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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th August 2026



SPINNEY ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Attractive Bay-Fronted Semi-Detached Home
- > Four Bedrooms (Master With En-Suite Shower Room)
- > Pleasant Rear Garden And Entertainment/Games Room
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

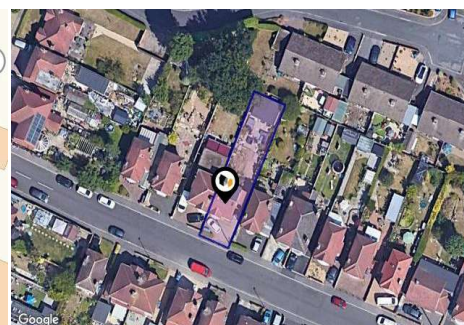
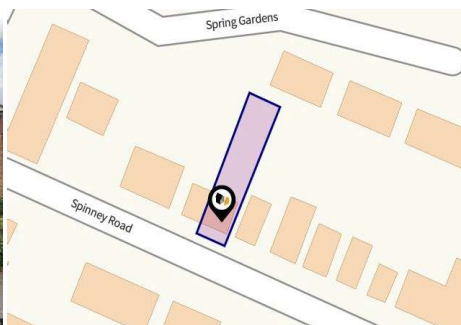
An attractive and well-maintained bay-fronted semi-detached home, this deceptively spacious property is offered for sale with no upward chain. The accommodation has been thoughtfully enhanced with a loft conversion, creating an impressive principal bedroom with a contemporary en-suite shower room. Well presented throughout, the property offers generous living space ideal for a range of buyers. Outside there is a block paved driveway and to the rear an enclosed and pleasant rear garden includes a versatile entertainment/garden room, perfect for relaxing, entertaining, or working from home. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, bay fronted dining room with feature fireplace, living room with feature log burning stove and fitted kitchen. To the first floor landing provides access to three bedrooms (two double rooms and the third currently used as an office/study). In addition a family bathroom with three piece suite. To the second floor is a principal bedroom and contemporary en-suite shower room. Outside to the front there is a block-paved driveway providing off-road parking for two cars. The enclosed pleasant rear garden with lawn, garden shed, paved patio area and further seating area with pergola provides an attractive space to relax and for entertaining. The garden benefits from a large garden bar/entertainment room with UPVC windows and french doors, outdoor lighting and full power.

Room Measurement & Details

Entrance Hall: (13'1" x 5'10") 3.99 x 1.78
Dining Room: (11'6" x 10'9") 3.51 x 3.28
Living Room: (13'9" x 10'10") 4.19 x 3.30
Kitchen: (8'6" x 10'10") 2.59 x 3.30
First Floor Landing: (10'2" x 2'11") 3.10 x 0.89
Bedroom Two: (11'7" x 10'11") 3.53 x 3.33
Bedroom Three: (11'6" x 9'8") 3.51 x 2.95
Bedroom Four: (6'6" x 5'11") 1.98 x 1.80
Bathroom: (6'2" x 5'10") 1.88 x 1.78
Second Floor Landing: (3'3" x 3'3") 0.99 x 0.99
Bedroom One: (14'5" x 9'1") 4.39 x 2.77
En-Suite Shower Room: (5'2" x 6'4") 1.57 x 1.93

Outside: There is a block paved driveway providing off-road parking for two cars. Gated access to the side elevation leads to the enclosed and pleasant rear garden and GARDEN BAR/ENTERTAINMENT ROOM 19'6" x 15'5".

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 KPM Key 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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,097 ft ² / 102 m ²
Plot Area:	0.07 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY324153

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	74	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



