

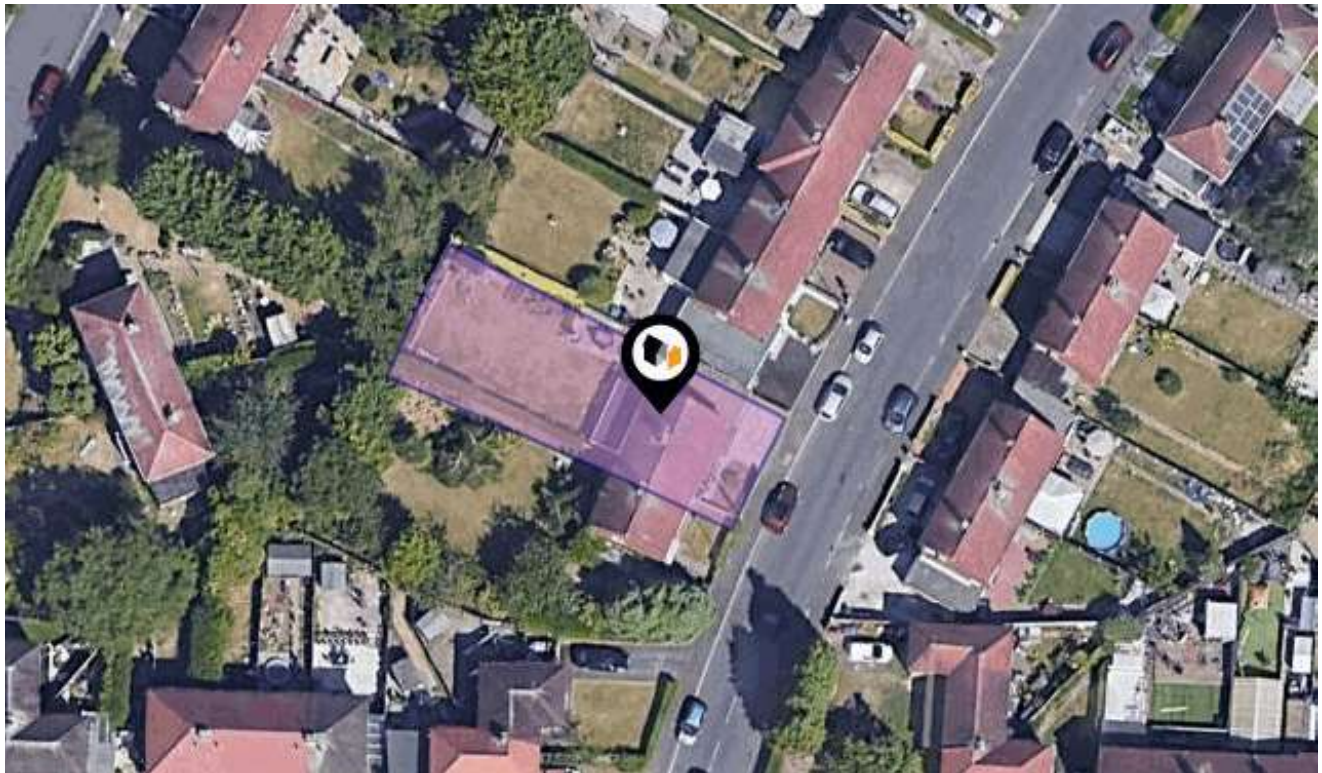


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



TEWKESBURY CRESCENT, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Extended & Well-Presented Semi-Detached Home
- > Three Well-Proportioned Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Off-Road Parking & Garage

Property Description

Well-presented and thoughtfully extended, this impressive three-bedroom property features spacious and modern living throughout. The highlight of the home is the stunning open-plan living/dining kitchen, complete with underfloor heating for year-round comfort. Outside, the property boasts off-road parking, a garage, and a generous rear garden which is ideal for family life or relaxing outdoors. An early viewing is highly recommended to fully appreciate all that this fantastic family home has to offer! Being supplemented by uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious living room; well-appointed open plan living/dining kitchen with French doors to the rear garden; utility room; cloakroom with W.C and access to the garage; first floor landing; three well-proportioned first floor bedrooms and a fitted family bathroom. To the front of the property is a block paved driveway providing off-road parking together with a lawned garden. To the rear is an enclosed, good sized garden being mainly laid to lawn with paved seating area. Tewkesbury Crescent is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52, M1 motorway and A50 respectively.

