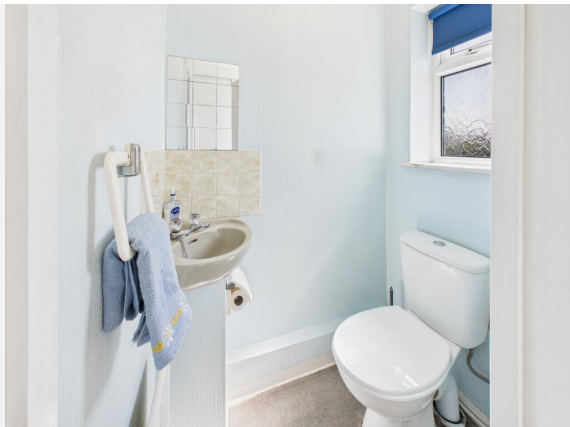
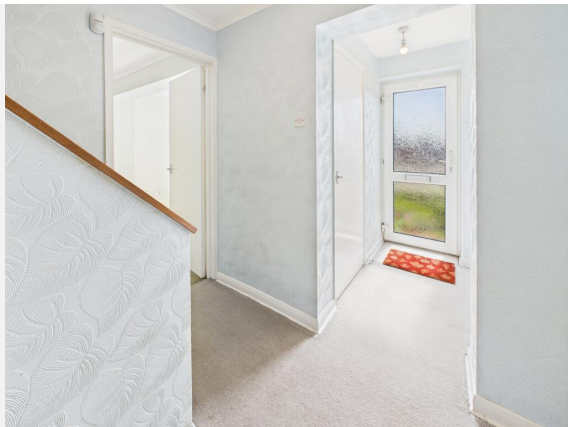
9 mb/s	67 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



