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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



AYLESBURY AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Substantially Extended and Versatile Semi Detached Home
- > Early Viewing Highly Recommended
- > Open Plan Living/Dining/Family Room With Wood Burning Fire
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

This substantially extended semi-detached home has undergone a comprehensive programme of modernisation and improvement over recent years, offering versatile and contemporary living accommodation throughout and an early viewing is highly recommended to be fully appreciated. Occupying an attractive corner plot position, the property benefits from gas-fired central heating (via a combination boiler) and UPVC double glazing. The accommodation briefly comprises: a welcoming reception hallway, front reception room with a modern shower room off, refitted kitchen featuring a range of integrated appliances. To the rear, an impressive open-plan living/dining/family room boasts a feature wood-burning fire, vaulted ceiling, and French doors opening to the rear garden. To the first floor, the landing gives access to three double bedrooms and a stylish refitted family bathroom. Externally, the property enjoys a corner plot with low-maintenance gravelled frontage and side area, providing off-road parking. The enclosed rear garden is mainly laid to lawn with raised borders and gated side access. To the head of the garden (with access from Margreave Road) is a garage/workshop/gym (12'4" x 17'1" please note, there is no drop kerb).

Room Measurement & Details

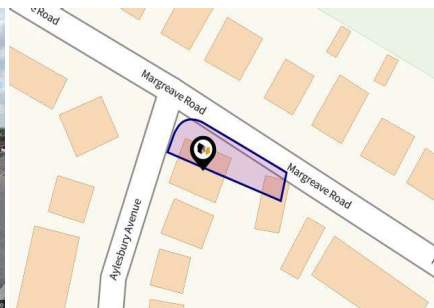
Entrance Hallway: (6'2" x 5'6") 1.88 x 1.68
Playroom/Reception Room: (17'6" x 7'10") 5.33 x 2.39
Shower Room: (5'11" x 6'0") 1.80 x 1.83
Open Plan Living/Dining Kitchen: (36'7" x 13'0") 11.15 x 3.96
First Floor Landing: (2'7" x 5'8") 0.79 x 1.73
Bedroom One: (13'8" x 10'8") 4.17 x 3.25
Bedroom Two: (11'5" x 10'7") 3.48 x 3.23
Bedroom Three: (12'11" x 7'10") 3.94 x 2.39
Bathroom: (6'3" x 10'1") 1.90 x 3.07
Garage/Gym: (12'4" x 17'1") 3.76 x 5.21

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:	Semi-Detached
Bedrooms:	3
Floor Area:	1,227 ft ² / 114 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY489701

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	71 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



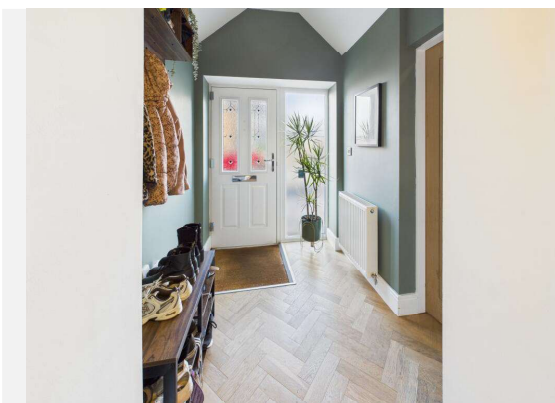
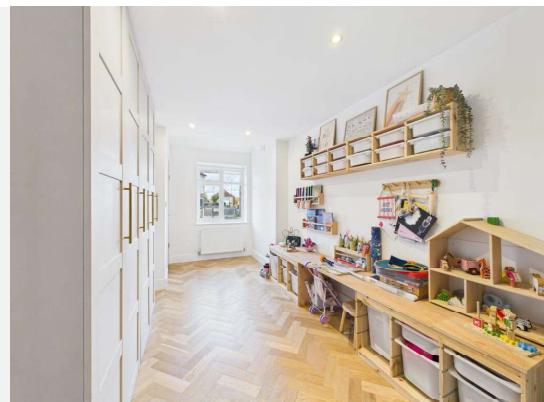
Planning History This Address



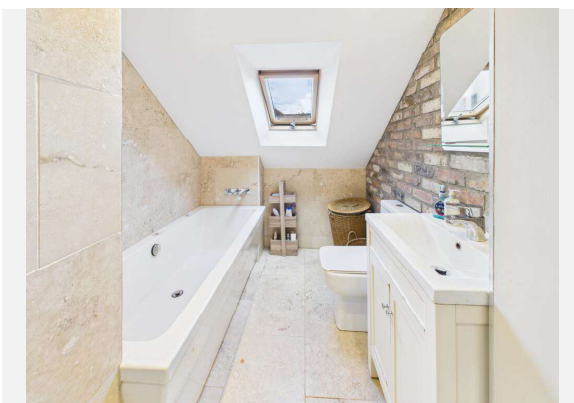
Planning records for: *Aylesbury Avenue, Chaddesden, Derby, DE21*

