



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



WINCHESTER CRESCENT, CHADDESSEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Powered by
aprift
Know any property instantly

Introduction

Our Comments



- > Well-Presented End Terrace Home
- > Two Double Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway Providing Off-Road Parking

Nestled in a quiet and popular residential location, this charming two-bedroom end of terrace home offers a fantastic opportunity for a range of buyers. Located on Winchester Crescent in the heart of Chaddesden, the property is well-positioned for access to local amenities, schools, and excellent transport links into Derby city centre and beyond. Internally, the home features an entrance porch leading to the entrance hallway, a bright and spacious living room with French doors to the conservatory, kitchen diner with access to the rear garden, two generously sized bedrooms, and a family bathroom with white three piece suite. Externally, the property benefits from a driveway providing off-road parking to the front elevation with gated access to the side leading to the enclosed rear garden being mainly laid with paved patio area, useful storage/utility and wc.

Entrance Porch: (3'8" x 5'8") 1.12 x 1.73
Reception Hallway: (5'9" x 10'11") 1.75 x 3.33
Living Room: (10'11" x 13'2") 3.33 x 4.01
Kitchen Diner: (17'1" x 7'5") 5.21 x 2.26
Conservatory: (8'9" x 11'0") 2.67 x 3.35
First Floor Landing: (5'10" x 4'3") 1.78 x 1.30
Bedroom One: (13'10" x 10'9") 4.22 x 3.28
Bedroom Two: (10'10" x 10'0") 3.30 x 3.05
Bathroom: (5'10" x 5'6") 1.78 x 1.68

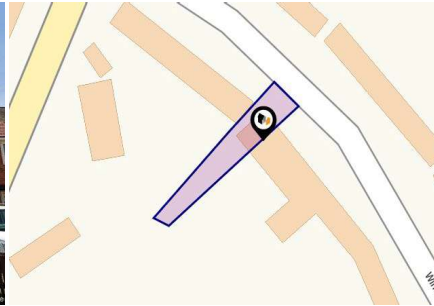
Outside: There is a driveway providing off-road parking to the front elevation. To the rear in an enclosed garden with patio area, lawn area and paved seating area. There is also the benefit of a useful utility/storage and outside WC.

Outside WC: (5'2" x 2'10") 1.57 x 0.86
Storage/Utility: (6'6" x 6'0") 1.98 x 1.83

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:	Terraced	Tenure:	Freehold
Bedrooms:	2		
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:	DY478327		

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)

5 mb/s	78 mb/s	1000 mb/s

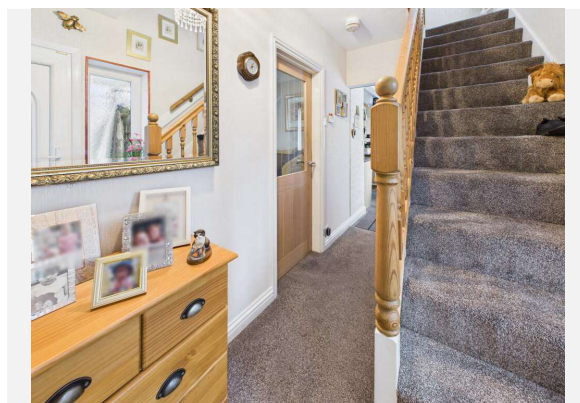
Mobile Coverage: (based on calls indoors)



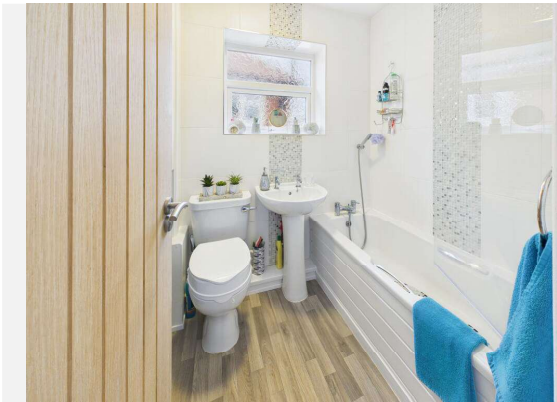
Satellite/Fibre TV Availability:



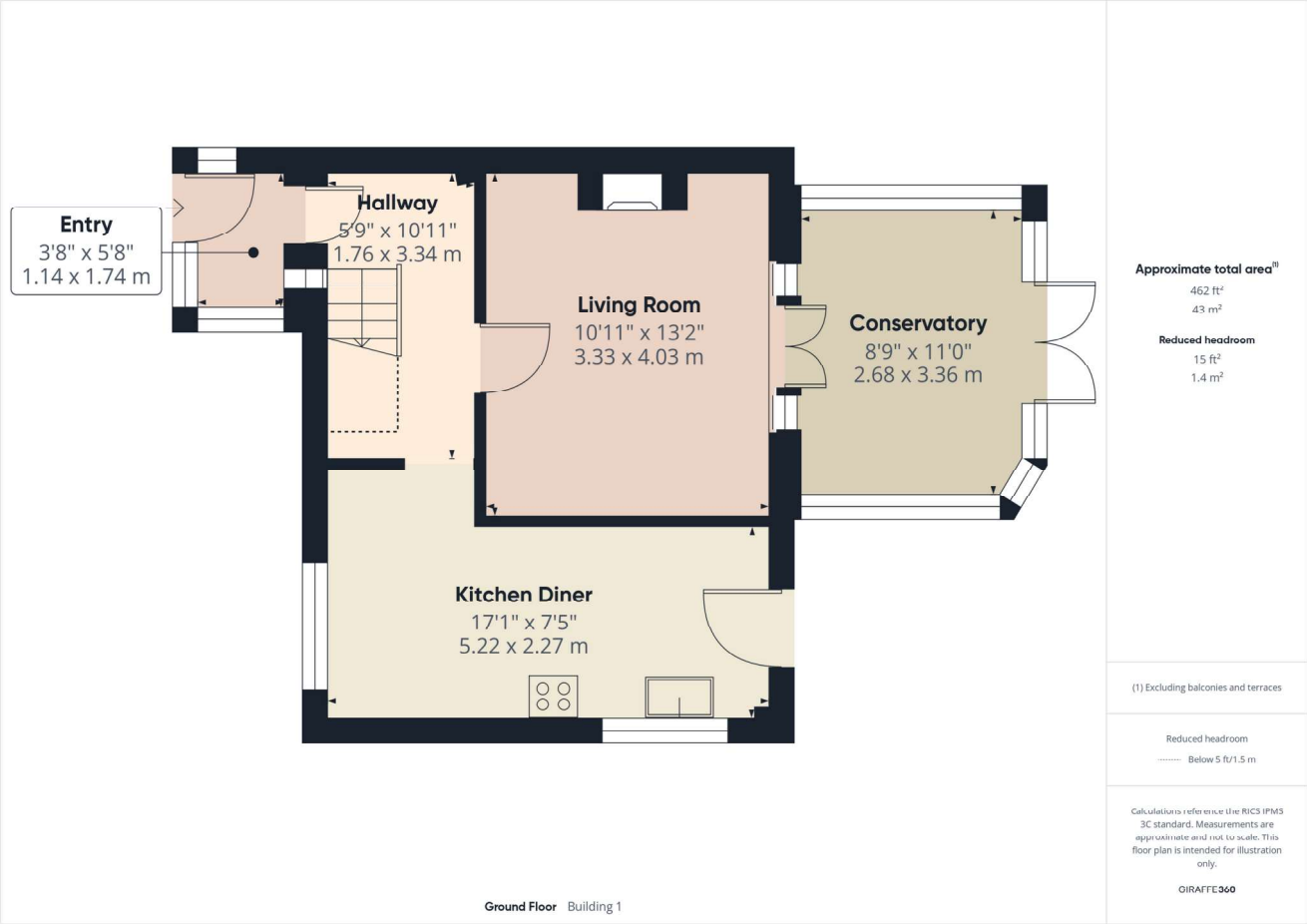
Gallery Photos



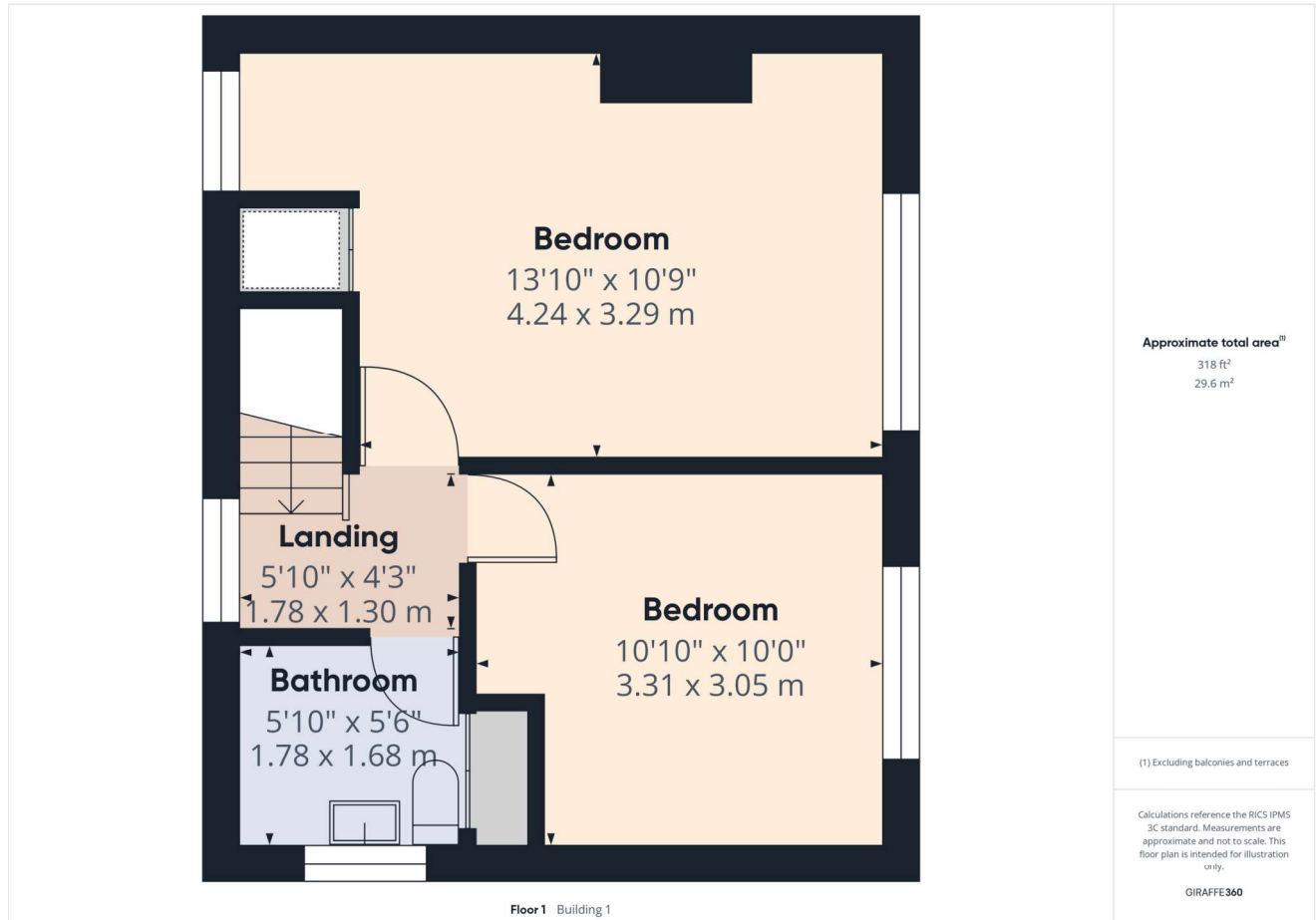
Gallery Photos



