

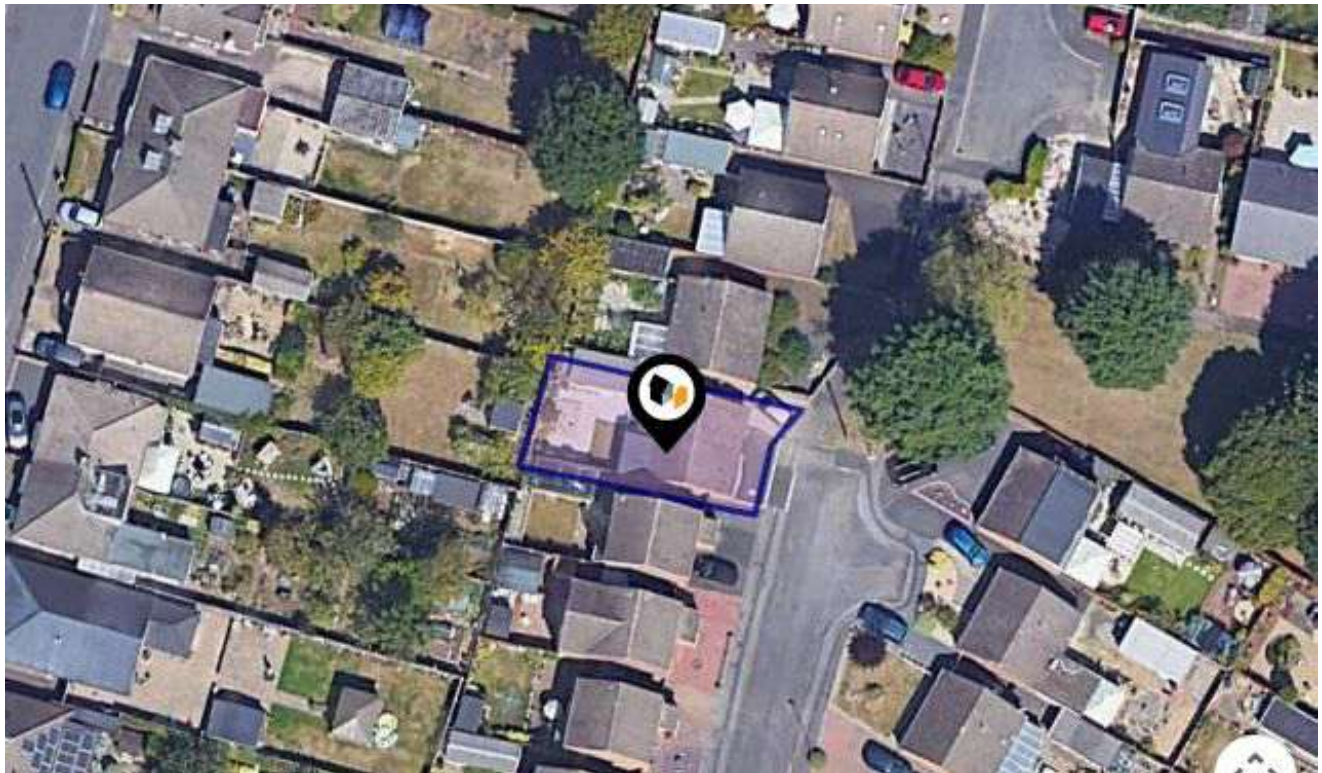


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07<sup>th</sup> October 2025



**ROWAN CLOSE, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Extended Detached Bungalow Within Established Cul-De-Sac
- > No Upward Chain, Viewing Recommended
- > Ample Parking & Garage
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

This extended, two-bedroom detached bungalow is situated within a quiet and established cul-de-sac. Offered with no upward chain, this would be ideal for those looking to downsize and benefits from a refitted dining kitchen, ample parking, detached garage and a maintenance free rear garden! The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, lounge, extended and refitted dining kitchen, two bedrooms and modern bathroom with a three piece suite. Outside, off-road parking is provided to the front and side elevation and in-turn provides access to a detached garage. There is an enclosed and maintenance free rear garden. Rowan Close is well situated for local amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

### Room Measurement & Details

Hallway: (3'7" x 13'5") 1.09 x 4.09

Lounge: (15'2" x 9'9") 4.62 x 2.97

Kitchen Diner: (15'8" x 9'8") 4.78 x 2.95

Bedroom: (10'5" x 12'1") 3.17 x 3.68

Bedroom: (8'9" x 7'8") 2.67 x 2.34

Bathroom: (5'5" x 5'4") 1.65 x 1.63

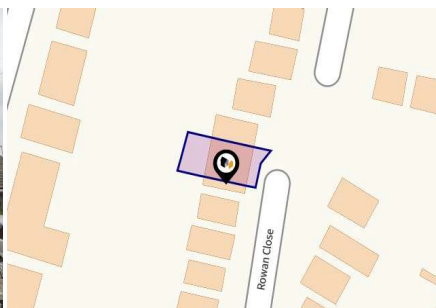
### Outside:

There is a tarmacadam and paved driveway providing off road parking and the driveway to the side elevation leads to a GARAGE with up and over door. The rear garden is enclosed and arranged for ease of maintenance.