Room Measurement & Details

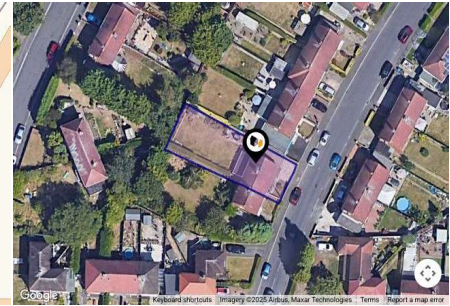
Entrance Hall: (15'0" x 5'9") 4.57 x 1.75
Living Room: (12'2" x 13'11") 3.71 x 4.24
Open Plan Living/Dining Kitchen: (18'0" x 20'3") 5.49 x 6.17
Utility Room: (8'3" x 7'3") 2.51 x 2.21
Cloaks/WC: (4'1" x 2'3") 1.24 x 0.69
First Floor Landing: (5'7" x 7'6") 1.70 x 2.29
Bedroom One: (12'5" x 11'8") 3.78 x 3.56
Bedroom Two: (8'2" x 12'6") 2.49 x 3.81
Bedroom Three: (9'1" x 8'6") 2.77 x 2.59
Bathroom: (5'7" x 7'7") 1.70 x 2.31
Garage: (15'7" x 9'7") 4.75 x 2.92

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.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY51559		

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)

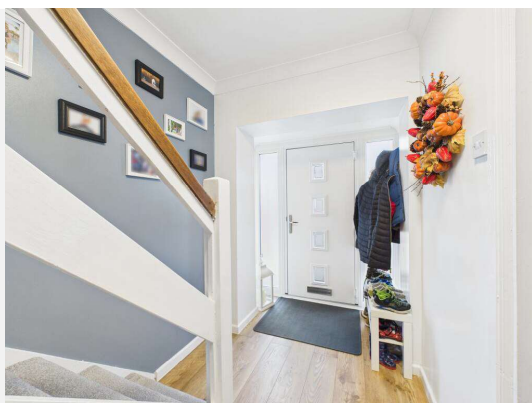
5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

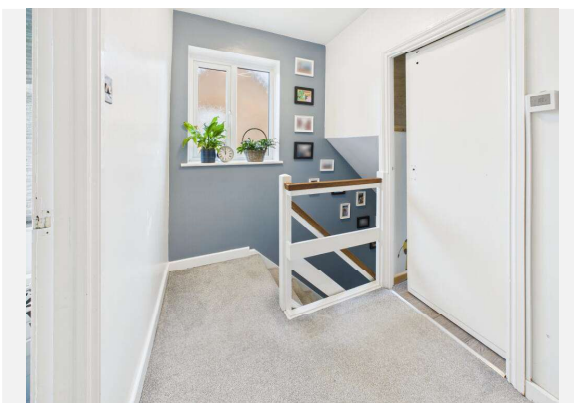
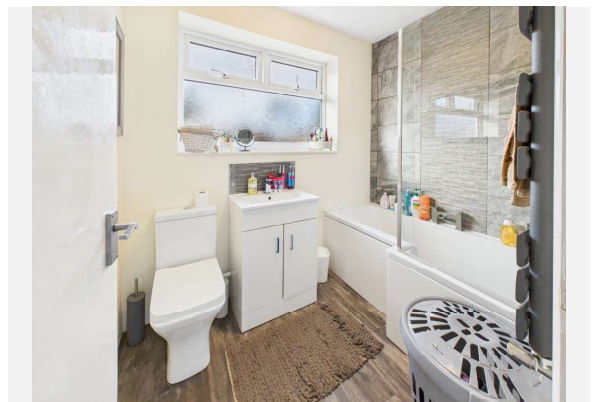


