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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



WOOD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Three-Bedroom Home
- > Ideal First Time Buy/Family Home
- > EPC Rating D, Standard Construction Home
- > Council Tax Band A, Freehold
- > Driveway & Garage

Located in the popular area of Chaddesden and within walking distance of local shops and schools, this spacious three-bedroom, semi-detached home features a lounge diner, fitted kitchen, cloakroom with WC and a conservatory. Viewing is a must! Benefitting from uPVC double glazing, gas central heating and security alarm system, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature central fireplace; dining area; uPVC double glazed conservatory; kitchen with a range of appliances; first floor landing; three well-proportioned first floor bedrooms and a fitted bathroom. To the front of the property is a generous driveway with gated access to the rear. To the rear is enclosed garden with patio seating area and three storage sheds. The property also offers a most generous garage to the rear.

Room Measurement & Details

Entrance Hall:

Cloakroom With W.C: (3'0" x 2'4") 0.91 x 0.71

Lounge Diner: (23'8" x 10'11") 7.21 x 3.33

Conservatory: (10'11" x 9'0") 3.33 x 2.74

Kitchen: (11'4" x 9'3") 3.45 x 2.82

To include fridge, dishwasher, washing machine and tumble dryer.

First Floor Landing:

Bedroom One: (11'10" x 9'0") 3.61 x 2.74

Bedroom Two: (11'4" x 9'10") 3.45 x 3.00

Bedroom Three: (7'0" x 6'5") 2.13 x 1.96

Bathroom: (8'4" x 7'10") 2.54 x 2.39

Please Note:

One bedroom includes a single bed and sliding wardrobe with co-ordinated bedding and lampshade.

Outside:

To the front of the property is a low maintenance stoned garden area and a driveway providing off-road parking with gated access to the rear. To the rear is enclosed garden with patio seating area, three storage sheds and garage. The sale is to include a range of garden furniture and fruit trees.

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

authorized to make representations or warranties regarding the property.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY402424		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

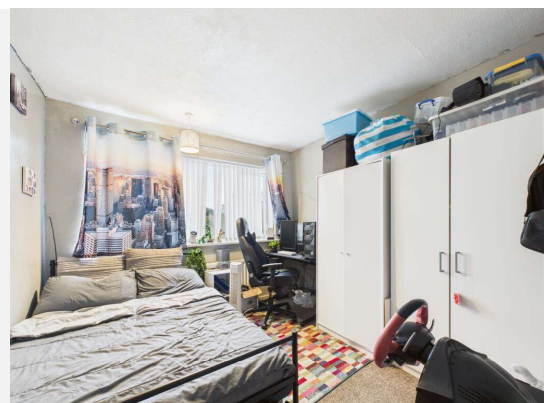
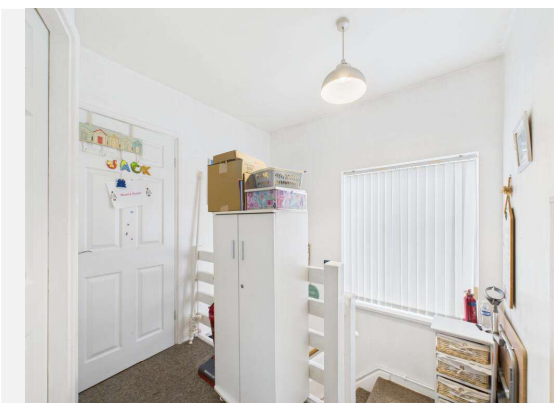
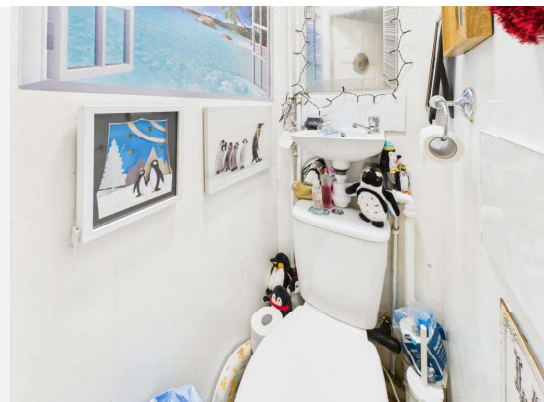
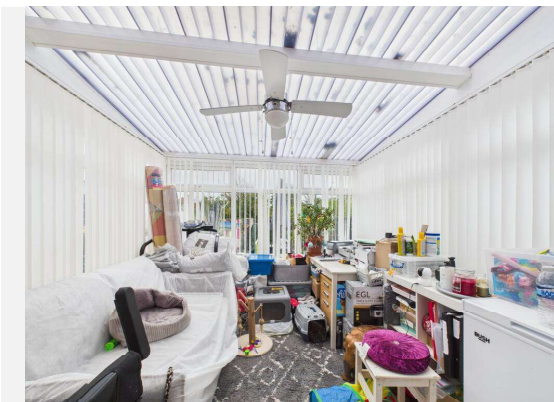
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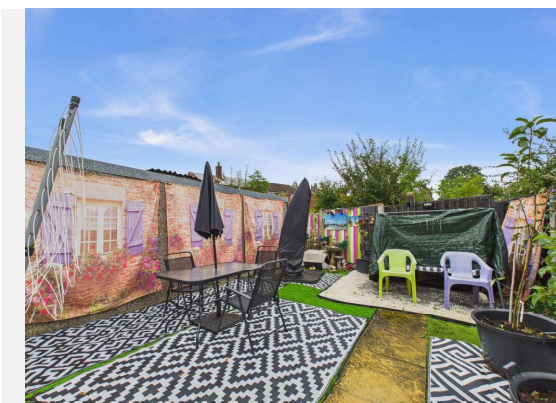
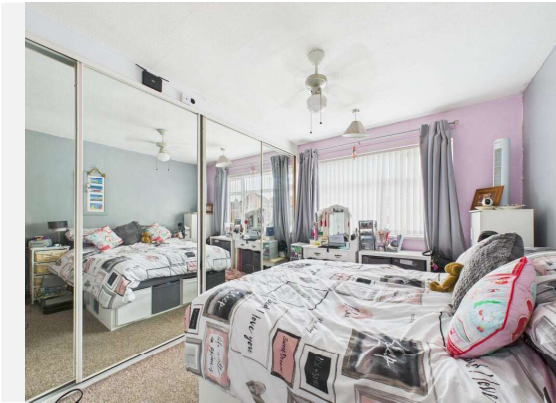
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



