

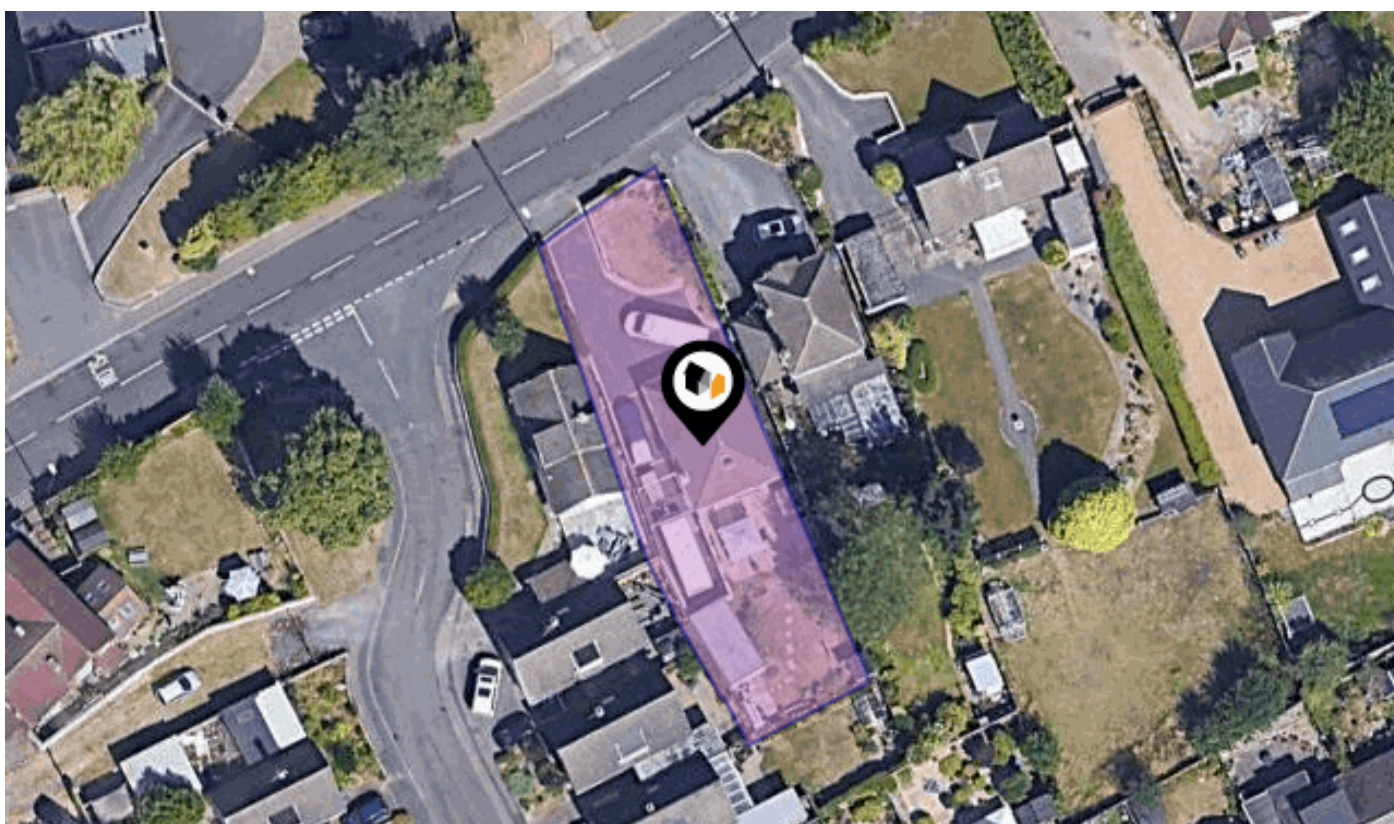


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



MORLEY ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Attractive & Well Maintained Bungalow Set Back From Morley Road
- > Desirable Residential Location
- > Off Road Parking For A Number Of Vehicles, Larger Than Average Garage
- > EPC Rating D, Stanley Block Construction
- > Council Tax Band C, Freehold

An attractive, well maintained and presented detached bungalow set back from Morley Road. With deceptively spacious living accommodation, the property benefits from ample off road parking, a good size garage and a larger than average mature and south facing rear garden. The property also benefits from a useful loft/attic room offering a versatile area for occasional use! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- good size reception hallway, fitted dining kitchen with a range of refitted units, living room with patio doors overlooking the rear garden, two double bedrooms, modern shower room and useful attic space. Outside, as previously mentioned the property is set back from Morley Road and is approached via a driveway providing off road parking for a number of vehicles and this leads to a larger than average garage. There is a pleasant, mature and larger than average rear garden which enjoys a south facing aspect. Morley Road is a desirable residential area and is well situated for both Oakwood and Chaddesden together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Entrance Hallway: (14'0" x 6'7") 4.27 x 2.01

