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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th November 2026



MAX ROAD, CHADDESDEN, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Extended, Well-Presented Semi-Detached Home
> Ideal Family/First Time Home
> Block Paved Driveway, Pleasant Gardens And Useful Summerhouse
> EPC Rating D, Freehold
> Council Tax Band A, Freehold

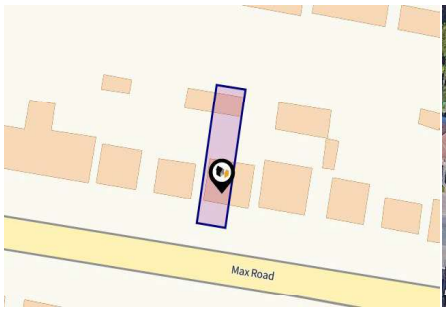
Property Description
An extended and well-presented, semi-detached home, ideally situated in a popular residential location and would make an ideal purchase for a growing family or first-time buyer alike. The property boasts an extended open-plan dining kitchen, a bay-fronted living room, family room and a stylish modern bathroom. Externally, there is a block-paved driveway providing off-road parking, together with an enclosed rear garden and good-size summerhouse, perfect for entertaining and family enjoyment. Early viewing is recommended. The property benefits from gas-fired central heating and UPVC double glazing, with the accommodation briefly comprising: reception hallway, bay-fronted living room, extended open-plan dining kitchen and family room with French doors opening onto the rear garden . To the first floor, the landing provides access to three bedrooms, two of which are doubles, together with a modern family bathroom fitted with a three-piece suite. Externally, the property benefits from a block-paved driveway providing off-road parking. Double timber gates lead through to the enclosed rear garden, which features a generously proportioned summerhouse extending to almost the full width of the garden. This versatile space offers excellent potential for a variety of uses, including entertaining, home working or additional leisure space.

Room Measurement & Details
Hallway: (12'2" x 5'8") 3.71 x 1.73
Living Room: (12'11" x 9'1") 3.94 x 2.77
Dining Kitchen: (20'11" x 13'6") 6.38 x 4.11
Family Room: (9'0" x 8'10") 2.74 x 2.69
Landing: (8'1" x 4'0") 2.47 x 1.21
Bedroom: (13'7" x 10'5") 4.13 x 3.18
Bedroom: (11'0" x 9'3") 3.36 x 2.82
Bedroom: (7'10" x 6'9") 2.39 x 2.06
Bathroom: (8'5" x 5'7") 2.57 x 1.70
Outside:
There are garden to both front and rear elevations and incorporates a driveway providing off-road parking.
Summer House: (23'0" x 11'3") 7.02 x 3.44

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	796 ft^2 / 74 m^2		
Plot Area:	0.08 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY144178		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

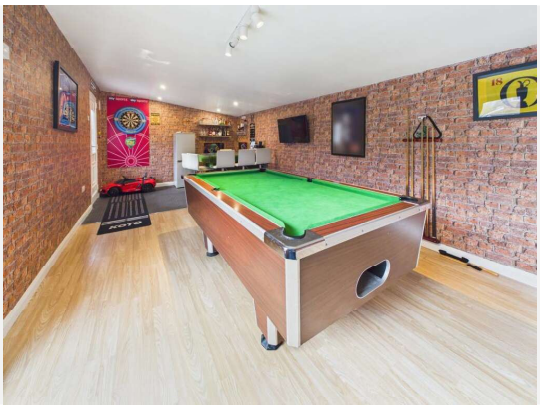
5 mb/s | **75** mb/s | **1800** mb/s

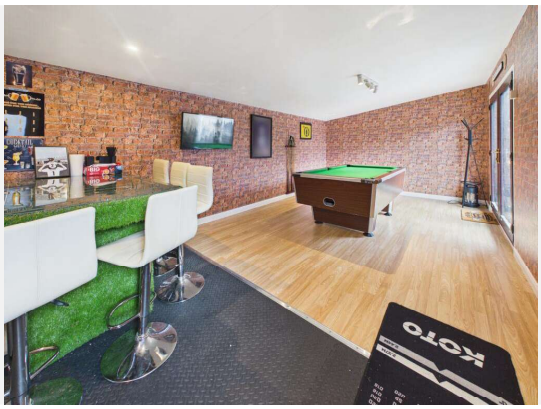
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos