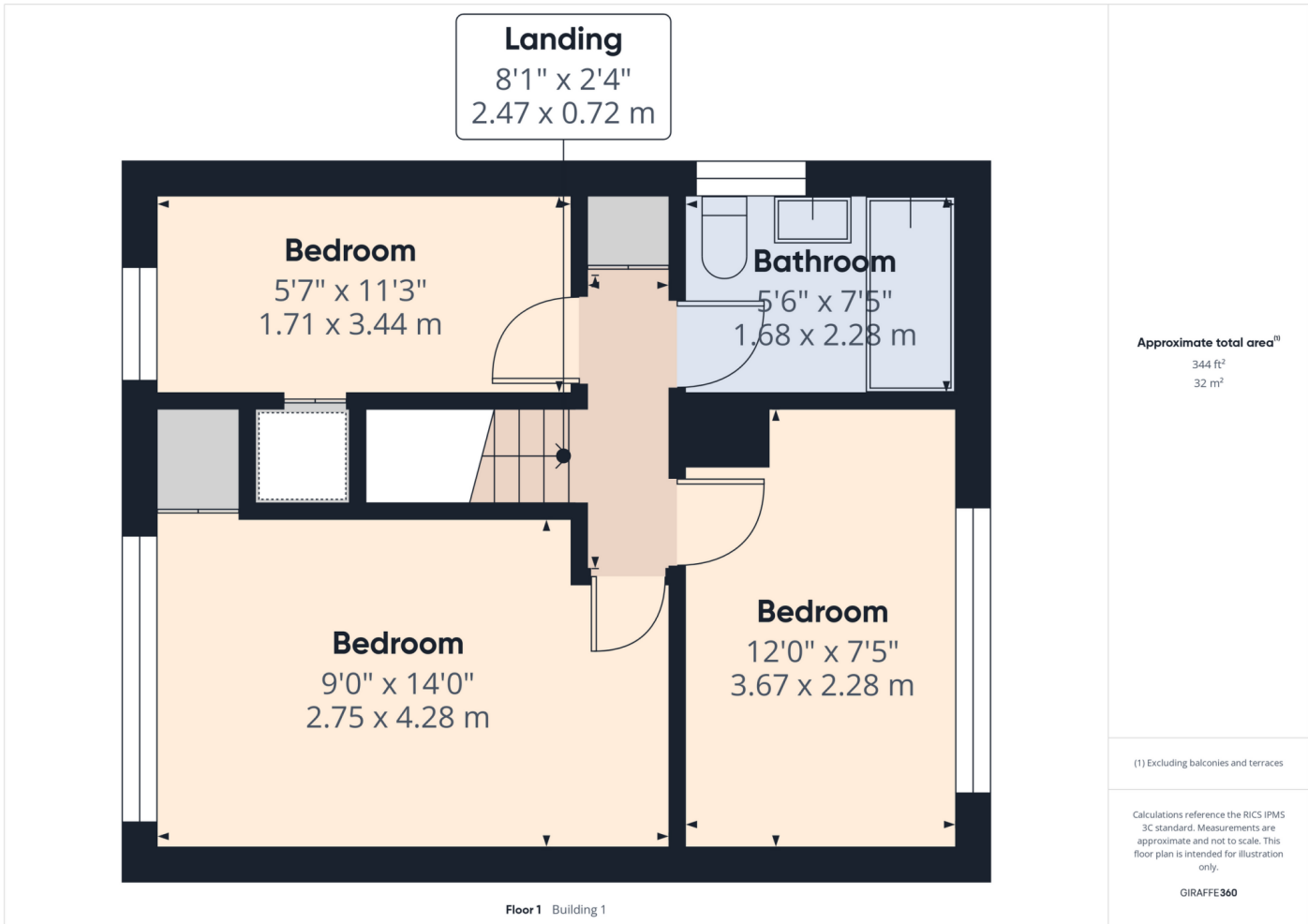




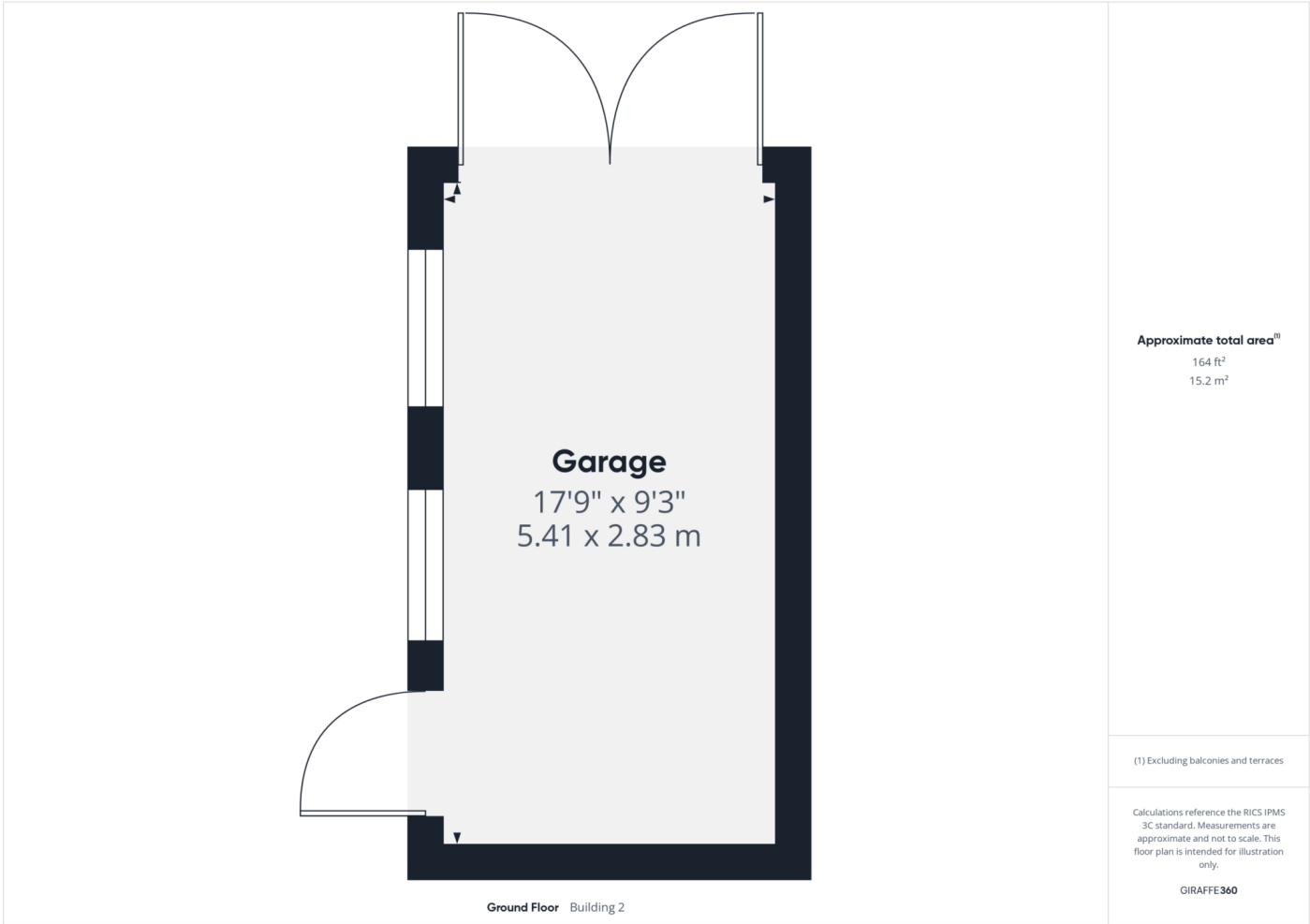
LEWISTON ROAD, CHADDESSEN, DERBY, DE21



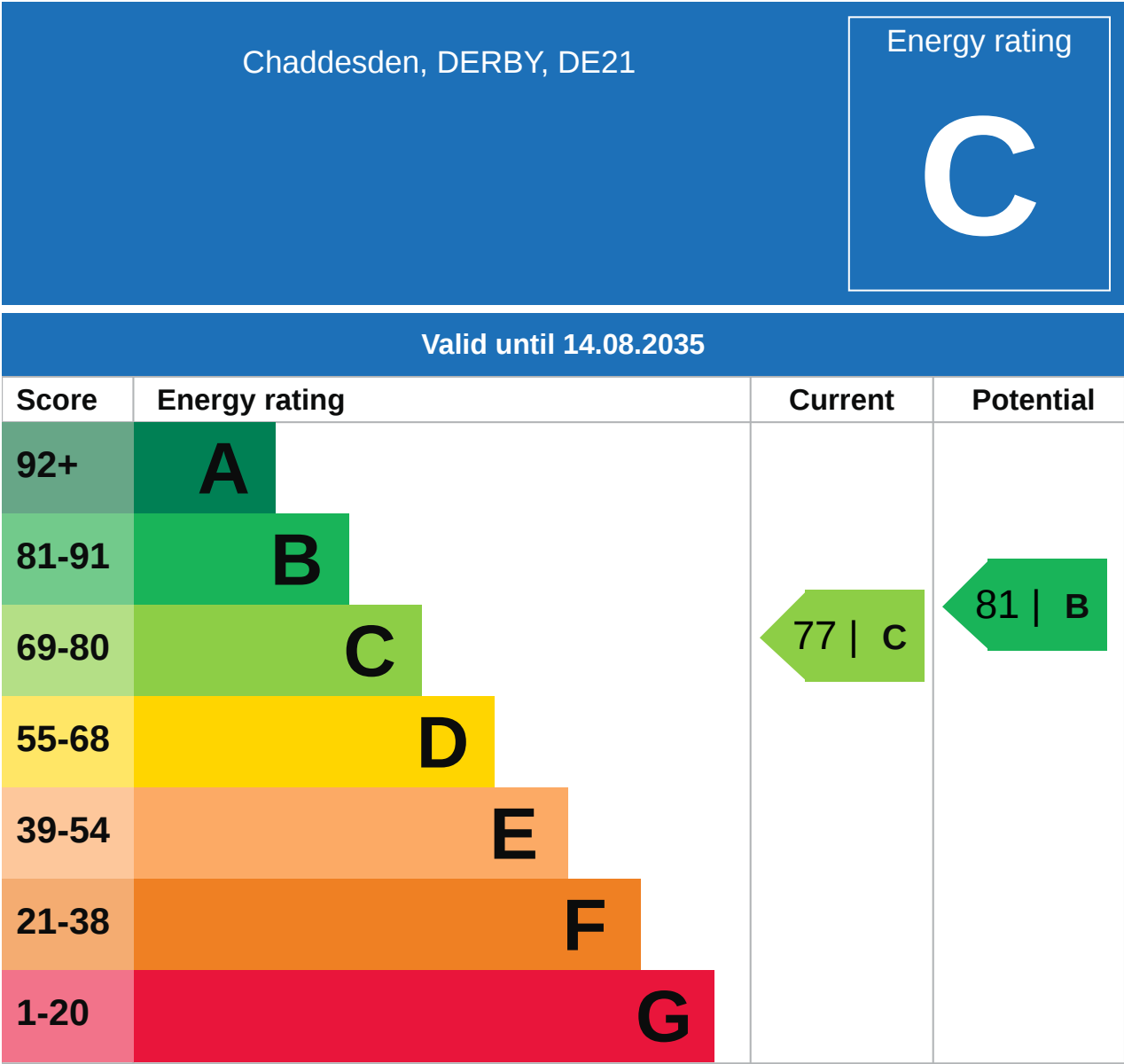
LEWISTON ROAD, CHADDESSEN, DERBY, DE21



LEWISTON ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	80 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

