

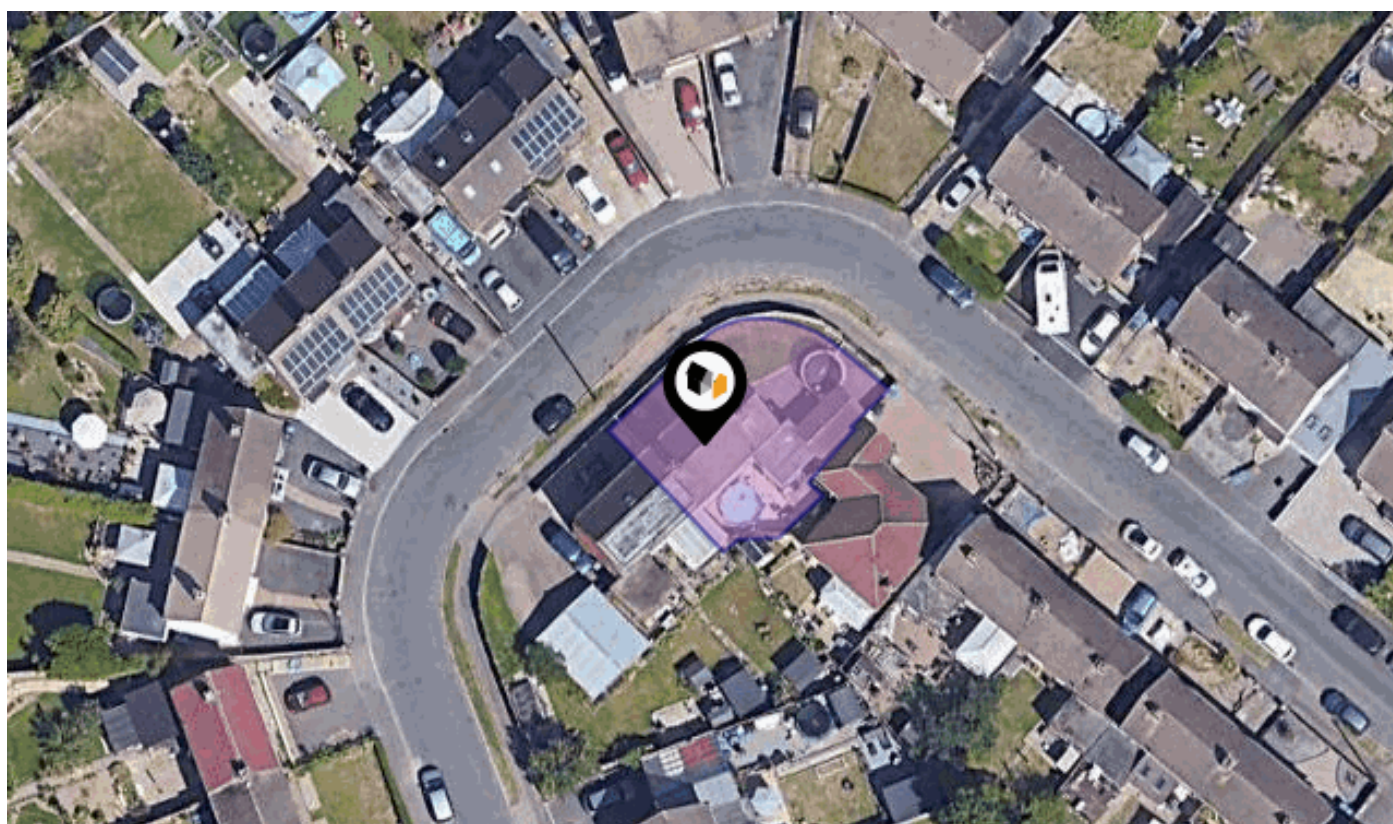


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> September 2025



## MONCRIEFF CRESCENT, CHADDESSEN, DERBY, DE21

### Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Deceptively Spacious Semi-Detached Home
- > Three Bedrooms, Three Reception Rooms
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Corner Plot Position, No Upward Chain

### Property Description

An early viewing is highly recommended to fully appreciate this deceptively spacious and well-presented semi-detached family home. Offered with no upward chain, the property occupies a generous corner plot and features a low-maintenance rear garden, off-road parking, and a garage - an ideal opportunity for a growing family! Inside, the home offers three reception rooms, one currently used as a bedroom, providing flexible space perfect for a home office, playroom, or additional living area. The accommodation is supplemented by UPVC double glazing and gas central heating and briefly comprises:- reception hallway, good size lounge with feature fire place and French doors to the rear garden, dining room opening through to the kitchen and further reception room (currently used as a bedroom). To the first floor the landing provides access to three bedrooms and family bathroom. Outside, there are gardens to front, side and rear elevations together with off- road parking and garage.

