



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



FIELD LANE, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

Introduction

Our Comments



Useful Information:

- > Well-Maintained And Presented Bay-Fronted Bungalow
- > No Upward Chain, Close To Local Amenities
- > Off-Road Parking And Mature Side Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-presented, traditional bay-fronted detached bungalow offering two spacious double bedrooms and situated on an established plot in a popular residential location. There is a through lounge/dining room, bathroom with four-piece bathroom suite, and a fitted kitchen. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, through lounge/dining room, kitchen, two double bedrooms and bathroom with a four piece suite. Outside, the property benefits from off-road parking and a mature garden, The property would be ideal for those seeking single-level living and conveniently situated for local amenities. Field Lane is also situated for road link including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Hallway: (3'10" x 12'4") 1.17 x 3.76

Lounge/Diner: (12'0" x 18'9") 3.66 x 5.71

Kitchen: (7'4" x 9'5") 2.24 x 2.87

Bedroom One: (11'10" x 9'3") 3.61 x 2.82

Bedroom Two: (10'0" x 9'0") 3.05 x 2.74

Bathroom: (5'11" x 5'11") 1.80 x 1.80

Outside:

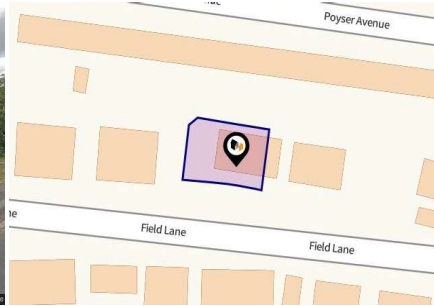
The property is approached via double timber gates providing access to the property and a driveway providing off-road parking. There is a mature lawned area to the side elevation with flowers and shrubs. There is a covered area to the elevation leading to a garden shed with plumbing and space for washing machine, light and power.

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

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A Moving Experience



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	678 ft ² / 63 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY155941		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

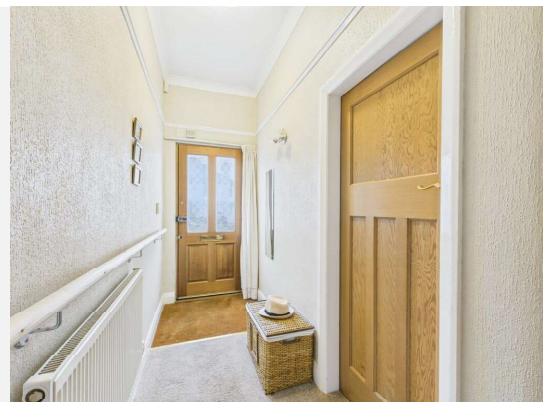
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

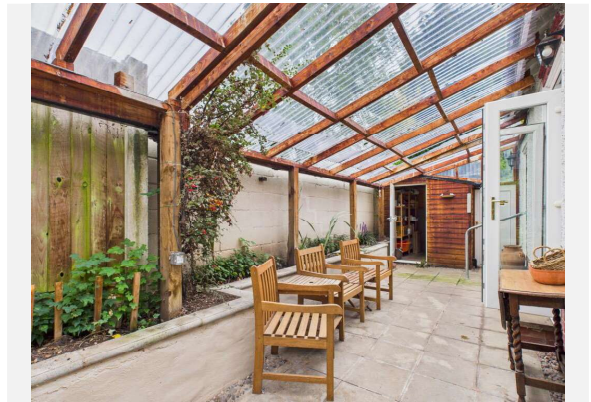
Mobile Coverage: (based on calls indoors)

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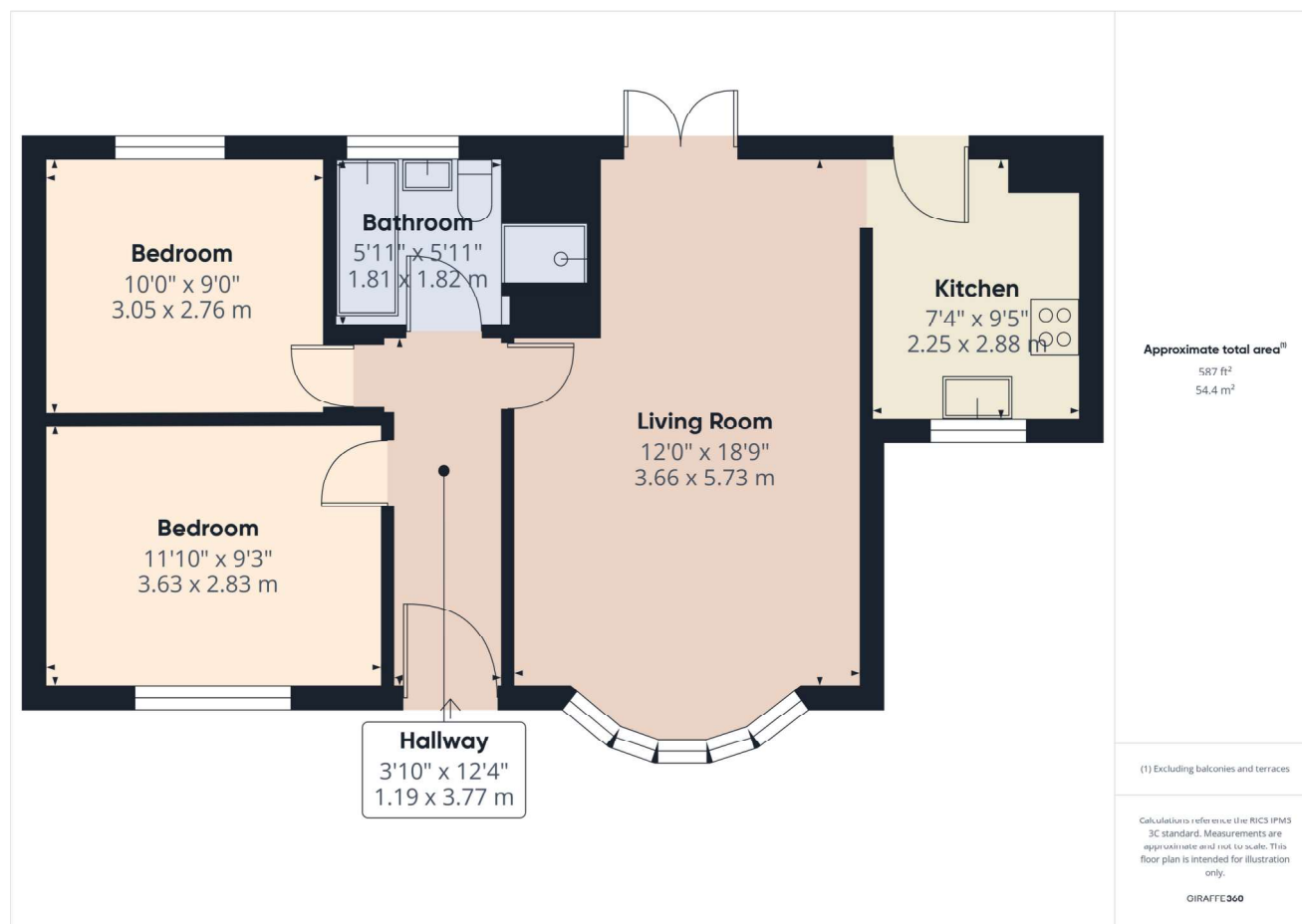
Satellite/Fibre TV Availability:



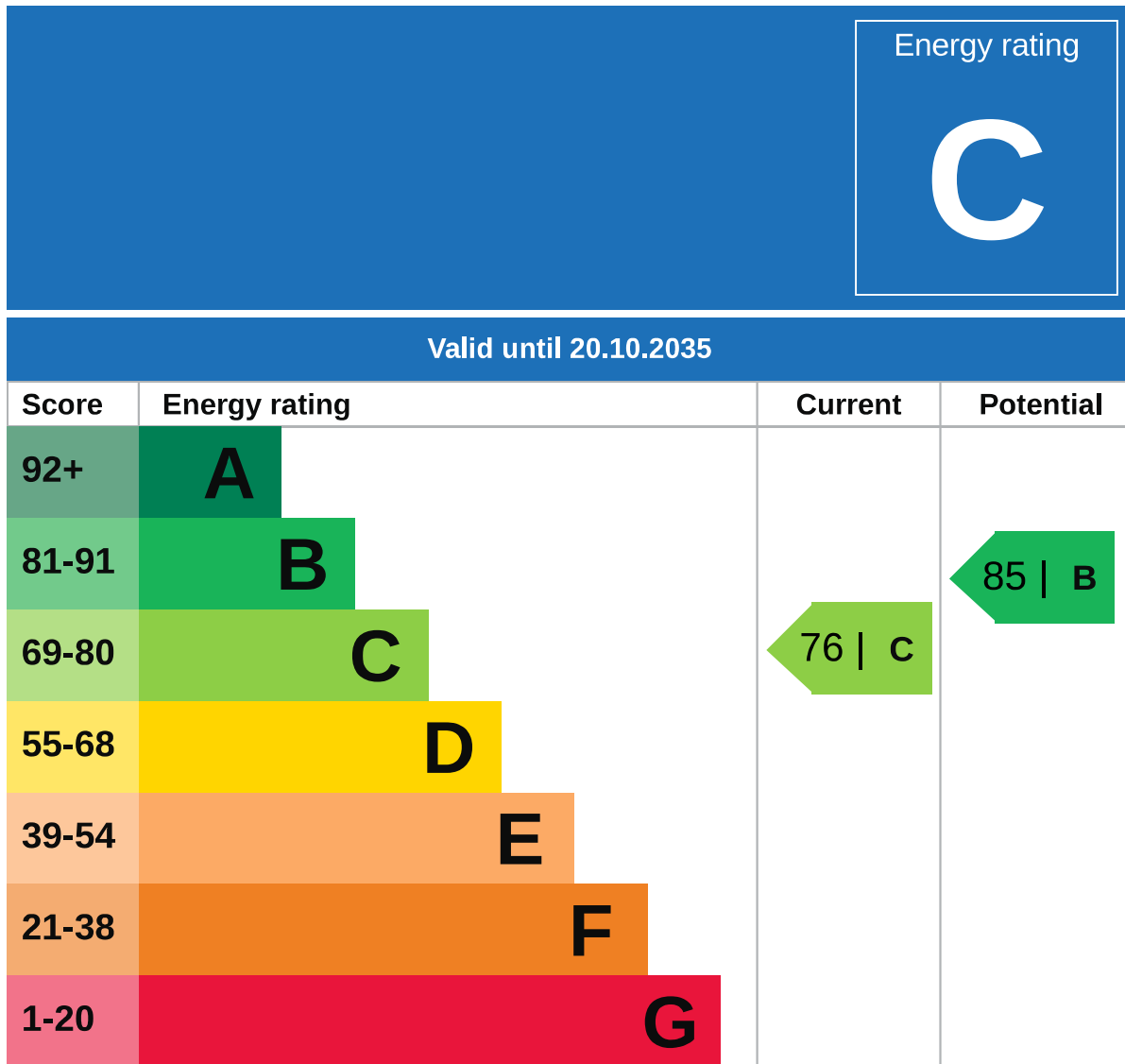
Gallery Photos



FIELD LANE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	63 m ²



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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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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

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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