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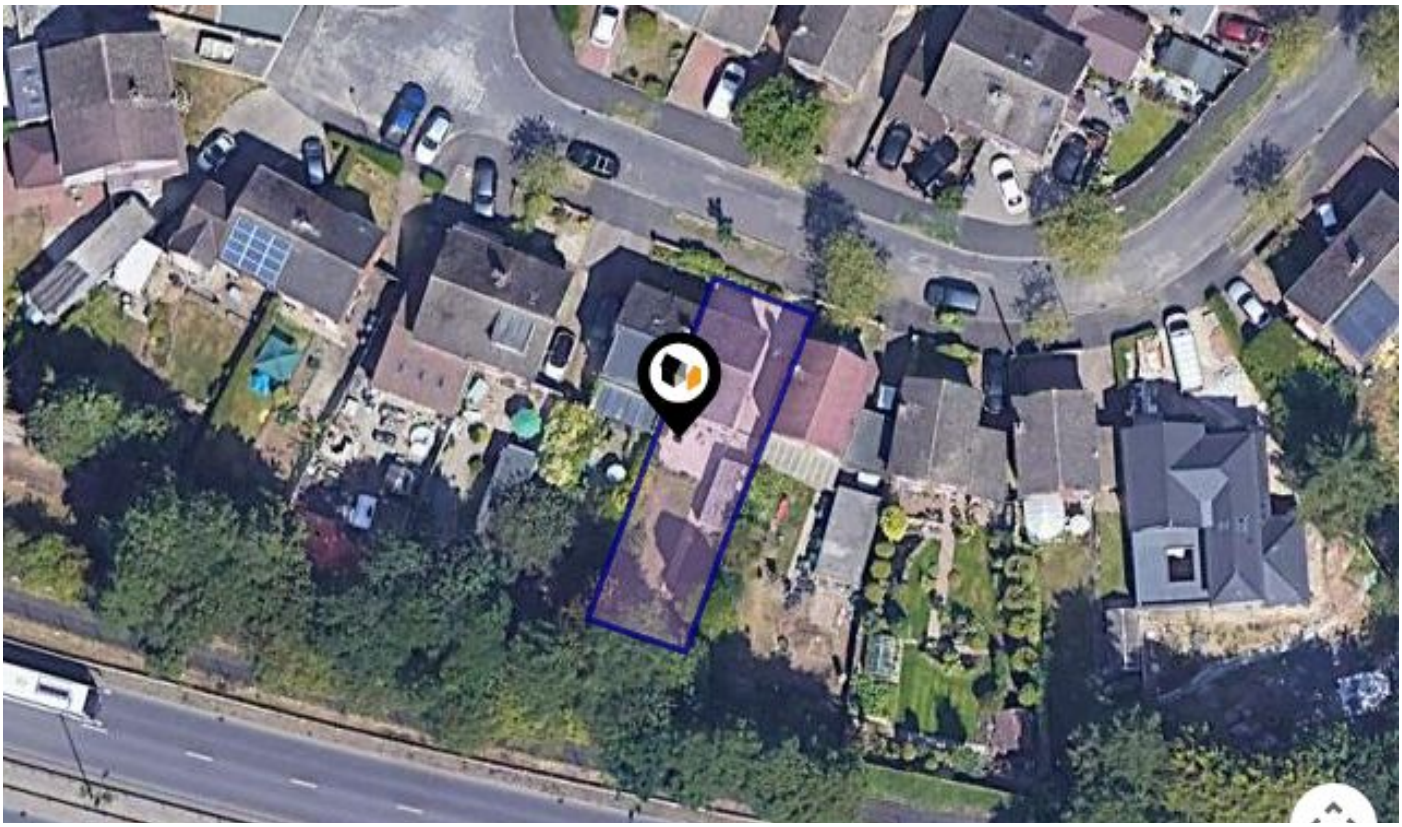
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025



CAROL CRESCENT, CHADDESDEN, DERBY, DE21

Hannells

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Introduction
Our Comments

> Well Located Three Bedroom Semi-Detached Home
> Freehold/Standard Construction
> EPC Rating D/Council Tax Band B
> Driveway & Garage
> Spacious Lounge Diner

Located in the popular and sought after area of Chaddesden, this well presented three-bedroom home offers a generous lounge diner with feature fireplace, well-appointed fitted kitchen, spacious modern fitted four piece family bathroom with walk-in shower and a good-sized, enclosed garden. With off-road parking and detached garage, it will make a fantastic family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature tile flooring; spacious open plan lounge diner; well-appointed fitted kitchen; first floor landing; three good-sized bedrooms and a modern and well-appointed fitted four piece family bathroom with walk in shower. To the front of the property is a fore garden area alongside a driveway providing ample off-road parking and giving access to the detached garage at the rear. To the rear is a good-sized garden with patio seating area, lawn and mixed flower and shrubbery beds.

