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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd February 2026



FIELDSDWAY DRIVE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Immaculately Presented And Well-Appointed Semi-Detached Home
- > Refitted Kitchen And Stylish Refitted Shower Room
- > Driveway And Attached Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An immaculately presented and well-appointed semi-detached home offering stylish accommodation. The property benefits from a refitted kitchen and contemporary shower room, pleasant living room with patio doors opening onto the rear garden, and two double bedrooms. Further advantages include gas central heating (installed September 2023), UPVC double glazing throughout including a modern composite entrance door, cloakroom/WC, refitted kitchen and pleasant living room with patio doors to the rear garden. To the first floor are two double bedrooms and stylish refitted shower room with underfloor heating. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and brick-built garage. Fieldsway Drive is well situated for local amenities including shops, schools and transport links together with road links including the A38, A52 and M1 motorway together with access for Derby City Centre.

Room Measurement & Details

Entrance Hallway: (3'2" x 9'10") 0.97 x 3.00

Cloaks/WC: (2'7" x 5'0") 0.79 x 1.52

Kitchen: (5'7" x 9'9") 1.70 x 2.97

Living Room: (12'0" x 15'6") 3.66 x 4.72

First Floor Landing: (2'11" x 5'11") 0.89 x 1.80

Bedroom One: (11'10" x 9'9") 3.61 x 2.97

Bedroom Two: (9'11" x 9'5") 3.02 x 2.87

Refitted Shower Room:

With the benefit of underfloor heating.

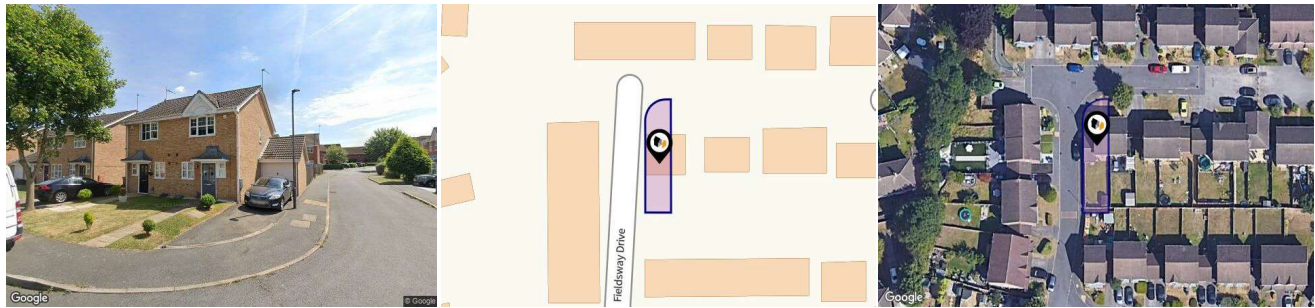
Outside:

The property occupies a corner plot position with gardens to both front and rear elevations. A driveway provides off-road parking and access to a BRICK BUILT GARAGE with up and over door, light, power and courtesy door to the rear garden. The rear garden is enclosed and incorporates a paved patio area with lawned area beyond and refenced boundaries.

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. 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:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.05 acres		
Year Built :	2003-2006		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY308872		

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)

5 mb/s	115 mb/s	1000 mb/s

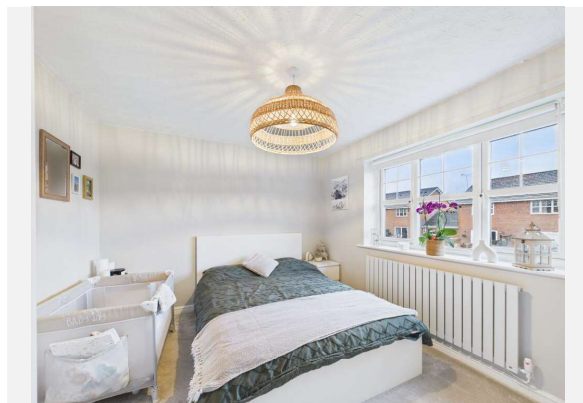
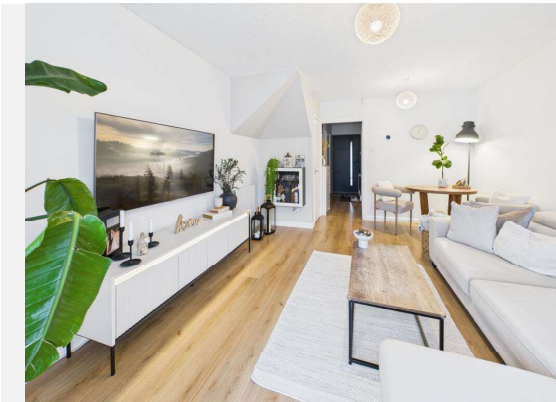
Mobile Coverage: (based on calls indoors)