Satellite/Fibre TV Availability:





Gallery Photos



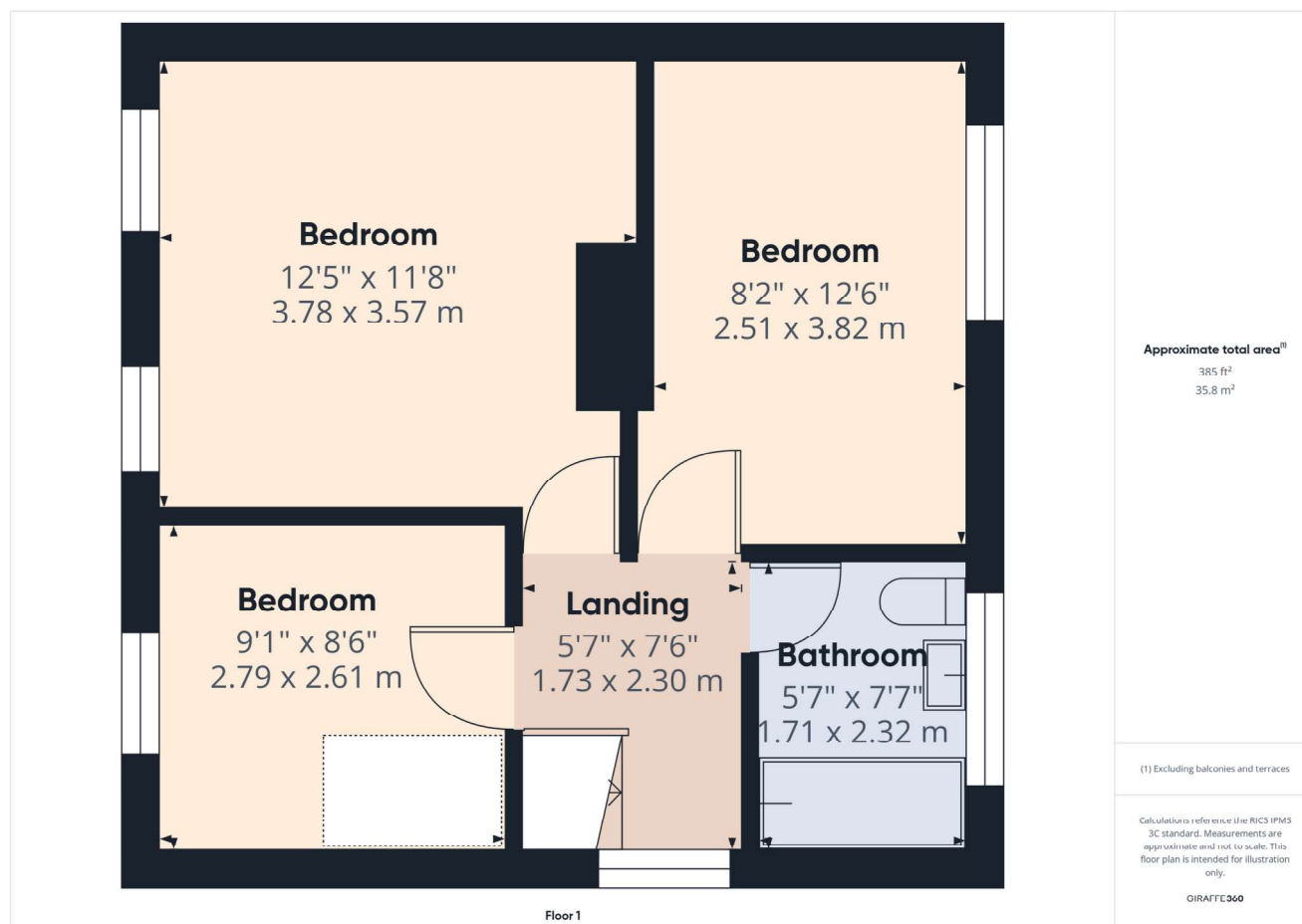
Gallery Photos



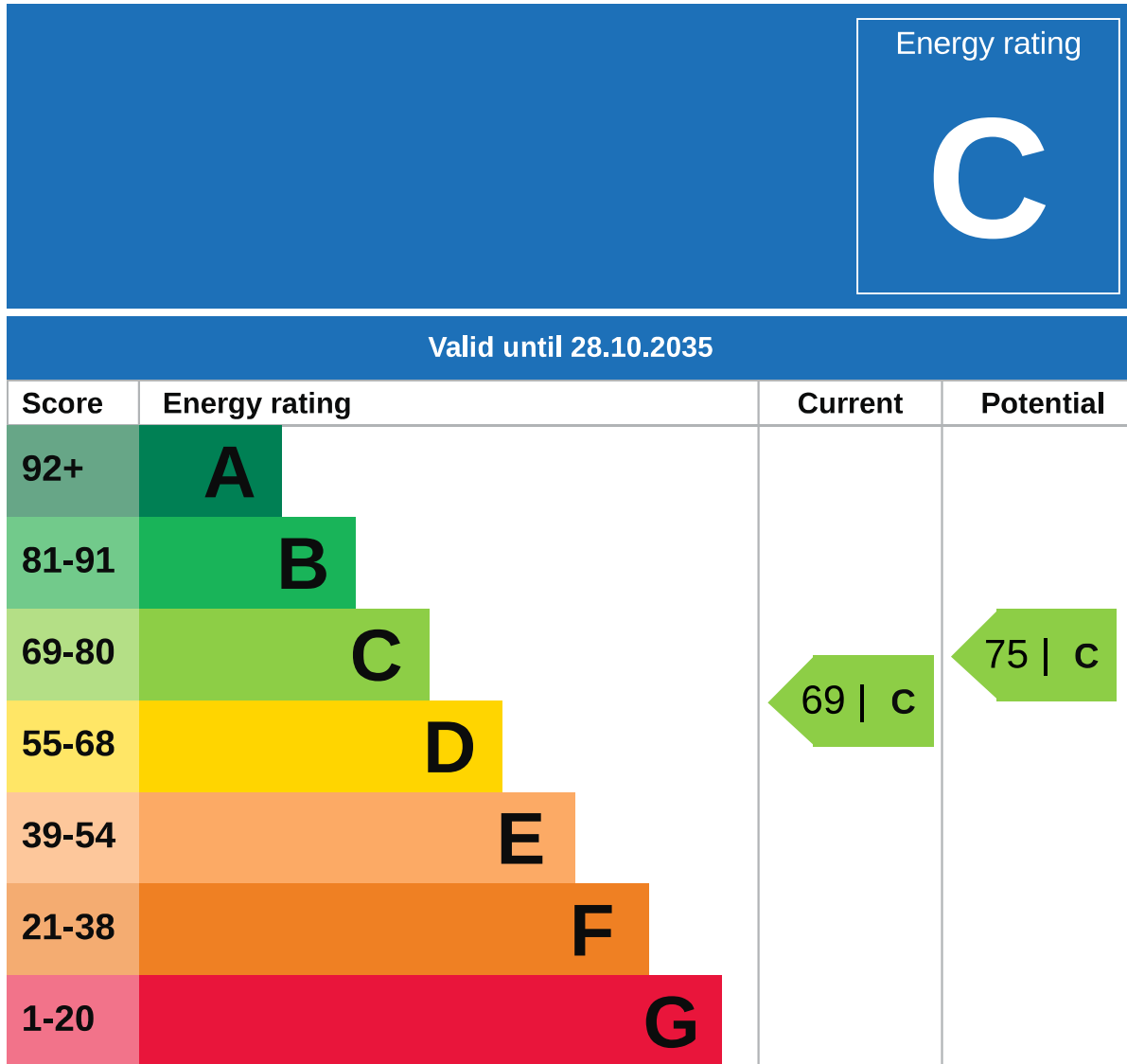
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Property EPC - Certificate





Hannells

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

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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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