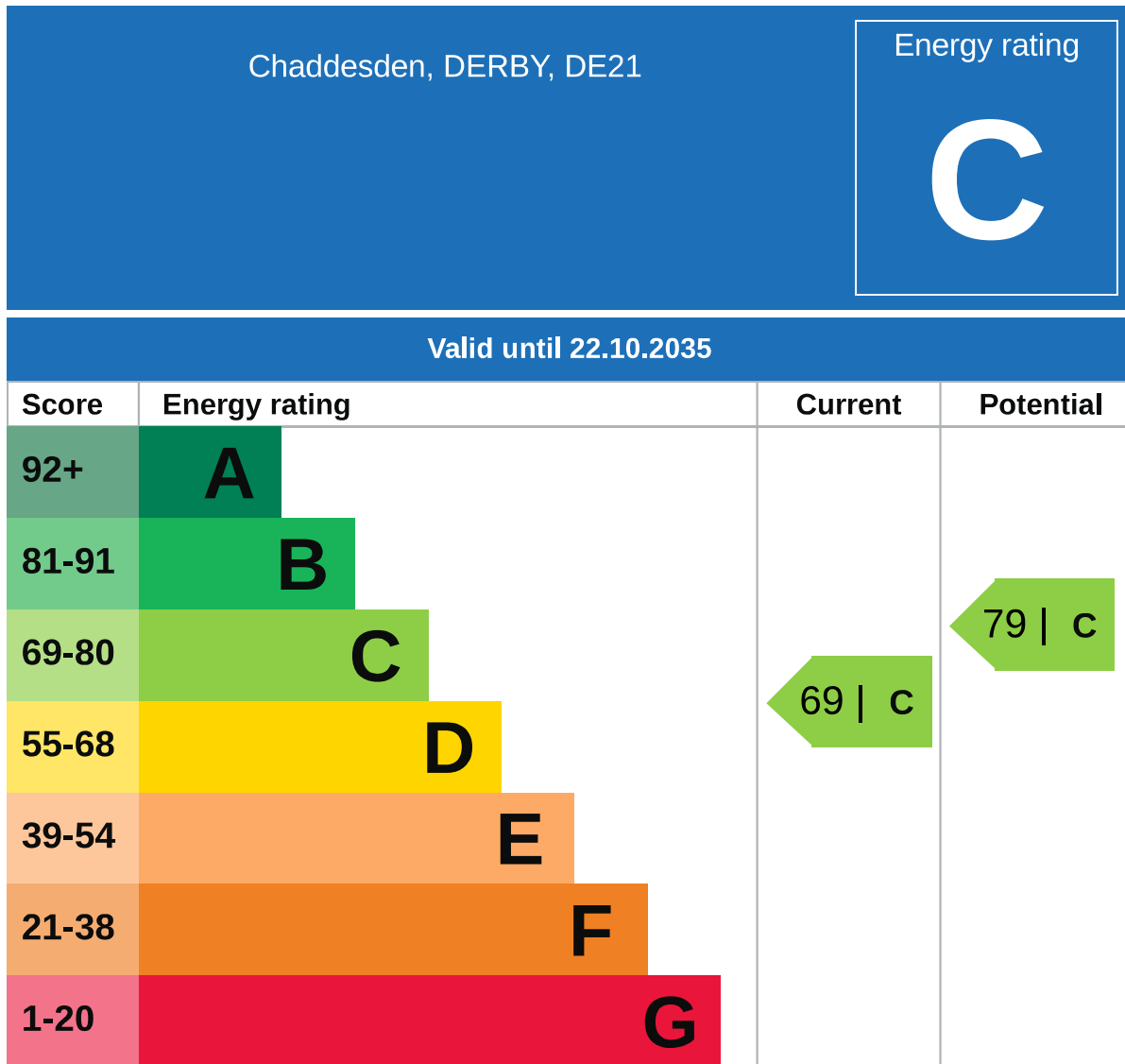
WINCHESTER CRESCENT, CHADDESSEN, DERBY, DE21



WINCHESTER CRESCENT, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	68 m ²

Hannells

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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

