

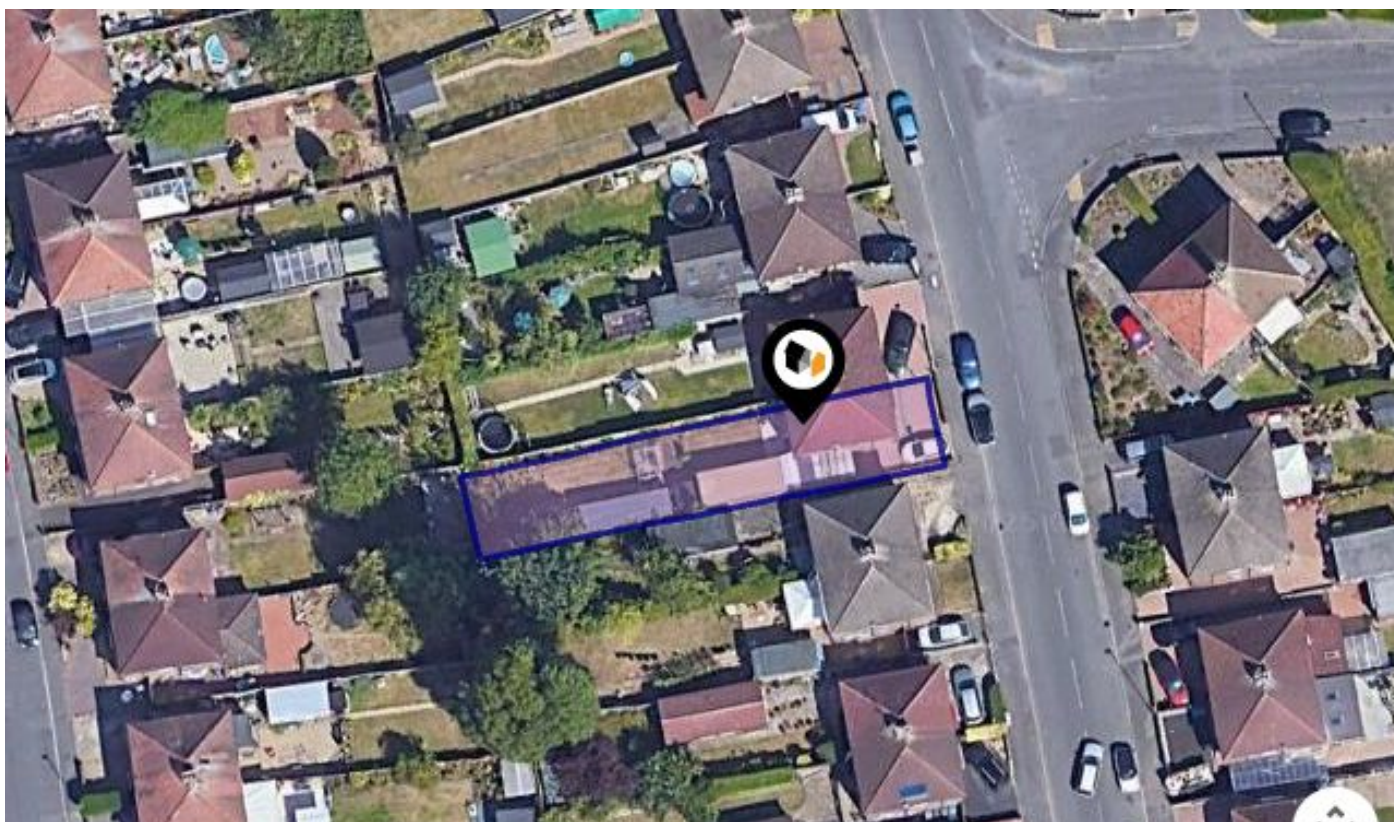


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 03<sup>rd</sup> September 2025**



**BUXTON ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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**aprift**  
Know any property instantly

- > Well-Presented Three-Bedroom, Semi-Detached Home
- > Available With No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Off-Road Parking, Carport & Garage

