

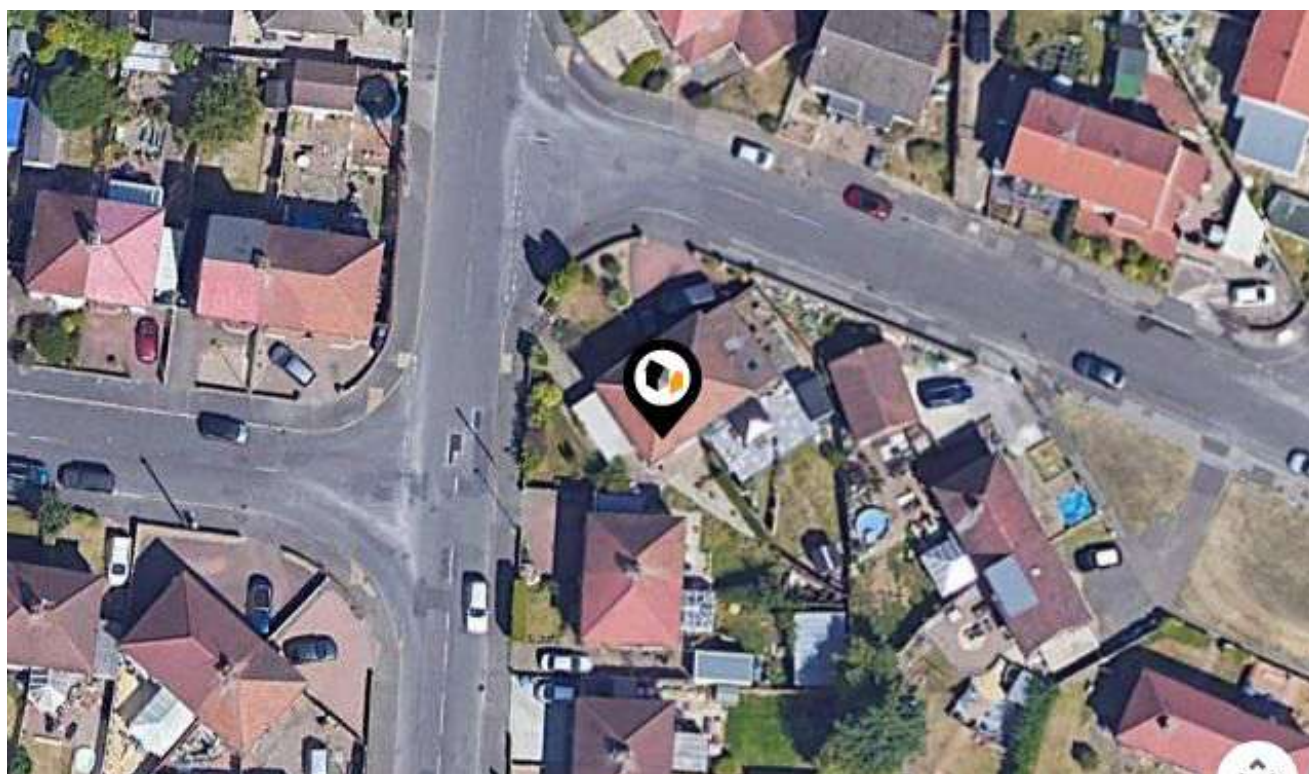


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



BUXTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional, Bay-Fronted, Semi-Detached Home
- > Requires Modernisation/Improvement
- > No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

This three-bedroom semi-detached property occupies a corner plot position, offering scope for modernisation and improvement. Ideal for buyers seeking a project with potential, the home presents an excellent opportunity to create a comfortable family residence or a first-time buyer's home! The property benefits from double glazing and briefly comprises:- entrance porch, reception hallway, two reception rooms and kitchen. To the first floor the landing provides access to three bedrooms, bathroom and separate WC. Outside, there are gardens to front, side and rear elevations together with a driveway and garage. Buxton Road is well situated for Chaddesden and its range of shops, schools and transport links together with convenient access for Derby City Centre and road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Hallway: (5'7" x 12'0") 1.70 x 3.66

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

Dining Room: (10'1" x 12'7") 3.07 x 3.84

Kitchen: (5'8" x 10'0") 1.73 x 3.05

Landing: (3'7" x 10'6") 1.09 x 3.20

Bedroom: (8'11" x 13'6") 2.72 x 4.11

Bedroom: (8'10" x 10'11") 2.69 x 3.33

Bedroom: (7'0" x 7'9") 2.13 x 2.36

Bathroom: (5'7" x 5'9") 1.70 x 1.75

WC: (2'10" x 3'10") 0.86 x 1.17

Outside:

The property occupies a corner plot position with gardens to front, side and rear elevations. A driveway provides off road parking and in-turn provides access to a GARAGE 18' x 9' with up and over door, light, power and courtesy door to the rear garden.

