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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



NORTHWOOD AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended Three-Bedroom, Semi-Detached Home
- > Driveway & Larger Than Average Rear Garden
- > No Upward Chain, Ideal First Time Buy/Family Home
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Brought to the market with no upward chain is this three-bedroom semi-detached property suitable for a first time buyer, investor or growing family. Located in the highly popular area of Chaddesden, the property offers extended living accommodation and features uPVC double glazing, gas central heating, a driveway and a good sized rear garden! In brief, the accommodation comprises; Entrance hallway, spacious through lounge/dining room with an understairs storage cupboard, kitchen and bathroom with a three piece suite. To the first floor are three bedrooms. There is a driveway providing off-road parking and gated access to the side elevation leads to the mature and larger than average rear garden. Northwood Avenue 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

Entrance Hall: (3'2" x 2'11") 0.97 x 0.89

Through Lounge Diner: (25'1" x 10'7") 7.65 x 3.23

Kitchen: (7'5" x 6'9") 2.26 x 2.06

Rear Hall: (3'2" x 5'1") 0.97 x 1.55

Bathroom: (7'5" x 5'1") 2.26 x 1.55

First Floor Landing: (2'7" x 5'7") 0.79 x 1.70

Bedroom One: (11'4" x 10'9") 3.45 x 3.28

Bedroom Two: (11'5" x 7'8") 3.48 x 2.34

Bedroom Three: (8'6" x 5'8") 2.59 x 1.73

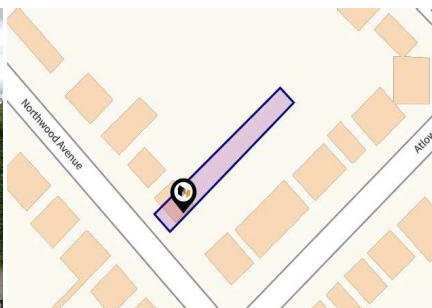
Outside:

There is a driveway providing off-road parking with gated access to the side elevation leading to the mature and larger than average rear garden which is laid mainly to lawn with an additional garden to the head of the 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:	731 ft ² / 68 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY56010

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)

7	60	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



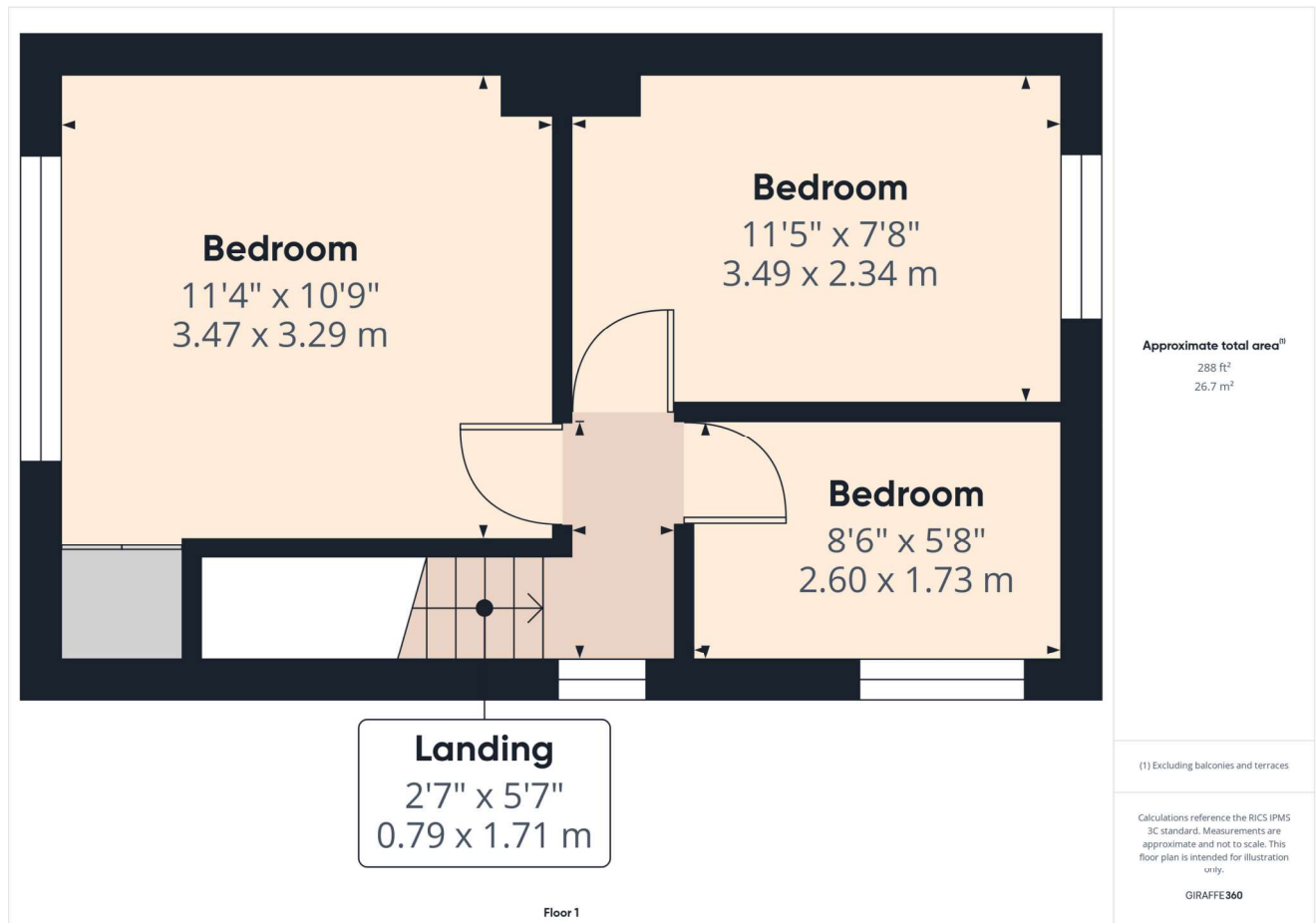
Gallery Photos



NORTHWOOD AVENUE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Northwood Avenue, Chaddesden, DE21

Energy rating

D

Valid until 26.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	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 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	68 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

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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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