

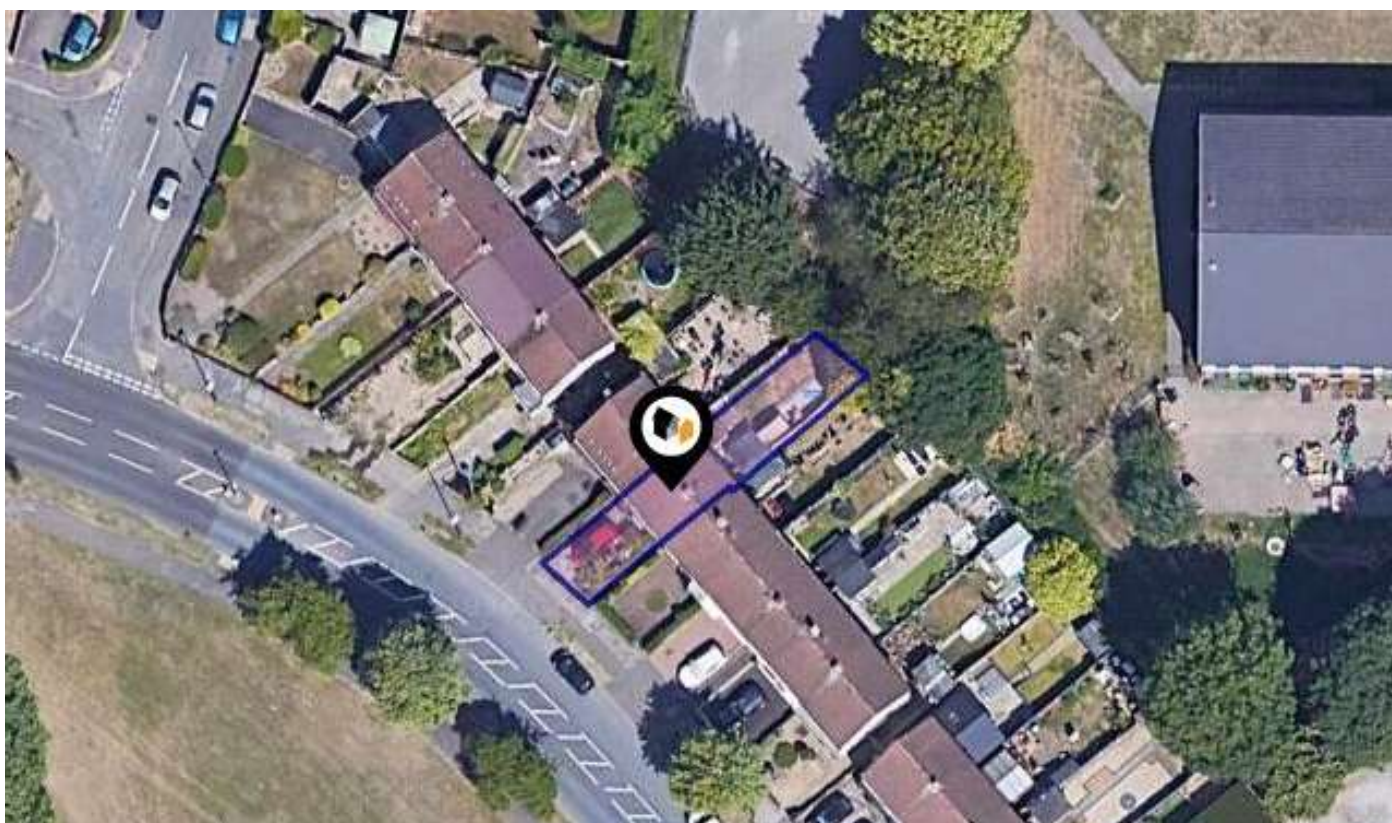


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



MAINE DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Extended Two-Bedroomed Mid-Terrace Property
- > Overlooking Chaddesden Park To The Front Elevation
- > Off-Road Parking And An Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional mid-terrace property enjoying an attractive outlook over Chaddesden Park to the front. The home offers extended living accommodation to the rear and benefits include off-road parking, an enclosed rear garden, and a convenient location close to local amenities, schools, and transport links. The property would make an ideal purchase for first-time buyers, as well as those looking to downsize. The accommodation is supplemented by gas fired central heating, double glazing, UPVC guttering and briefly comprises:- entrance lobby, lounge, kitchen, rear lobby and cloakroom/WC. To the first floor the landing provides access to two double bedrooms, one currently partitioned to incorporate a study/office space. It also features a refitted three piece suite and shower over bath. Outside, there is off-road parking to the front elevation and an enclosed rear garden. Maine Drive is well situated for local amenities including Chaddesden Park school, Chaddesden Park, shops and transport links together with road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hall: (4'9" x 3'11") 1.45 x 1.19