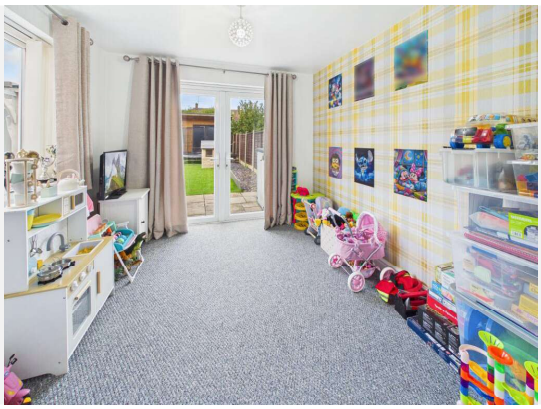


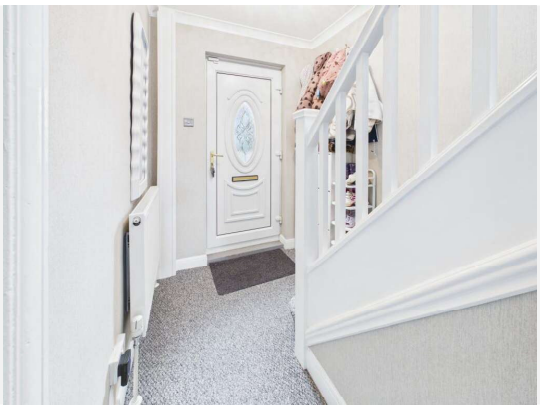




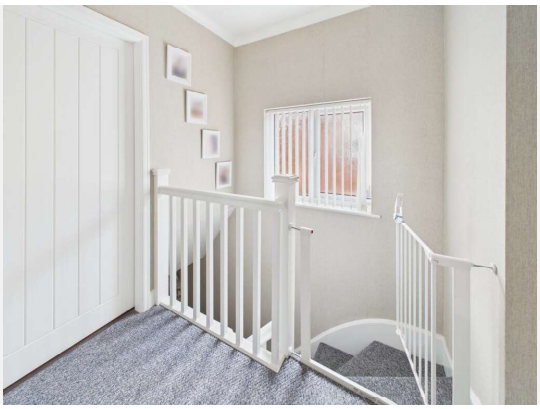


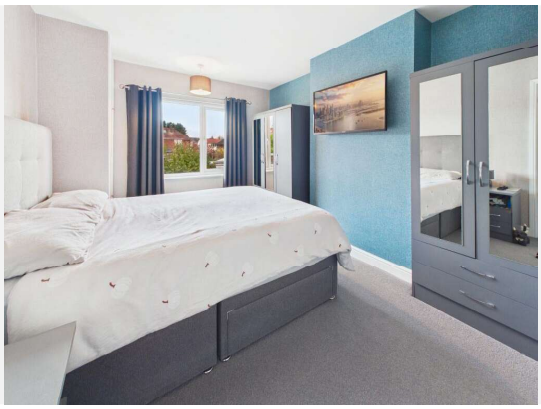
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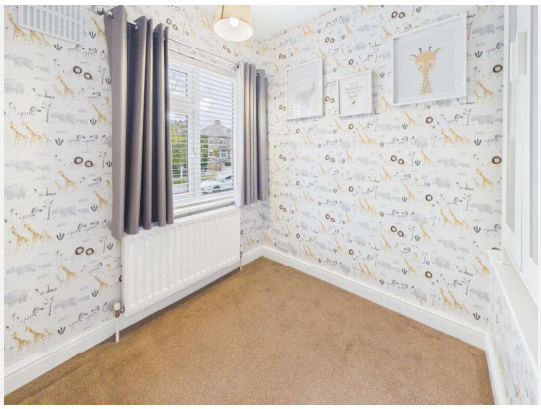


