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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



DERBY ROAD, CHADDESSEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Well-Appointed And Presented Bay-Fronted Home
- > ** Separate Annex With Double Bedroom, En-Suite And Living Room **
- > Ample Parking, Double Length Carport
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

A well-appointed and particularly well-presented bay-fronted semi-detached home set back from the desirable Derby Road and offers a thoughtfully maintained and spacious living environment. A key feature is the self-contained annex, ideal for multi-generational living or guest accommodation, comprising a bedroom, shower room, and living area. The property also boasts ample off-road parking, a double-length carport, and a generously sized south-facing rear garden, perfect for outdoor entertaining or family enjoyment. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- covered entrance porch, reception hallway, front living room, dining/sitting area and dining kitchen. There is also the benefit of a self-contained annex, ideal for multi-generational living or guest accommodation, comprising a bedroom, shower room, and living area. To the first floor the landing provides access to three bedrooms (two double) and refitted shower room with a three piece suite. Outside, there is ample off road parking, double length carport and south-facing rear garden.

Entrance Hallway: (5'11" x 13'3") 1.80 x 4.04

Living Room: (12'4" x 12'7") 3.76 x 3.84

Dining/Sitting Room: (12'4" x 11'1") 3.76 x 3.38

Dining Kitchen: (17'11" x 11'1") 5.46 x 3.38

Kitchen Area: (5'9" x 8'0") 1.75 x 2.44

First Floor Landing: (5'7" x 7'11") 1.70 x 2.41

Bedroom One: (9'0" x 12'0") 2.74 x 3.66

Bedroom Two: (9'7" x 11'0") 2.92 x 3.35

Bedroom Three: (7'5" x 8'0") 2.26 x 2.44

Shower Room: (8'9" x 5'10") 2.67 x 1.78

Separate Annex:

Living Room: (8'6" x 10'7") 2.59 x 3.23

Bedroom: (8'4" x 15'10") 2.54 x 4.83

Shower Room: (8'0" x 7'5") 2.44 x 2.26

Outside: To the front is a tarmac frontage/driveway providing ample off-road parking for two/three vehicles. There is an enclosed carport to the side elevation 39'1" x 9'2" with double doors, light and power, and this leads to the Annex and rear garden. There is pleasant, established and enclosed south-facing rear garden which enjoys a degree of privacy having a paved patio area with shaped lawned area beyond. Cold water tap.

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.08 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY215357		

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)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