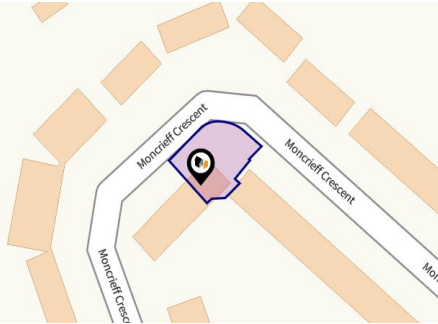
### Room Measurement & Details

Hallway: (6'3" x 11'3") 1.90 x 3.43  
Living Room: (17'0" x 10'9") 5.18 x 3.28  
Dining Room: (10'1" x 11'2") 3.07 x 3.40  
Kitchen: (16'8" x 5'3") 5.08 x 1.60  
Further Kitchen Area: (11'1" x 9'9") 3.38 x 2.97  
Reception Room/Optional Fourth Bedroom: (14'0" x 8'1") 4.27 x 2.46  
First Floor Landing: (9'8" x 5'7") 2.95 x 1.70  
Bedroom One: (14'0" x 10'5") 4.27 x 3.17  
Bedroom Two: (11'4" x 10'1") 3.45 x 3.07  
Bedroom Three: (10'9" x 6'5") 3.28 x 1.96  
Bathroom: (6'10" x 5'4") 2.08 x 1.63

### 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

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,194 ft <sup>2</sup> / 111 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY387802		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



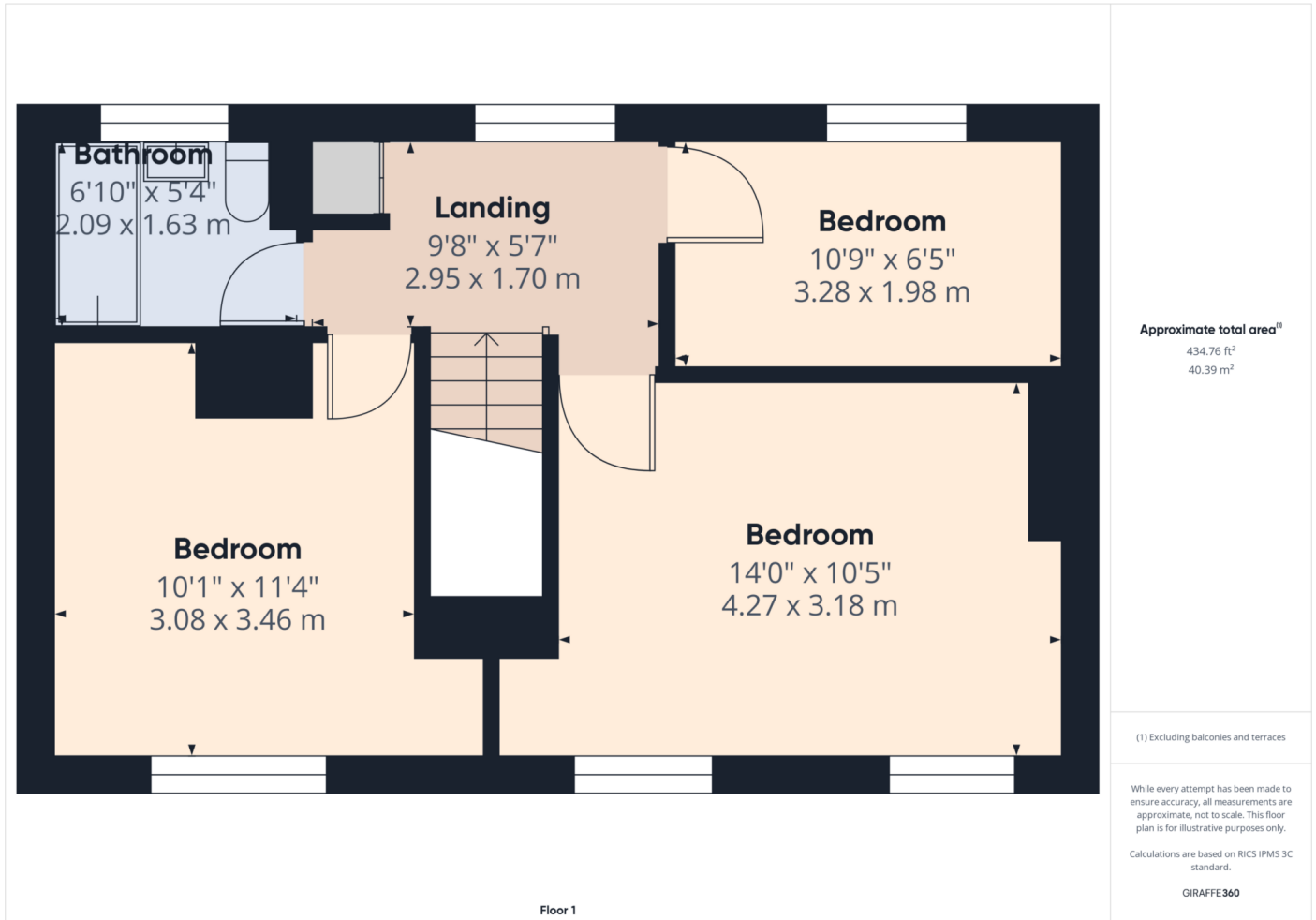




## MONCRIEFF CRESCENT, CHADDESSEN, DERBY, DE21



## MONCRIEFF CRESCENT, CHADDESSEN, DERBY, DE21





# Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

# D

Valid until 09.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<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>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	111 m <sup>2</sup>



## 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



/hannells



/hannellsestateagents



/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