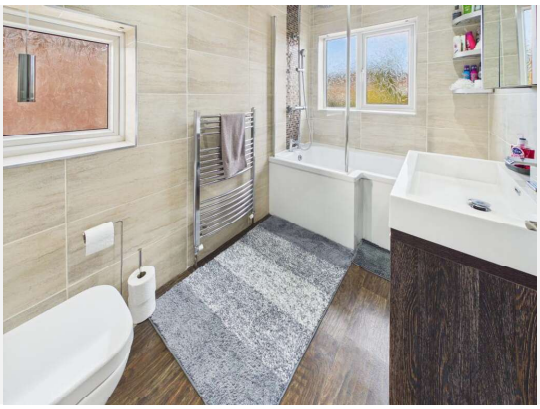












Gallery
Photos



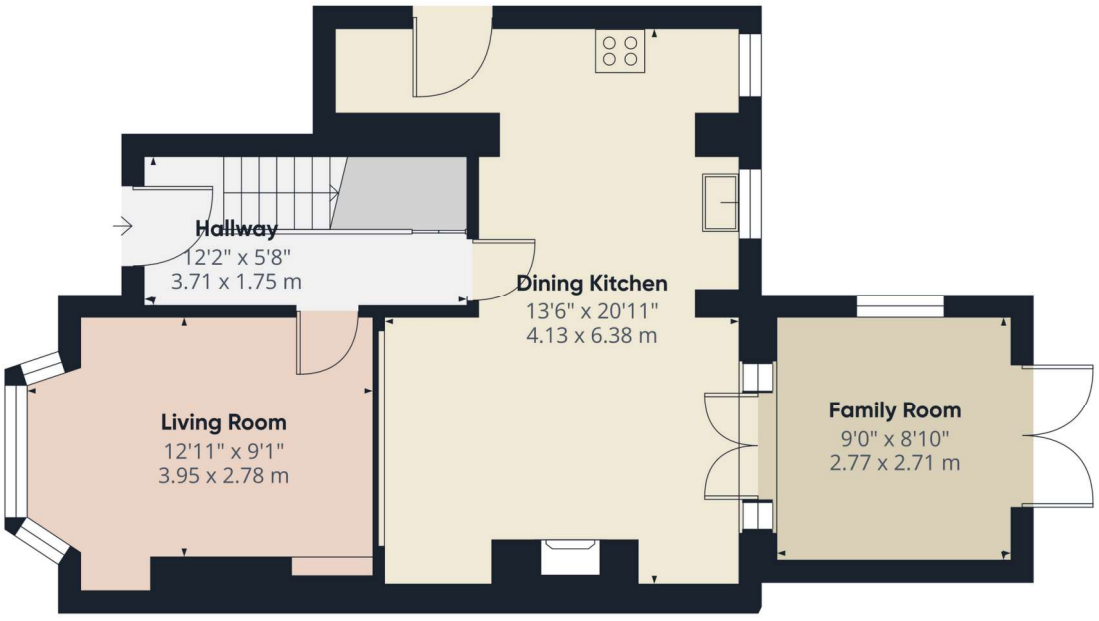




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Gallery
Floorplan

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Ground Floor Building 1

Approximate total area(1)
533 ft²
49.5 m²

(1) Excluding balconies and terraces