Lounge: (14'2" x 12'4") 4.32 x 3.76

Kitchen: (7'8" x 15'7") 2.34 x 4.75

Rear Lobby: (4'0" x 5'8") 1.22 x 1.73

WC: (3'1" x 5'8") 0.94 x 1.73

First Floor Landing: (5'8" x 5'10") 1.73 x 1.78

Bedroom One: (11'6" x 9'4") 3.51 x 2.84

Bedroom Two: (10'6" x 7'10") 3.20 x 2.39

Study/Office Area: (10'6" x 7'5") 3.20 x 2.26

Bathroom: (5'6" x 5'10") 1.68 x 1.78

Outside:

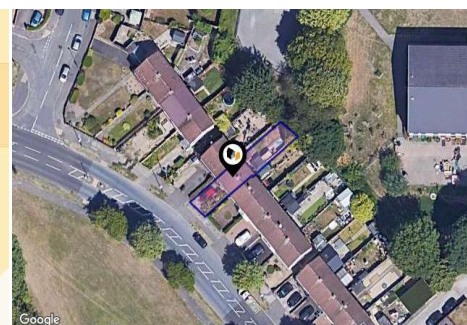
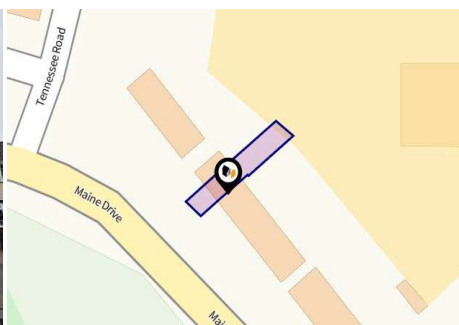
There is a driveway to the front elevation providing off-road parking. There is an entry to the side elevation leading to the enclosed rear garden.

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

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A Moving Experience



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY65532		

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)

17 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



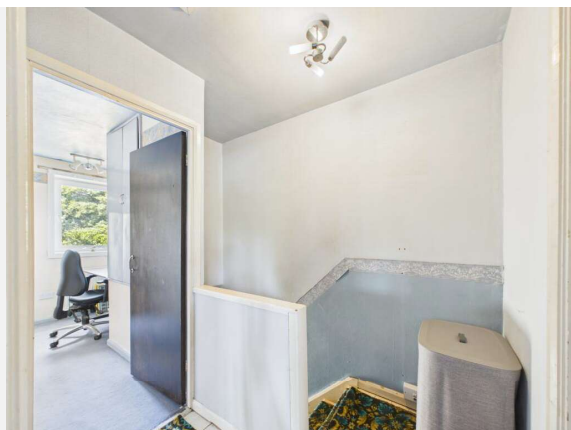
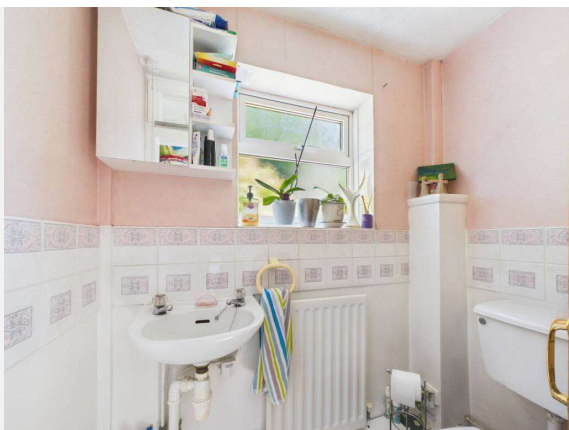
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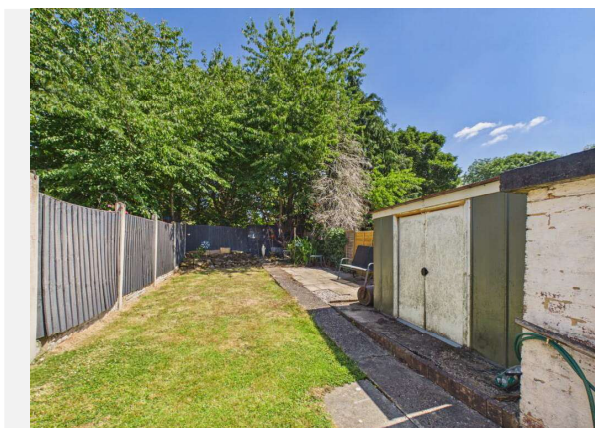
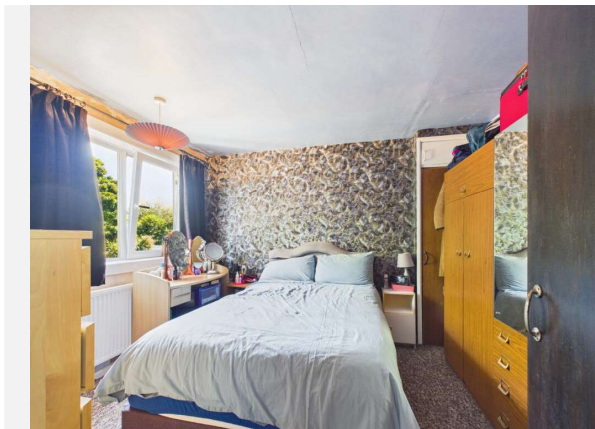