Reference - 02/15/00280	
Decision:	Permitted
Date:	17th March 2015
Description:	Single Storey Front And Side Extensions To Dwelling House (Cloak Room, Utility Room And Enlargement Of Dining Room) And Installation Of Pitched Roofs To The Existing Side And Rear Extensions

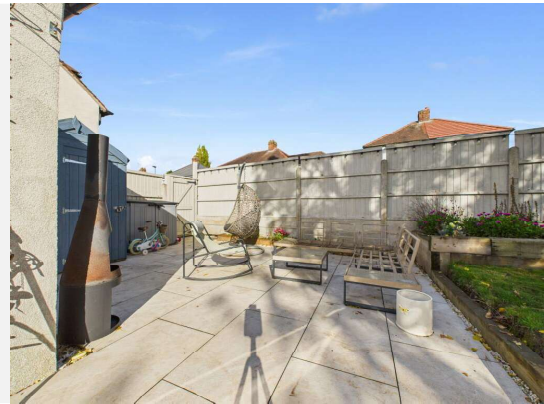
Gallery Photos



Gallery Photos



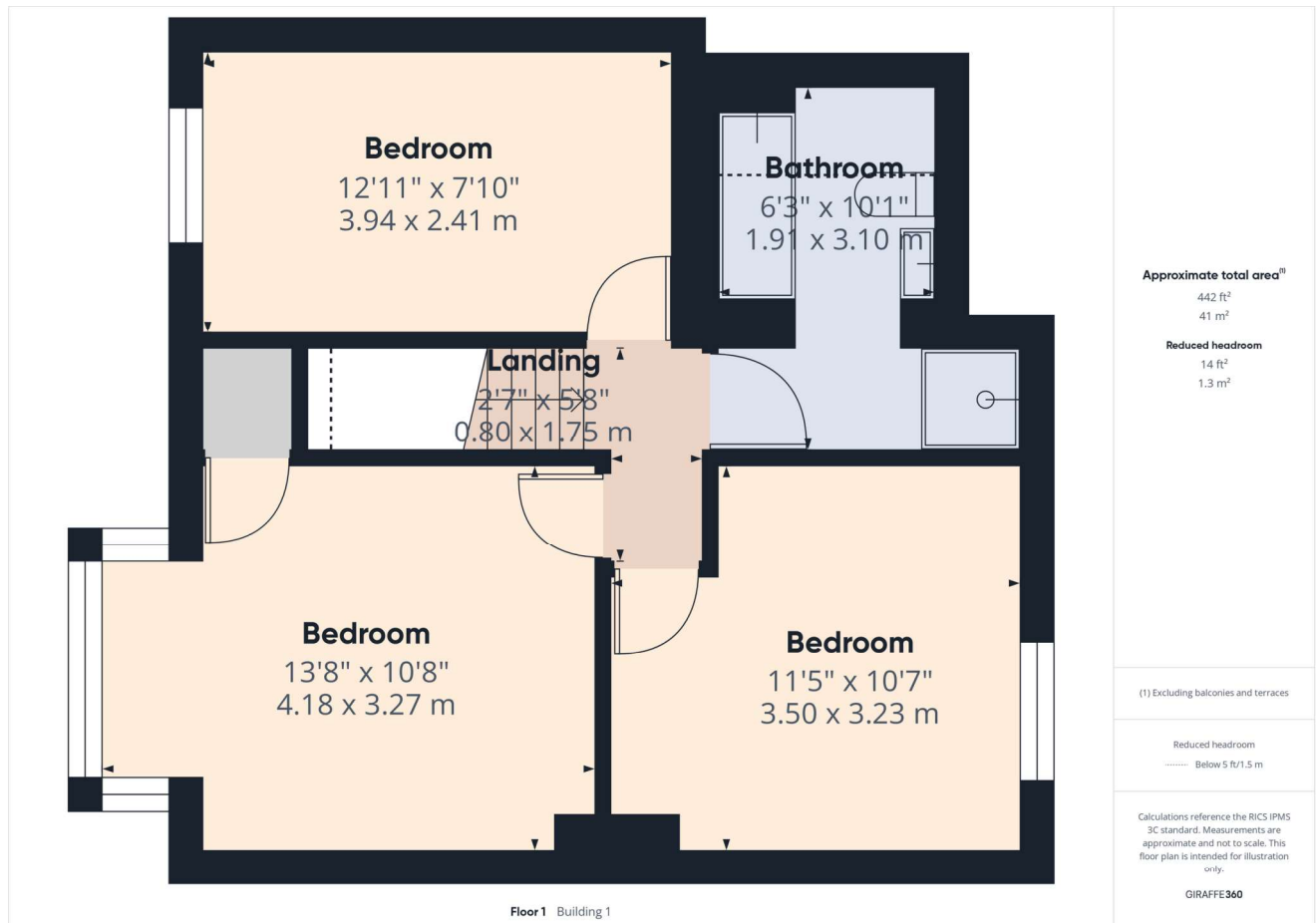
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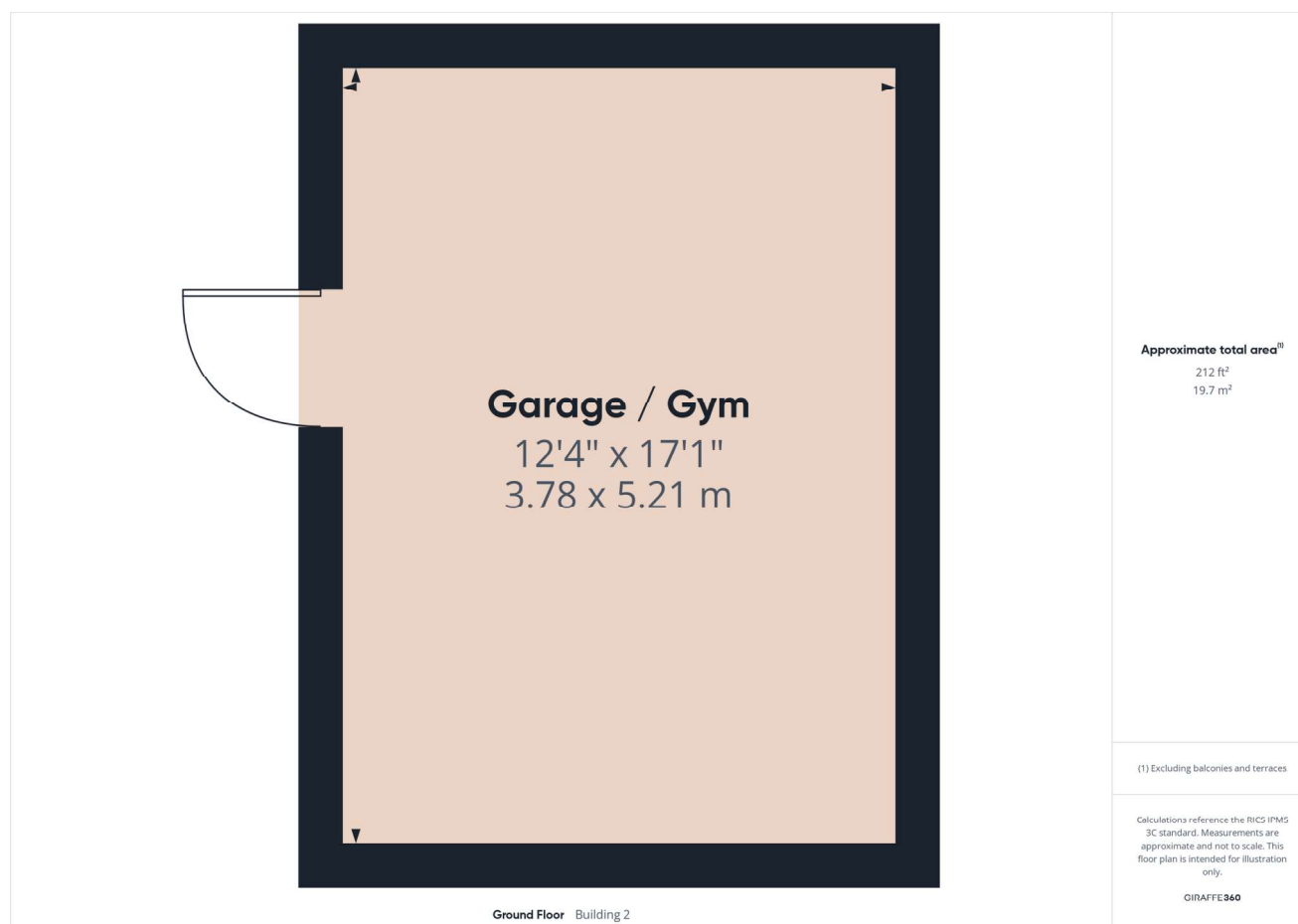
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Property EPC - Certificate



Aylesbury Avenue, Chaddesden, DE21

Energy rating

D

Valid until 19.12.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	114 m ²



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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

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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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