

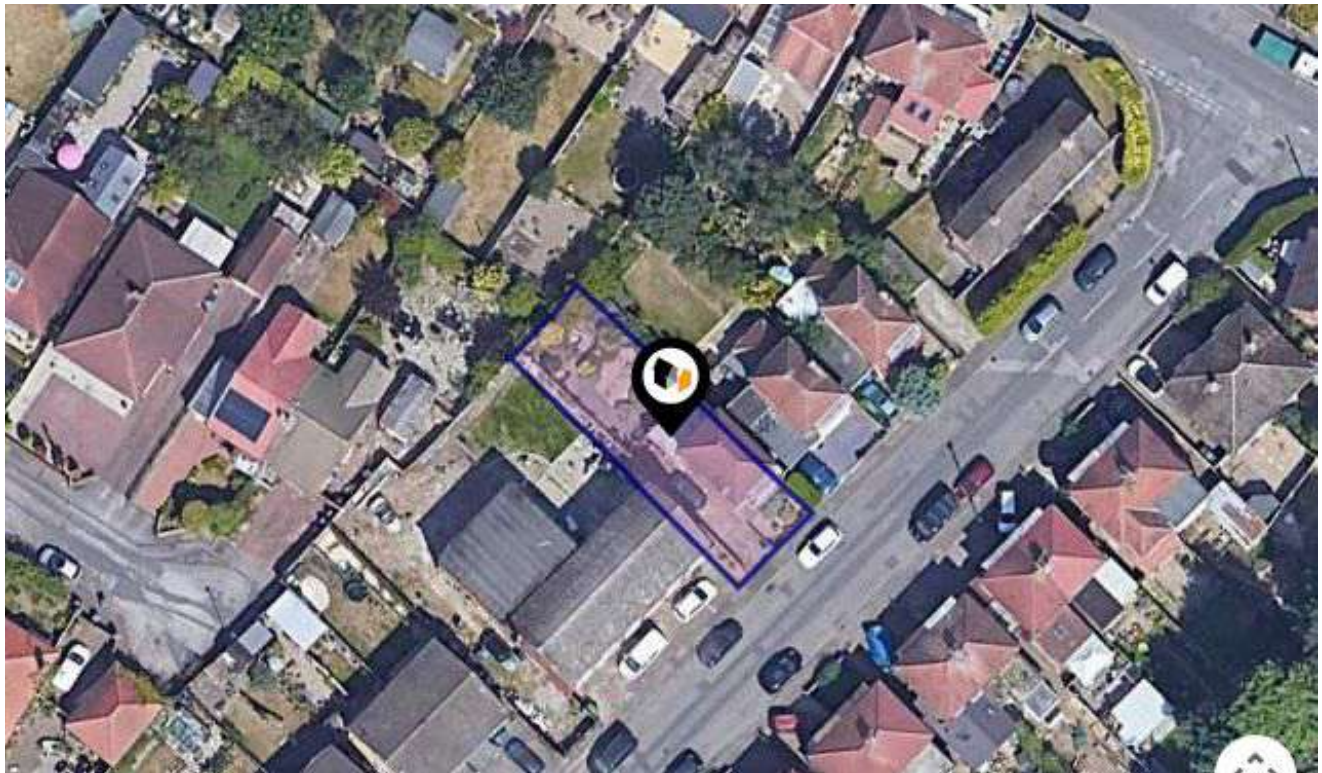


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



WALTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended Traditional Three Bedroomed Detached Home
- > No Upward Chain, Ideal First Time Buy/Family Home
- > Off Road Parking For Two Vehicles, West Facing Garden
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An extended three-bedroom detached home offering excellent potential and while the property would benefit from some modernisation and improvement, it already enjoys several key upgrades, including a refitted kitchen and modern shower room, as well as being reroofed and offering off road parking for two vehicles. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises: entrance hallway, lounge, refitted kitchen with in-built oven and hob and a modern shower room. To the first floor the landing provides access to three bedrooms. Outside, there is a garden area to the front elevation, a driveway to the side elevation provides off road parking for two vehicles and there is a pleasant, enclosed rear garden which enjoys a degree of privacy and west facing aspect. Walton Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Hallway: (3'0" x 6'6") 0.91 x 1.98

Living Room: (10'5" x 23'6") 3.17 x 7.16

Kitchen: (9'10" x 9'10") 3.00 x 3.00

Shower Room: (5'4" x 9'0") 1.63 x 2.74

Landing: (3'4" x 2'8") 1.02 x 0.81

Bedroom: (10'6" x 12'2") 3.20 x 3.71

Bedroom: (6'9" x 11'4") 2.06 x 3.45

Bedroom: (6'8" x 8'3") 2.03 x 2.51

Outside:

There are gardens to both front and rear elevations. There is a driveway to the side elevation providing off road parking for two vehicles. There is gated access to the side elevation leading in-turn to the enclosed, established and relatively private rear garden. There is a block paved patio area with matching pathways, selection of shrubs, cold water tap together with fenced and wall boundaries.