### Property Description

An early viewing is highly recommended to fully appreciate this well-presented, bay-fronted semi-detached home, offered for sale with no upward chain. The property benefits from a block-paved frontage providing off-road parking, a carport, and a 16ft garage. To the rear, there is a neatly maintained garden, ideal for relaxing or entertaining. This home would make an excellent choice for first-time buyers or a growing family! The accommodation has the benefit of gas central heating, UPVC double glazed windows and briefly comprises:- reception hallway, cloakroom/WC, spacious living room and dining kitchen. To the first floor, the landing provides access to three bedrooms and modern shower room and separate WC. Outside, a block paved frontage provides off-road parking leading to the carport and garage and to the rear is an enclosed garden with paved patio area, lawned area, garden shed and greenhouse. Buxton Road is well situated for local shops, schools and transport links together with easy access for Derby City Centre and further major road links with the A52, M12 motorway and A50 respectively.

### Room Measurement & Details

Entrance Hallway: (12'0" x 2'10") 3.66 x 0.86

Cloaks/WC: (4'11" x 2'7") 1.50 x 0.79

Living Room: (17'5" x 10'3") 5.31 x 3.12

Dining Kitchen: (8'11" x 15'10") 2.72 x 4.83

First Floor Landing: (10'6" x 2'6") 3.20 x 0.76

Bedroom One: (13'6" x 10'2") 4.11 x 3.10

Bedroom Two: (10'11" x 9'3") 3.33 x 2.82

Bedroom Three: (7'9" x 6'8") 2.36 x 2.03

Shower Room: (5'8" x 5'6") 1.73 x 1.68

WC: (3'8" x 2'8") 1.12 x 0.81

Garage: (16'11" x 8'5") 5.16 x 2.57

### 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                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 796 ft <sup>2</sup> / 74 m <sup>2</sup> |         |          |
| Plot Area:       | 0.07 acres                              |         |          |
| Year Built :     | 1930-1949                               |         |          |
| Council Tax :    | Band A                                  |         |          |
| Annual Estimate: | £1,464                                  |         |          |
| Title Number:    | DY25098                                 |         |          |

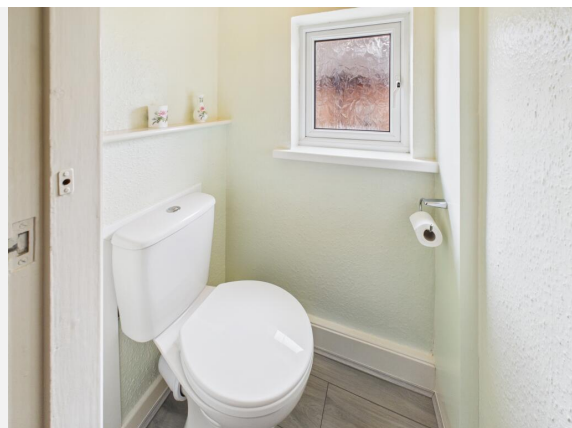
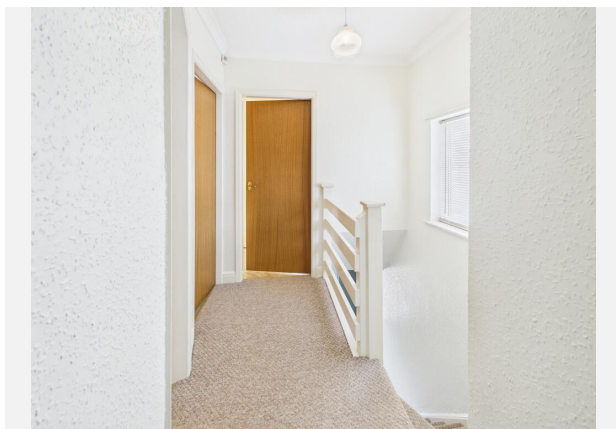
## Local Area

|   |   |   |  |   |
|---|---|---|--|---|
| Local Authority:  | Derby city  | Estimated Broadband Speeds  |  |   |
| Conservation Area:  | No  | (Standard - Superfast - Ultrafast)  |  |   |
| Flood Risk:   |   |   |  |   |
| • Rivers & Seas   | Very low  | 5   | 80   | 1800  |
| • Surface Water   | Very low  | mb/s  | mb/s   | mb/s  |
|   |   |  |  |  |
| Mobile Coverage:  |   | Satellite/Fibre TV Availability:  |  |   |
| (based on calls indoors)  |   |   |  |   |
|  |  |  |   |    |
| O <sub>2</sub>  | EE  | 3   | O  | sky   |
|   |   |   |  |  |