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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²

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)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:

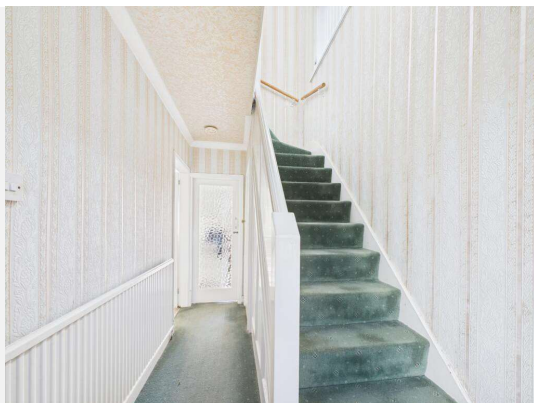
(based on calls indoors)

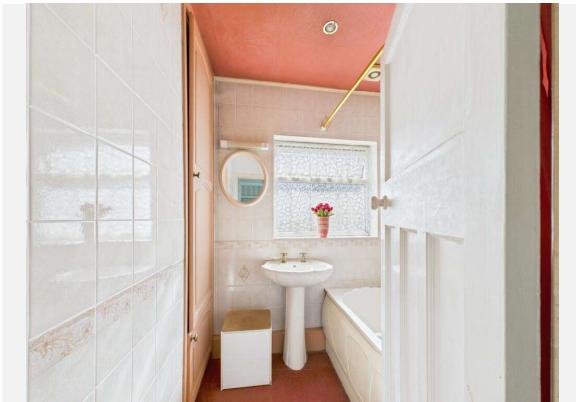


Satellite/Fibre TV Availability:

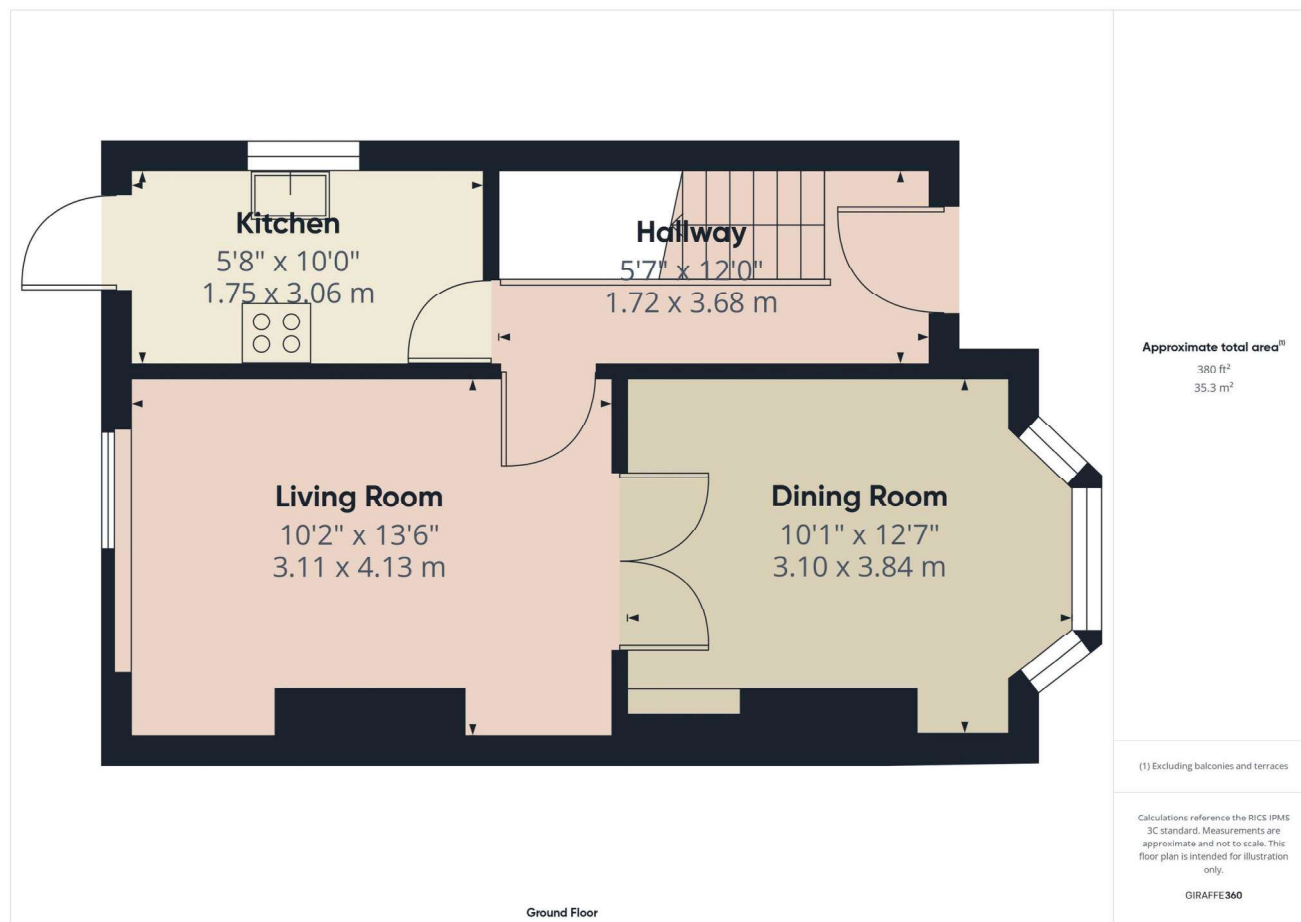


Gallery Photos

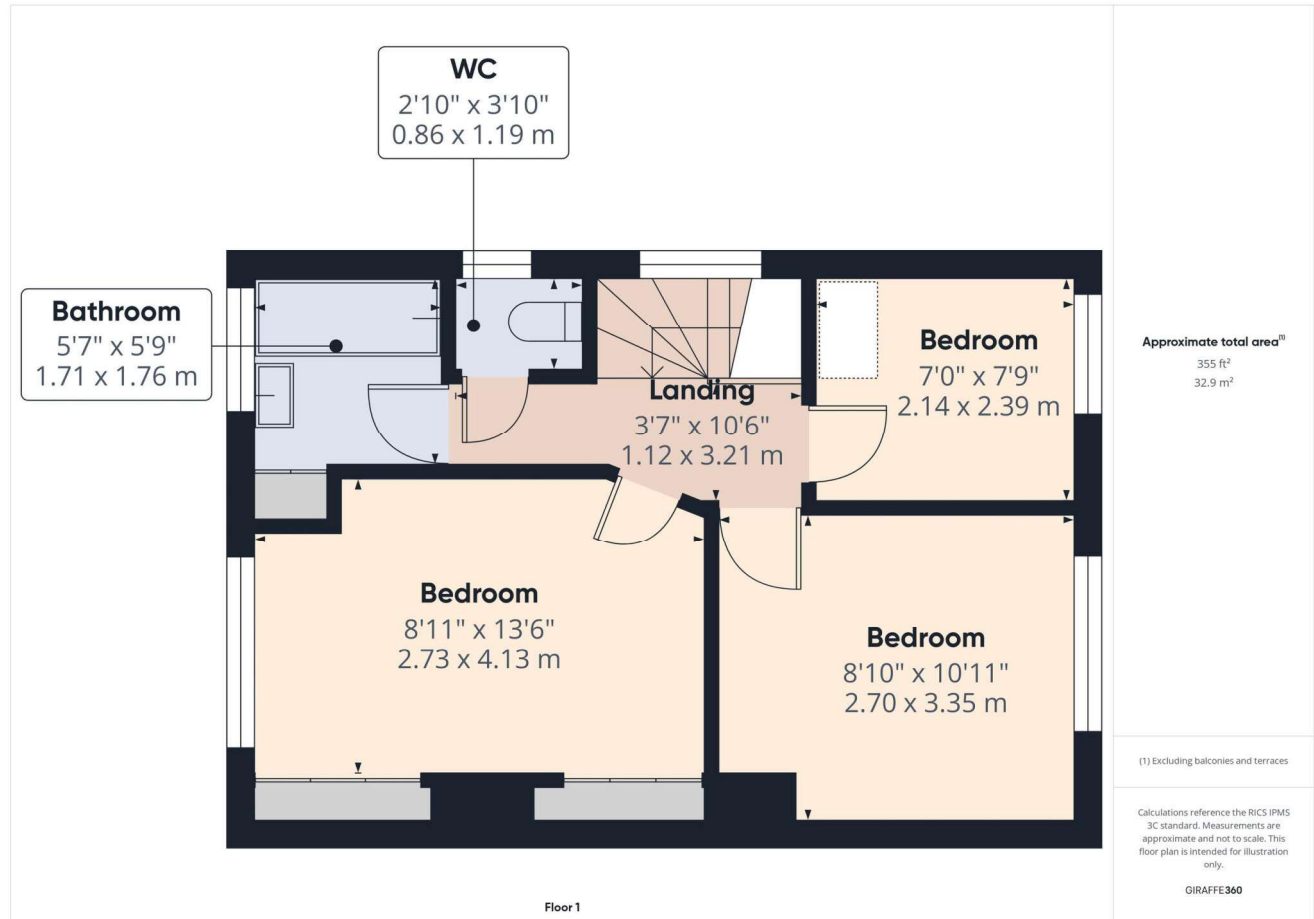




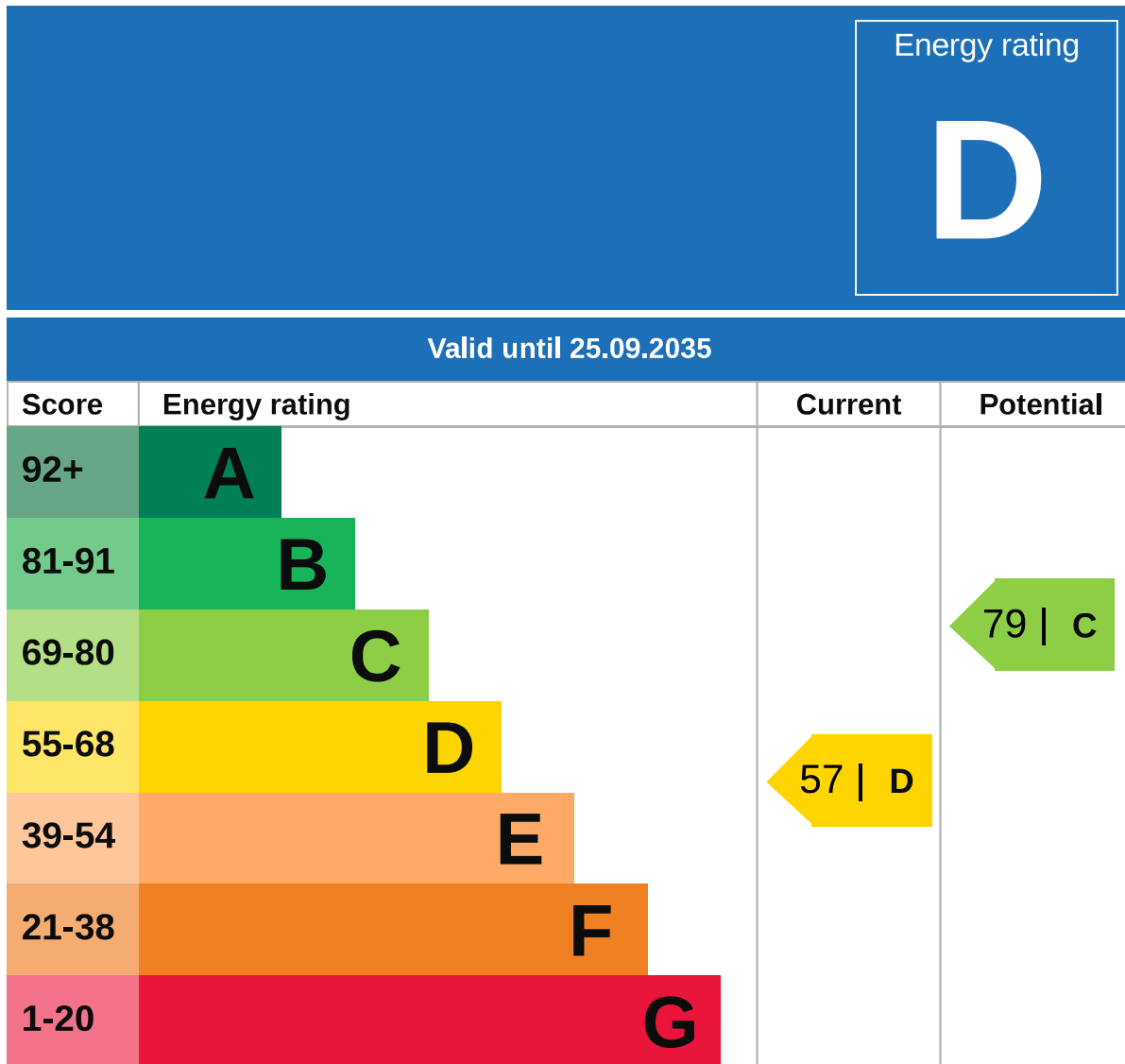
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²



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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

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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.

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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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