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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20<sup>th</sup> January 2026



**RUPERT ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Spacious & Stylish Semi-Detached Home
- > Freehold & Standard Construction
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway & Integral Garage

### Property Description

Located in the popular and sought after area of Chaddesden, this spacious, stylish and beautifully well-presented four-bedroom home offers a spacious lounge with feature log burner, separate dining room with bay window, conservatory and an extended kitchen. With a modern fitted bathroom and a useful and spacious additional loft room, it MUST be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature wood flooring; spacious lounge with beautiful central fireplace and log burner; separate spacious dining room with feature bay window; cloakroom with W.C; uPVC double glazed conservatory overlooking the rear garden; extended fitted kitchen; integrated garage with power, lighting and electric door; first floor landing; additional landing with fixed steps giving access to the loft room; master double bedroom with built in wardrobes; three further well-proportioned bedrooms and a fitted family bathroom.

#### Entrance Hall:

Cloakroom With W.C: (4'5" x 2'5") 1.35 x 0.74

Lounge: (13'7" x 10'3") 4.14 x 3.12

Dining Room: (12'10" x 10'5") 3.91 x 3.17

Conservatory: (12'3" x 9'9") 3.73 x 2.97

Kitchen: (15'6" x 10'10") 4.72 x 3.30

Garage: (16'5" x 7'10") 5.00 x 2.39

#### First Floor Landing:

Bedroom One: (13'6" x 8'2") 4.11 x 2.49

Bedroom Two: (9'3" x 8'4") 2.82 x 2.54

#### Bedroom Three:

#### Accessed Via Bedroom Four

Bedroom Four: (7'11" x 6'9") 2.41 x 2.06

Bathroom: (9'11" x 5'6") 3.02 x 1.68

Loft Room: (15'11" x 10'10") 4.85 x 3.30

Outside: There are gardens to both front and rear elevations, the front incorporates a driveway providing off road parking and leads in-turn to a garage/workshop with roller door, light and power together with courtesy door to the side elevation. The enclosed rear garden is enclosed and incorporates a paved patio area with lawned area beyond with fenced boundaries.

#### Buyer Information:

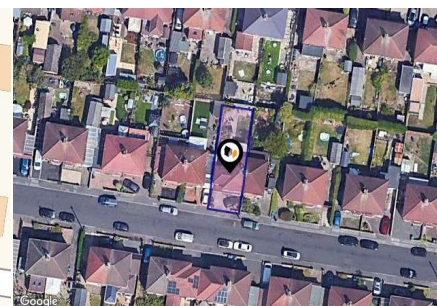
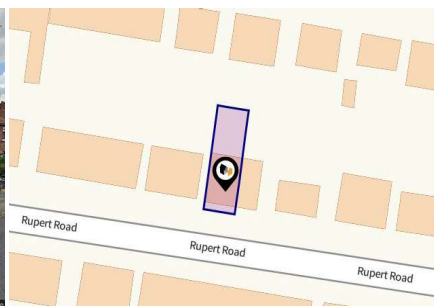
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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.

**Key Facts For Buyers**  
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:	4
Floor Area:	914 ft <sup>2</sup> / 85 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY233590

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)

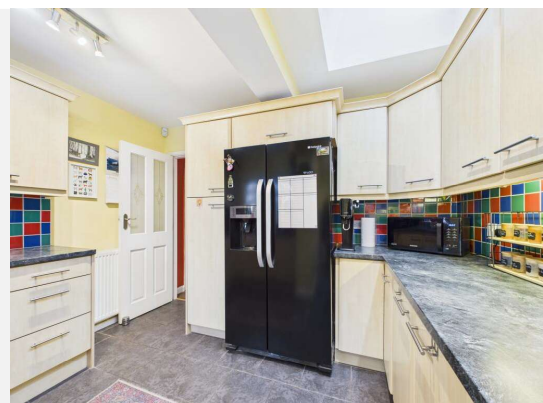
3	56	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)