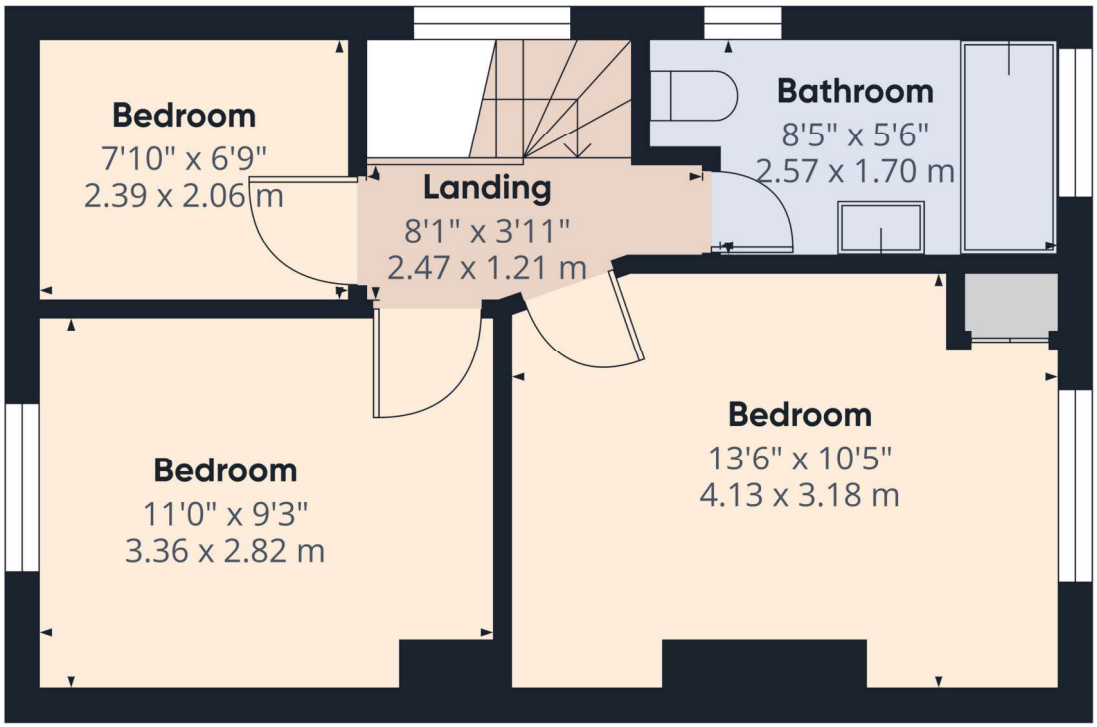
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Gallery
Floorplan

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Floor 1 Building 1

Approximate total area(1)
368 ft²
34.2 m²

(1) Excluding balconies and terraces

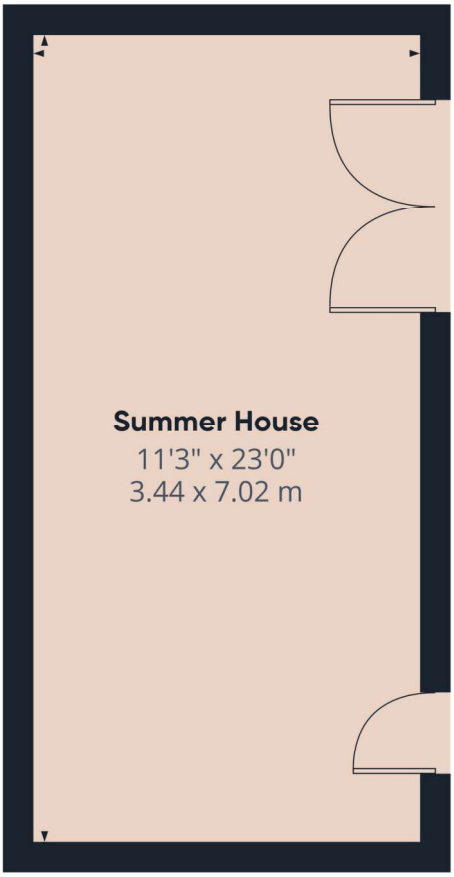
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Ground Floor Building 2