Room Measurement & Details

Entrance Hall:

Lounge Diner: (24'11" x 11'0") 7.59 x 3.35

Kitchen: (11'3" x 8'10") 3.43 x 2.69

First Floor Landing:

Bedroom One: (12'5" x 8'3") 3.78 x 2.51

Bedroom Two: (11'5" x 8'2") 3.48 x 2.49

Bedroom Three: (7'5" x 6'10") 2.26 x 2.08

Bathroom: (7'11" x 7'5") 2.41 x 2.26

Buyer Information:
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (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:	893 ft^2 / 83 m^2		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY16794		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

27 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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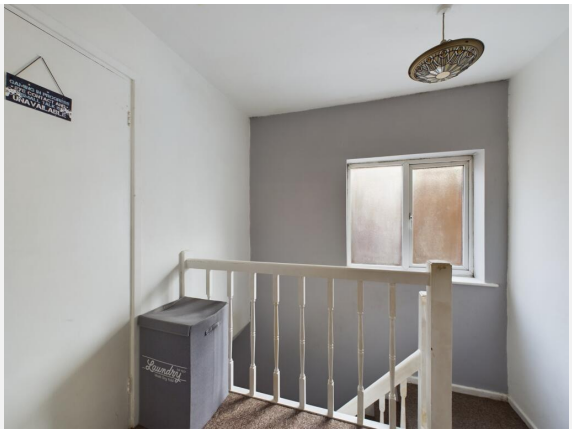
Gallery
Photos

Gallery
Photos



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Gallery
Floorplan

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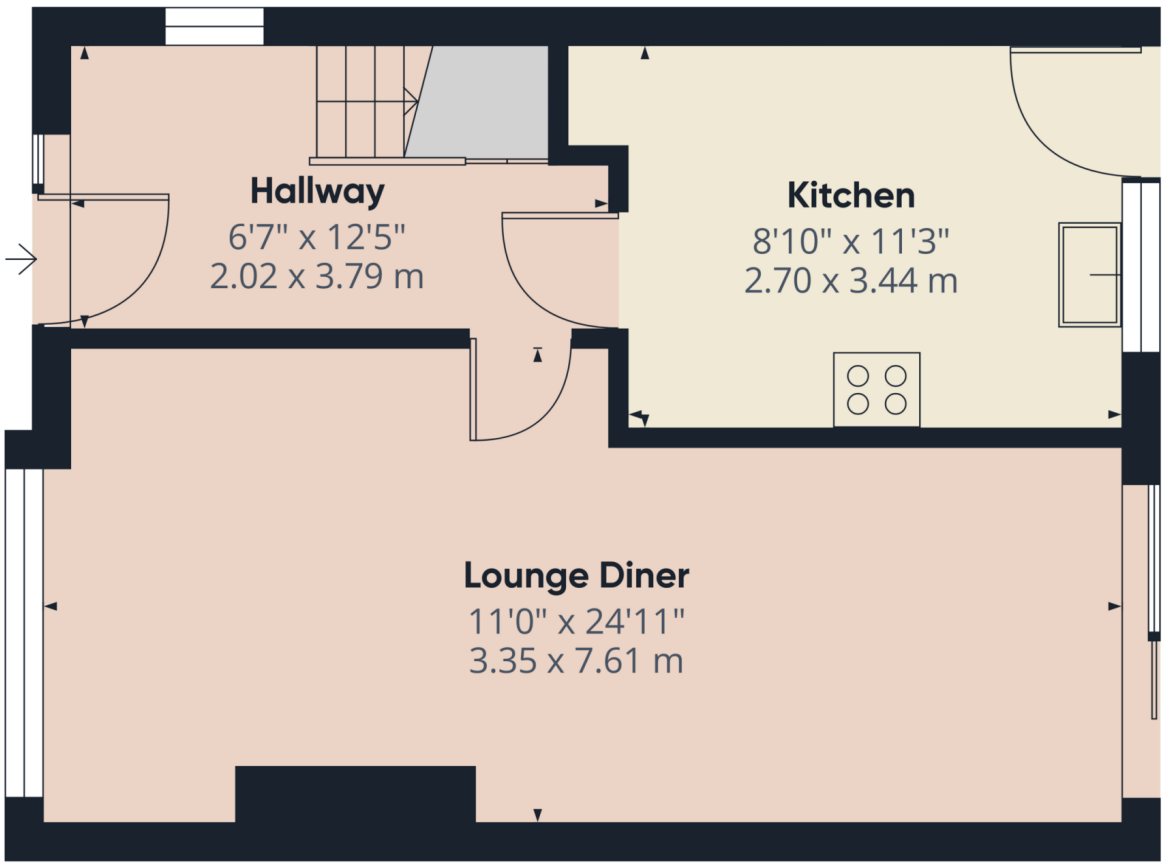

