



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025



MAPLETON AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Well-Presented Semi-Detached Home
- > Three Bedrooms, Two Reception Rooms
- > No Upward Chain
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold

Property Description

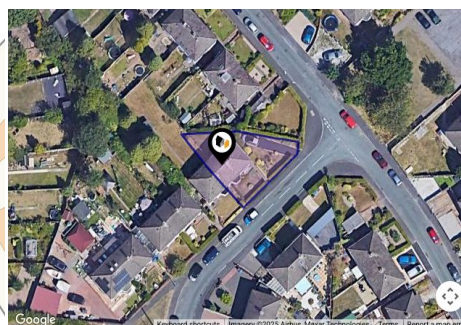
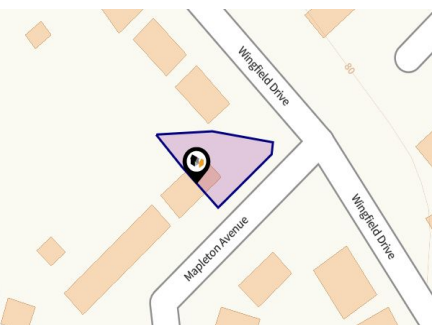
Early viewing is highly recommended for this well-presented, three-bedroom semi-detached home, occupying a desirable corner plot. The property benefits from neatly maintained gardens, off-road parking and with the added benefit of no upward chain, this property is ideal for first-time buyers or growing families! The accommodation benefits from gas central heating and double glazing throughout. It briefly comprises: entrance hall, spacious living room, separate dining room, fitted kitchen, and a useful utility room. Upstairs, the landing leads to two double bedrooms, a further single bedroom, and a modern bathroom. Externally, the property enjoys attractive, well-kept gardens to the front and rear, along with a driveway providing off-road parking. Mapleton Avenue is ideally located for easy access to local amenities in Chaddesden, including shops, schools, and public transport links. Derby City Centre is within easy reach, along with convenient connections to major road networks.

Room Measurement & Details

Entrance Hallway: (6'1" x 10'7") 1.85 x 3.23
Living Room: (14'7" x 10'7") 4.44 x 3.23
Dining Room: (8'9" x 10'1") 2.67 x 3.07
Kitchen: (7'2" x 10'1") 2.18 x 3.07
Utility Room: (4'5" x 9'1") 1.35 x 2.77
First Floor Landing: (5'11" x 7'10") 1.80 x 2.39
Bedroom One: (12'11" x 10'7") 3.94 x 3.23
Bedroom Two: (11'2" x 10'3") 3.40 x 3.12
Bedroom Three: (9'5" x 7'2") 2.87 x 2.18
Bathroom: (7'9" x 5'5") 2.36 x 1.65

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:	850 ft ² / 79 m ²
Plot Area:	0.07 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY94635

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)