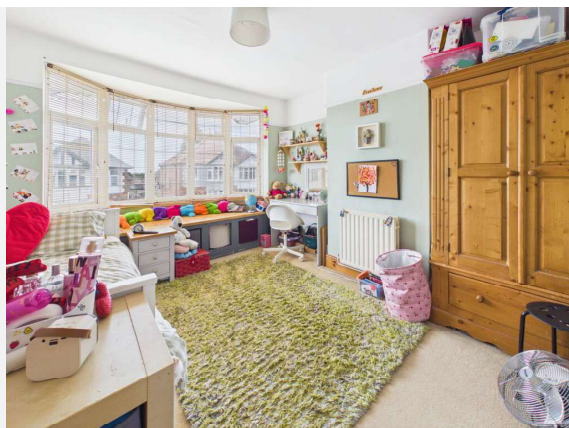
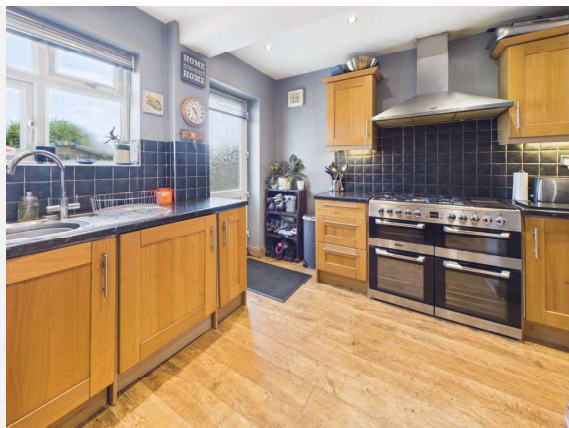
Planning History

