



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



EDEN ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Well Presented, Modernised And Improved Home
- > Early Viewing Highly Recommended
- > Ideal First Time Buy/Family Home
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An attractive and much-improved detached family home, ideally situated in a popular residential location close to a range of local amenities. The property offers well-presented accommodation, making it an ideal choice for a growing family or first-time buyer. Highlights include a spacious open-plan fitted dining kitchen, three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from ample off-road parking, a garage and an enclosed rear garden. Early viewing is recommended. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway, lounge and fitted dining kitchen. To the first floor the landing provides access to three bedrooms and modern bathroom with a three piece suite. Outside, there is ample off road parking to the front elevation together with a garage and an enclosed rear garden. Eden Road is well situated for Chaddesden and its range of amenities together with road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hall:

Lounge: (15'9" x 10'1") 4.80 x 3.07

Kitchen: (15'8" x 11'6") 4.78 x 3.51

Landing:

Bedroom One: (15'9" x 10'0") 4.80 x 3.05

Bedroom Two: (9'7" x 8'7") 2.92 x 2.62

Bedroom Three: (8'5" x 5'11") 2.57 x 1.80

Bathroom: (5'10" x 5'4") 1.78 x 1.63

Outside:

There is a driveway to the front elevation providing ample off road parking and provides access to a GARAGE. There is an enclosed rear garden.

Buyer Information:

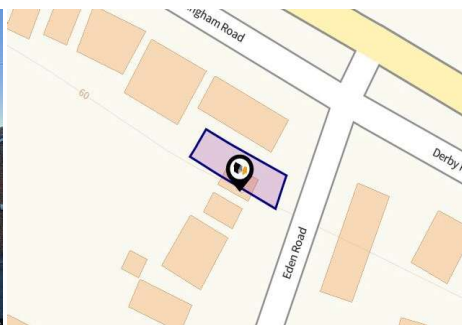
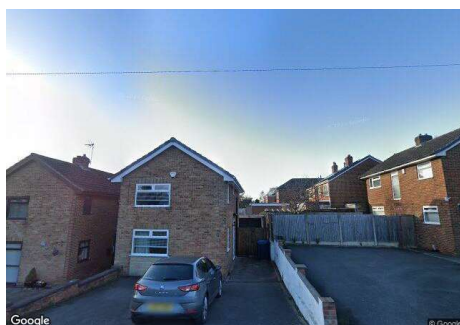
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Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

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Property Overview

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.05 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY726

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)

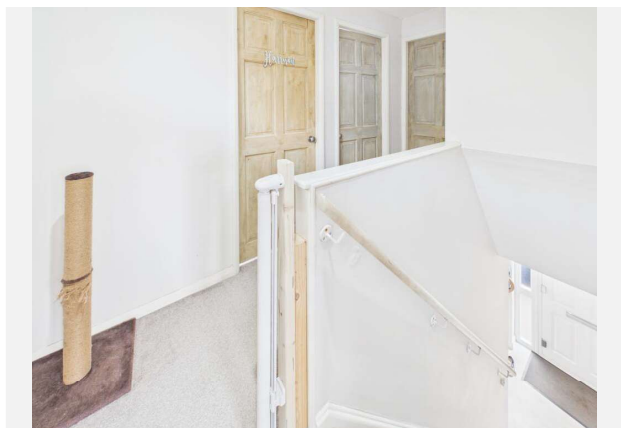
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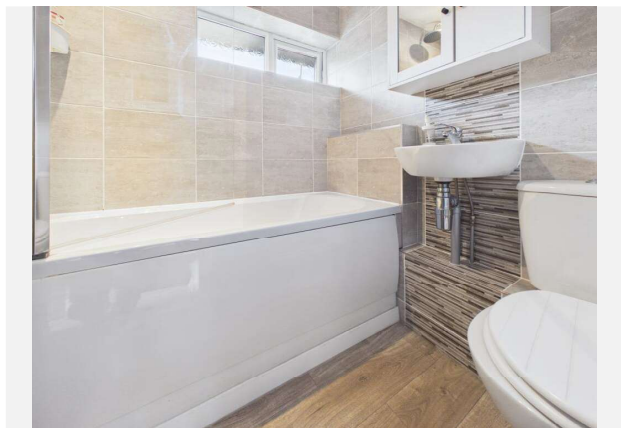
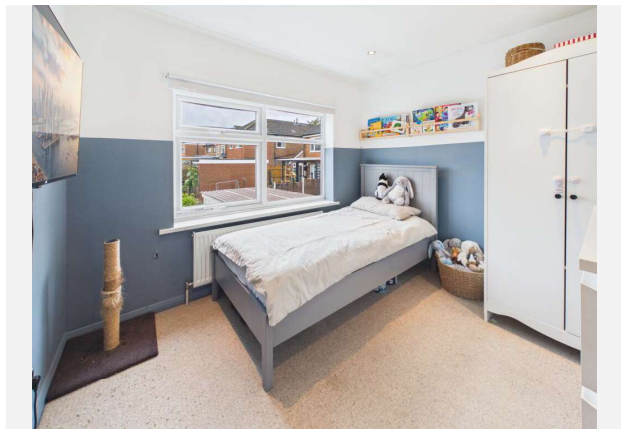
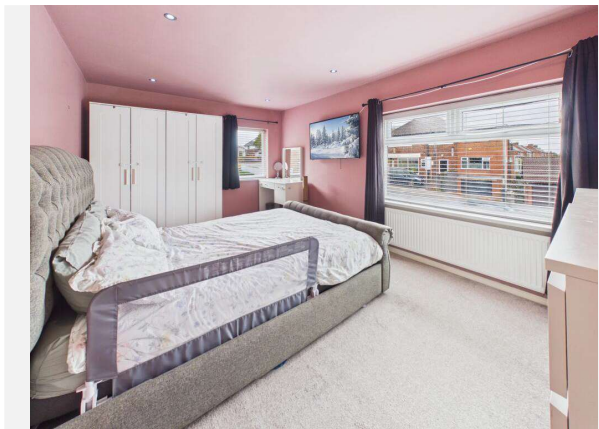
Mobile Coverage:
(based on calls indoors)