Living Room: (10'11" x 17'0") 3.33 x 5.18

Kitchen: (11'9" x 13'10") 3.58 x 4.22

Bedroom One: (11'9" x 11'8") 3.58 x 3.56

Bedroom Two: (9'0" x 9'3") 2.74 x 2.82

Shower Room: (8'8" x 7'3") 2.64 x 2.21

Outside: To the front elevation is a driveway providing off road parking for a number of vehicles and access to a larger than average garage. To the rear is a pleasant, mature and larger than average garden which enjoys a south facing aspect.

Please Note: The property is Stanley Block Construction.

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.

KPI 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
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.14 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY80410

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	40 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

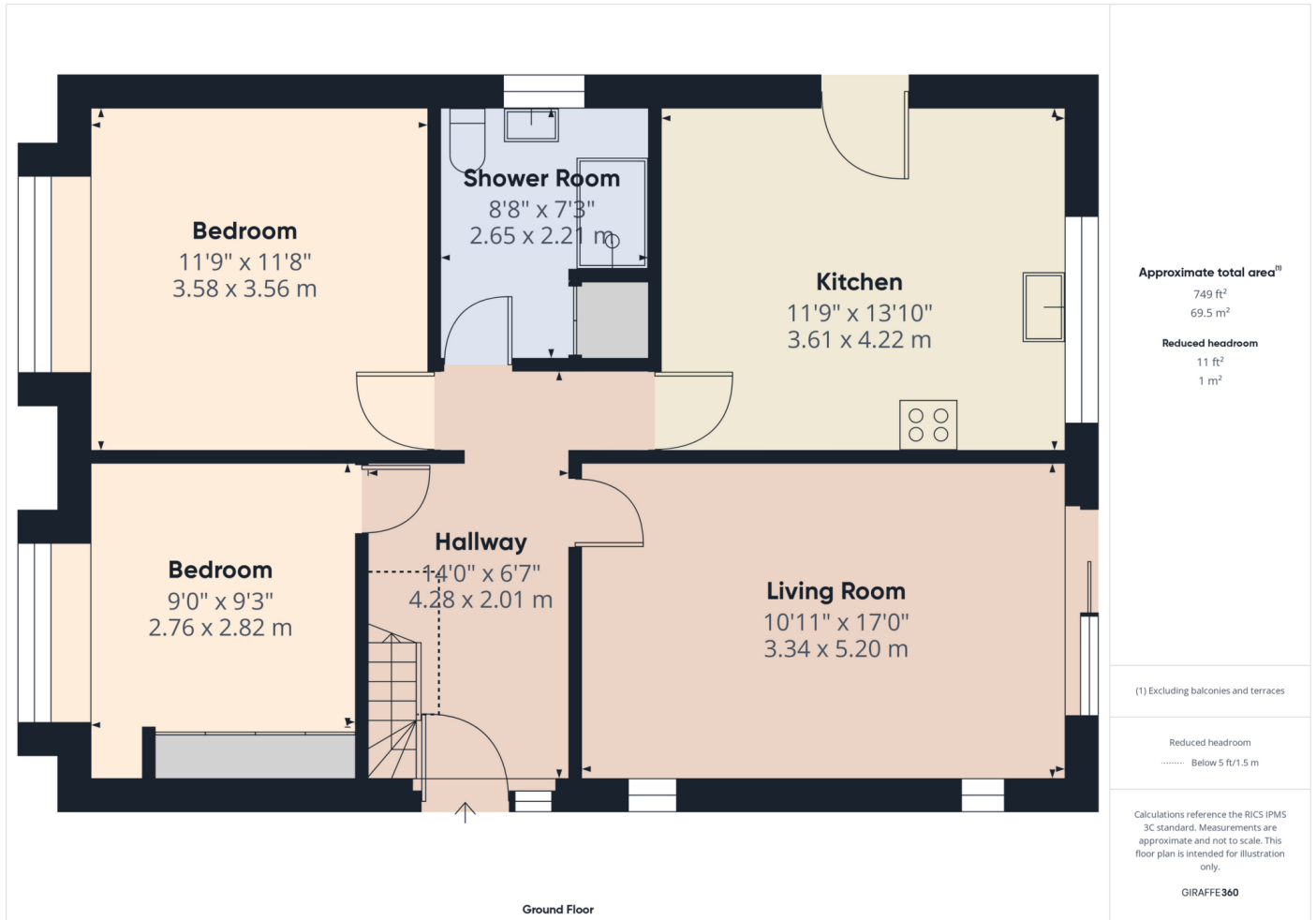




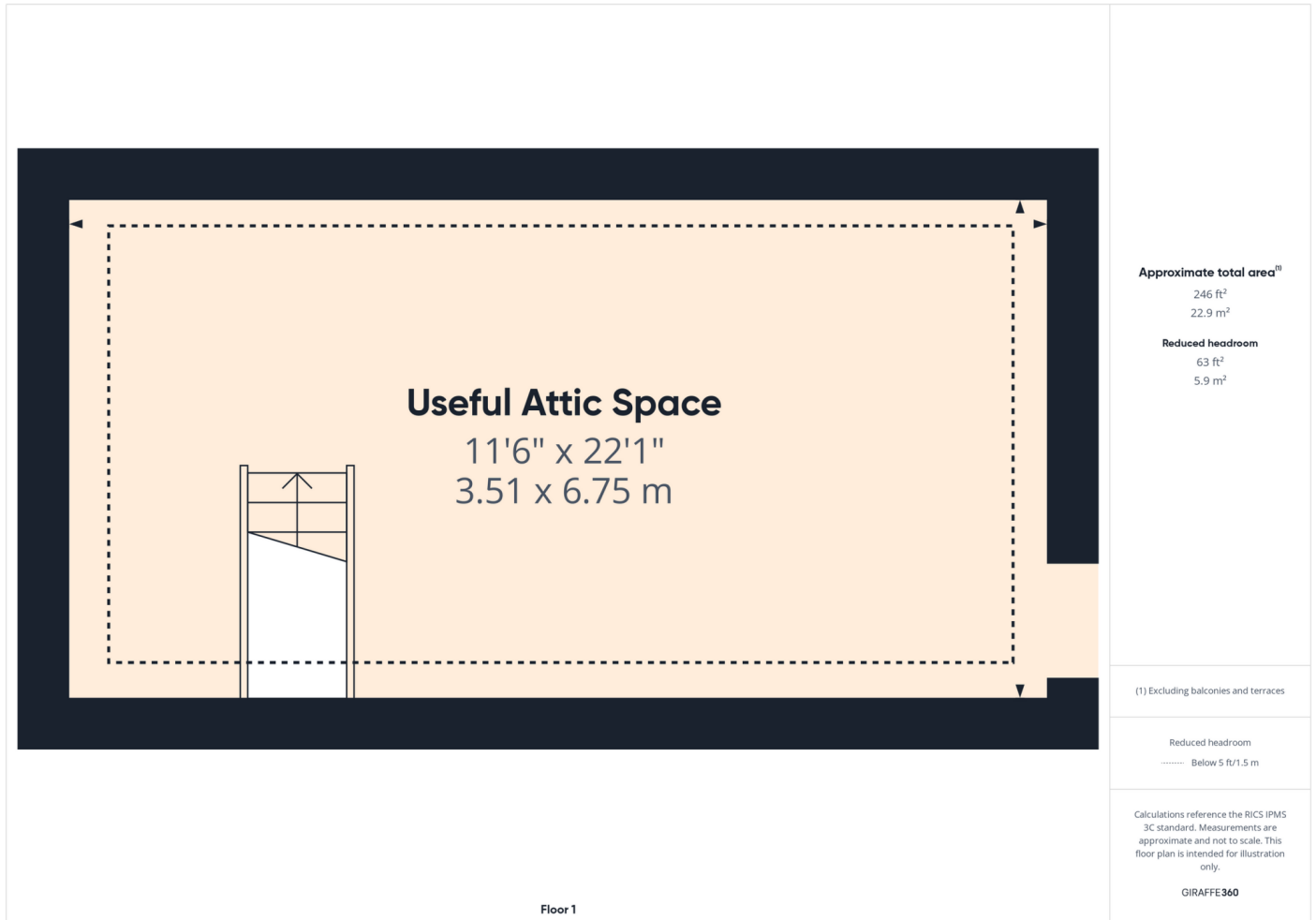
Gallery Photos



MORLEY ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Morley Road, Chaddesden, DE21

Energy rating

D

Valid until 22.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 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 prope

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

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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