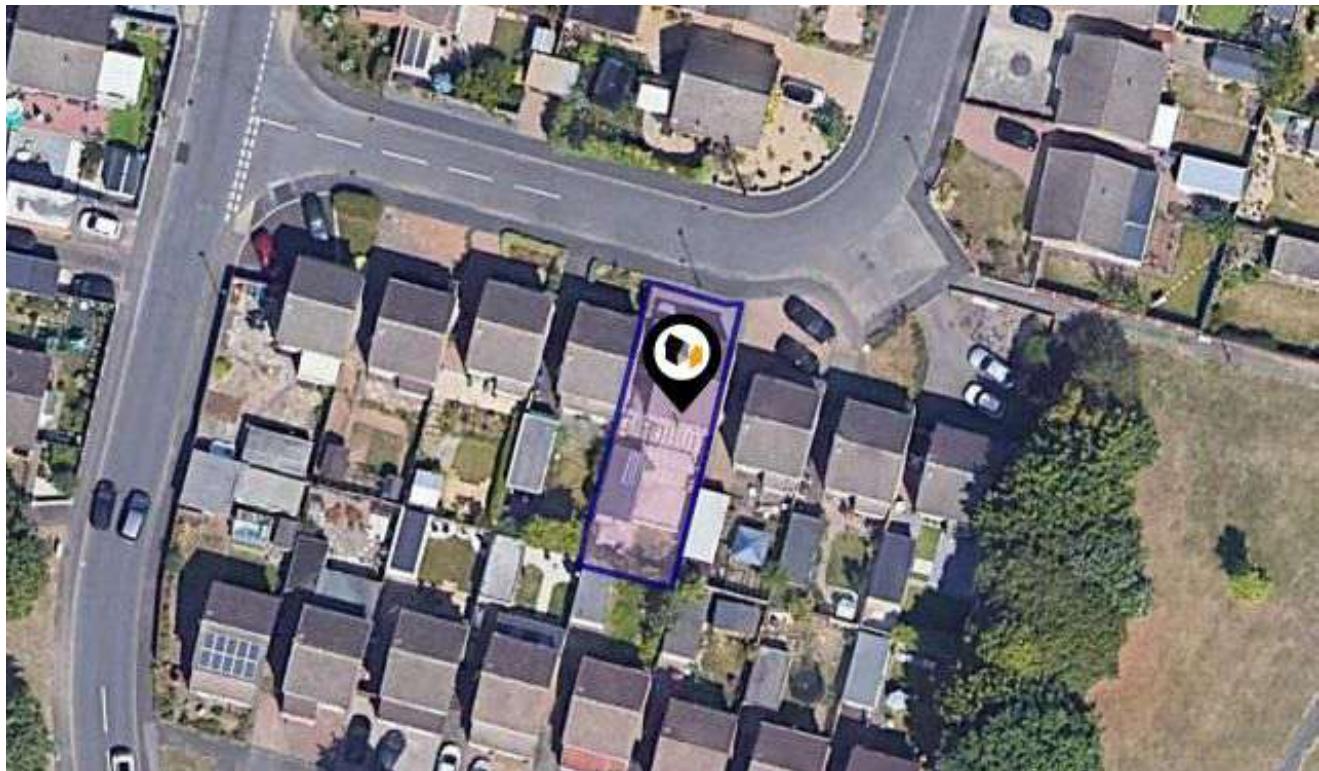


KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th January 2026



EARDLEY CLOSE, CHADDESDEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Particularly Well-Appointed And Attractively Presented Home
- > Subject To A Comprehensive Scheme of Modernisation
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A particularly well-appointed and attractively presented detached home, which has been the subject of a comprehensive scheme of modernisation and improvement. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer. The property benefits from gas-fired central heating, uPVC double glazing and tasteful décor throughout. The accommodation briefly comprises an entrance porch opening into a welcoming reception hallway, a dual-aspect living room, and a refitted kitchen equipped with a range of integrated appliances. To the first floor there are three bedrooms (two doubles) and a stylish bathroom fitted with a contemporary three-piece suite. Outside, there is off-road parking to the front elevation together with a driveway which continues to the side elevation and leads to a garage. There is a pleasant south-facing rear garden. Eardley Close is an established cul-de-sac being well situated for Chaddesden and Spondon respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch: (5'2" x 3'0") 1.57 x 0.91

Entrance Hallway: (8'5" x 5'9") 2.57 x 1.75

Dual Aspect Living Room: (10'6" x 21'9") 3.20 x 6.63

Refitted Kitchen: (6'11" x 15'6") 2.11 x 4.72

First Floor Landing: (7'7" x 2'4") 2.31 x 0.71

Bedroom One: (8'11" x 13'10") 2.72 x 4.22

Bedroom Two: (9'11" x 7'5") 3.02 x 2.26

Bedroom Three: (5'7" x 11'1") 1.70 x 3.38

Bathroom: (5'6" x 7'5") 1.68 x 2.26

Outside:

There is a driveway providing off road parking and this in-turn continues to the side elevation with double timber gates leading through to a GARAGE with up and over door, light and power. There is additional parking to the front elevation. The rear garden is enclosed having a full width Porcelain patio area with lawned area beyond.