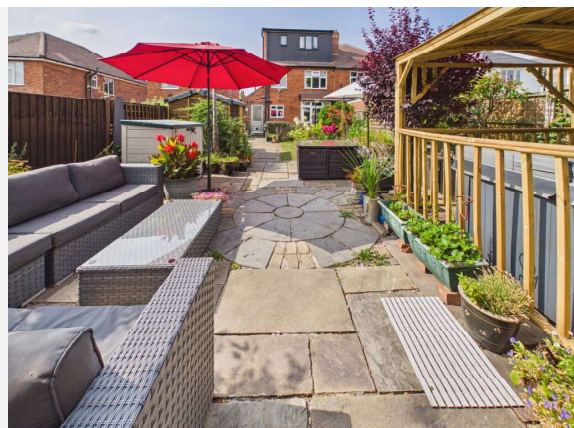
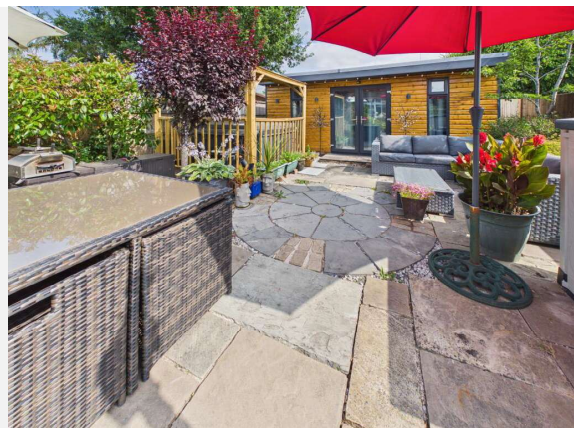
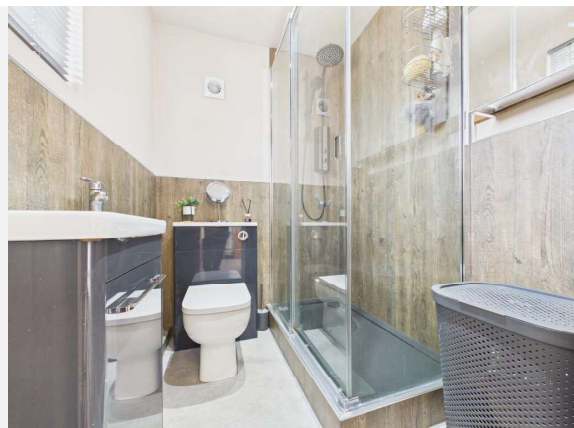
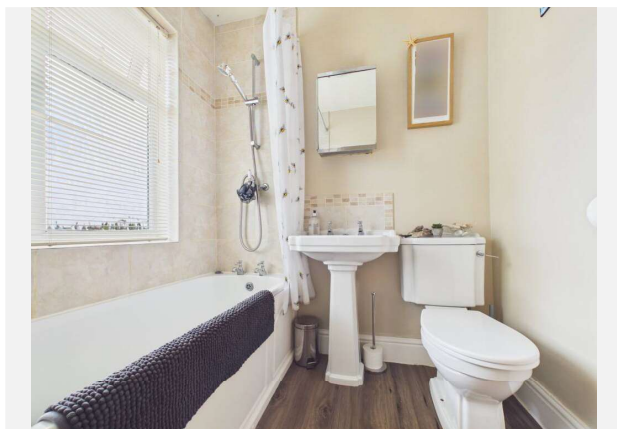
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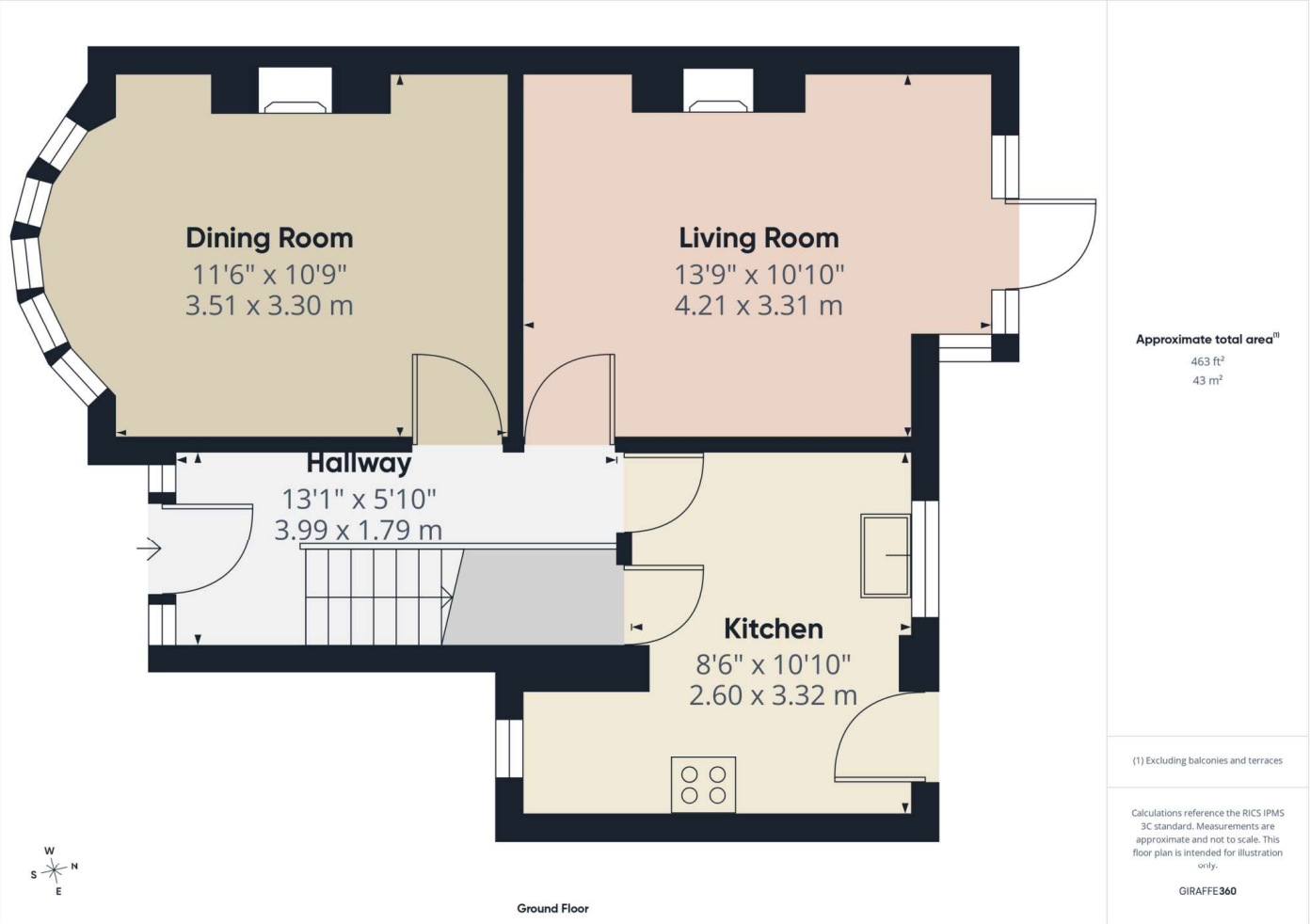
Planning records for: *Spinney Road, Chaddesden, Derby, DE21*