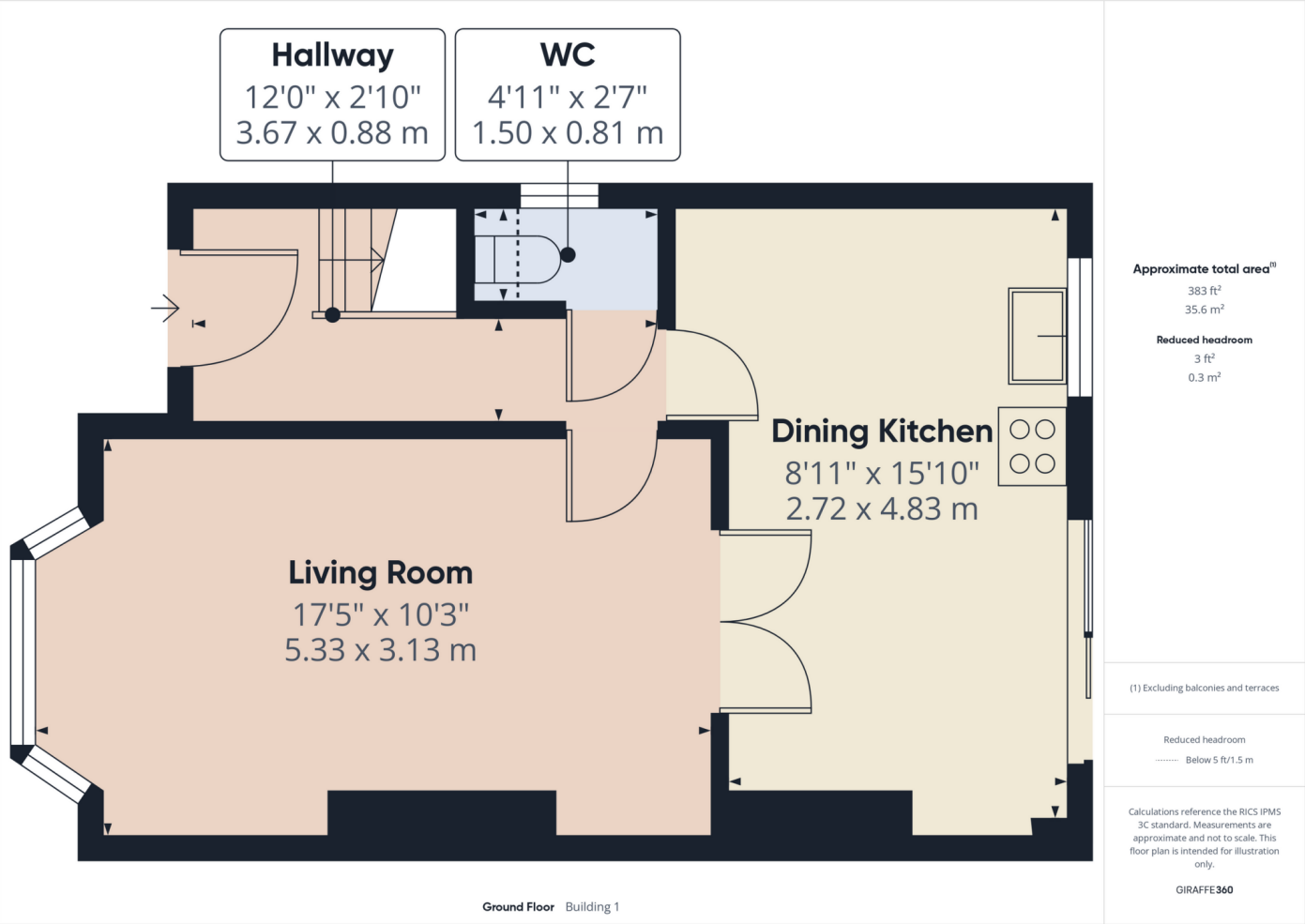




