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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th October 2025



MATLOCK ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious, Three-Bedroom, Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold
- > Dining Kitchen, Side Lobby/Utility

Property Description

This attractive and well-maintained, bay-fronted semi-detached property is offered with no upward chain, making it a perfect opportunity for first-time buyers, growing families, or investors alike. Benefiting from off-road parking and an enclosed rear garden, this home combines charm, convenience, and potential. The spacious layout and welcoming presentation ensure it's ready to move into, while still offering scope for personalisation! In brief the accommodation comprises: entrance hallway, spacious lounge, fitting dining kitchen, utility room and useful understairs storage cupboard. To the first floor are two double bedrooms, a further single bedroom, fitted family bathroom and separate W.C. Outside to the front of the property is a block paved frontage providing ample off-road parking, there is gated access to the side elevation leading to the enclosed rear garden which is mainly laid to lawn.

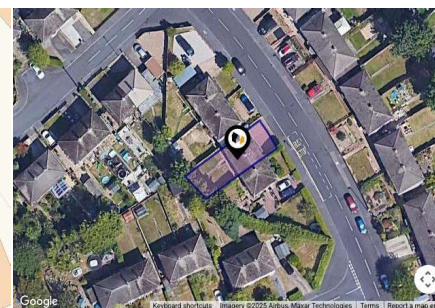
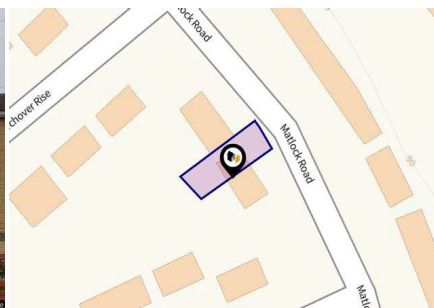
Room Measurement & Details

Entrance Hallway: (12'2" x 5'5") 3.71 x 1.65
Living Room: (14'8" x 14'6") 4.47 x 4.42
Dining Kitchen: (17'6" x 10'2") 5.33 x 3.10
Utility Room: (9'3" x 4'5") 2.82 x 1.35
First Floor Landing: (9'9" x 9'7") 2.97 x 2.92
Bedroom One: (14'9" x 10'6") 4.50 x 3.20
Bedroom Two: (10'3" x 11'2") 3.12 x 3.40
Bedroom Three: (9'8" x 7'3") 2.95 x 2.21
Bathroom: (5'4" x 5'1") 1.63 x 1.55
WC:

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:	936 ft ² / 87 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY98748

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	68	1800
mb/s	mb/s	mb/s

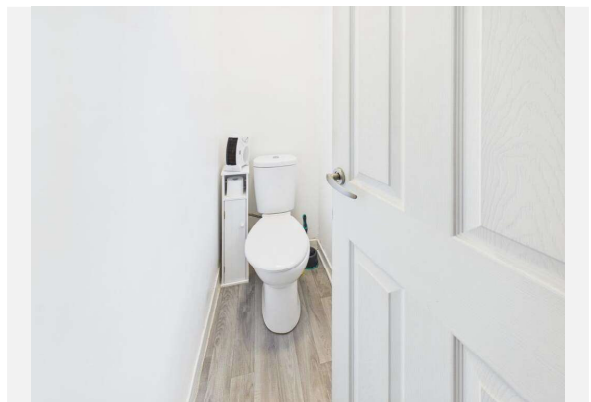
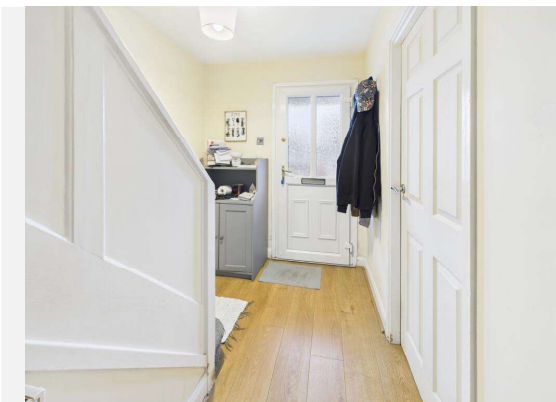
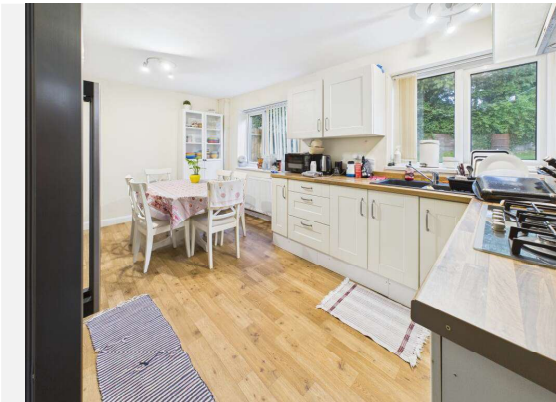
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