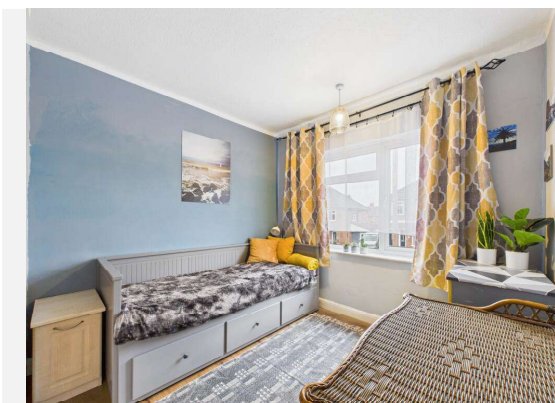
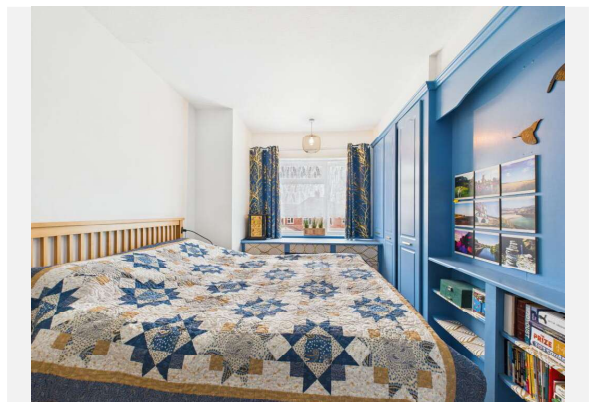
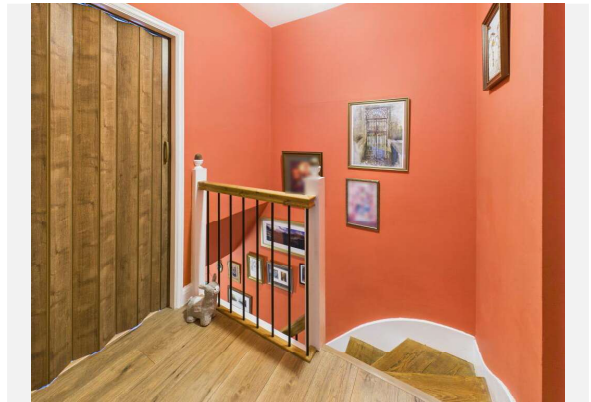
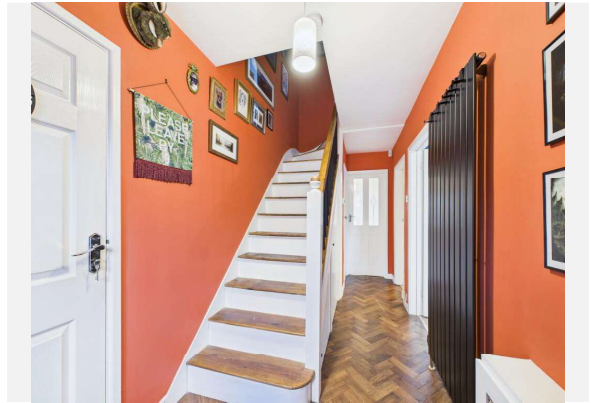


Satellite/Fibre TV Availability:





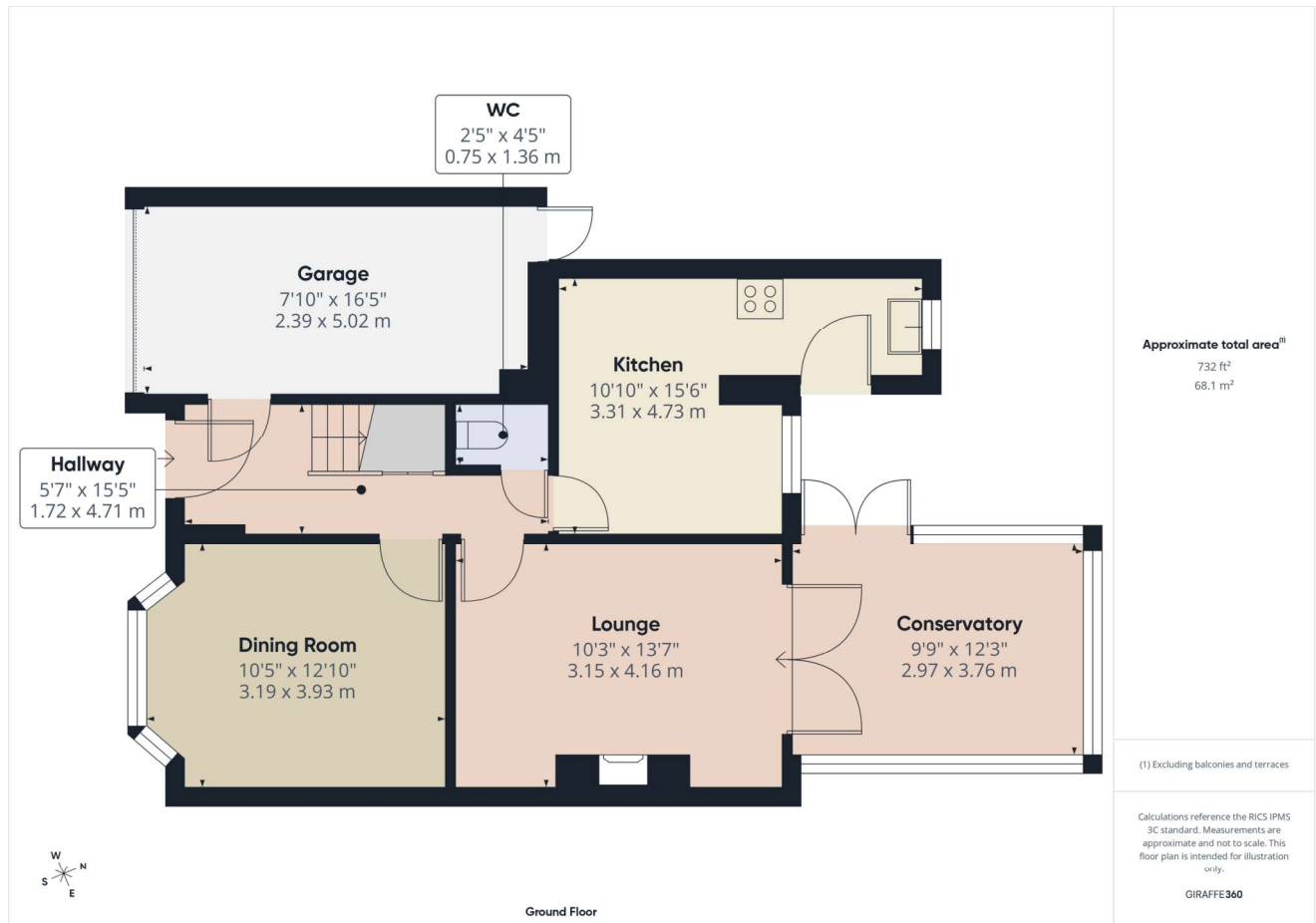
# Gallery Photos



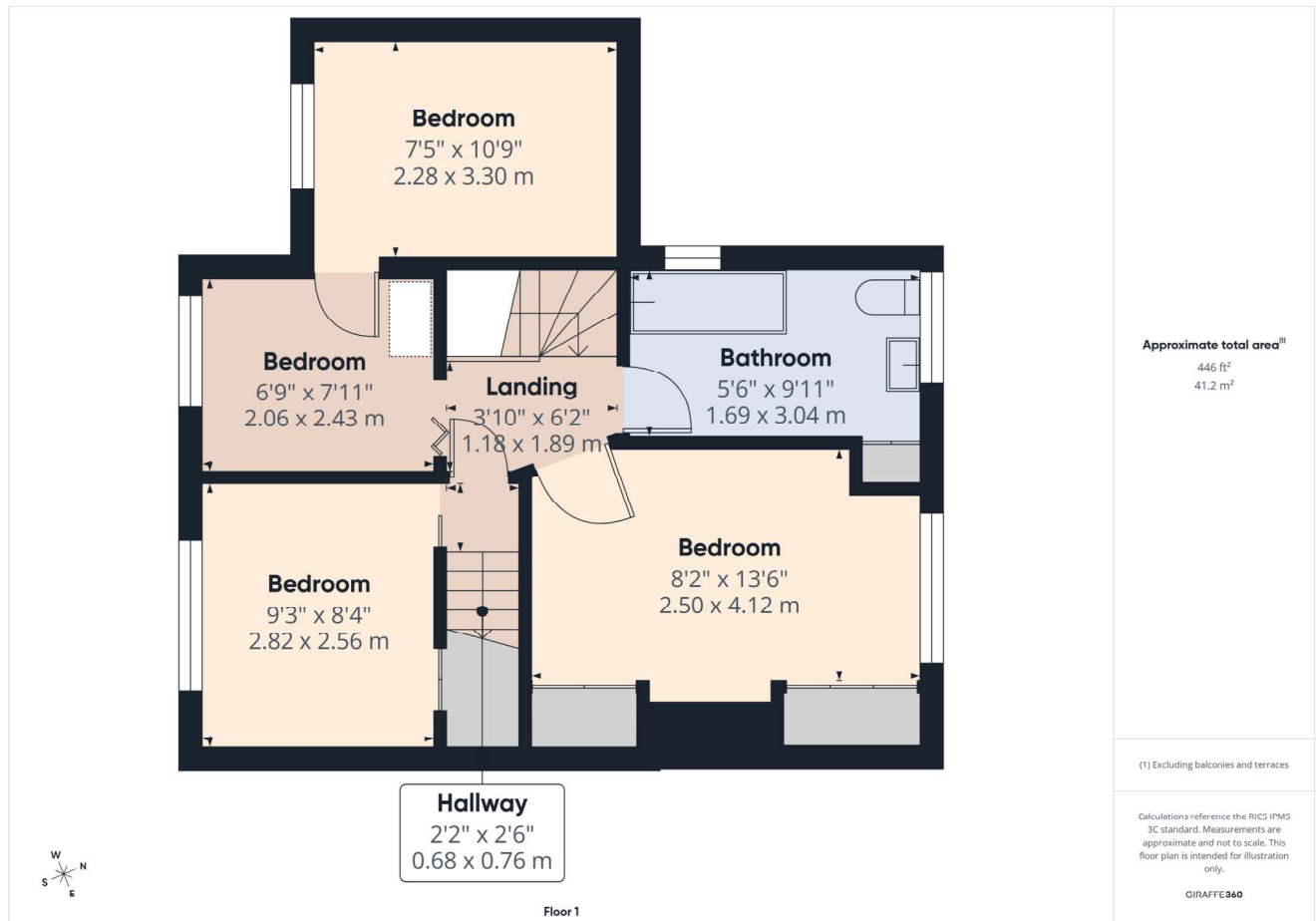
# Gallery Photos



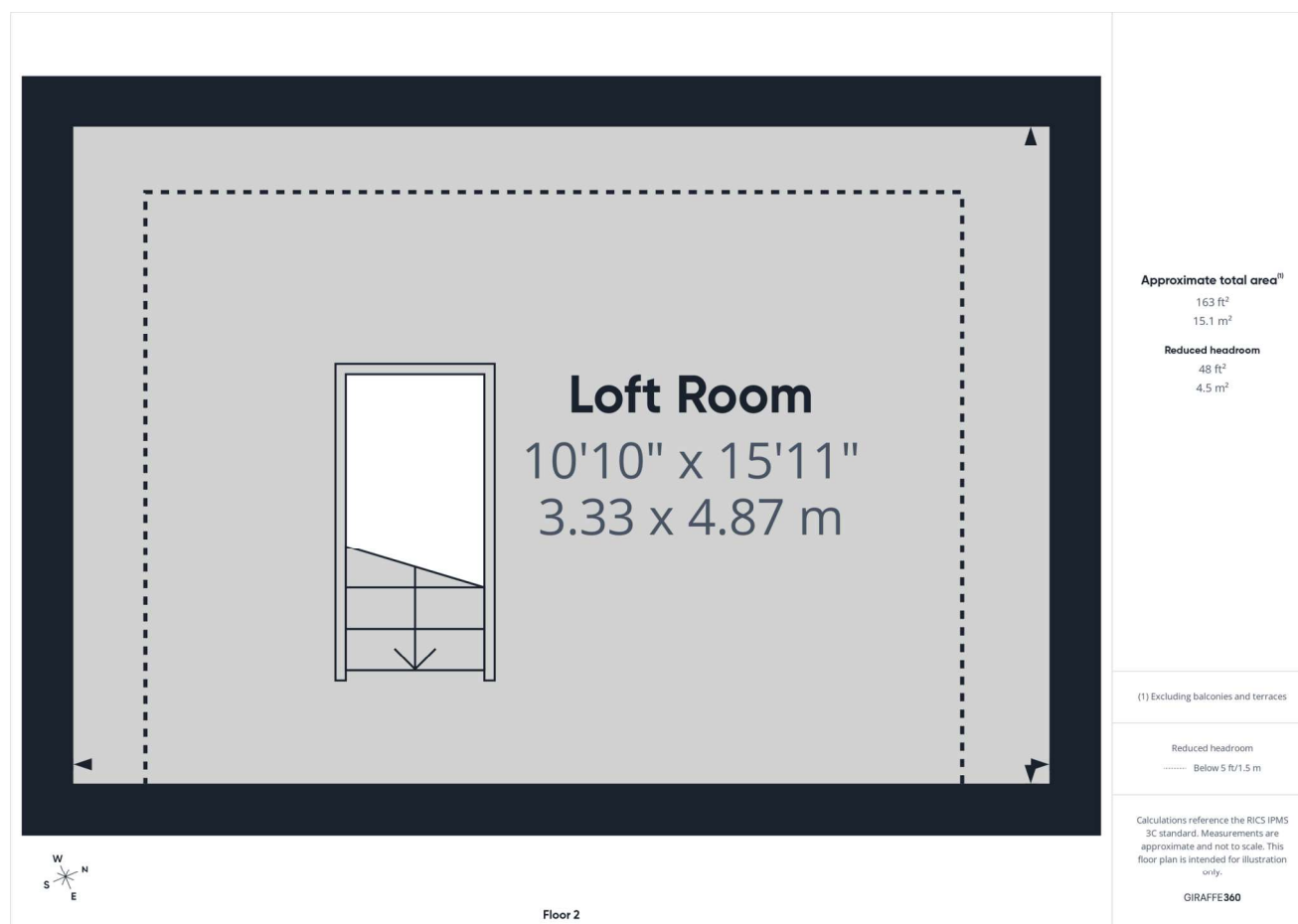
## RUPERT ROAD, CHADDESSEN, DERBY, DE21



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# Property EPC - Certificate



Rupert Road, Chaddesden, DE21

Energy rating

**D**

Valid until 12.06.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	85 m <sup>2</sup>



## Hannells

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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

## Financial Services

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# 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

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