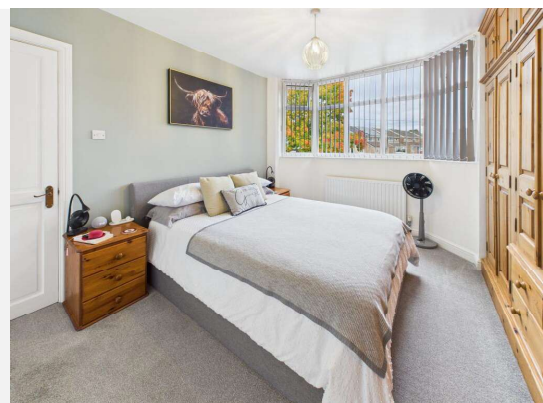


Planning History This Address

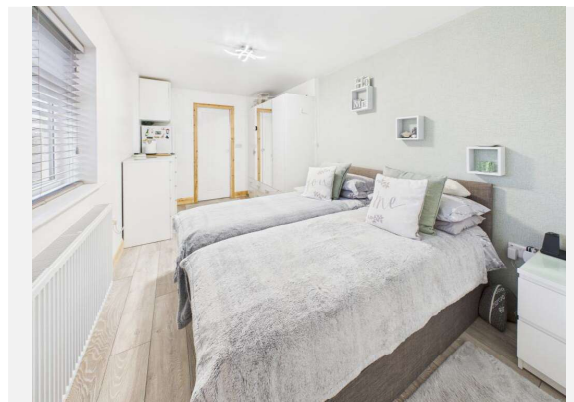
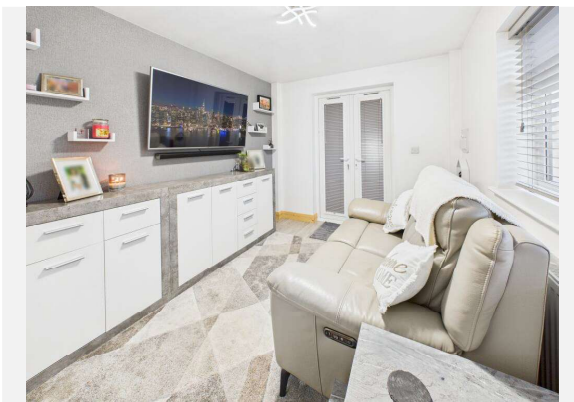
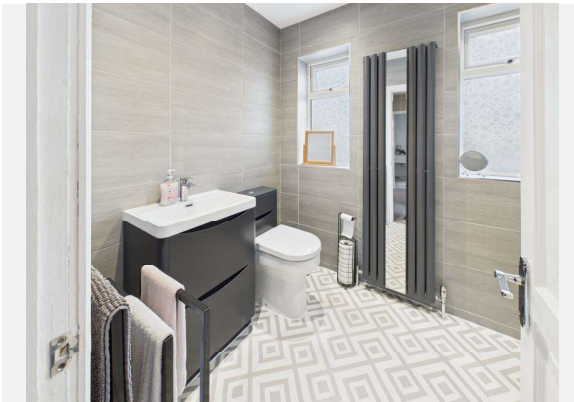
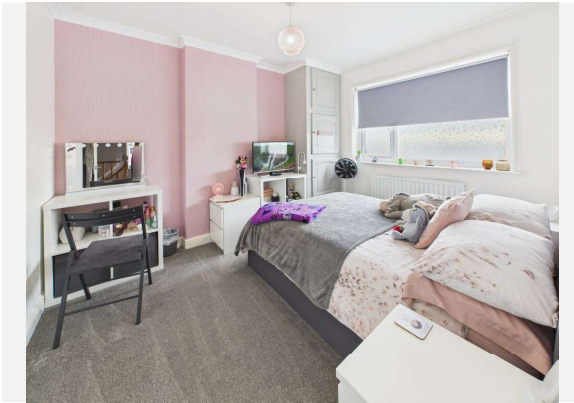


Planning records for: *Derby Road, Chaddesden, Derby, DE21*

Reference - 22/01418/FUL	
Decision:	Pending Consideration
Date:	08th September 2022
Description:	Single storey rear extension to outbuilding to form ancillary accommodation



Gallery Photos



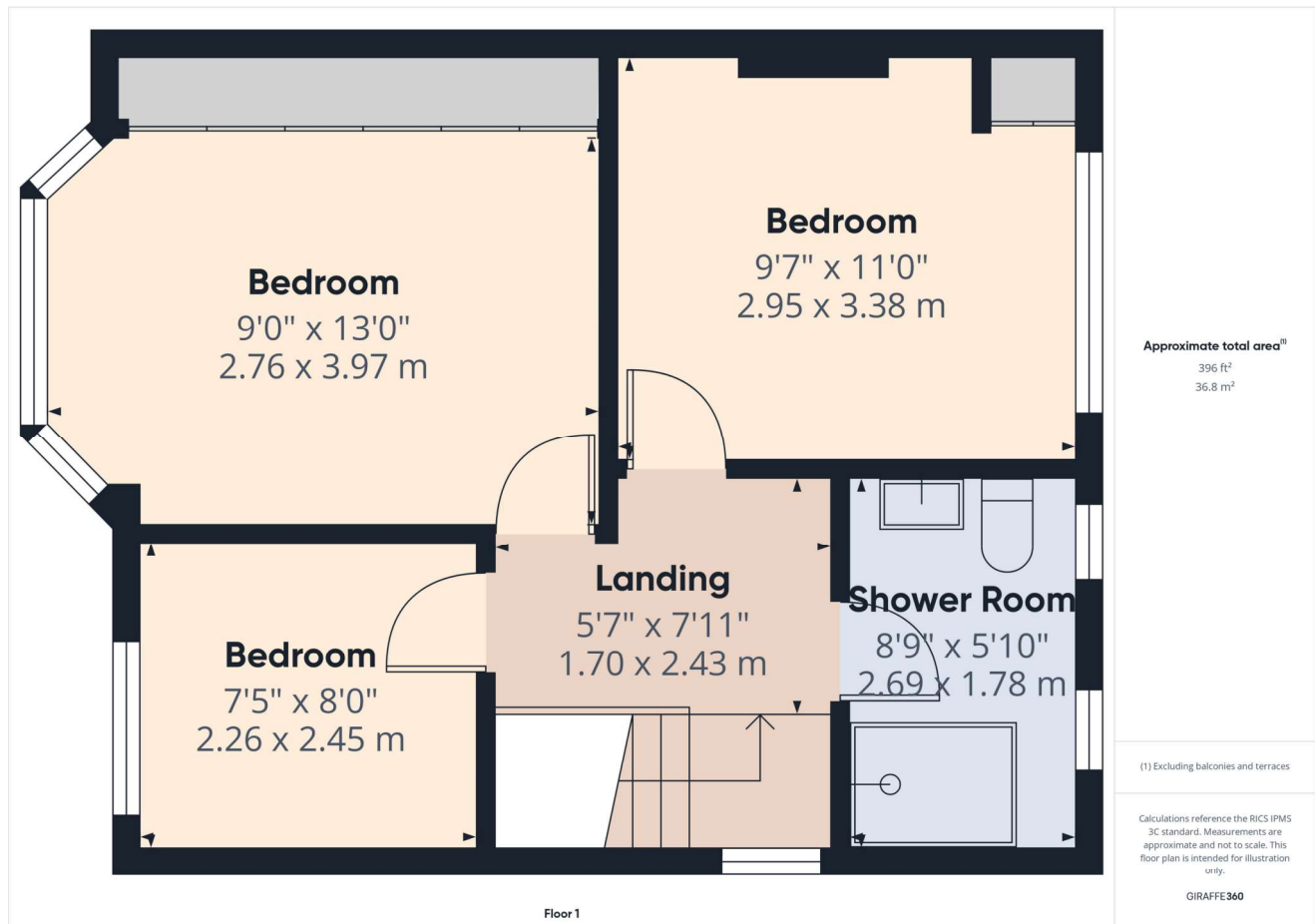
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DERBY ROAD, CHADDESSEN, DERBY, DE21



