

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 12<sup>th</sup> January 2026**



**SPINNEY ROAD, CHADDESDEN, DERBY, DE21**

**Hannells**

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# Introduction

## Our Comments



### Useful Information:

- > Traditional Bay Fronted Semi-Detached
- > Would Benefit From Some Modernisation/Updating
- > Extended To Rear, Off-Road Parking And Double Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A traditional bay-fronted semi-detached home requiring some modernisation and improvement, extended to the rear to provide additional living space. The property offers off-road parking and a double garage situated at the head of the rear garden. It would be an ideal opportunity for buyers seeking a property with potential to enhance and personalise and viewing is recommended. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway, bay fronted lounge, spacious, extended dining kitchen, conservatory and shower room with a three piece suite. To the first floor the landing provides access to three bedrooms. Outside, there is a driveway providing off-road parking with gated access leading to the south-facing rear garden and there is a double garage at the head of the rear garden. Spinney Road is well situated for Chaddesden and its range of shops, schools and transport links together with road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hallway: (2'9" x 11'9") 0.83 x 3.59  
Lounge: (10'11" x 10'6") 3.33 x 3.20  
Extended Dining Kitchen: (10'6" x 22'6") 3.20 x 6.86  
Conservatory: (9'2" x 10'1") 2.80 x 3.07  
Shower Room: (7'9" x 5'4") 2.36 x 1.63  
Landing: (2'8" x 9'4") 0.81 x 2.85  
Bedroom One: (10'10" x 12'1") 3.31 x 3.68  
Bedroom Two: (11'0" x 10'7") 3.35 x 3.23  
Bedroom Three: (7'9" x 6'6") 2.35 x 1.97

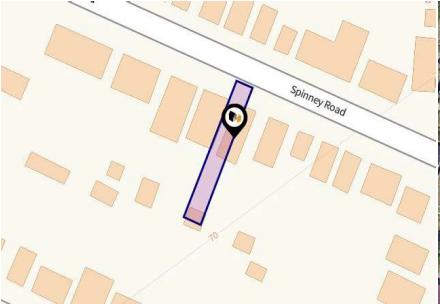
### Outside:

There is a driveway providing off-road parking and gated access to the side elevation leads to the south-facing rear garden being mostly paved and there is a GOOD SIZE GARAGE at the head of the garden 17'1" x 17'4" with double gates, light and power.

### 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:	850 ft <sup>2</sup> / 79 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY12929

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)