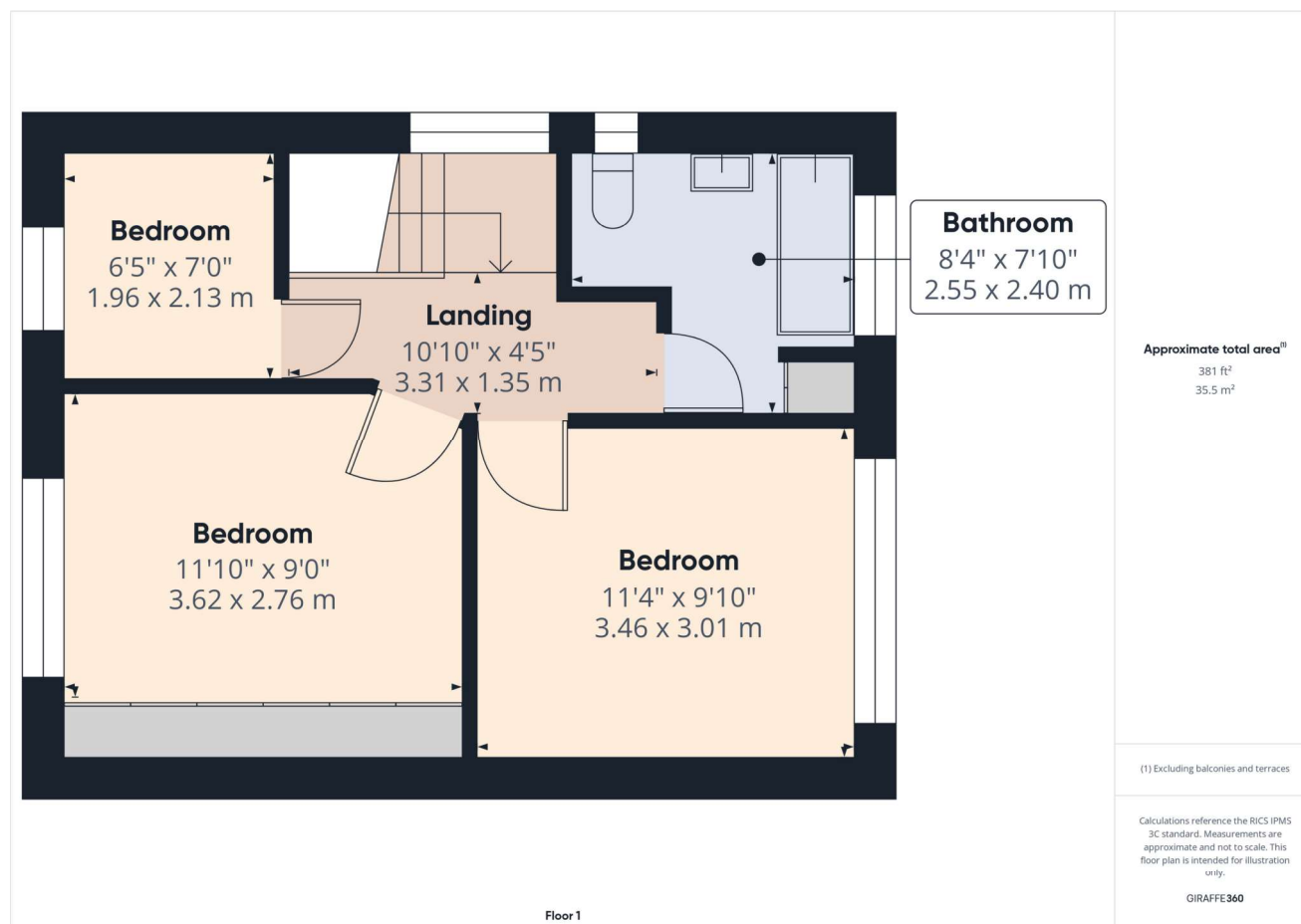




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Property EPC - Certificate



Wood Road, Chaddesden, DE21

Energy rating

D

Valid until 21.05.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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:	None of the above
Energy Tariff:	Single
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:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 46% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 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.

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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

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