Buyer Information:

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.06 acres		
Title Number:	DY39235		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	80	1800
mb/s	mb/s	mb/s

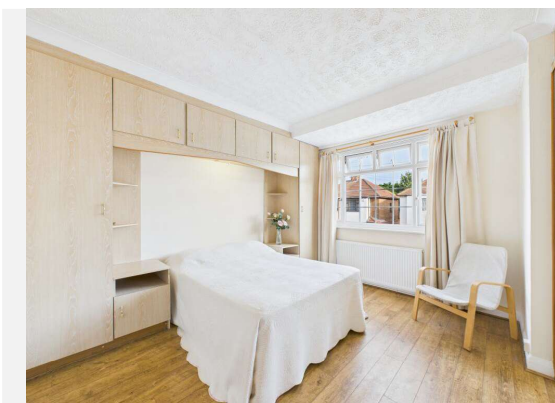
Mobile Coverage: (based on calls indoors)



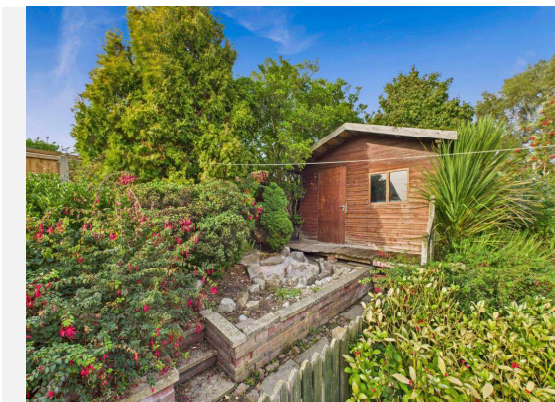
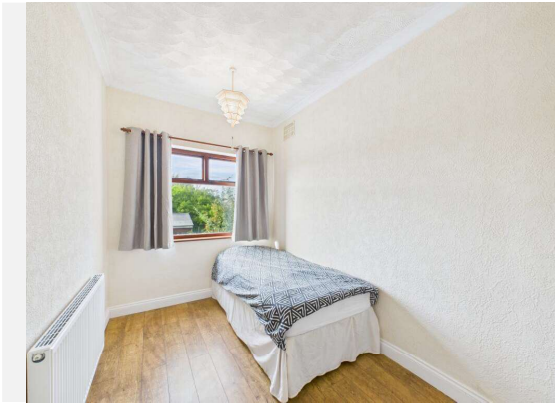
Satellite/Fibre TV Availability:



Gallery Photos



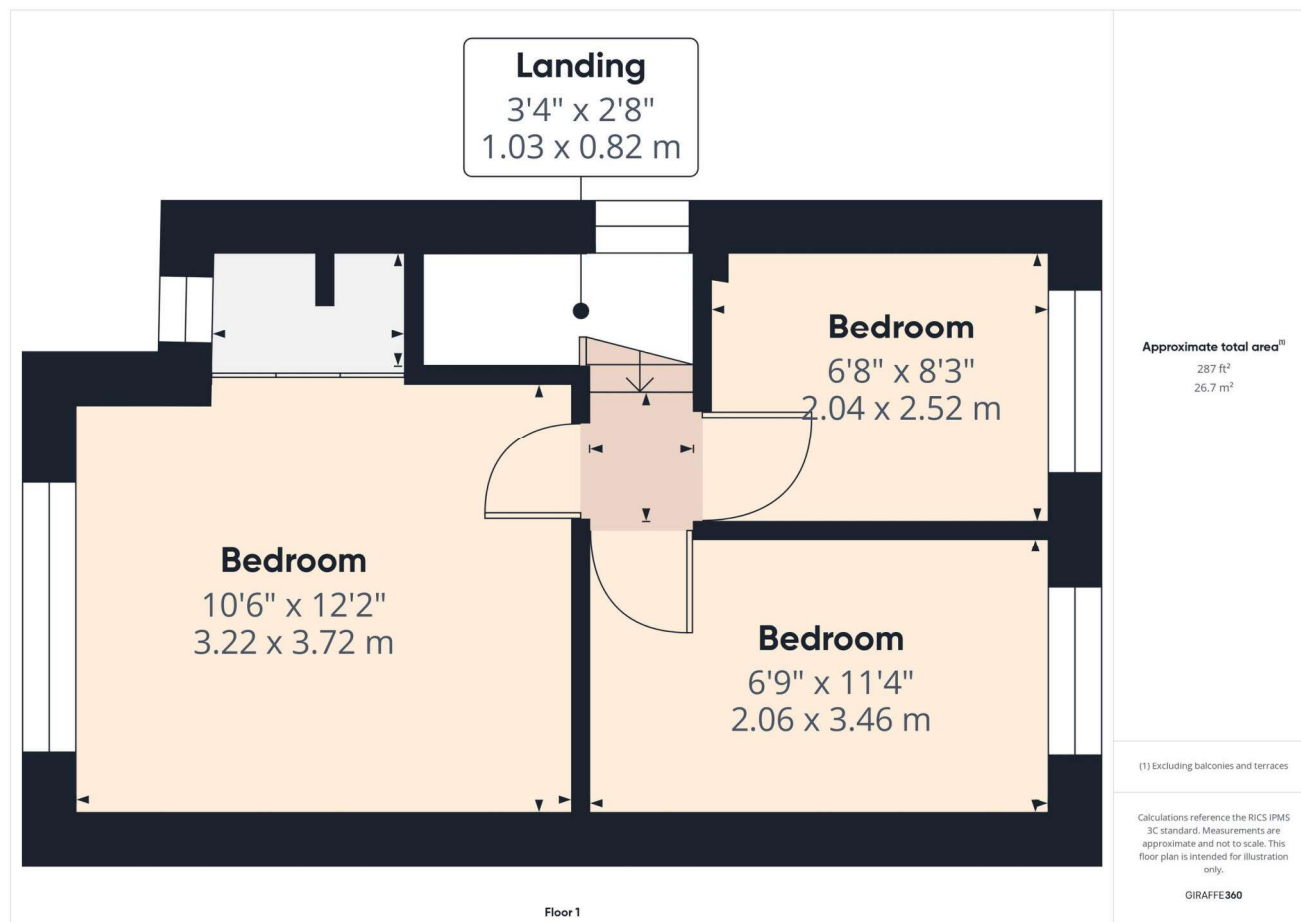
Gallery Photos



WALTON ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DE21

Energy rating

E

Valid until 23.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²



Hannells

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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

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Testimonials



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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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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