sky

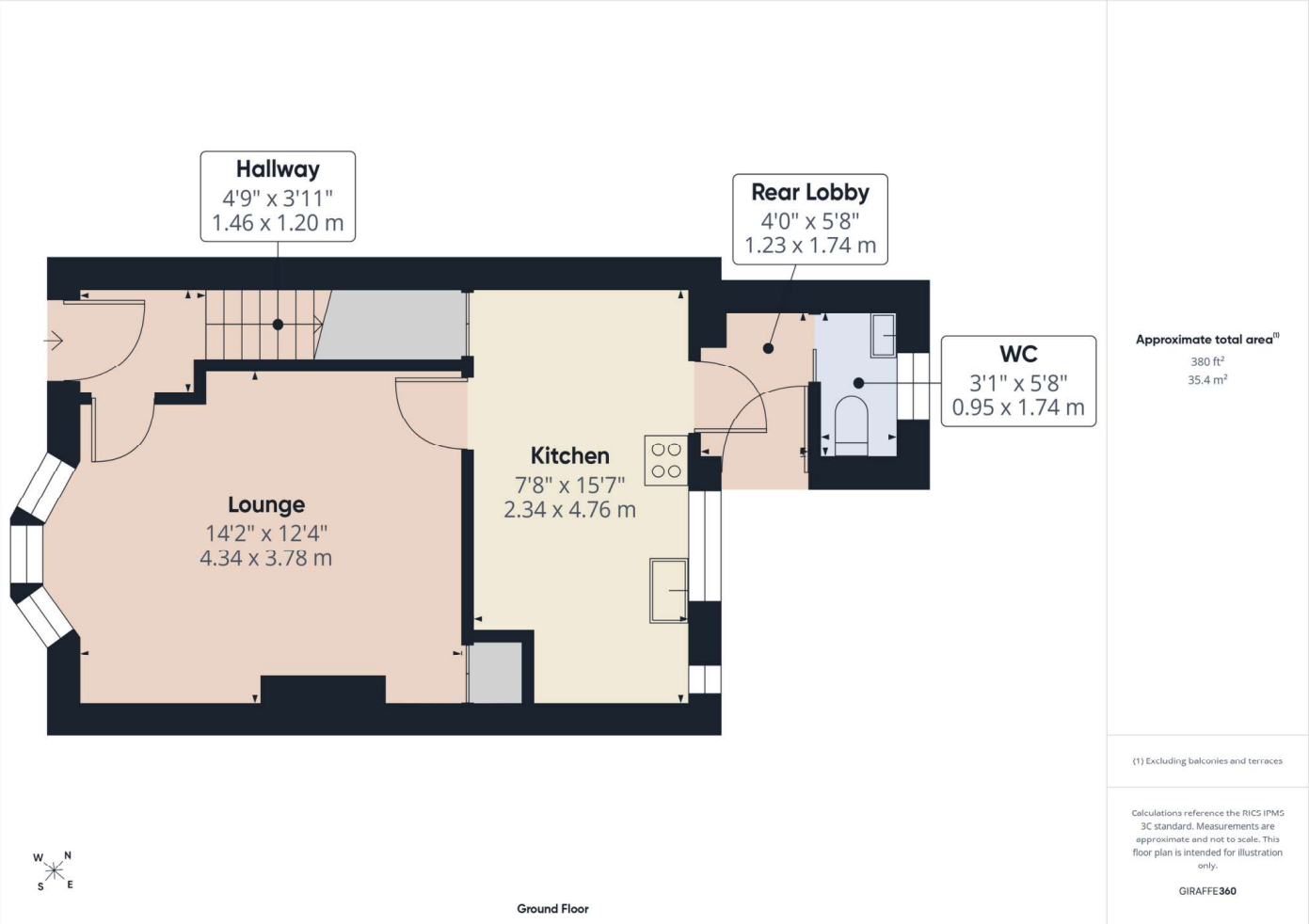


Virgin media





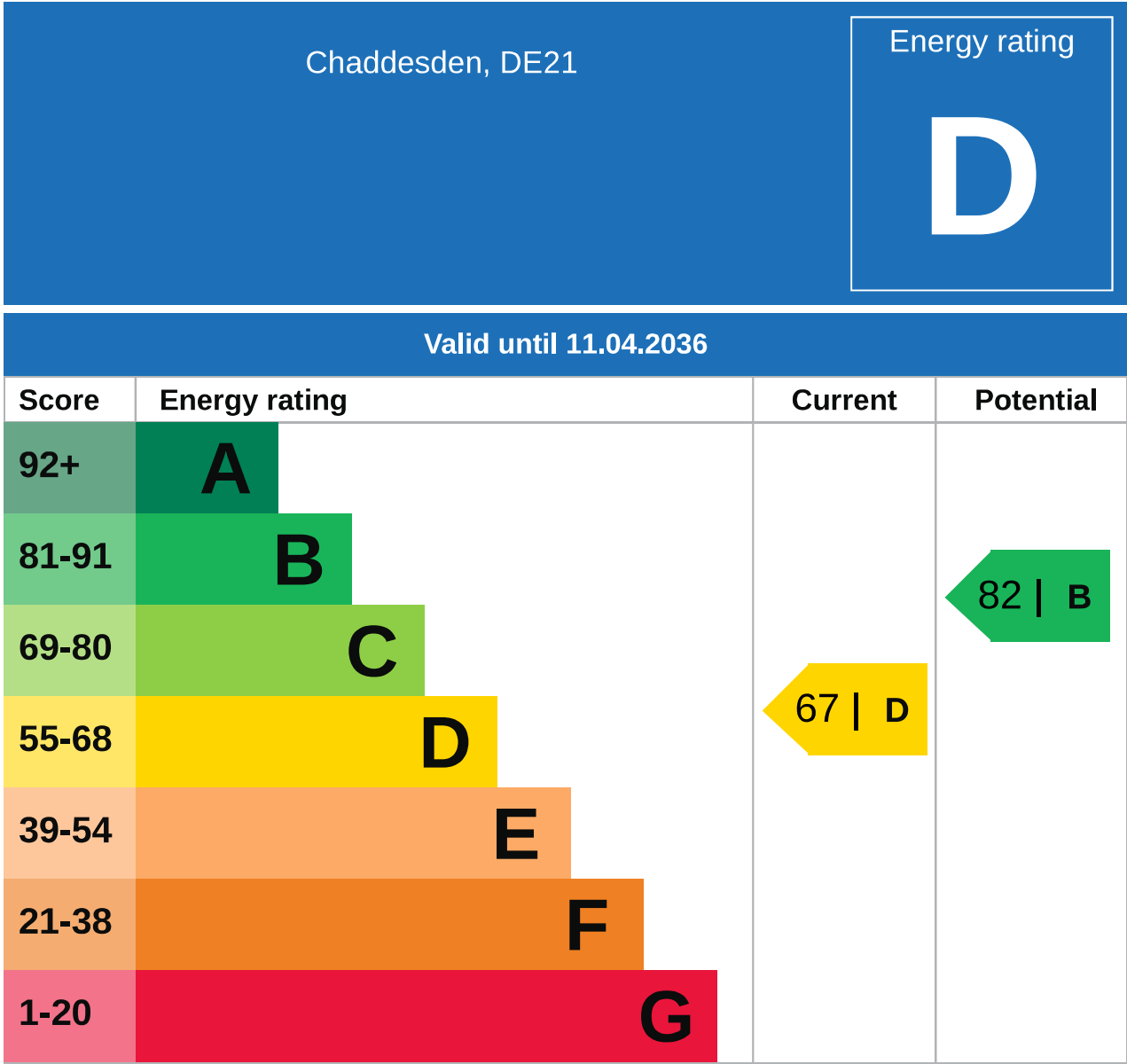
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MAINE DRIVE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²



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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

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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.



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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