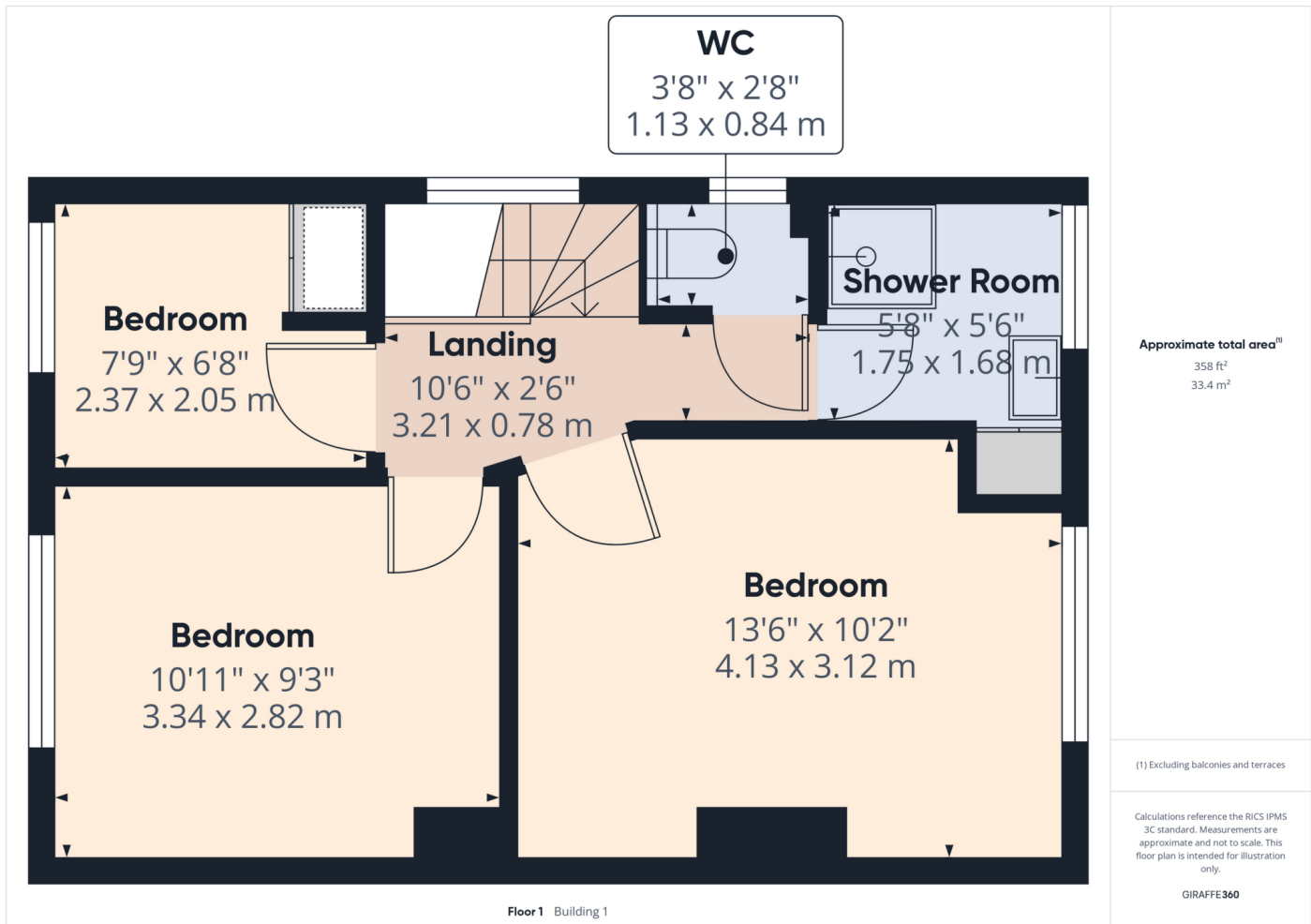




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