Approximate total area(1)
259 ft²
24.1 m²

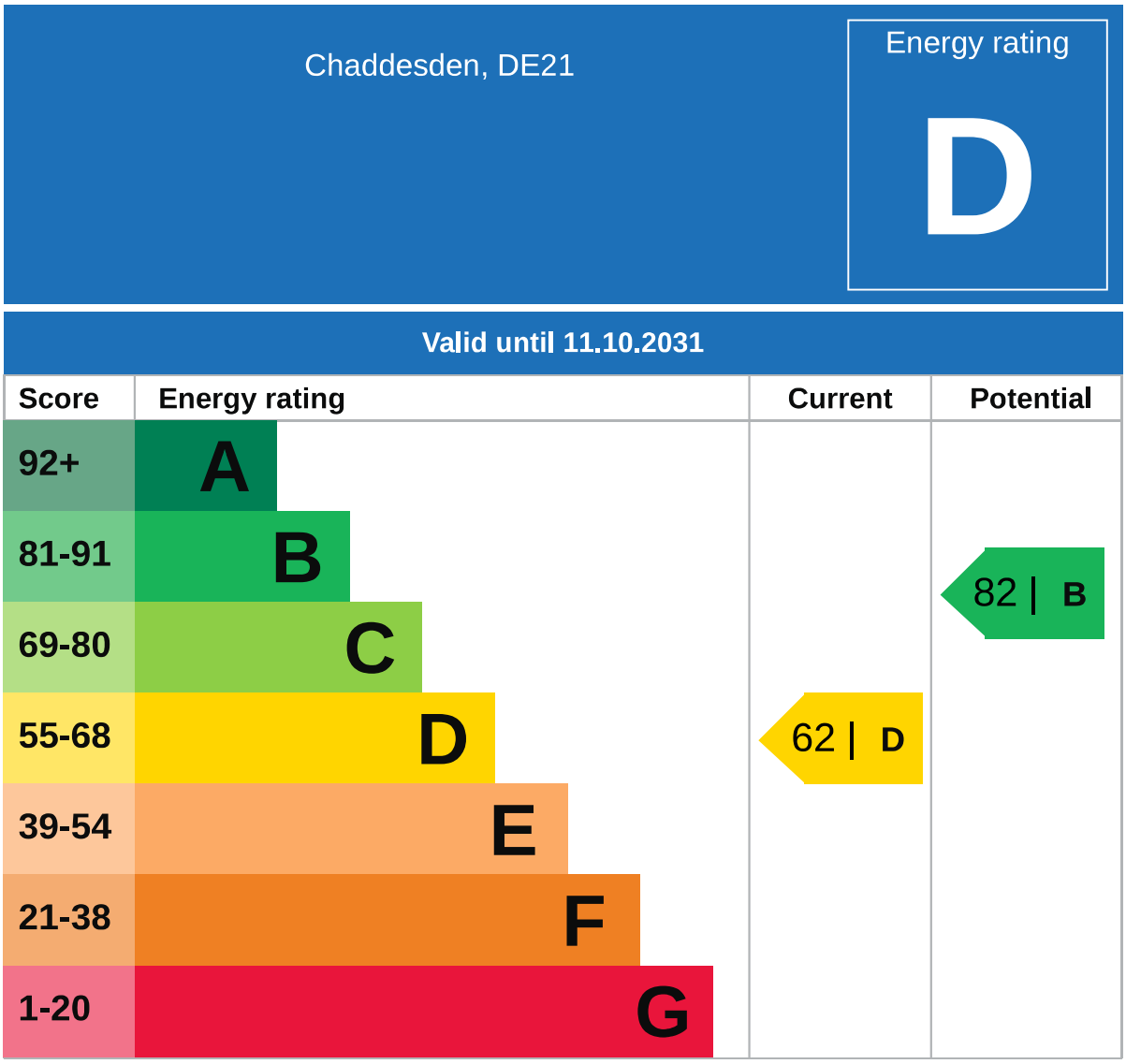
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
EPC - Certificate



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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
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 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 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 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

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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