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:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY24843		

Local Area

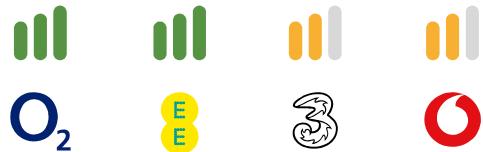
Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8
mb/s **75**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



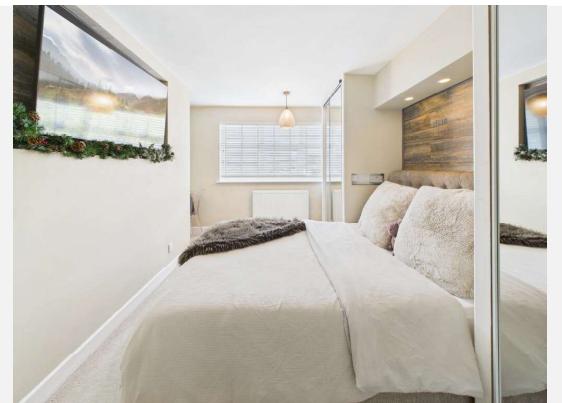
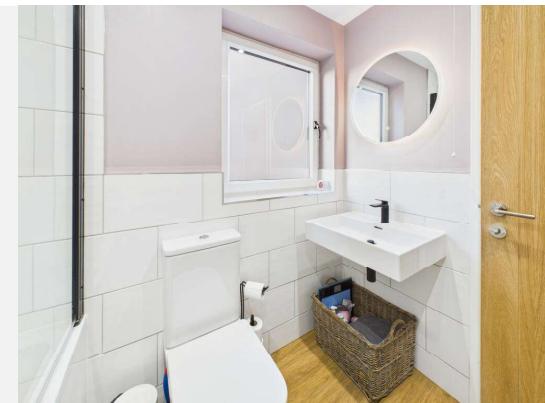
Satellite/Fibre TV Availability:



Gallery Photos



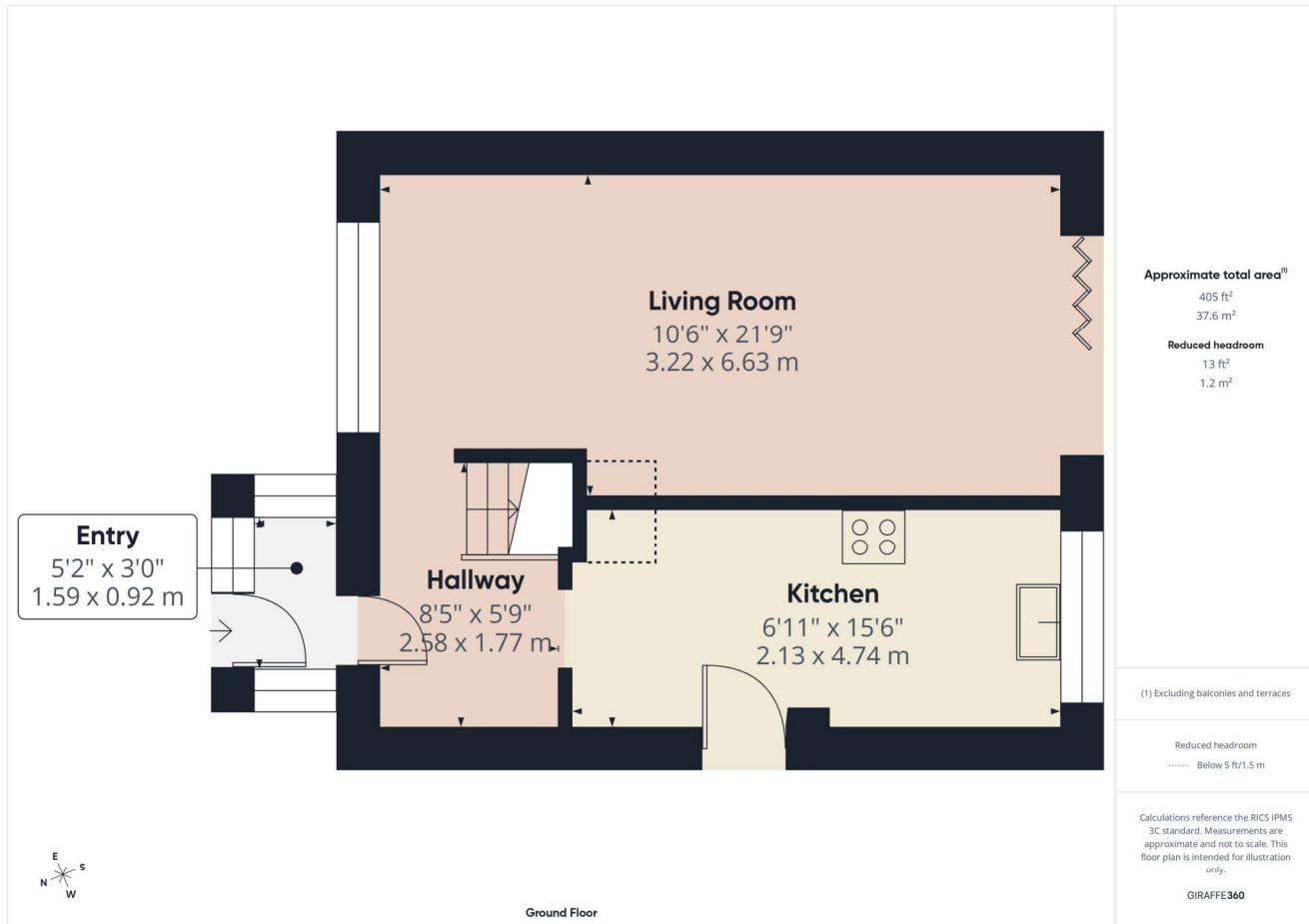
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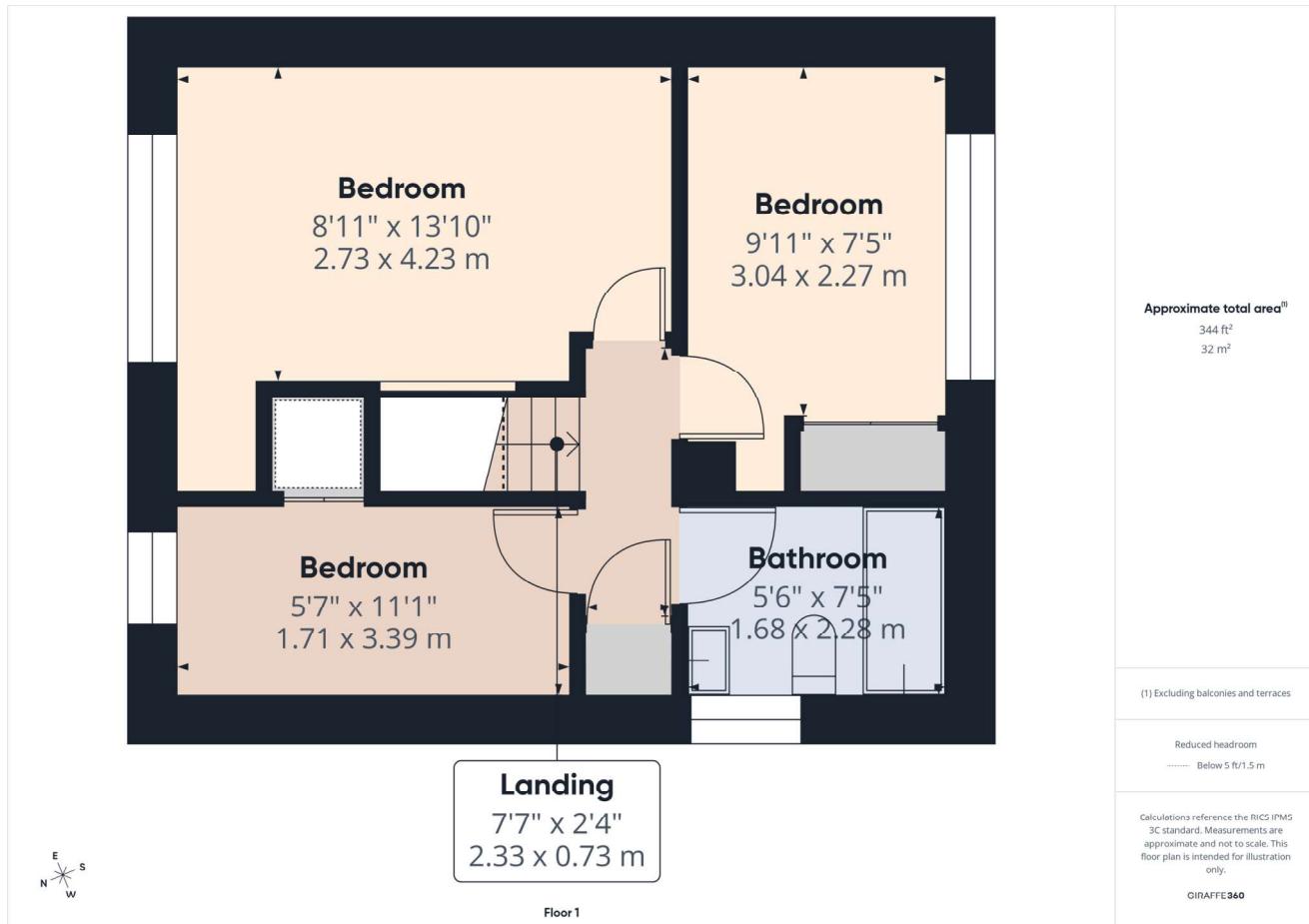
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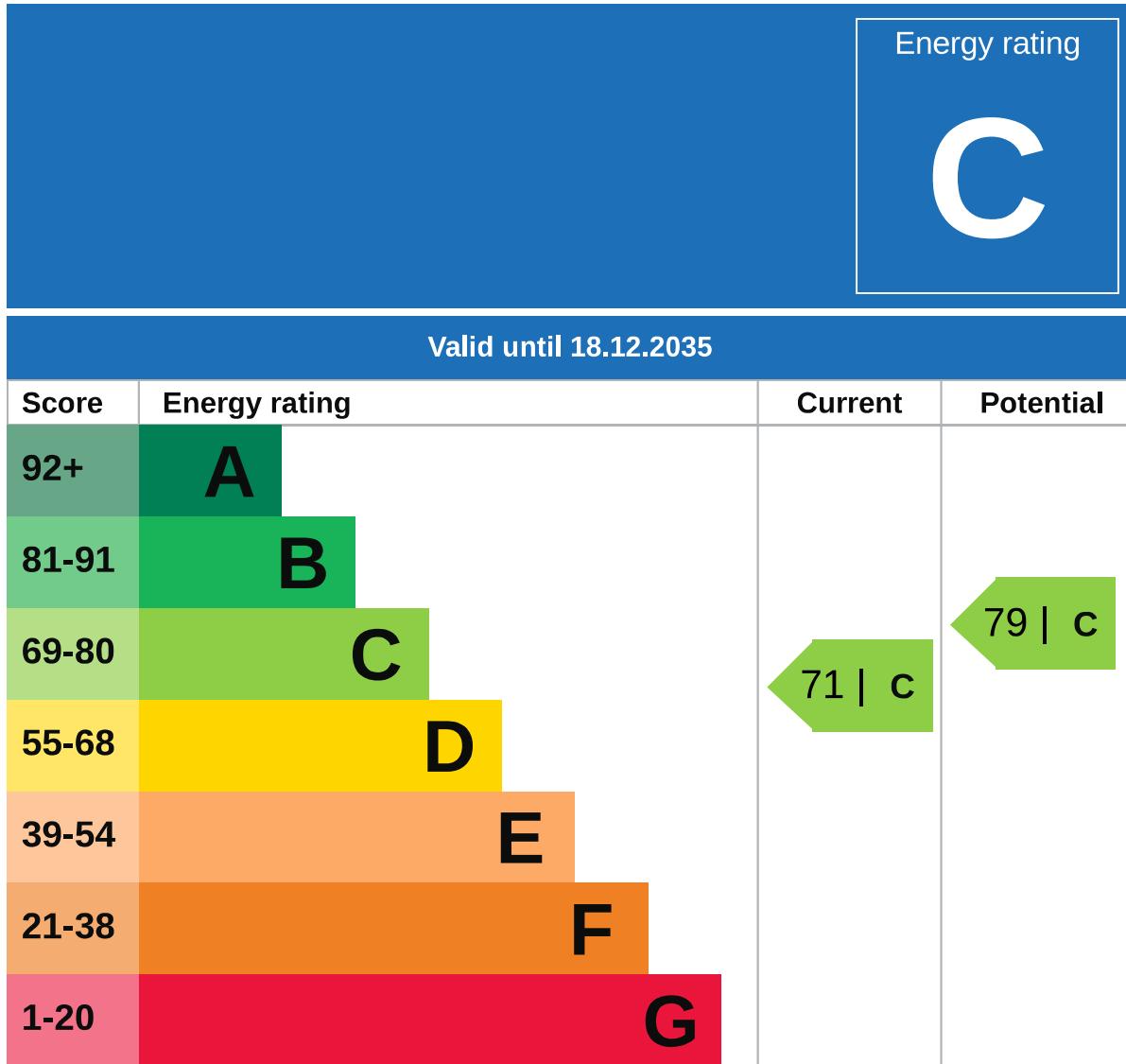
EARDLEY CLOSE, CHADDESDEN, DERBY, DE21



EARDLEY CLOSE, CHADDESDEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²

Hannells

About Us



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 proper

Financial Services

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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