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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



PARKSIDE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Proportioned Three Bedroomed Semi-Detached Home
- > Envious Location Overlooking Chaddesden Park To The Front Elevation
- > No Upward Chain, Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional and well-proportioned three bedroomed semi-detached home overlooking Chaddesden Park to the front elevation. The property would be ideal for the growing family or first time buyer and is available with no upward chain. The accommodation benefits from gas fired central heating, double glazing and briefly comprises:- reception hallway, spacious lounge/dining room, fitted kitchen and additional reception area/dining room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations and has a shared driveway. Parkside Road is well situated for Cherry Tree and Chaddesden Park schools, Chaddesden Park, shops and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (6'4" x 11'10") 1.93 x 3.61

Lounge Diner: (17'9" x 13'5") 5.41 x 4.09

Kitchen: (11'0" x 11'4") 3.35 x 3.45

Reception/Dining Room: (13'2" x 6'4") 4.01 x 1.93

First Floor Landing: (3'0" x 9'0") 0.91 x 2.74

Bedroom One: (10'4" x 14'9") 3.15 x 4.50

Bedroom Two: (11'2" x 10'3") 3.40 x 3.12

Bedroom Three: (7'3" x 10'1") 2.21 x 3.07

Bathroom: (6'6" x 5'6") 1.98 x 1.68

Outside:

There are gardens to both front and rear elevations, along with a shared driveway.

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	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY112957		

Local Area

Local Authority:	Derby	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		16	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Low		

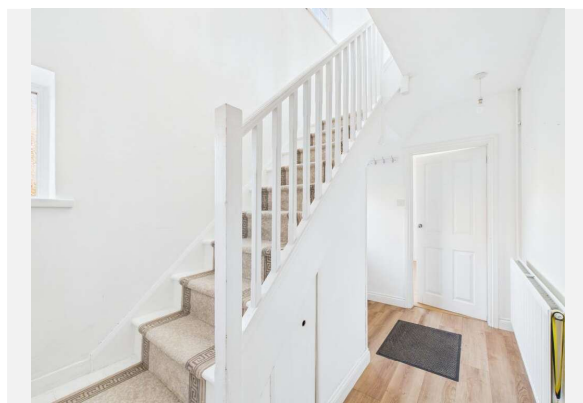
Mobile Coverage:
(based on calls indoors)

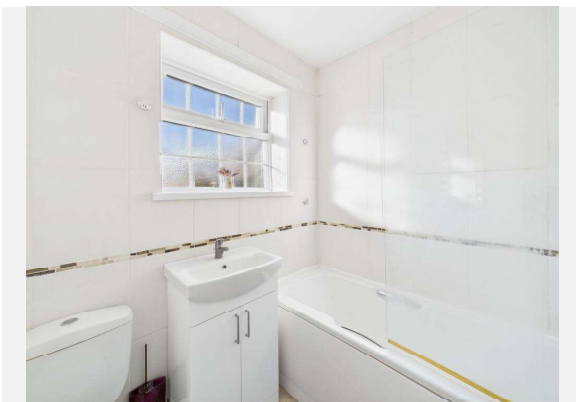


Satellite/Fibre TV Availability:



Gallery Photos

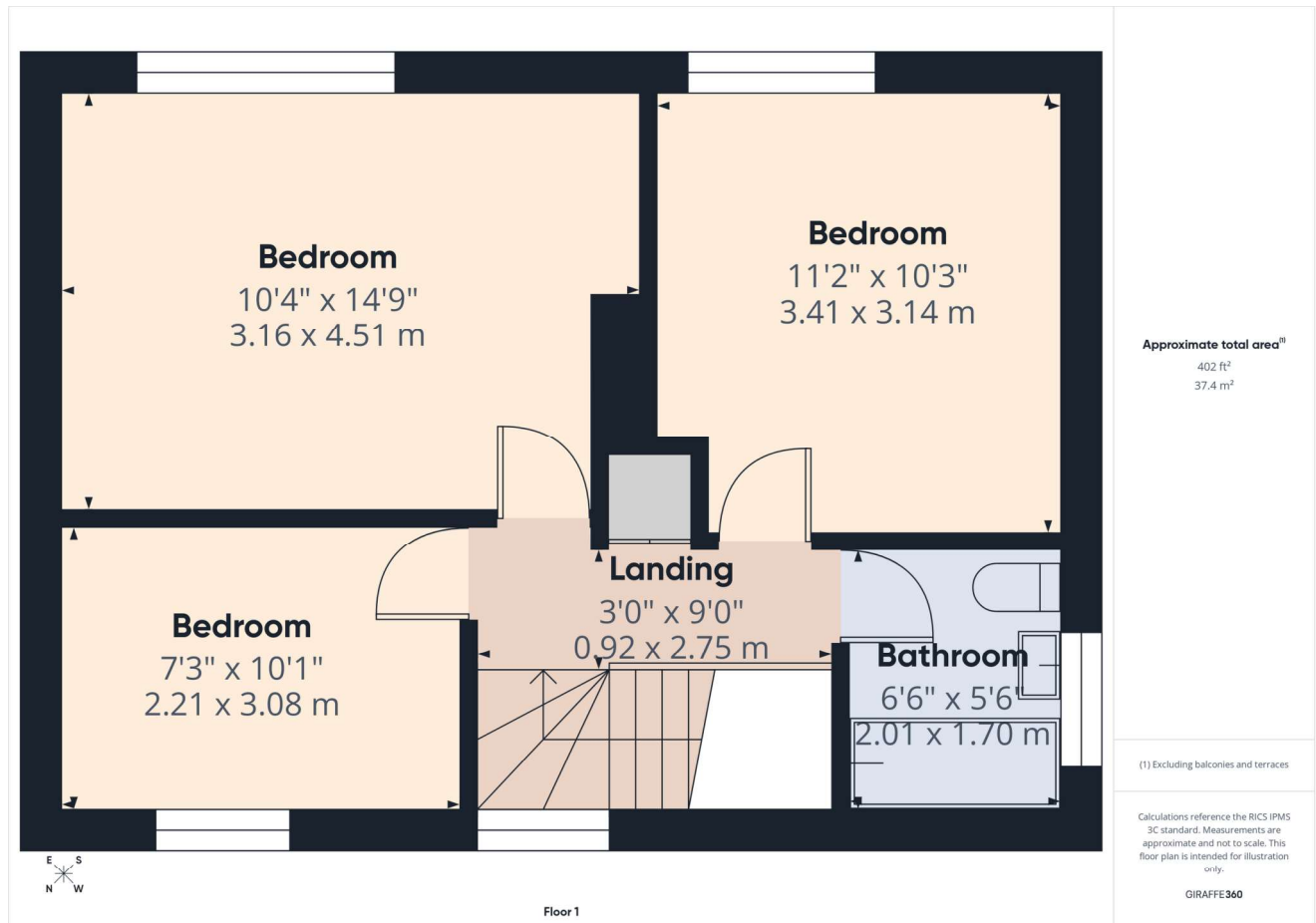




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Property EPC - Certificate



Chaddesden, DE21

Energy rating

D

Valid until 07.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²



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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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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