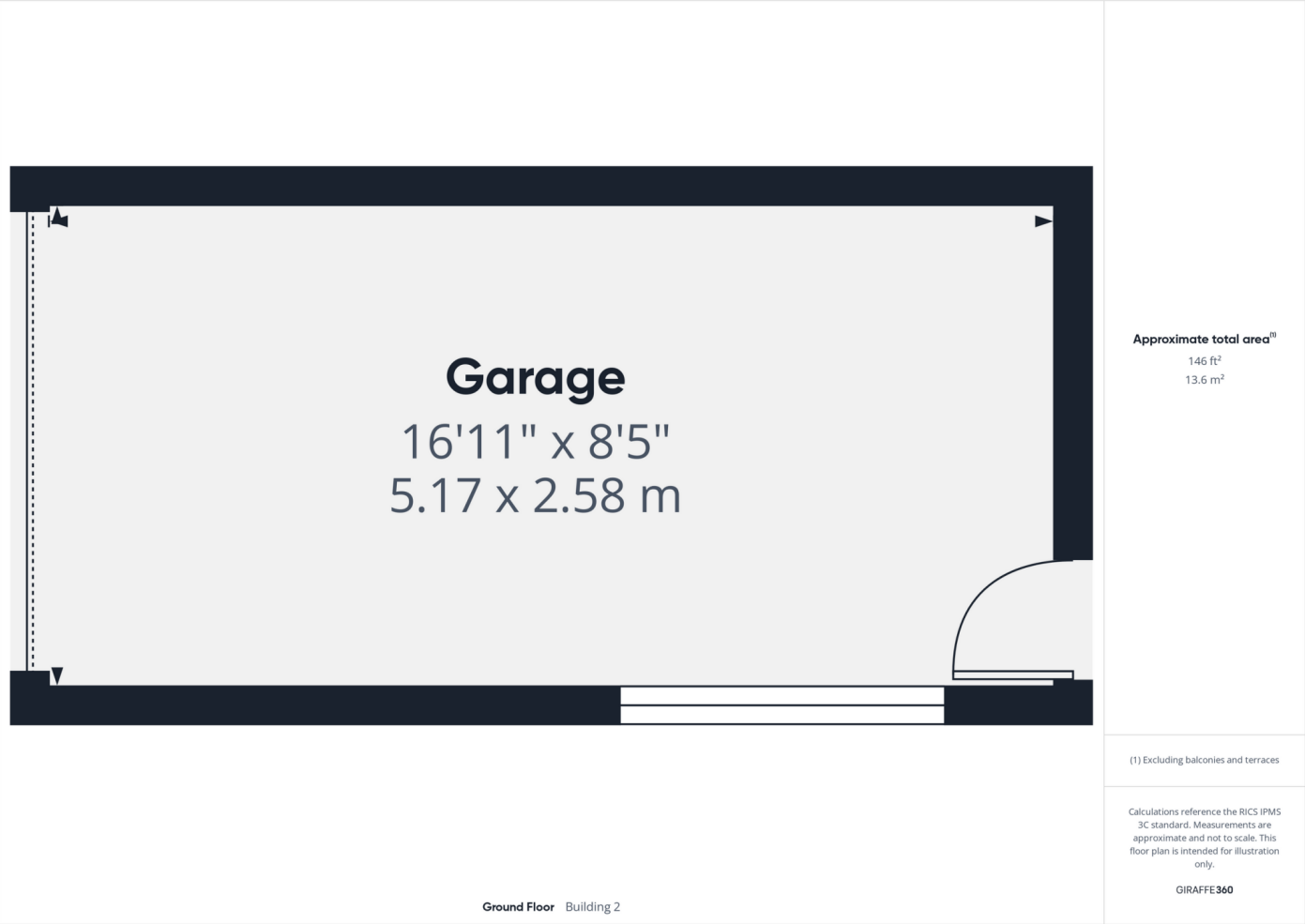


