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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



LYNDHURST GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended Two Double Bedroomed Semi-Detached Home
- > Spacious Dining Kitchen, Utility Room And Cloaks/WC
- > Off-Road Parking And An Extensive Rear Garden
- > EPC Rating D, Stanley Block Construction
- > Council Tax Band A, Freehold

Property Description

Perfect for first-time buyers, this well-presented two double bedroomed bay fronted semi-detached home offers off-road parking and a generously sized rear garden and off-road parking for two vehicles. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, bay-fronted lounge, spacious dining kitchen, utility room and cloakroom/WC. To the first floor the landing provides access to two double bedroom and bathroom with a three piece suite. Outside, there is a driveway to the front elevation providing off-road parking for two vehicles and there is an extensive rear garden. Lyndhurst Grove is a popular residential area within the Cherry Tree area of Chaddesden and is well located for shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

Room Measurement & Details

Side Entrance Hallway: (3'0" x 2'9") 0.91 x 0.84

Living Room: (11'3" x 13'6") 3.43 x 4.11

Dining Kitchen: (11'3" x 13'9") 3.43 x 4.19

Utility Room: (6'6" x 5'0") 1.98 x 1.52

Cloaks/WC: (2'4" x 4'6") 0.71 x 1.37

First Floor Landing: (2'10" x 5'7") 0.86 x 1.70

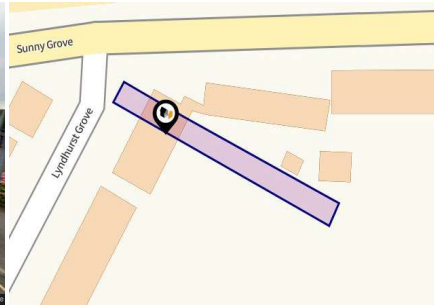
Bedroom One: (11'4" x 13'8") 3.45 x 4.17

Bedroom Two: (11'5" x 7'9") 3.48 x 2.36

Bathroom: (8'4" x 5'8") 2.54 x 1.73

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	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.11 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY403315		

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)

13 mb/s	45 mb/s	1800 mb/s

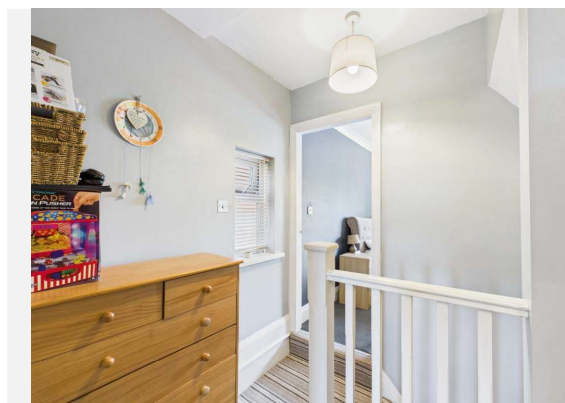
Mobile Coverage: (based on calls indoors)

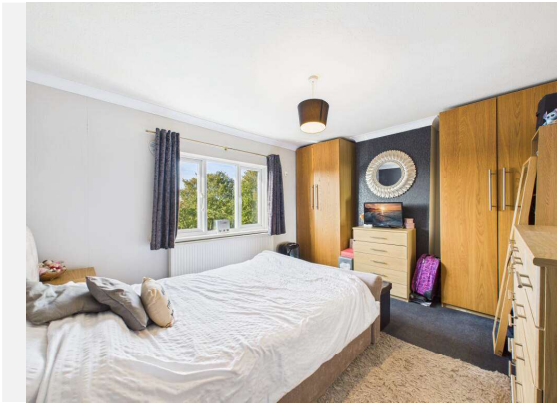


Satellite/Fibre TV Availability:



Gallery Photos





LYNDHURST GROVE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DE21

Energy rating

D

Valid until 05.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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:	Unknown
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	69 m ²

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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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