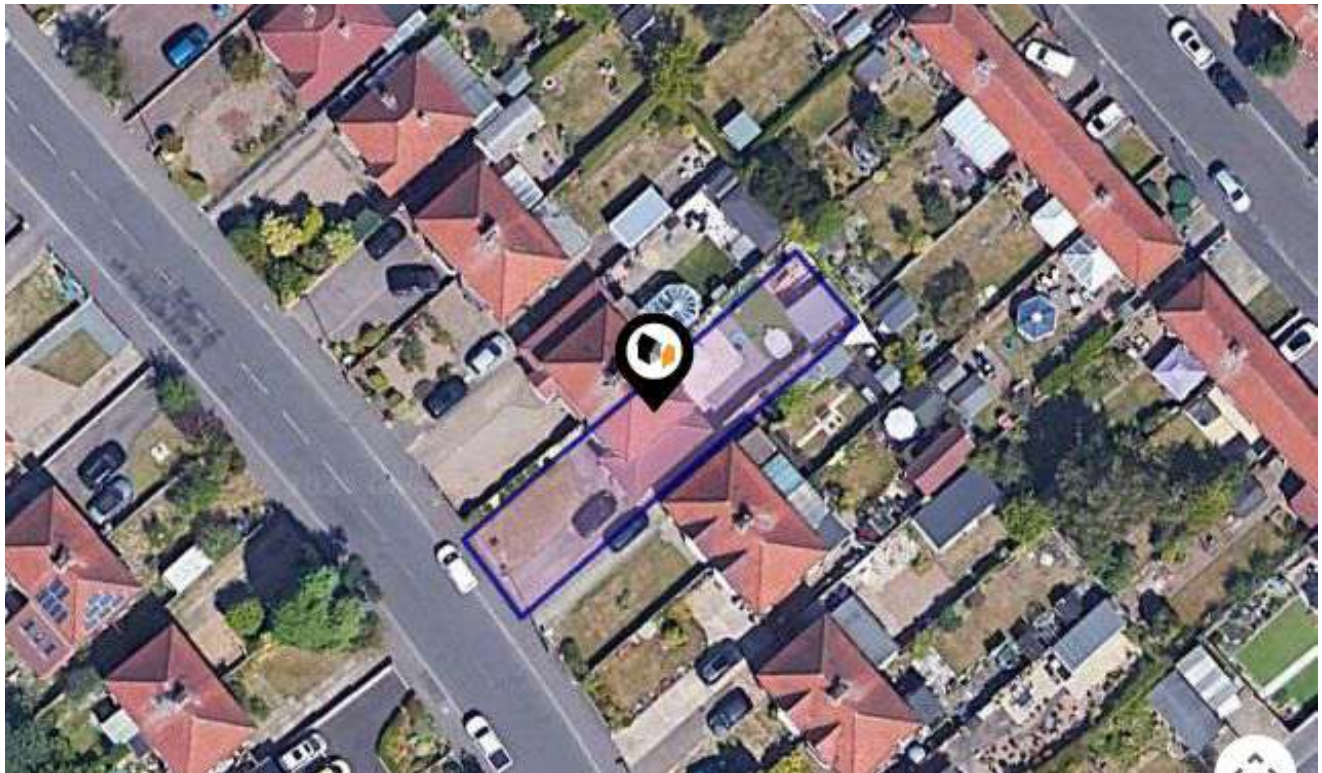




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 29<sup>th</sup> October 2025**



**WILTSHIRE ROAD, DERBY, DE21**

## Hannells

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

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# Introduction

## Our Comments



### Useful Information:

- > Attractive, Three Bedroomed Semi-Detached Home
- > Viewing Highly Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Spacious Living Room, Modern Dining Kitchen