**6**  
mb/s



**74**  
mb/s



**1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos



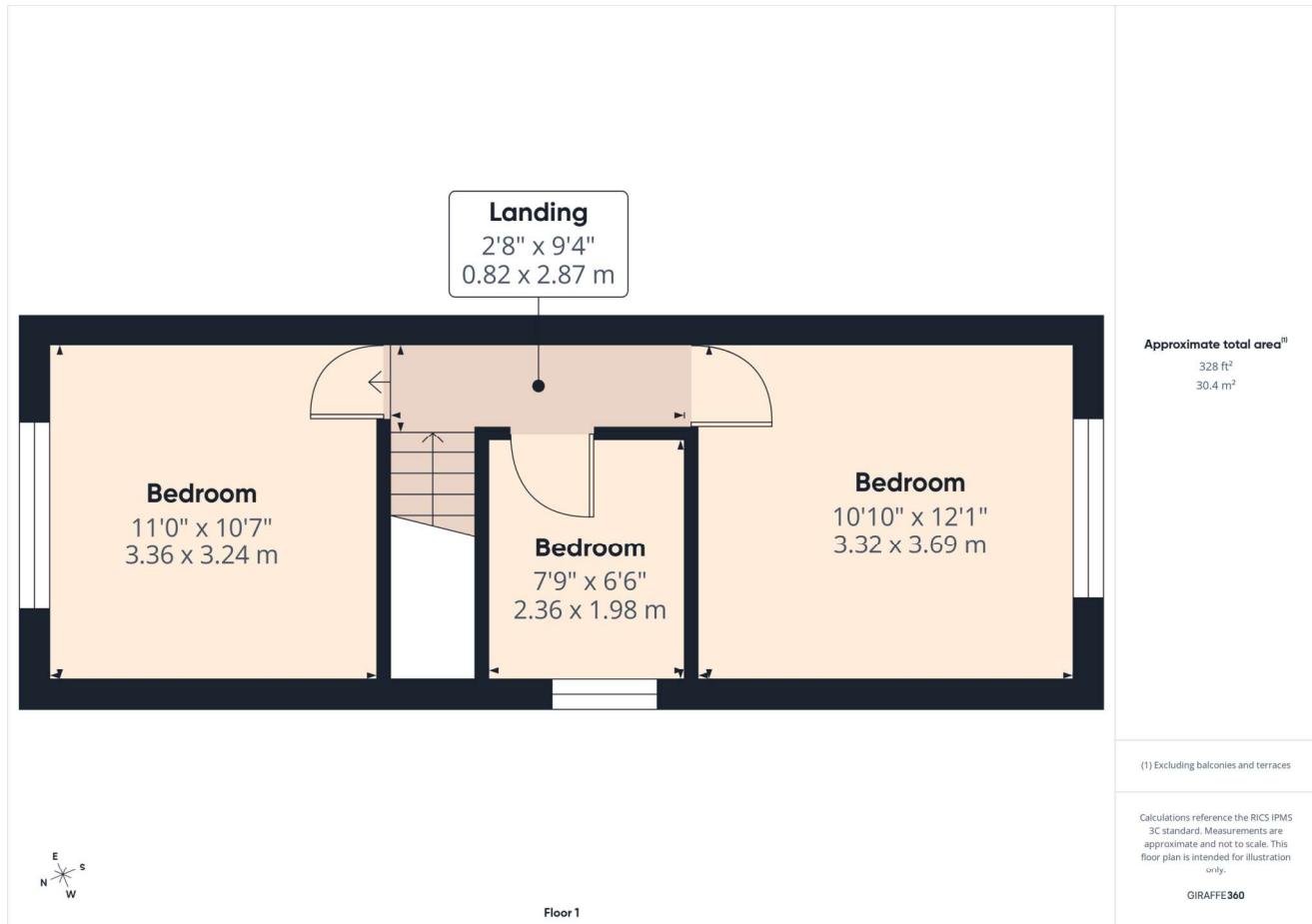
# Gallery Photos



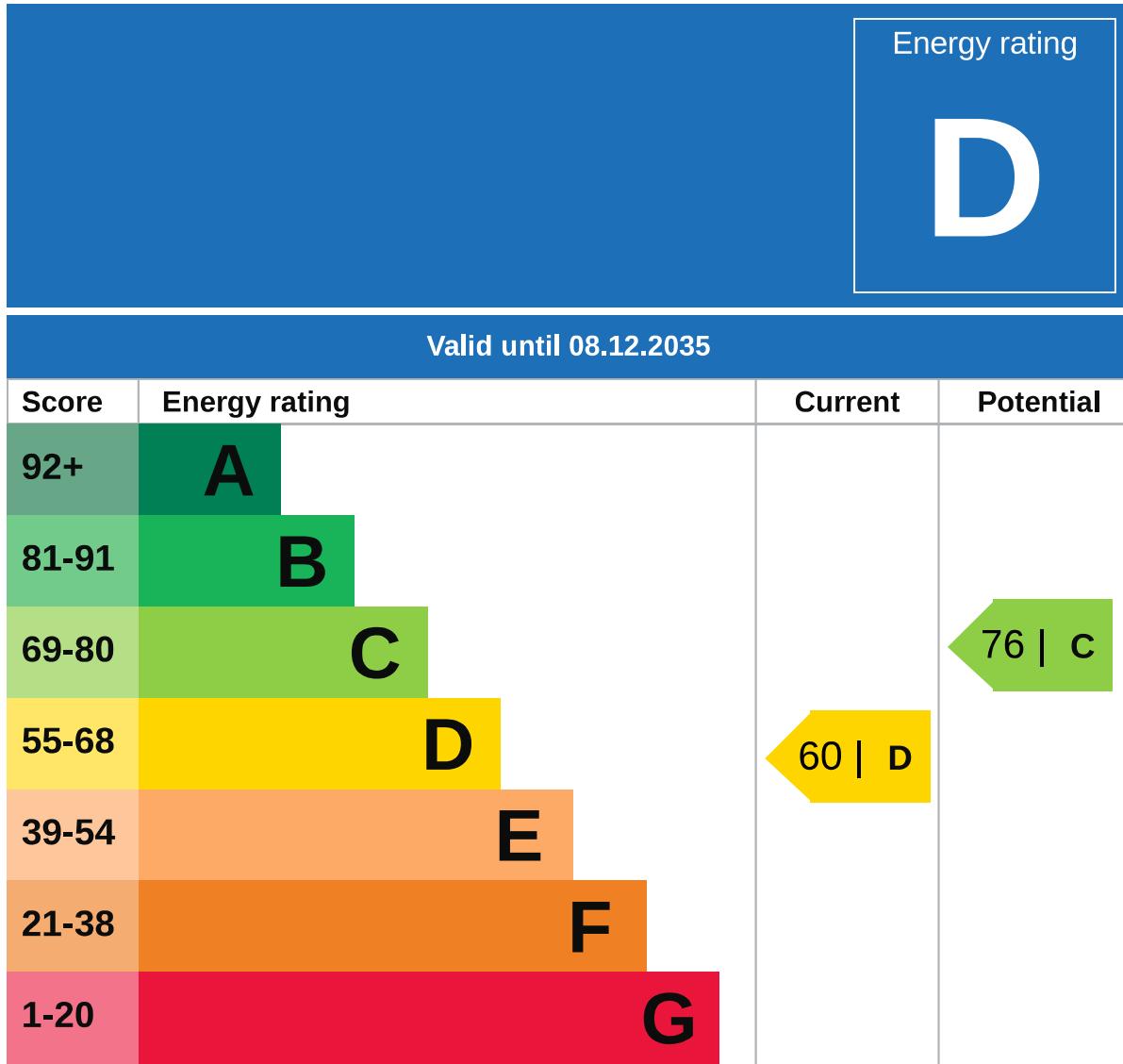
## SPINNEY ROAD, CHADDESDEN, DERBY, DE21



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# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

# 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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