



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th October 2026



MEADOW LANE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two-Bedroom Semi-Detached House
- > No Upward Chain
- > Driveway Providing Off-Road Parking
- > Further Parking Space To The Rear
- > EPC Rating D, Standard Construction

Property Description

Offered for sale with no upward chain, this two-bedroom semi-detached house provides a practical opportunity for first-time buyers, couples or investors. The property features a driveway providing off-road parking, further parking space to the rear, a dining kitchen, two bedrooms and an enclosed rear garden, all within the established Chaddesden area of Derby. The ground-floor accommodation begins with a front entrance opening directly into the living room. This bright reception space has a front-facing window and stairs rising to the first floor. A doorway leads through to the dining kitchen, which is fitted with a range of wall and base units, contrasting work surfaces, a gas hob and an integrated oven. There is space for a dining table and chairs, while a window and external door overlook and provide access to the rear garden. On the first floor, the landing gives access to two bedrooms and the bathroom which is fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash basin and WC. Outside, a block-paved driveway to the front provides off-road parking. The enclosed rear garden includes a paved area directly behind the house, leading to a lawn with fenced boundaries and a mature tree. There is also the benefit of a further parking space to the rear of the property.

Room Measurement & Details

Door To:

Living Room: (12'10" x 11'3") 3.91 x 3.43
Dining Kitchen: (11'4" x 9'3") 3.45 x 2.82
First Floor Landing: (5'11" x 4'0") 1.80 x 1.22
Bedroom One: (11'3" x 7'10") 3.43 x 2.39
Bedroom Two: (10'11" x 5'4") 3.33 x 1.63
Bathroom: (6'5" x 5'5") 1.96 x 1.65

Buyer Information:

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Property Overview

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A Moving Experience



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 538 ft² / 50 m²
Plot Area: 0.05 acres
Year Built : 1991-1995
Council Tax : Band A
Annual Estimate: £1,537
Title Number: DY228500

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s
1800 mb/s



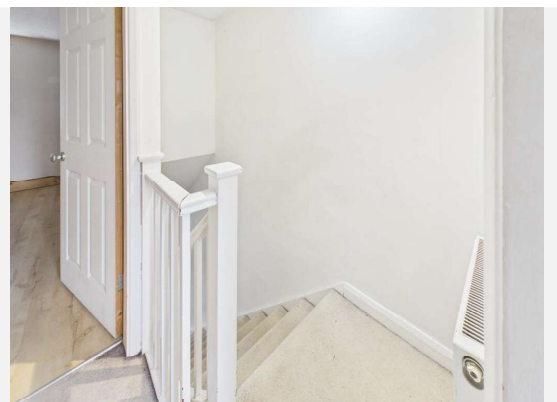
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