Reference - 21/00409/FUL	
Decision:	Withdrawn
Date:	09th March 2021
Description:	Two storey side extension to dwelling house (cloakroom, W.C., office and store) and formation of rooms in the roof space (bedroom and en-suite)





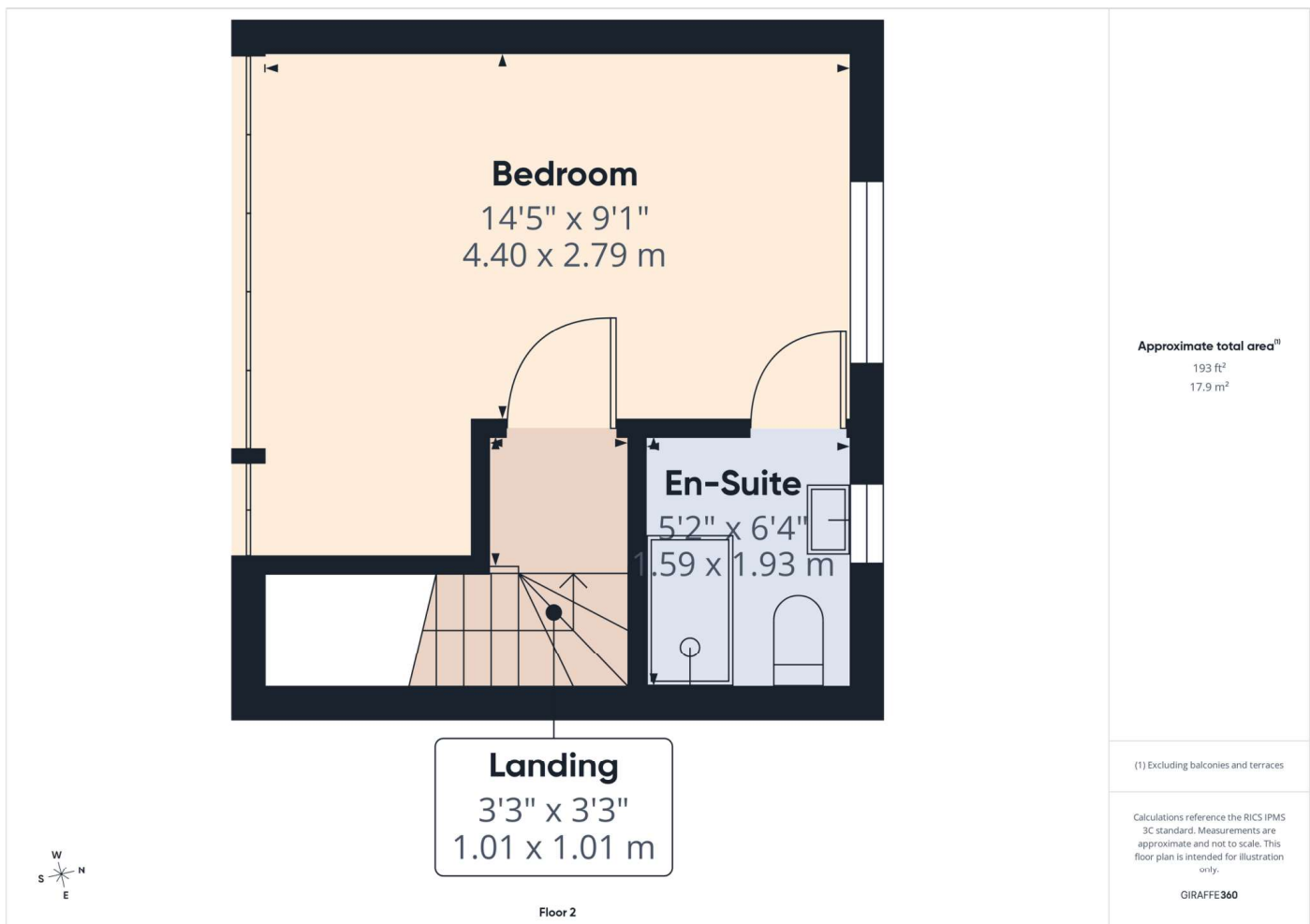
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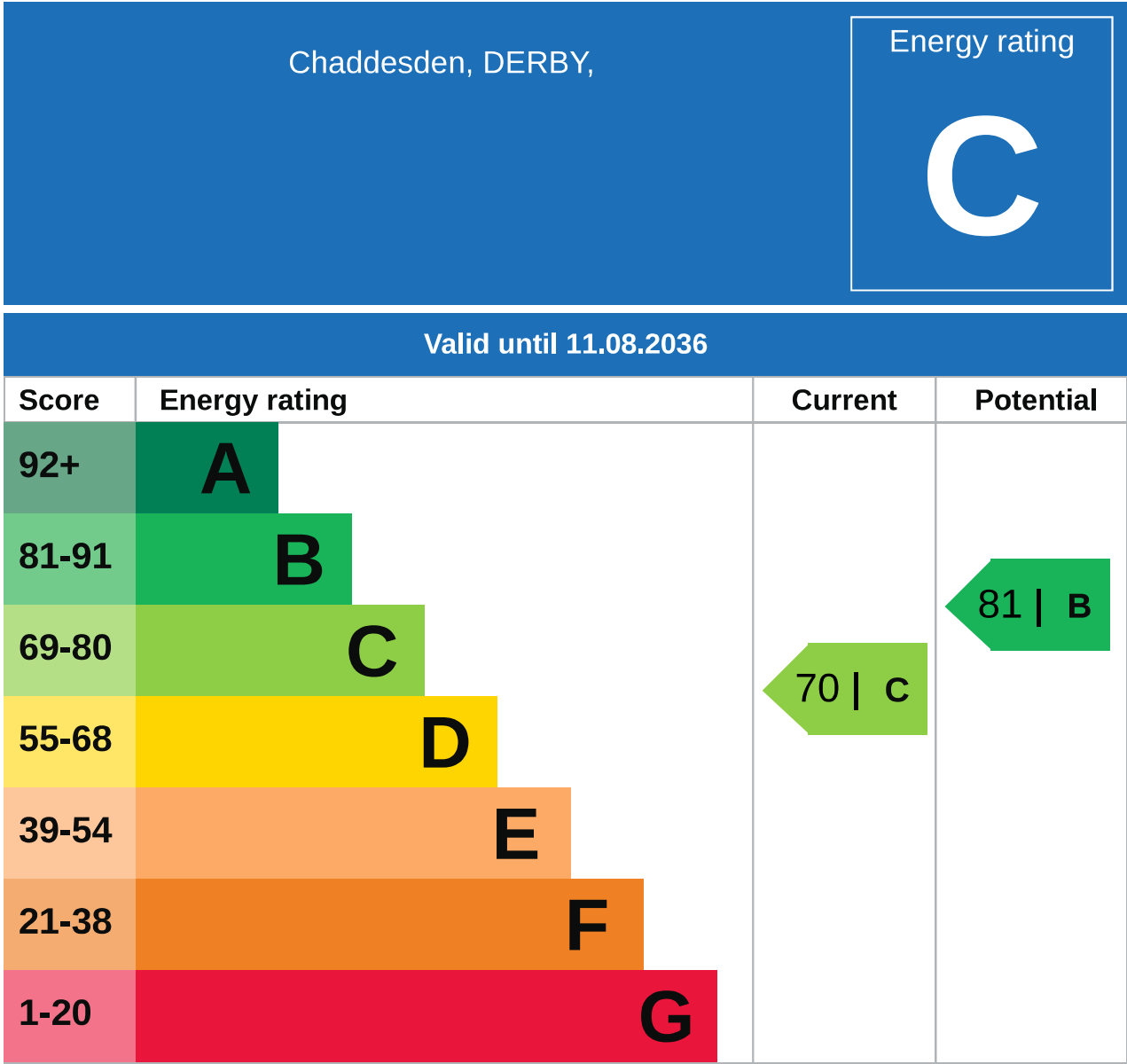
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	102 m ²



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

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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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