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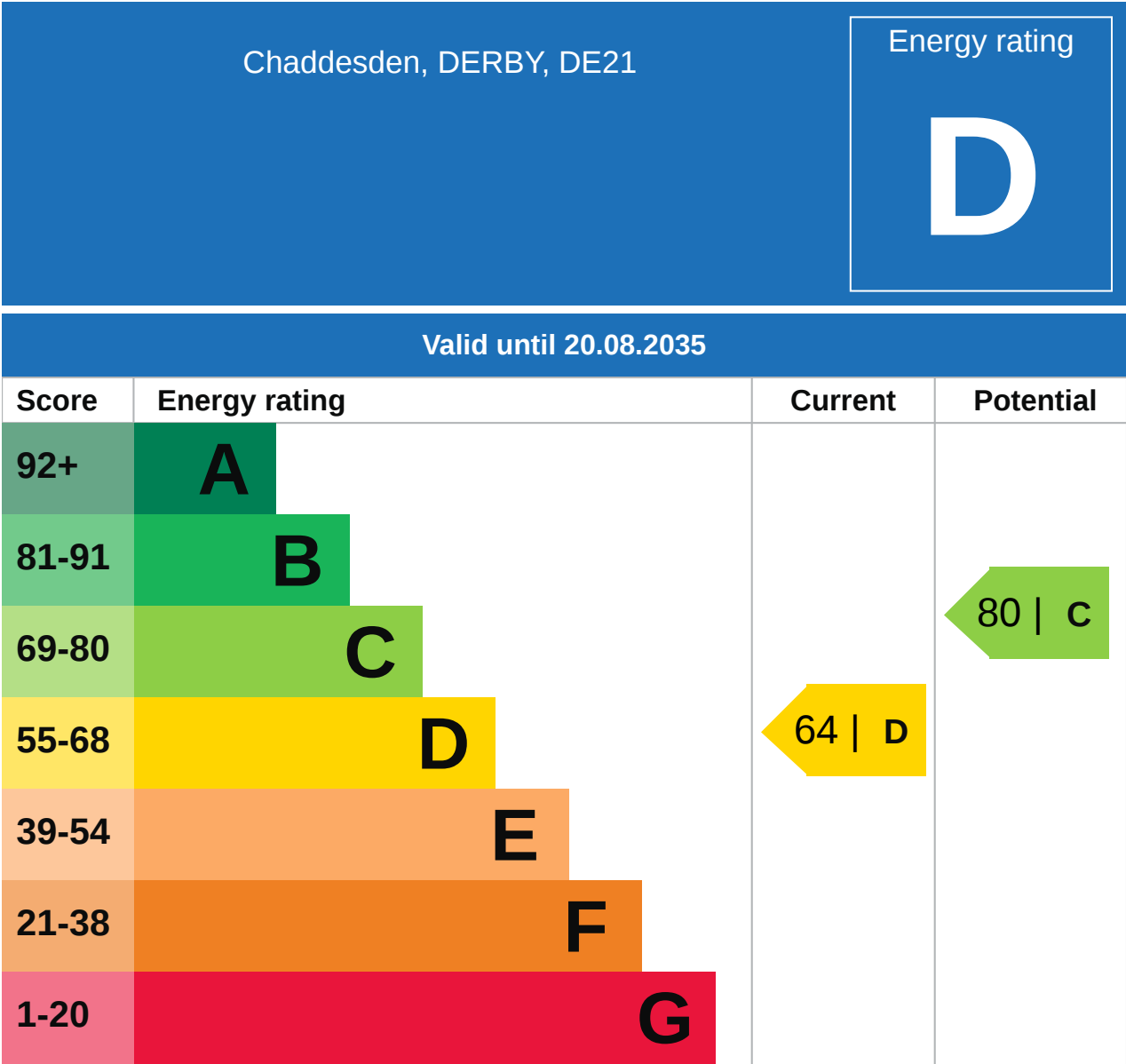




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# Property EPC - Certificate



## Additional EPC Data

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|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Semi-detached house                            |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                      |
| <b>Roof:</b>                         | Pitched, 270 mm loft insulation                |
| <b>Roof Energy:</b>                  | Very good                                      |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Average  |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good   |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs           |
| <b>Main Heating Controls Energy:</b> | Good   |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Good   |
| <b>Lighting:</b>                     | Good lighting efficiency                       |
| <b>Lighting Energy:</b>              | Good   |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | None   |
| <b>Air Tightness:</b>                | (not tested)                                   |
| <b>Total Floor Area:</b>             | 74 m <sup>2</sup>                              |





## Hannells

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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

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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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# Hannells

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