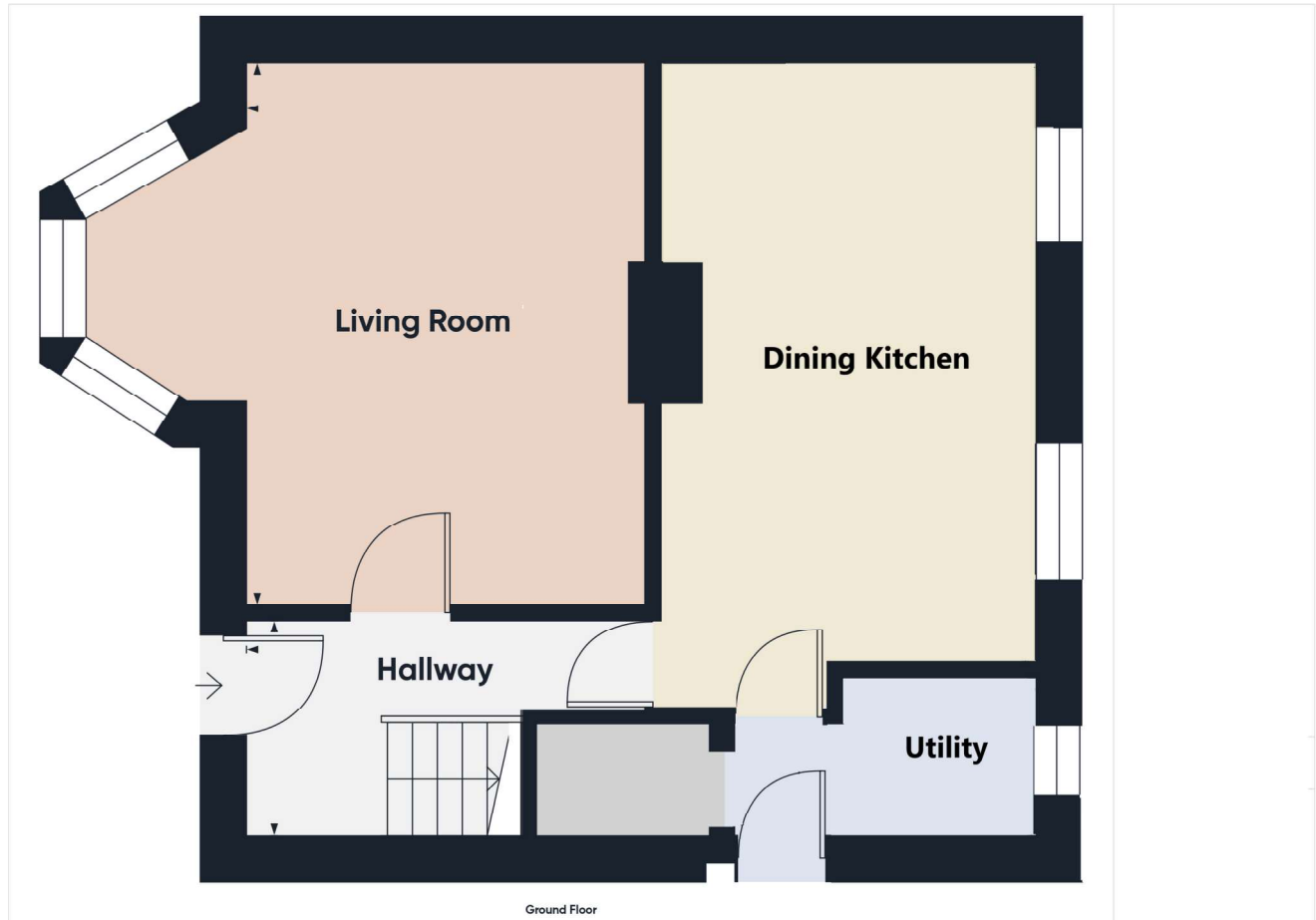
Gallery Photos



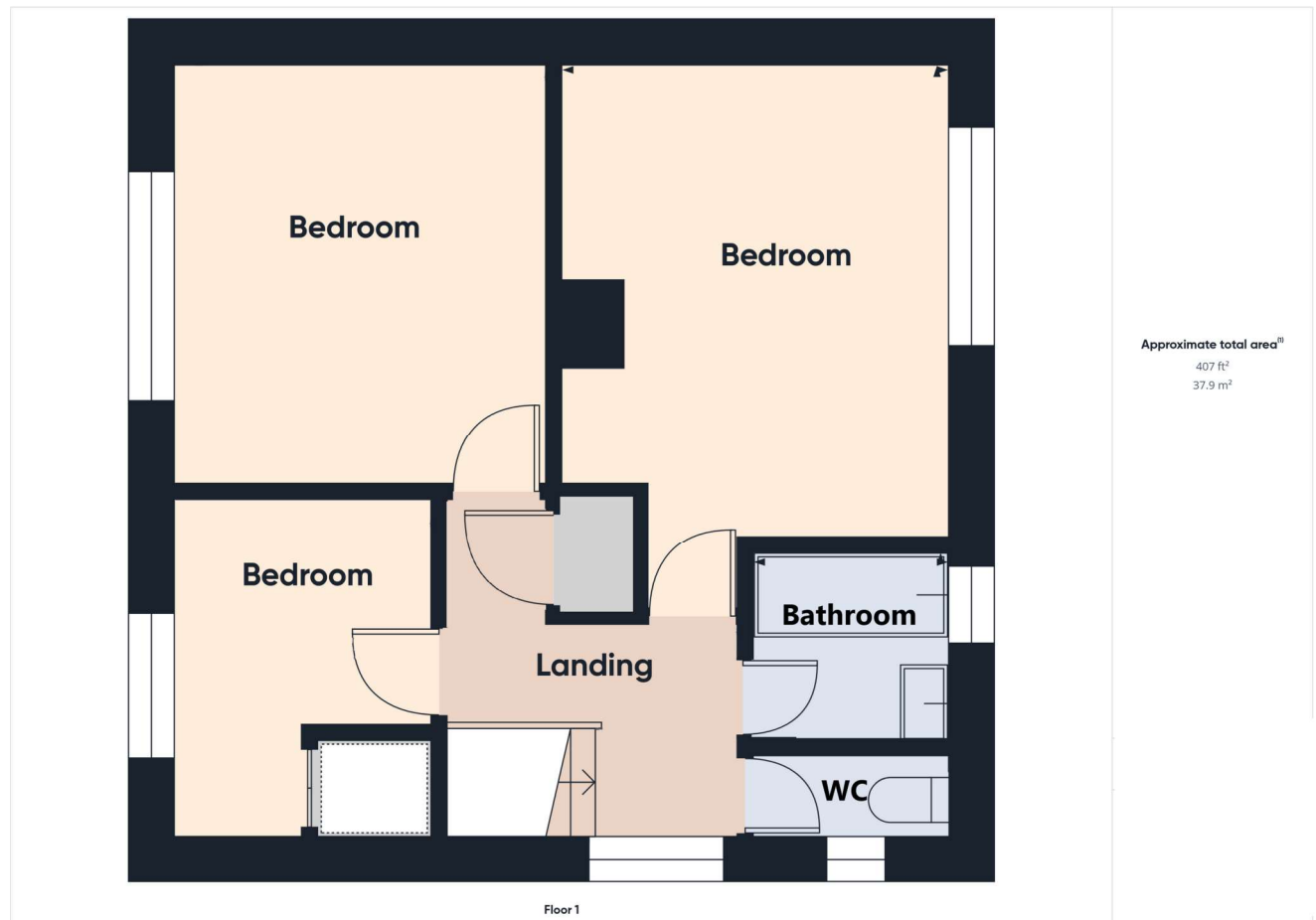
Gallery Photos



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Property EPC - Certificate



Matlock Road, Chaddesden, DE21

Energy rating

D

Valid until 12.07.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very 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 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 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.

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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