DERBY ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Derby Road, Chaddesden, DE21

Energy rating

D

Valid until 03.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	103 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.

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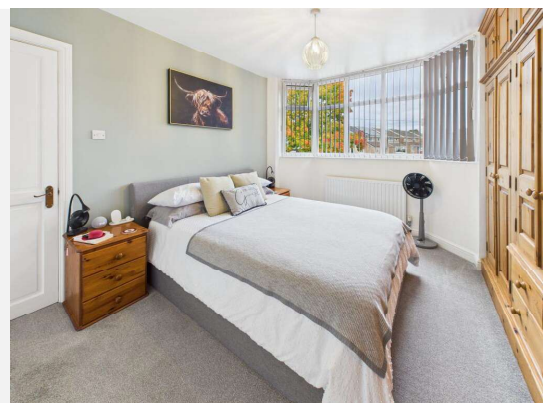


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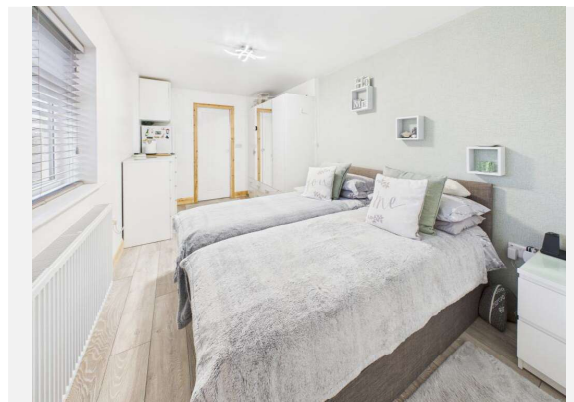
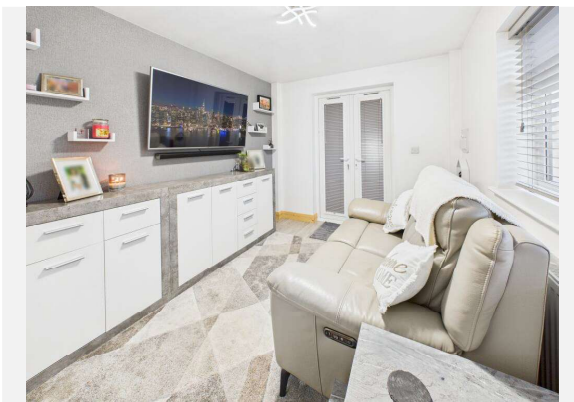
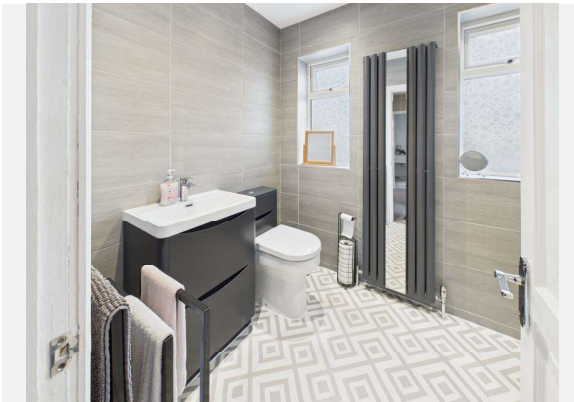
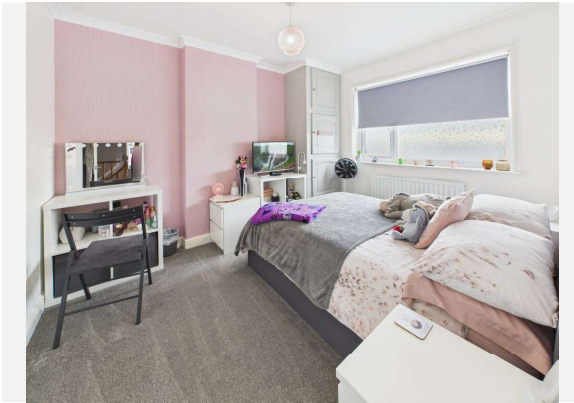