### Property Description

A beautifully presented bay-fronted semi-detached home with garage and superb family garden — early viewing essential. Set back from Wiltshire Road, this stylish and well-appointed traditional home offers excellent kerb appeal, generous parking, and a good-sized attached garage. Perfect for first-time buyers or growing families, the property benefits from gas-fired central heating and UPVC double glazing throughout. The accommodation comprises a welcoming entrance porch leading to a spacious bay-fronted lounge, ideal for relaxing and entertaining. To the rear, a modern fitted dining kitchen opens through patio doors into a delightful conservatory, creating a wonderful space filled with natural light. To the first floor, there are three bedrooms and a family bathroom fitted with a white three-piece suite. Outside, the home enjoys gardens to both front and rear elevations. The enclosed rear garden is particularly impressive — perfect for entertaining, complete with low maintenance astro-turf lawn, a decked seating area and a children's play castle. A driveway provides ample off-road parking and leads directly to the attached garage. Wiltshire Road is ideally placed for Chaddesden's excellent range of local amenities, including shops, schools, and transport links. There is also easy access to Derby City Centre and road connections such as the A52, A38, and M1 motorway.

### Room Measurement & Details

Entrance: (5'2" x 5'5") 1.57 x 1.65  
Living Room: (11'10" x 17'6") 3.61 x 5.33  
Dining Kitchen: (9'5" x 17'5") 2.87 x 5.31  
Conservatory: (12'1" x 10'2") 3.68 x 3.10  
First Floor Landing: (7'2" x 2'6") 2.18 x 0.76  
Bedroom One: (11'9" x 11'7") 3.58 x 3.53  
Bedroom Two: (10'10" x 9'8") 3.30 x 2.95  
Bedroom Three: (7'4" x 5'7") 2.24 x 1.70  
Bathroom: (7'9" x 7'2") 2.36 x 2.18  
Garage: (27'8" x 8'5") 8.43 x 2.57

### 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                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 818 ft <sup>2</sup> / 76 m <sup>2</sup> |
| Plot Area:       | 0.08 acres                              |
| Year Built :     | 1930-1949                               |
| Council Tax :    | Band A                                  |
| Annual Estimate: | £1,464                                  |
| Title Number:    | DY22900                                 |

Tenure: Freehold

## 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)

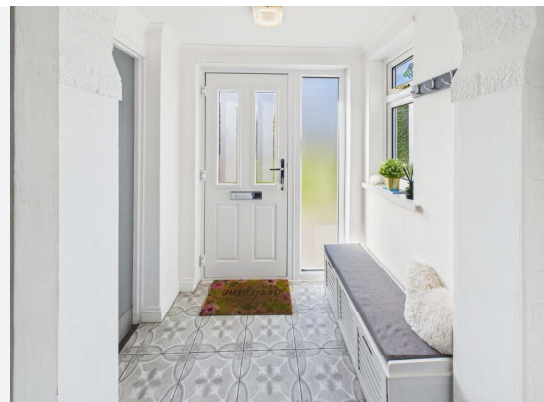
|      |      |      |
|------|------|------|
| 4    | 80   | 1800 |
| mb/s | mb/s | mb/s |
|      |      |      |

Mobile Coverage:  
(based on calls indoors)

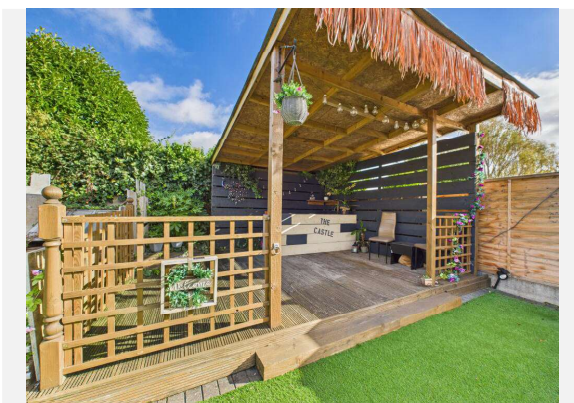


Satellite/Fibre TV Availability:





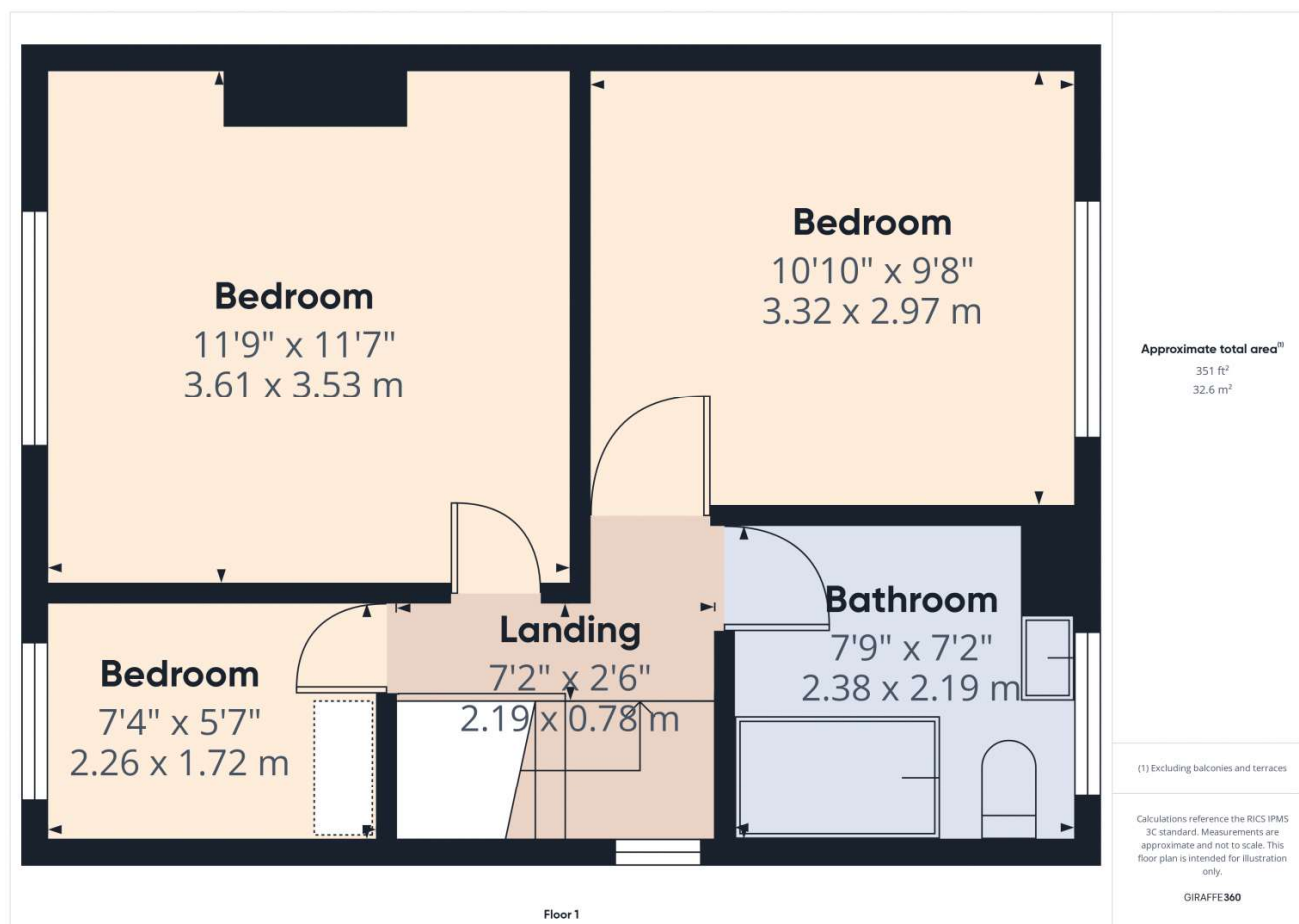
# Gallery Photos



## WILTSHIRE ROAD, DERBY, DE21



## WILTSHIRE ROAD, DERBY, DE21



# Property EPC - Certificate



Wiltshire Road, DE21

Energy rating

**D**

Valid until 14.02.2027

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 86   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      | 63   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

## EPC - Additional Data



### Additional EPC Data

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Unknown                                        |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing installed before 2002           |
| <b>Previous Extension:</b>          | 1                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good                                           |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in 9% of fixed outlets     |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                              |



## Hannells

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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

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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.

# 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.



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# 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.



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