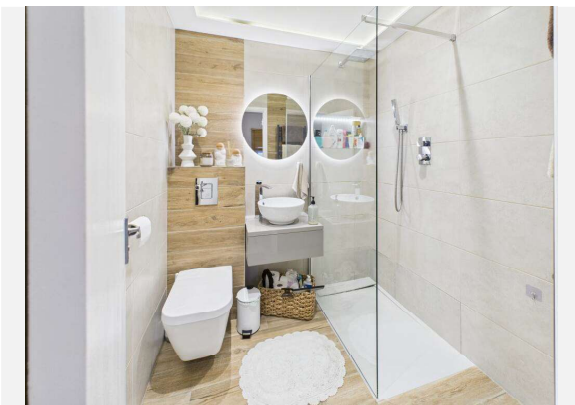
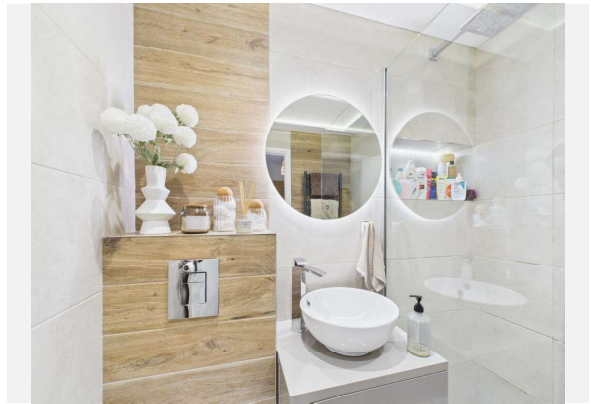
Satellite/Fibre TV Availability:



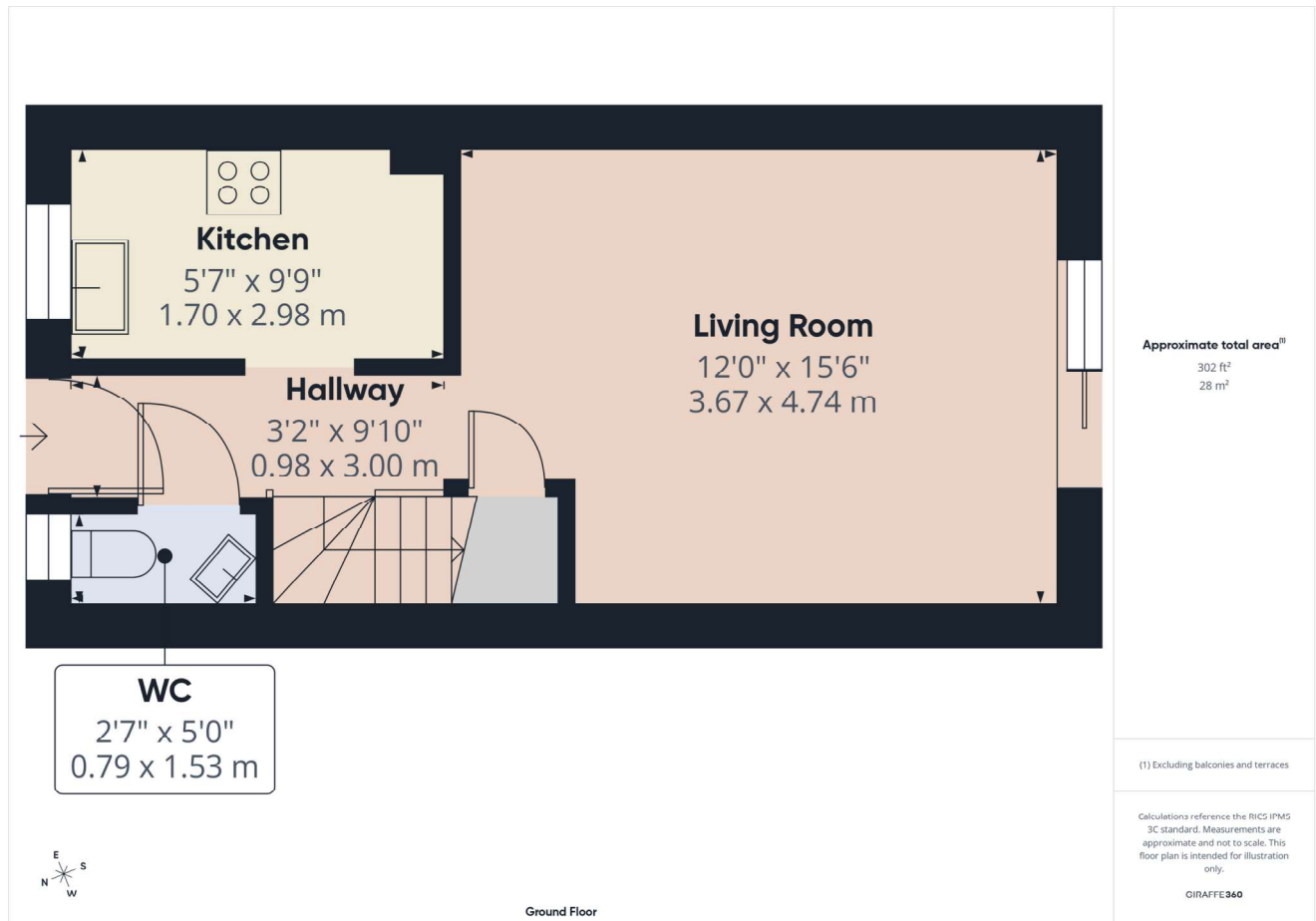
Gallery Photos



Gallery Photos



FIELDSDWAY DRIVE, DERBY, DE21



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Property EPC - Certificate



Fieldsway Drive, DE21

Energy rating

C

Valid until 20.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #27ae60; color: white; padding: 5px; display: inline-block;"> 91 B </div>
69-80	C	<div style="background-color: #76d7c4; color: white; padding: 5px; display: inline-block;"> 74 c </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	60 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

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, 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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