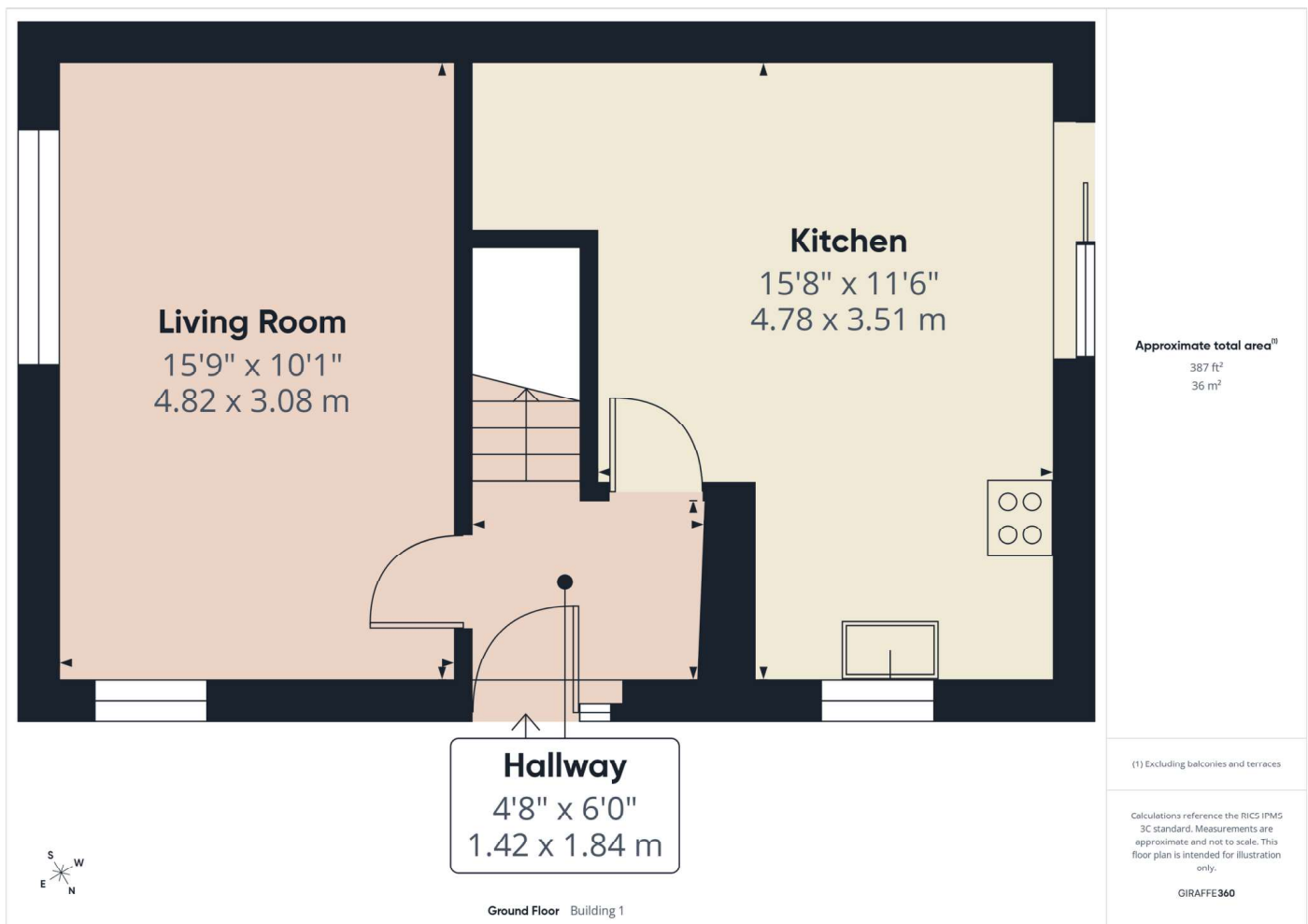
Satellite/Fibre TV Availability:



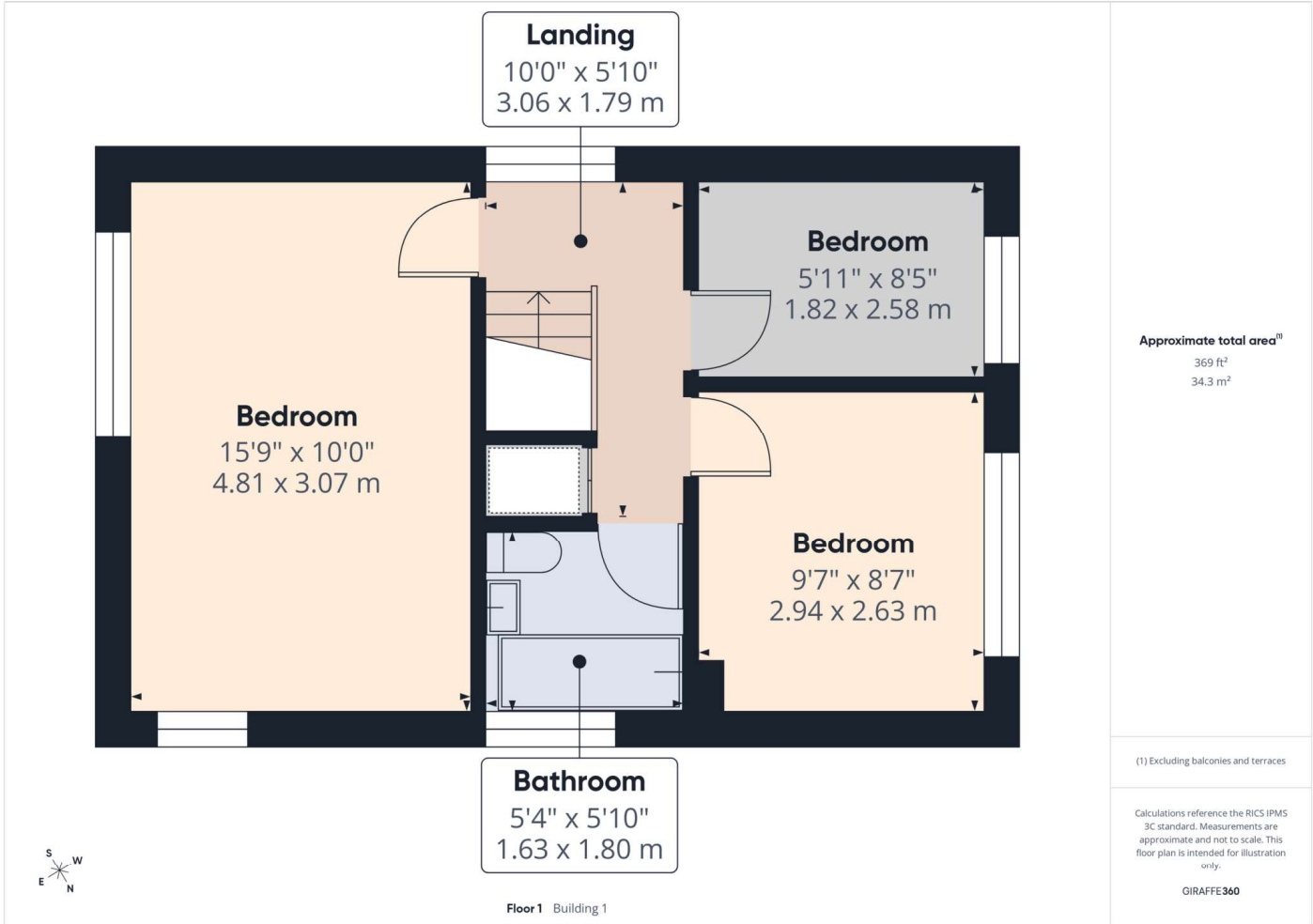




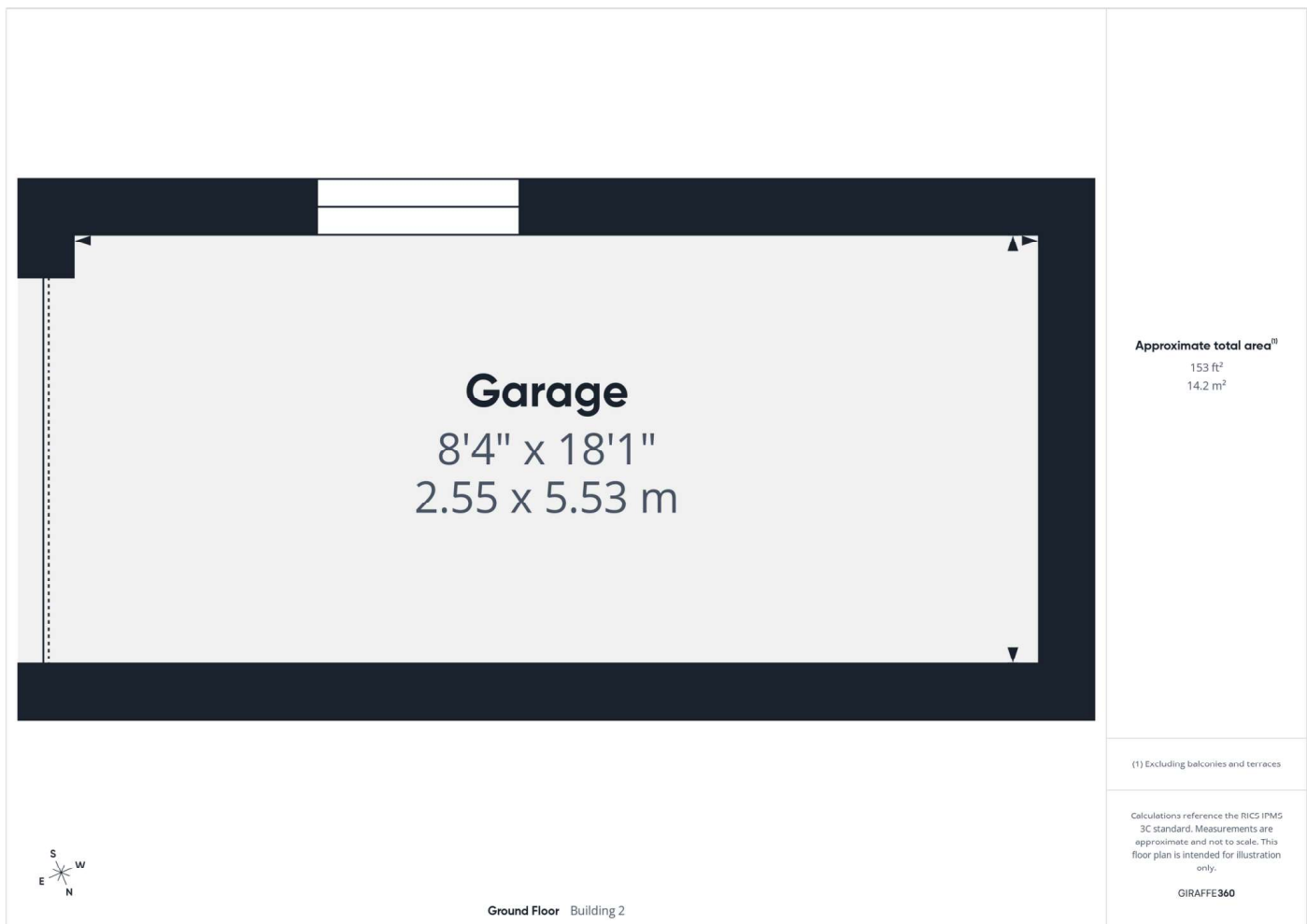
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