Ground Floor

Approximate total area(1)
436.26 ft²
40.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Gallery
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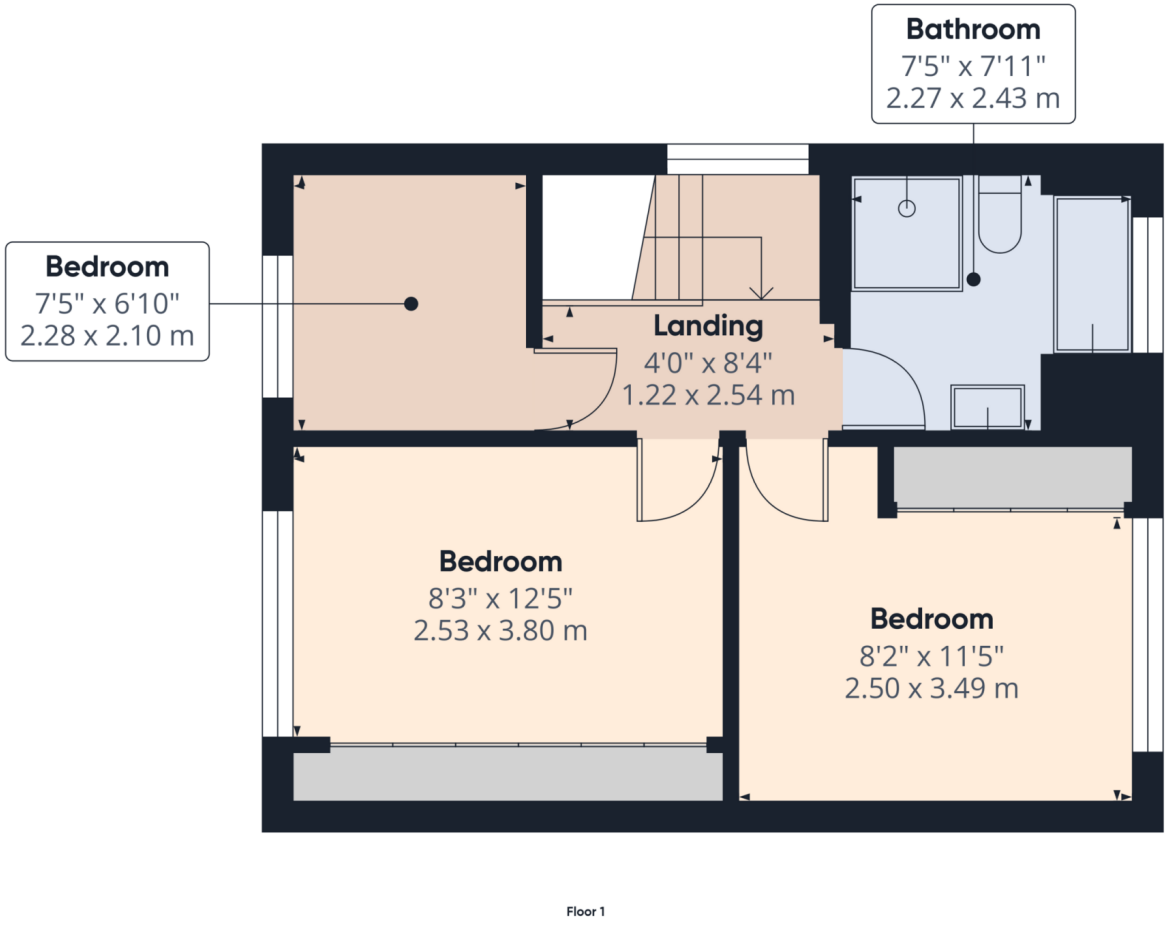

Approximate total area(1)
381.9 ft²
35.48 m²

(1) Excluding balconies and terraces

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Property
EPC - Certificate

Carol Crescent, Chaddesden, DE21

Energy rating

D

Valid until 19.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 | B
69-80	C		
55-68	D	60 | D	
39-54	E		
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	83 m^2

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Hannells

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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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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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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