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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th November 2026



WOOD ROAD, CHADDESDEN, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Well-Appointed Three Bedroomed Semi-Detached Home
> Recently Undergone An Extensive Modernisation Programme
> Early Viewing Essential
> EPC Rating E**, Wimpey Fines Construction
> Council Tax Band A, Freehold

Property Description

A particularly well-appointed three-bedroom semi-detached home that has undergone an extensive programme of modernisation. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer. The property benefits from a range of improvements, including a rewire, re-roofed, a newly fitted kitchen and bathroom, together with a driveway providing off-road parking to the front. Ideally suited to first-time buyers and growing families alike, this property offers an excellent opportunity to acquire a modernised home ready to move into. The accommodation is supplemented by gas fired central heating (newly installed), replacement UPVC double glazing and briefly comprises:- entrance lobby, living room and refitted dining kitchen. To the first floor the landing provides access to three bedrooms and newly fitted bathroom with a three piece suite. Outside, there is a newly installed driveway providing off-road parking and an enclosed rear garden. Wood Road is well situated for Chaddesden and Oakwood respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Door To:
Living Room: (14'9" x 11'1") 4.50 x 3.38
Dining Kitchen: (16'11" x 9'3") 5.16 x 2.82
Cloaks/WC: (4'0" x 2'5") 1.22 x 0.74
First Floor Landing: (8'0" x 5'8") 2.44 x 1.73
Bedroom One: (11'3" x 9'3") 3.43 x 2.82
Bedroom Two: (10'10" x 9'5") 3.30 x 2.87
Bedroom Three: (7'9" x 6'1") 2.36 x 1.85
Bathroom: (6'4" x 5'6") 1.93 x 1.68

Please Note:

The EPC advertised was completed prior to any works at the property being completed i.e re-roof, boiler, gas central heating and windows being fitted.

Buyer Information:

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	753 ft^2 / 70 m^2		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY27683		

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)

4 mb/s **74** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

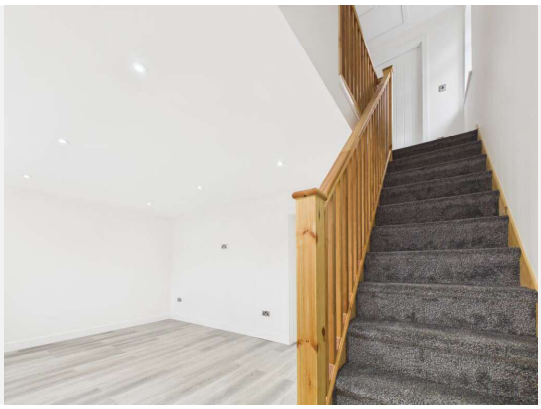
Satellite/Fibre TV Availability:

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Gallery
Photos



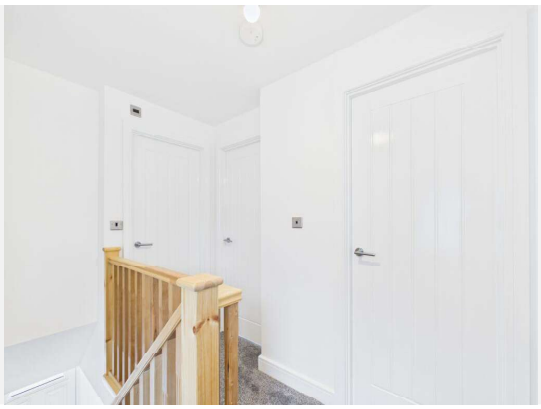














Gallery
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Gallery
Floorplan

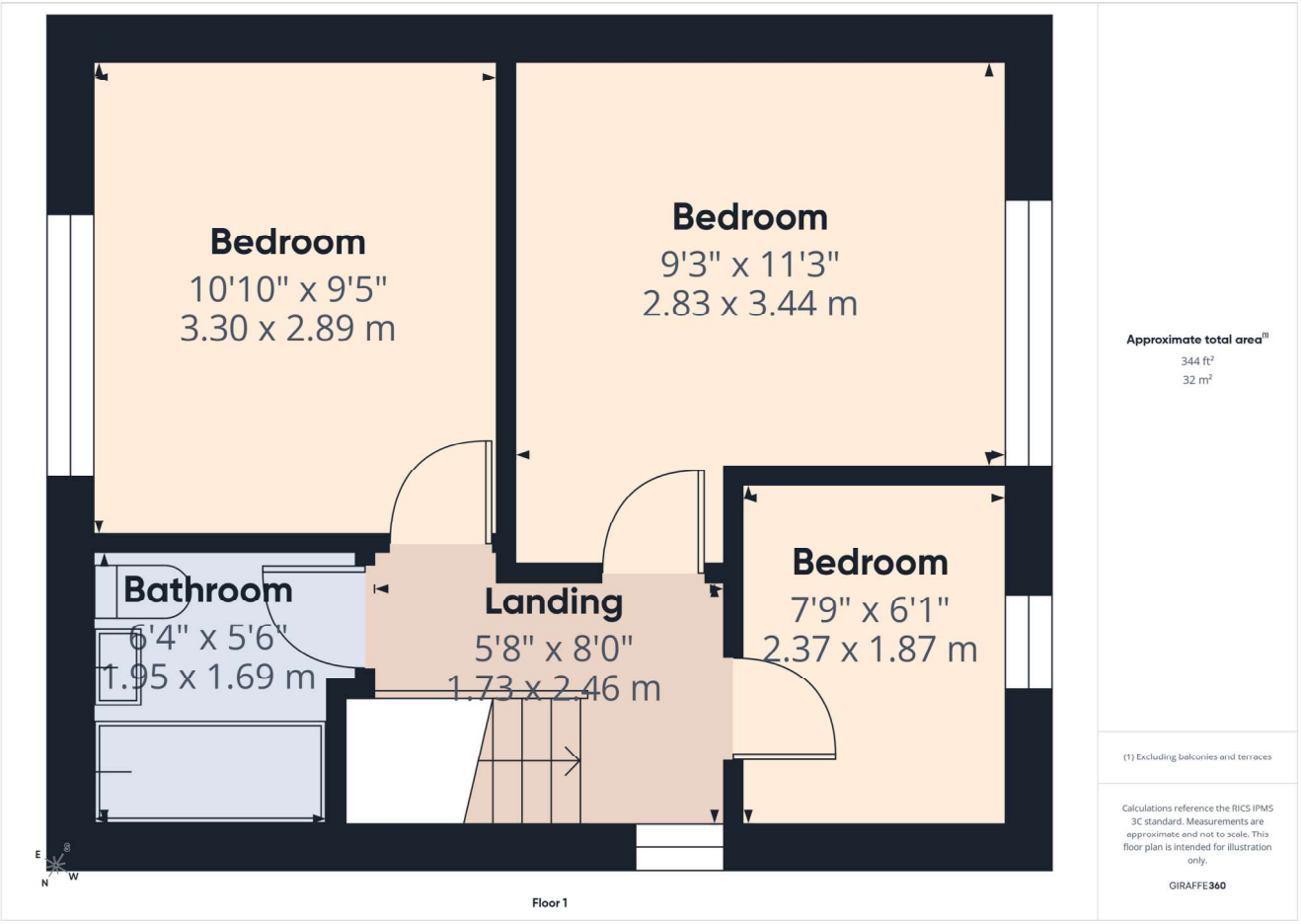
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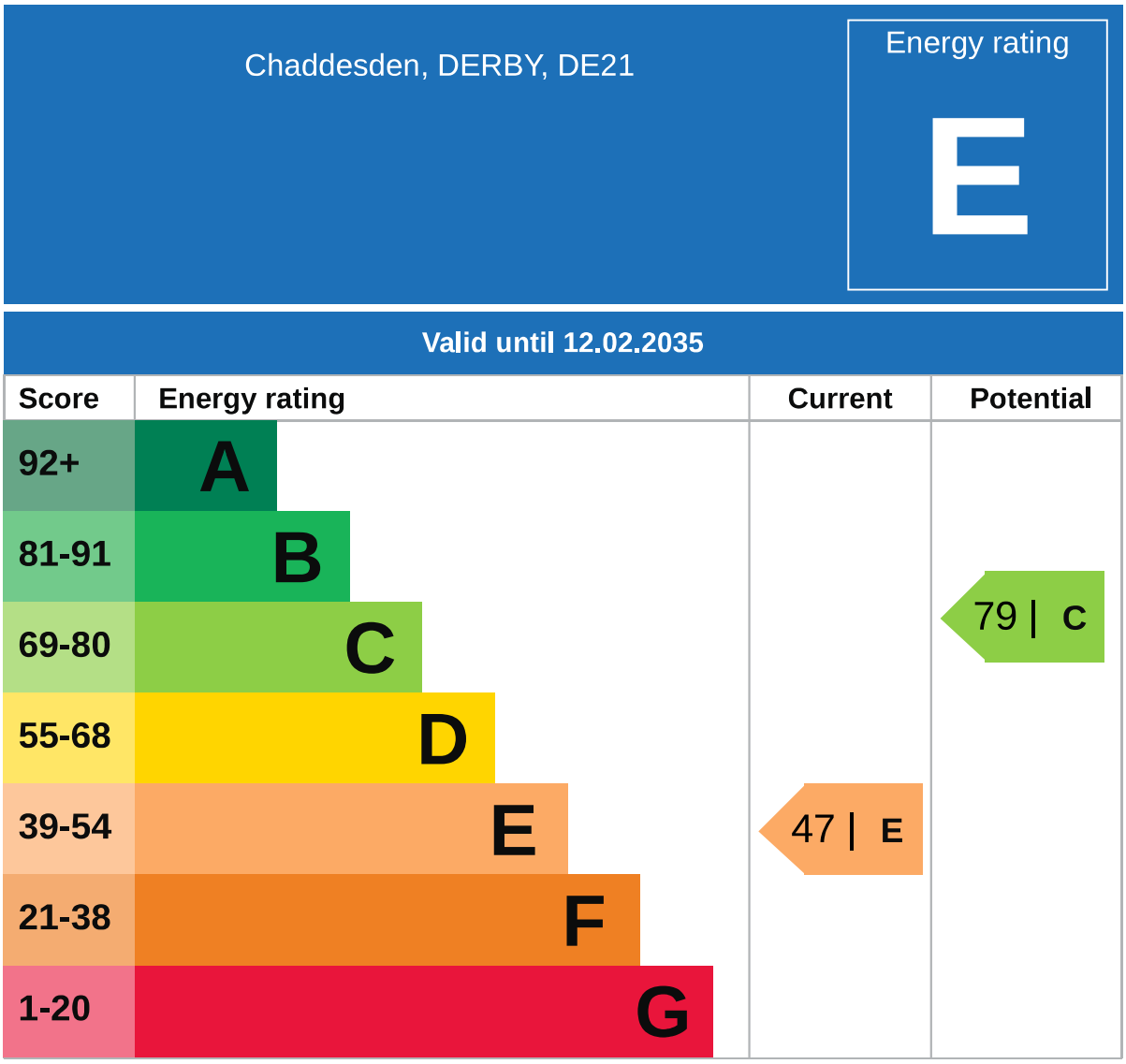
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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 40% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	70 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

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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