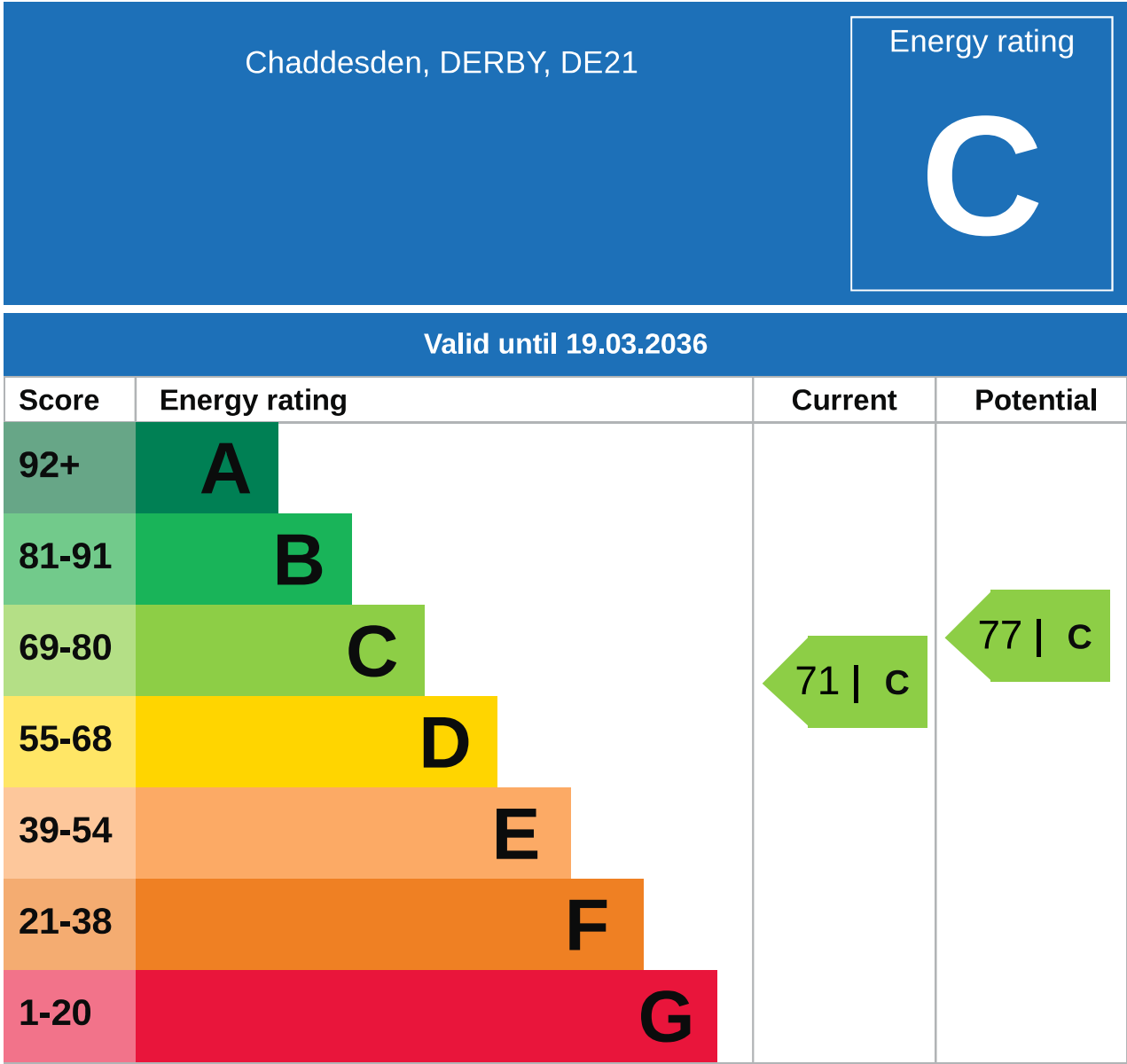
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 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:	75 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

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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