4	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



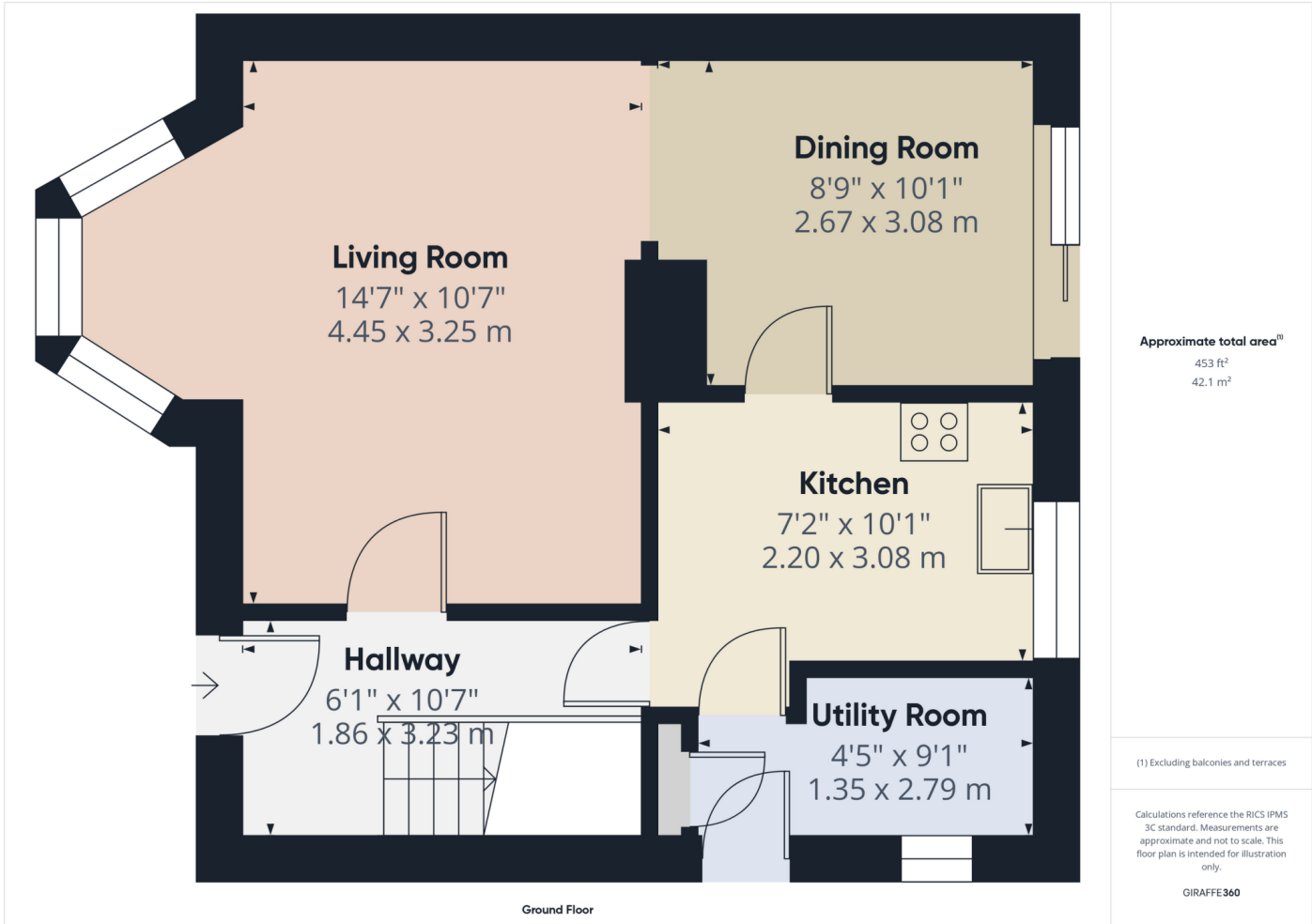
Satellite/Fibre TV Availability:



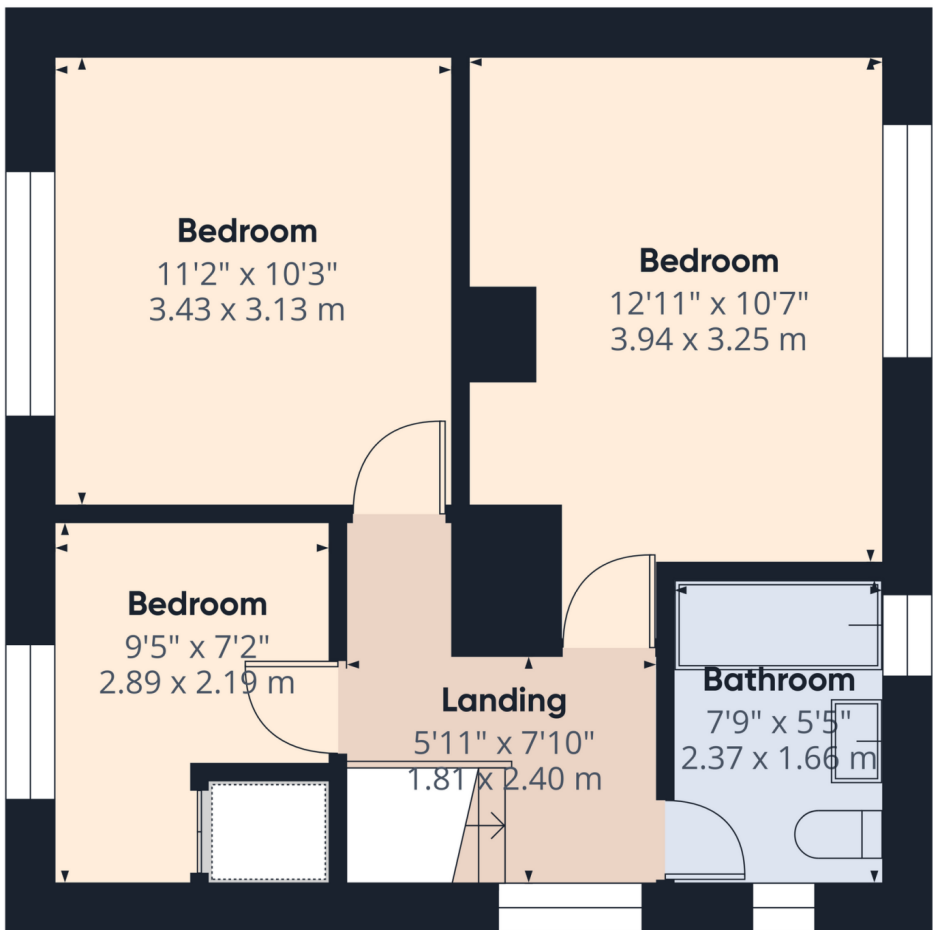




MAPLETON AVENUE, CHADDESSEN, DERBY, DE21



MAPLETON AVENUE, CHADDESSEN, DERBY, DE21



Floor 1

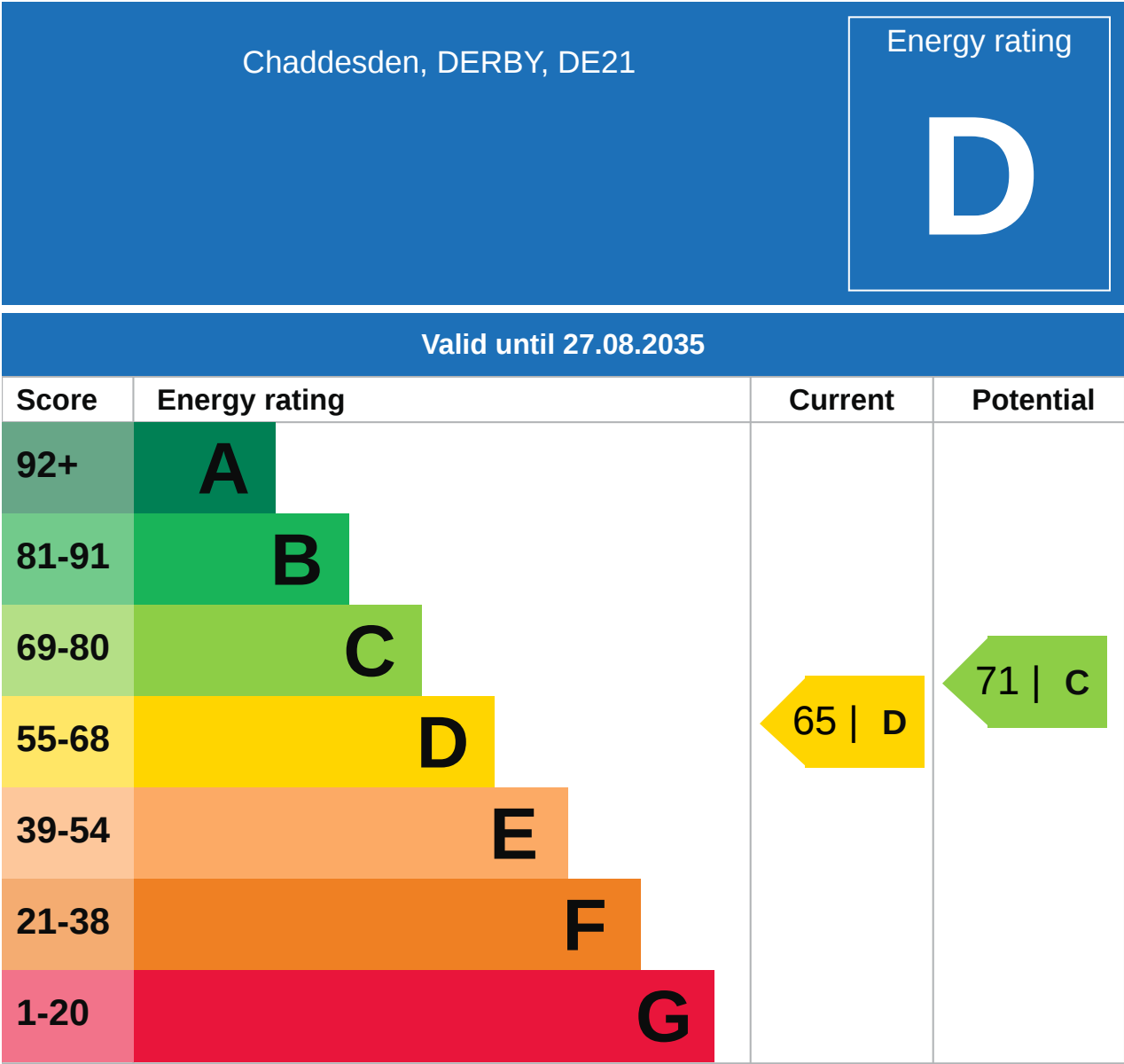
Approximate total area^m
407 ft²
37.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	79 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

