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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



## CHEYENNE GARDENS, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Proportioned Three Bedroomed Home
- > Ideal First Time Buy/Family Home
- > EPC Rating D, Non Standard Property (With PRC Certificate)
- > Council Tax Band A, Freehold
- > Fitted Kitchen, Open Plan Living/Dining Room

### Property Description

A well-proportioned three-bedroom home occupying a popular location within the Cherry Tree area of Chaddesden. Ideal for a growing family or first-time buyer, the property benefits from a through living/dining room, conservatory, off-road parking, and an enclosed rear garden. The accommodation benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, fitted kitchen, through lounge/dining room and conservatory. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, off road parking is provided to the front elevation and there is an enclosed rear garden with outhouse. Cheyenne Gardens is well situated for Cherry Tree School, Chaddesden Park and local amenities including shops and transport links together with access for Derby City Centre and excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hallway: (6'0" x 11'9") 1.83 x 3.58

Living/Dining Room:

Living Area: (12'9" x 11'11") 3.89 x 3.63

Dining Area: (10'0" x 8'8") 3.05 x 2.64

Conservatory: (14'10" x 6'5") 4.52 x 1.96

Kitchen: (8'11" x 8'6") 2.72 x 2.59

First Floor Landing: (5'11" x 6'3") 1.80 x 1.90

Bedroom One: (11'0" x 11'7") 3.35 x 3.53

Bedroom Two: (10'7" x 8'11") 3.23 x 2.72

Bedroom Three: (7'11" x 8'7") 2.41 x 2.62

Bathroom: (8'2" x 5'4") 2.49 x 1.63

Outside:

Off-road parking is provided to the front elevation. The rear garden is enclosed with outhouse providing storage.

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

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY21148		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

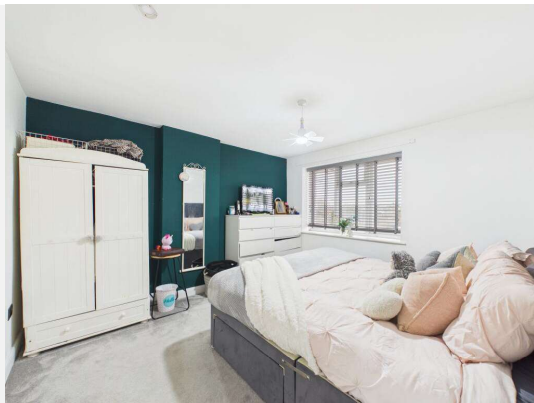
### Mobile Coverage: (based on calls indoors)



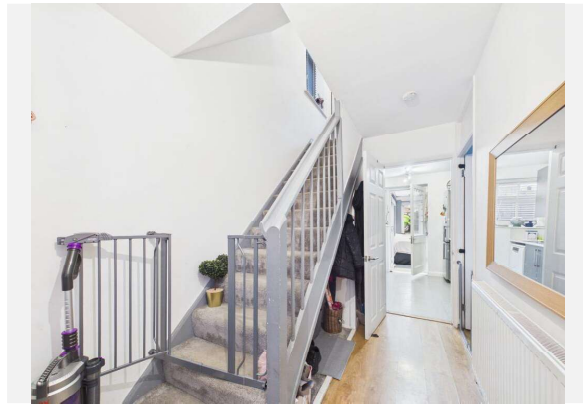
### Satellite/Fibre TV Availability:



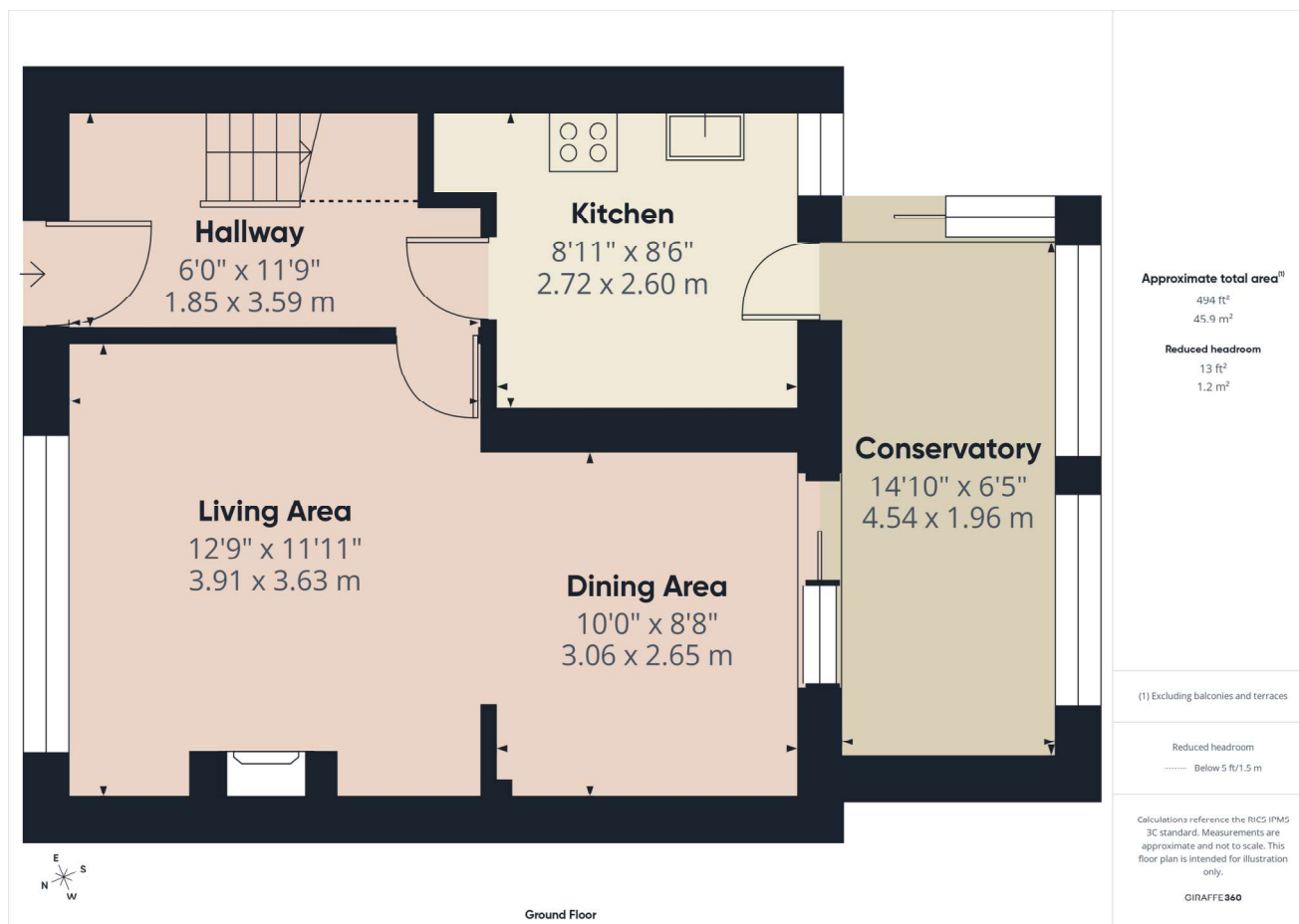
# Gallery Photos



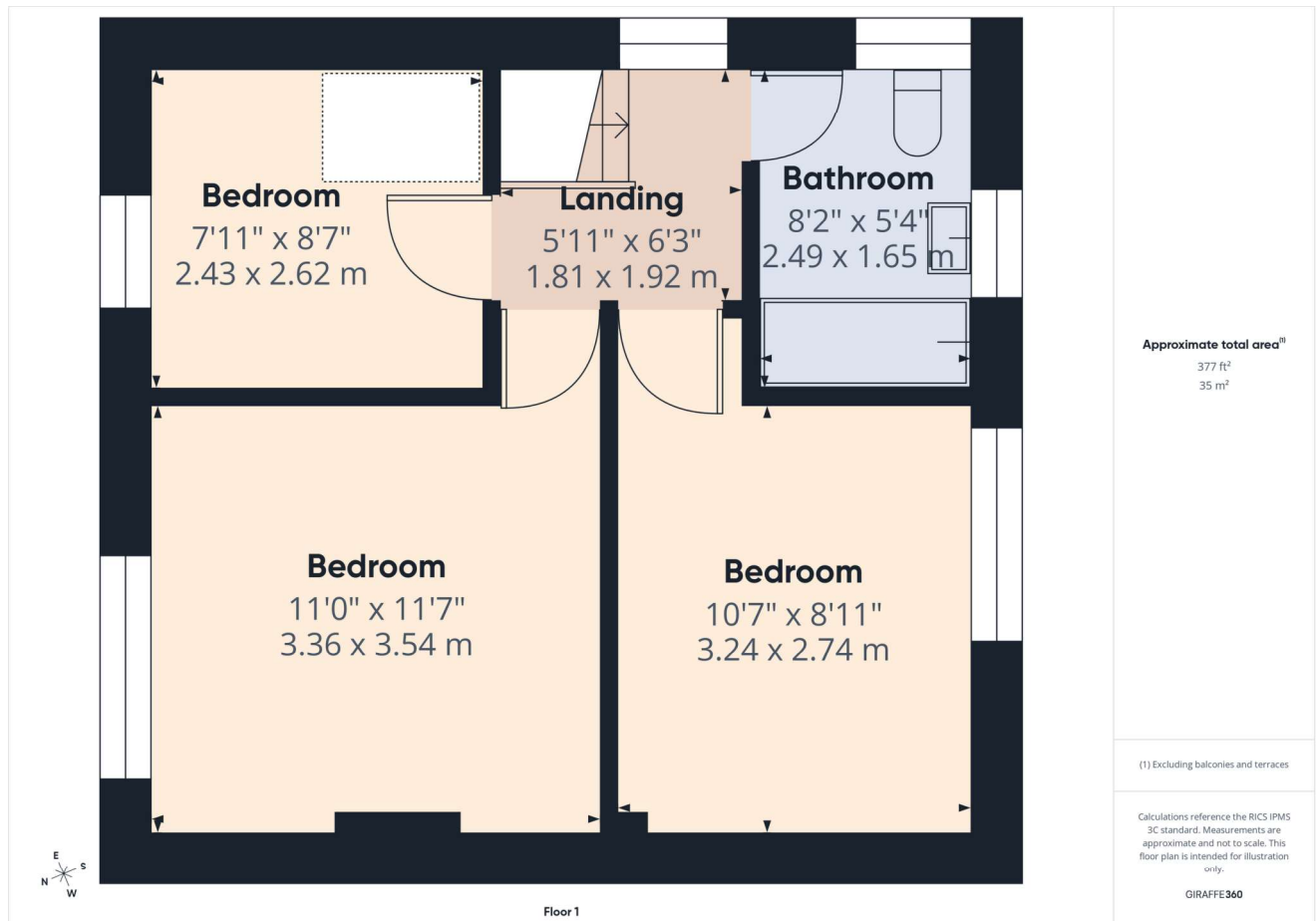
# Gallery Photos



## CHEYENNE GARDENS, CHADDESSEN, DERBY, DE21



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# Property EPC - Certificate



Cheyenne Gardens, Chaddesden, DE21

Energy rating

# D

Valid until 04.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

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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.

# 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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# Hannells

## Data Quality

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