Hannells

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk





KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



WINCHESTER CRESCENT, 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-Presented End Terrace Home
- > Two Double Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway Providing Off-Road Parking

Nestled in a quiet and popular residential location, this charming two-bedroom end of terrace home offers a fantastic opportunity for a range of buyers. Located on Winchester Crescent in the heart of Chaddesden, the property is well-positioned for access to local amenities, schools, and excellent transport links into Derby city centre and beyond. Internally, the home features an entrance porch leading to the entrance hallway, a bright and spacious living room with French doors to the conservatory, kitchen diner with access to the rear garden, two generously sized bedrooms, and a family bathroom with white three piece suite. Externally, the property benefits from a driveway providing off-road parking to the front elevation with gated access to the side leading to the enclosed rear garden being mainly laid with paved patio area, useful storage/utility and wc.

Entrance Porch: (3'8" x 5'8") 1.12 x 1.73
Reception Hallway: (5'9" x 10'11") 1.75 x 3.33
Living Room: (10'11" x 13'2") 3.33 x 4.01
Kitchen Diner: (17'1" x 7'5") 5.21 x 2.26
Conservatory: (8'9" x 11'0") 2.67 x 3.35
First Floor Landing: (5'10" x 4'3") 1.78 x 1.30
Bedroom One: (13'10" x 10'9") 4.22 x 3.28
Bedroom Two: (10'10" x 10'0") 3.30 x 3.05
Bathroom: (5'10" x 5'6") 1.78 x 1.68

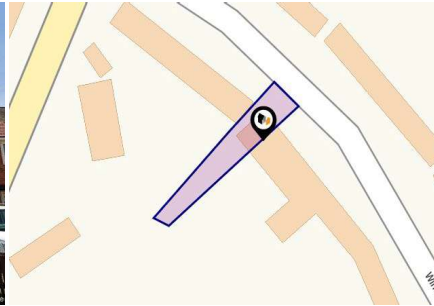
Outside: There is a driveway providing off-road parking to the front elevation. To the rear in an enclosed garden with patio area, lawn area and paved seating area. There is also the benefit of a useful utility/storage and outside WC.

Outside WC: (5'2" x 2'10") 1.57 x 0.86
Storage/Utility: (6'6" x 6'0") 1.98 x 1.83

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:	Terraced	Tenure:	Freehold
Bedrooms:	2		
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:	DY478327		

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)

5 mb/s	78 mb/s	1000 mb/s

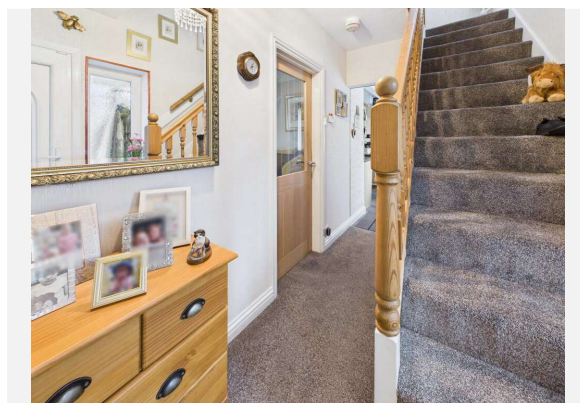
Mobile Coverage: (based on calls indoors)



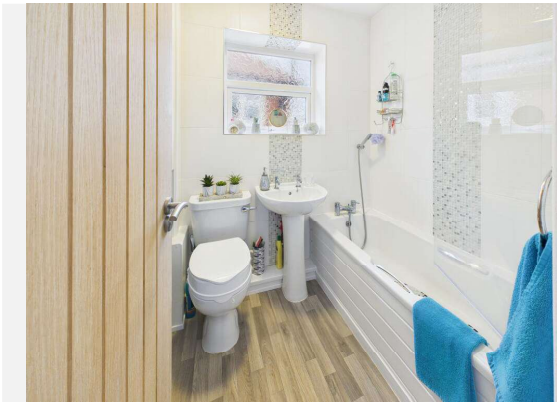
Satellite/Fibre TV Availability:



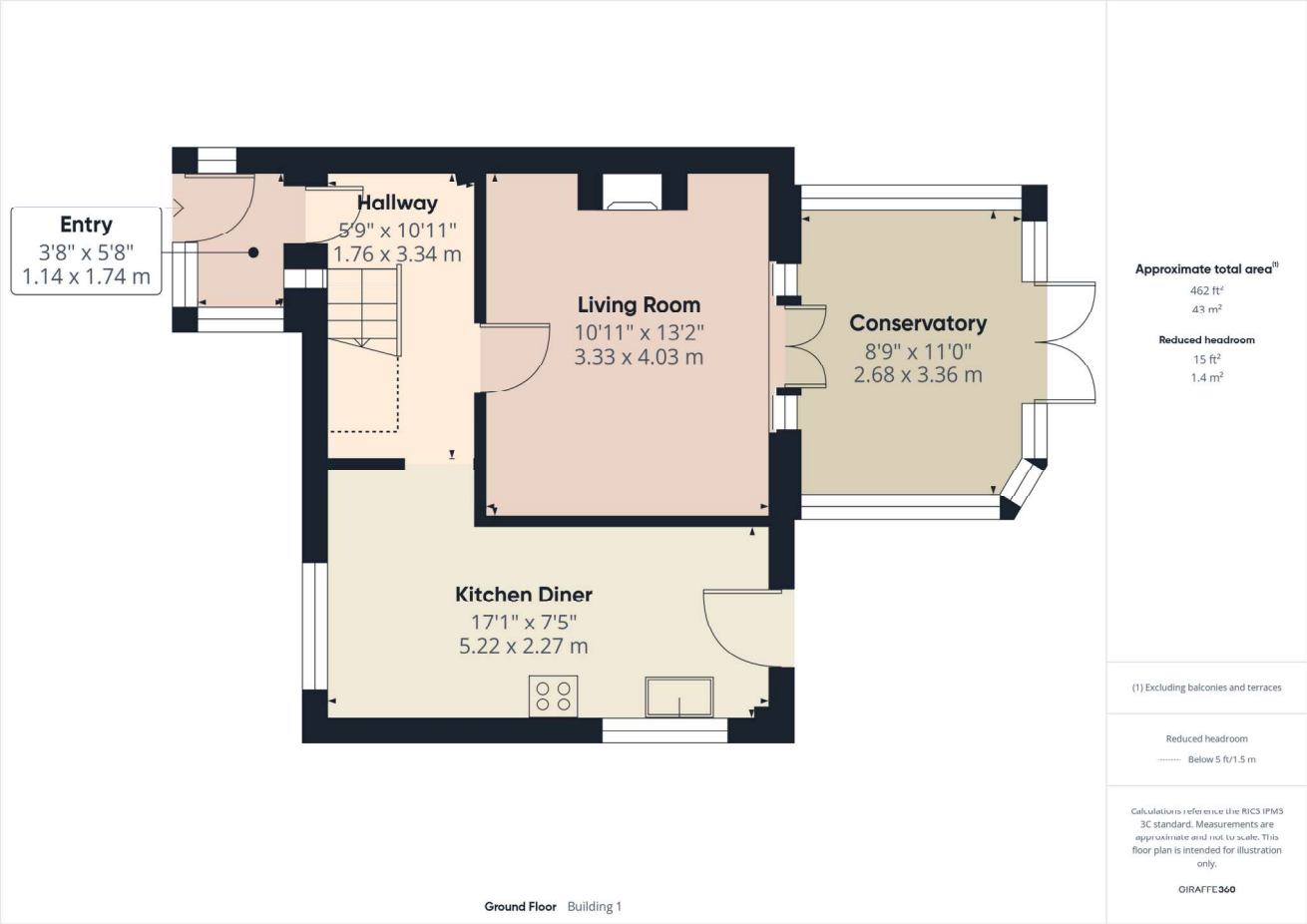
Gallery Photos



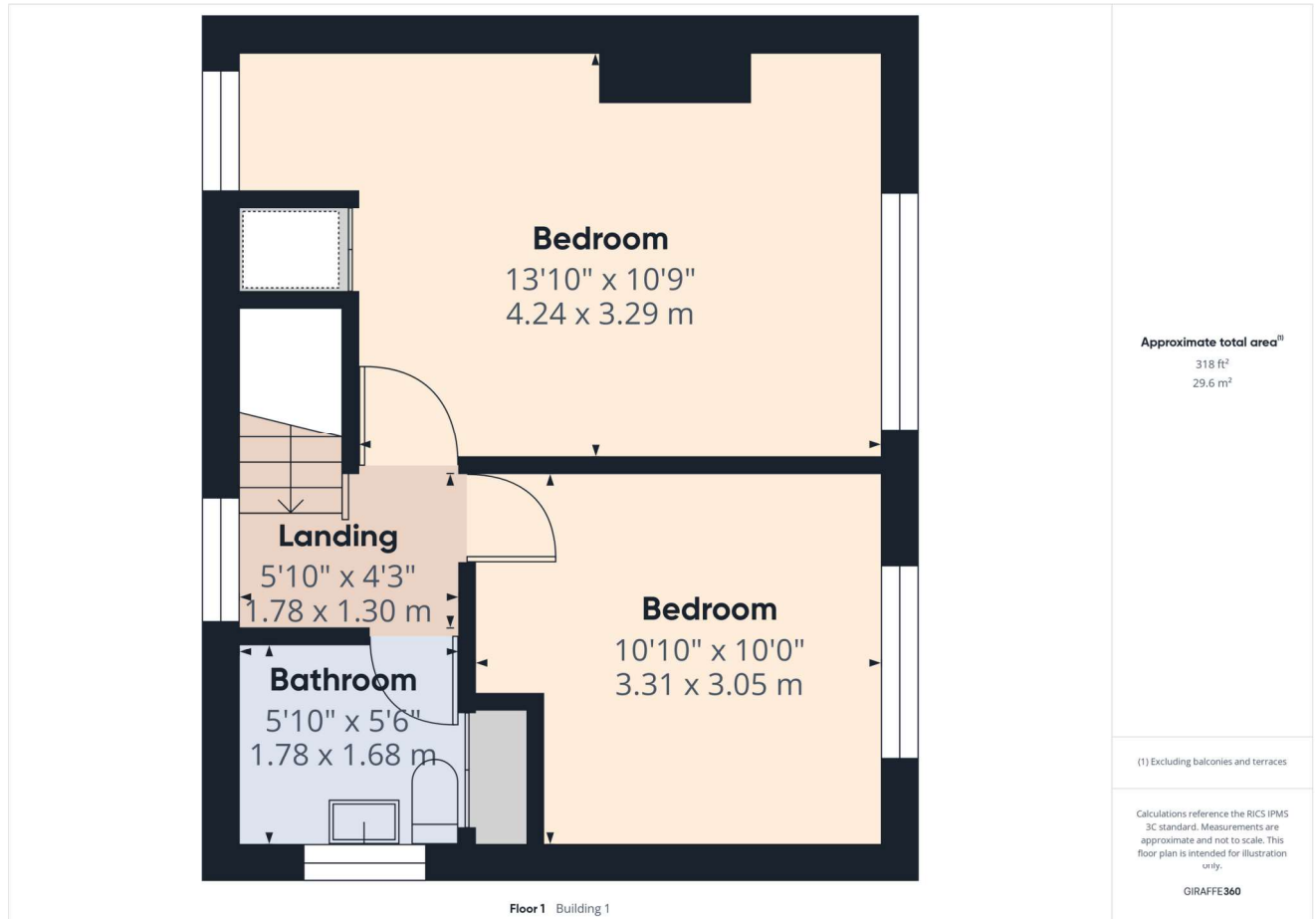
Gallery Photos



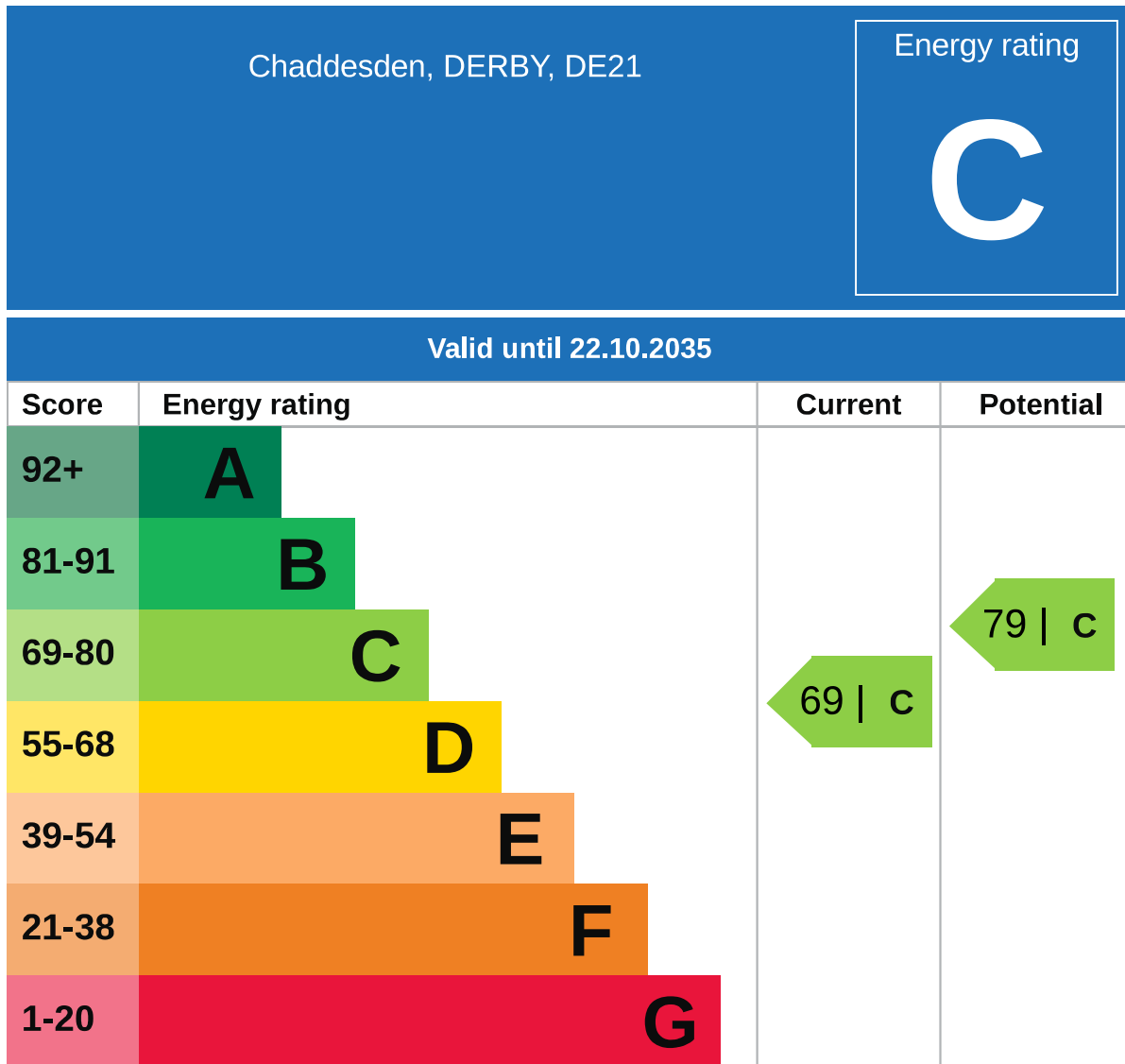
WINCHESTER CRESCENT, CHADDESSEN, DERBY, DE21



WINCHESTER CRESCENT, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	68 m ²

Hannells

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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

Hannells

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