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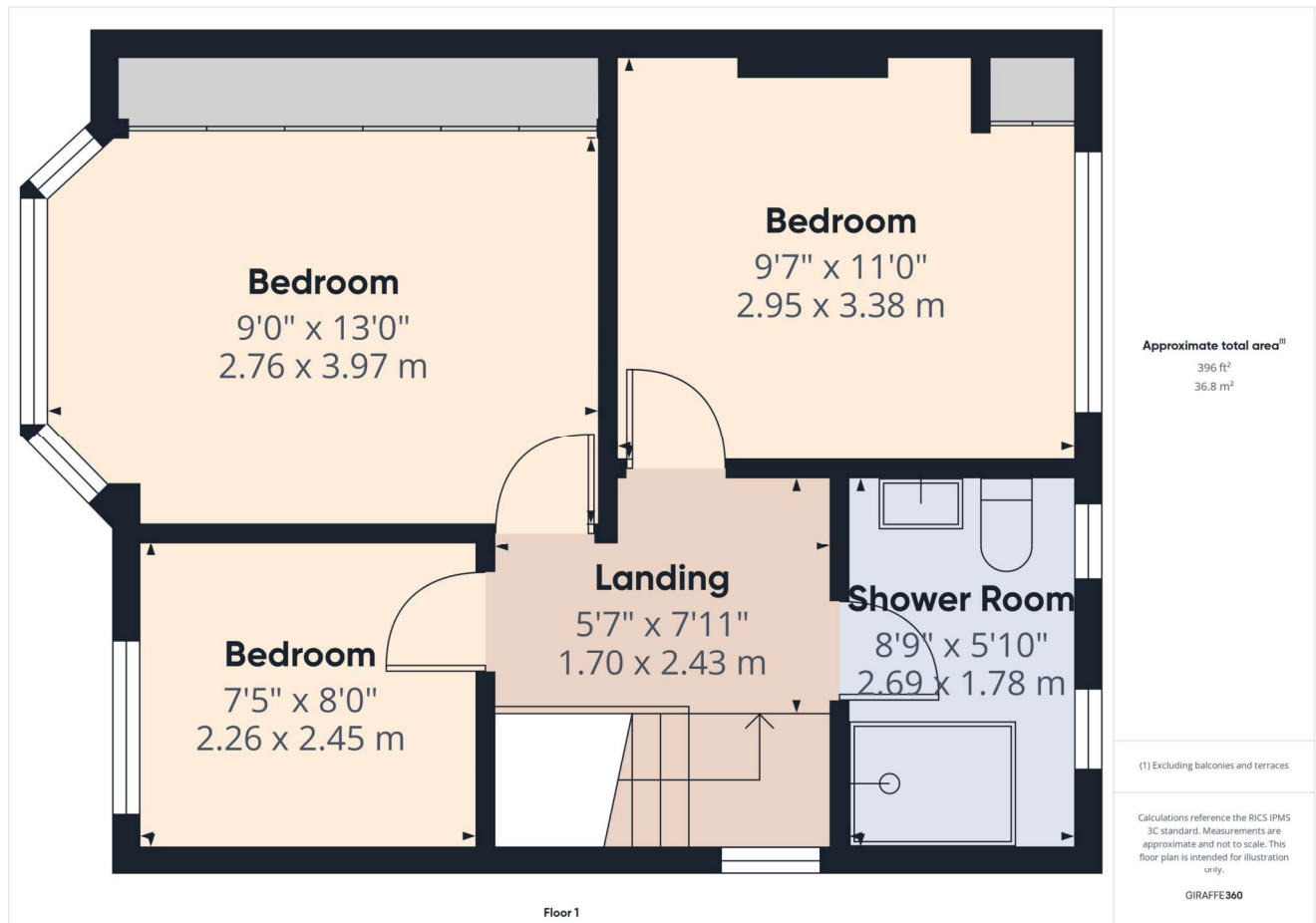
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