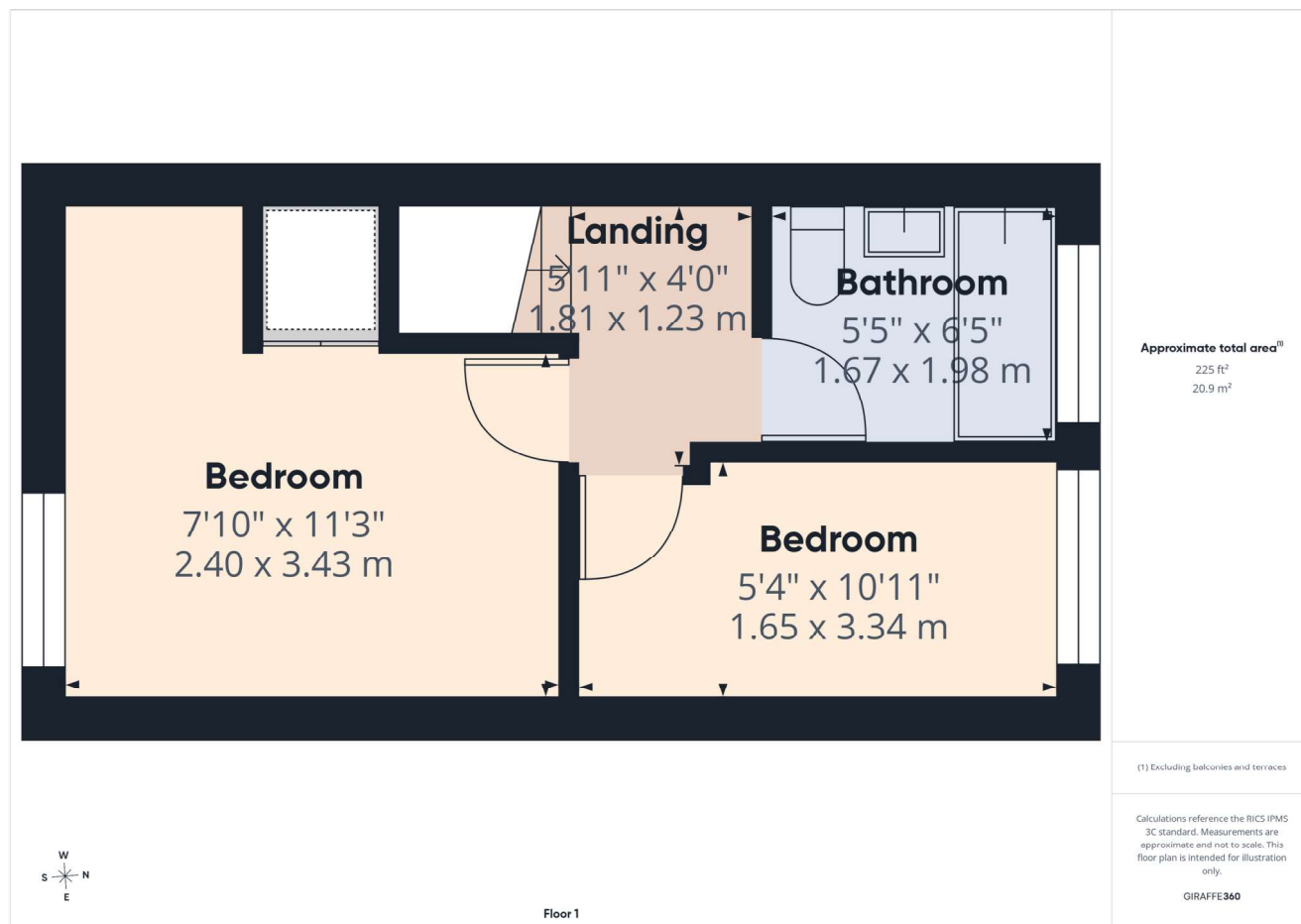
Gallery Photos



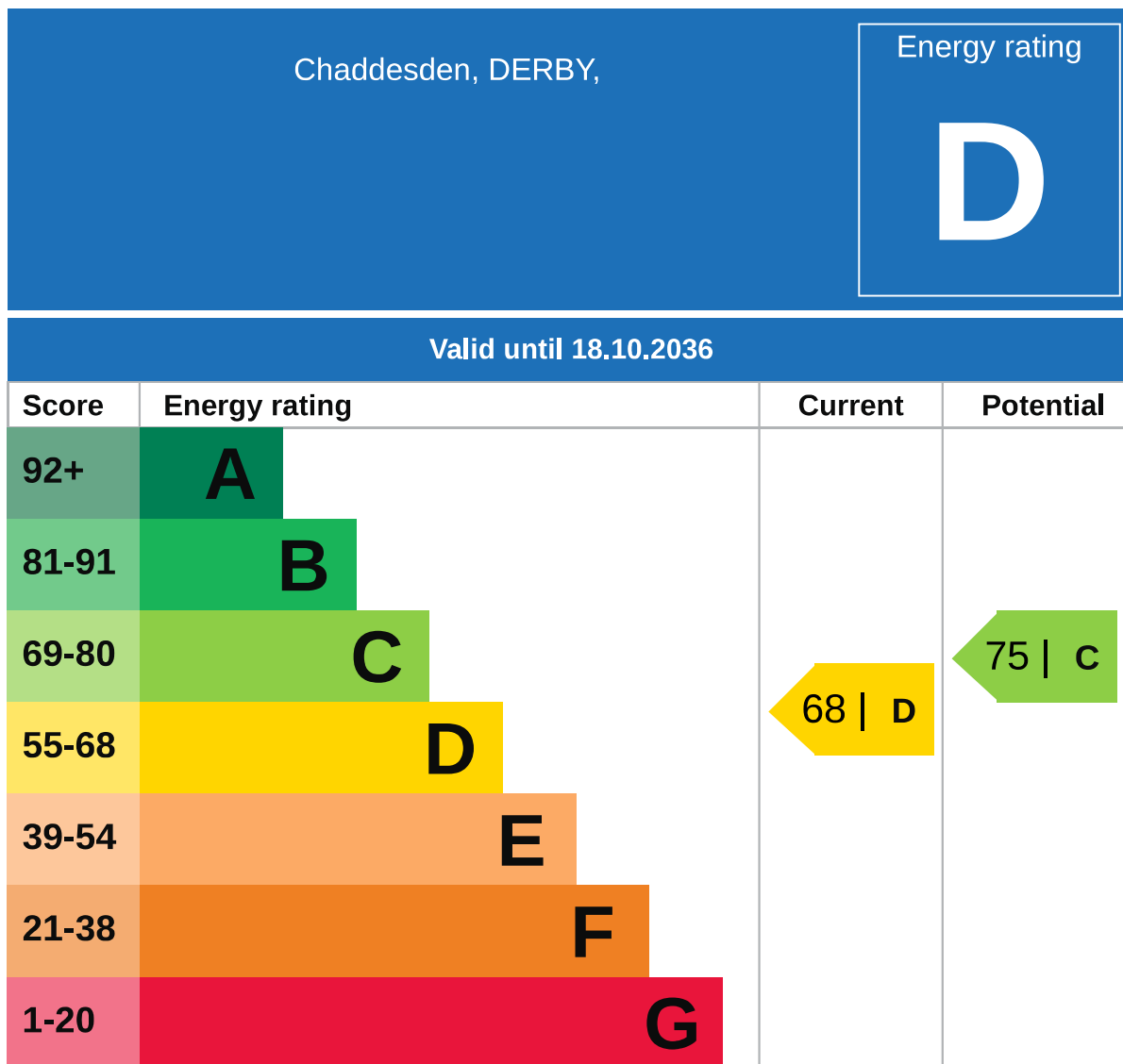
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	50 m ²



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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

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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.



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

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