### 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:         | Detached                                |
| Bedrooms:     | 2                                       |
| Floor Area:   | 624 ft <sup>2</sup> / 58 m <sup>2</sup> |
| Plot Area:    | 0.05 acres                              |
| Year Built :  | 1967-1975                               |
| Title Number: | DY51362                                 |

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)

|      |      |      |
|------|------|------|
| 8    | 64   | 1800 |
| mb/s | mb/s | mb/s |
|      |      |      |

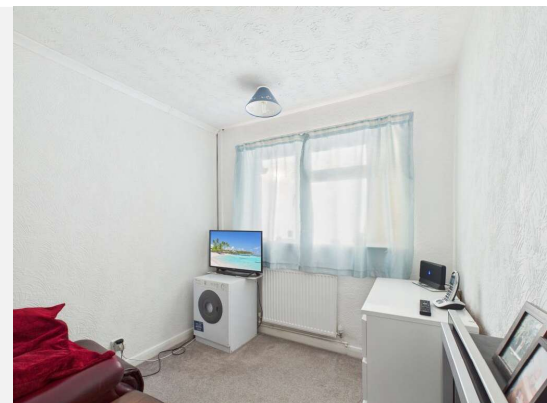
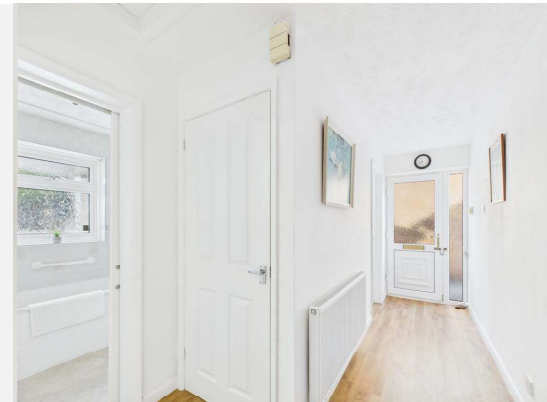
Mobile Coverage:  
(based on calls indoors)



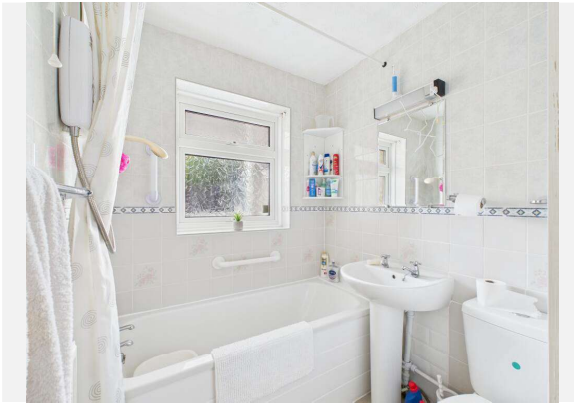
Satellite/Fibre TV Availability:



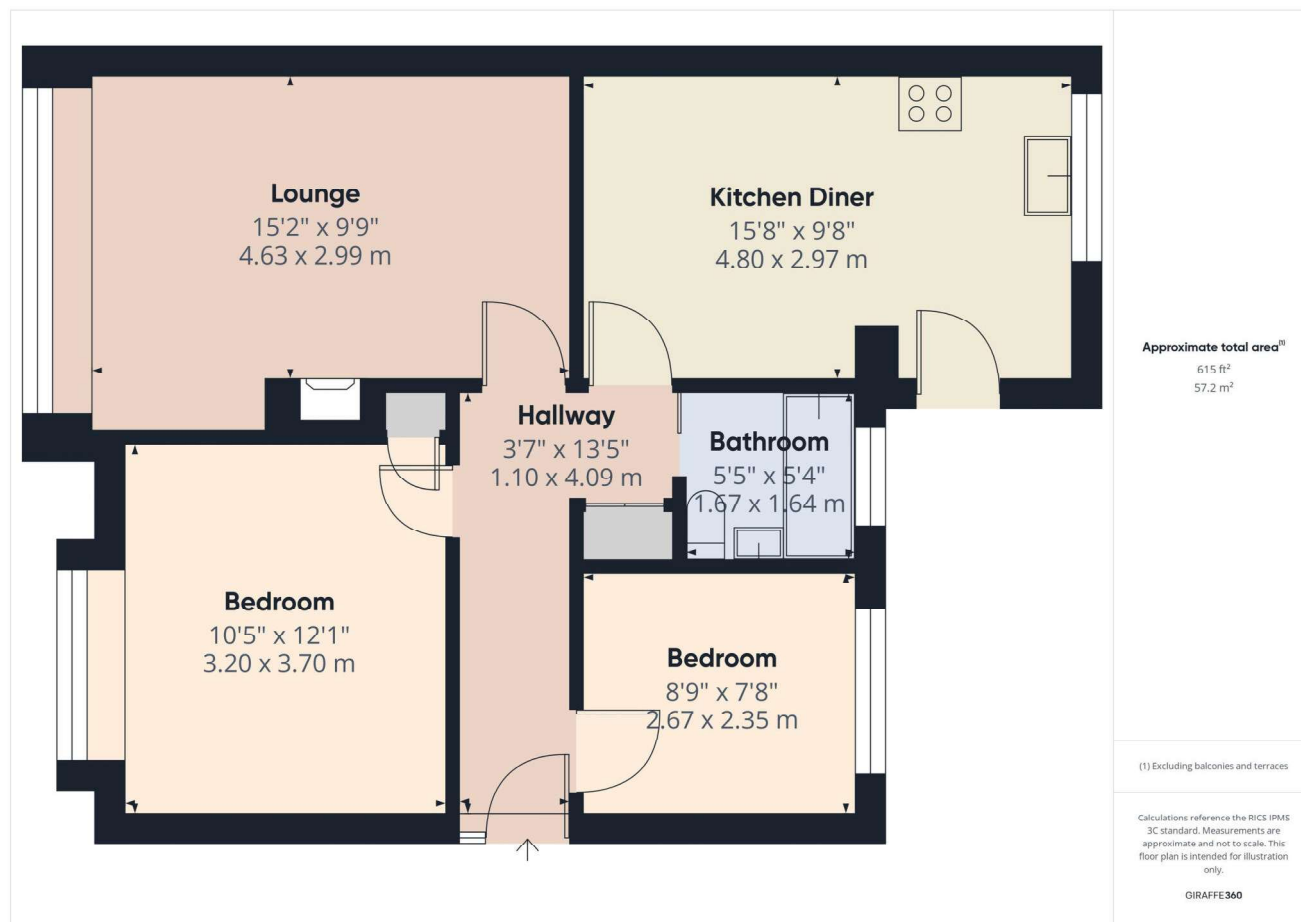
# Gallery Photos



# Gallery Photos



## ROWAN CLOSE, CHADDESSEN, DERBY, DE21



# Property EPC - Certificate



Rowan Close, Chaddesden, DE21

Energy rating

**E**

Valid until 11.04.2029

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 85   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      | 50   <b>E</b> |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

## EPC - Additional Data



### Additional EPC Data

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| <b>Property Type:</b>               | Bungalow                                 |
| <b>Build Form:</b>                  | Detached                                 |
| <b>Transaction Type:</b>            | Marketed sale                            |
| <b>Energy Tariff:</b>               | Dual                                     |
| <b>Main Fuel:</b>                   | Mains gas (not community)                |
| <b>Main Gas:</b>                    | Yes                                      |
| <b>Flat Top Storey:</b>             | No                                       |
| <b>Top Storey:</b>                  | 0                                        |
| <b>Glazing Type:</b>                | Double glazing, unknown install date     |
| <b>Previous Extension:</b>          | 1                                        |
| <b>Open Fireplace:</b>              | 0                                        |
| <b>Ventilation:</b>                 | Natural                                  |
| <b>Walls:</b>                       | Cavity wall, filled cavity               |
| <b>Walls Energy:</b>                | Average                                  |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation          |
| <b>Roof Energy:</b>                 | Good                                     |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas          |
| <b>Main Heating Controls:</b>       | Room thermostat only                     |
| <b>Hot Water System:</b>            | From main system, no cylinder thermostat |
| <b>Hot Water Energy Efficiency:</b> | Poor                                     |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets |
| <b>Floors:</b>                      | Solid, no insulation (assumed)           |
| <b>Total Floor Area:</b>            | 58 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.

# Hannells

## 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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# Hannells

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