



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



OAKLEIGH AVENUE, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Three Bedroom Semi-Detached House
- > Spacious, Well-Presented Accommodation
- > Driveway And Pleasant Low Maintenance Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

This three-bedroom semi-detached house on Oakleigh Avenue, Chaddesden, offers practical and well-presented accommodation, making it an ideal choice for first-time buyers and families. The property benefits from driveway parking, a useful utility room and a pleasant and enclosed, low maintenance rear garden. The ground floor features a comfortable living room with a fireplace, while the breakfast kitchen provides a sociable space with fitted units, breakfast bar and views over the garden. A separate utility room and ground-floor WC add further convenience. Upstairs are three bedrooms, including two good-sized double rooms, with the third offering flexibility as a bedroom, nursery or home office. A family bathroom completes the first floor. Outside, the property has off-road parking to the front, while the enclosed rear garden is designed for easy maintenance with artificial lawn, paved seating areas and gravelled sections, providing useful space for outdoor dining and family activities. The property is conveniently located in Chaddesden, close to local shops, schools, everyday amenities and transport links, with Derby city centre also within easy reach. Internal viewing is highly recommended to appreciate the accommodation and outdoor space on offer.

Room Measurement & Details

Entrance Hall: (6'4" x 8'10") 1.93 x 2.70

Living Room: (9'7" x 18'11") 2.92 x 5.76

Breakfast Kitchen: (12'2" x 9'7") 3.72 x 2.92

Utility Room: (5'6" x 5'7") 1.68 x 1.70

Cloaks/WC: (5'6" x 3'0") 1.68 x 0.92

First Floor Landing: (6'4" x 2'9") 1.93 x 0.84

Bedroom One: (11'1" x 12'3") 3.39 x 3.74

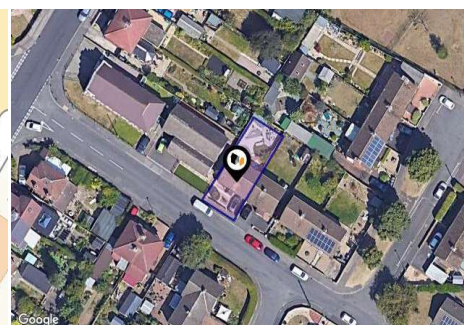
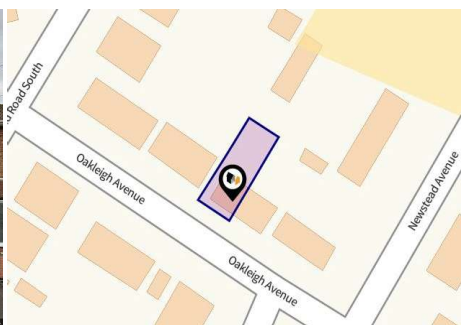
Bedroom Two: (11'0" x 6'5") 3.35 x 1.95

Bedroom Three: (10'4" x 9'5") 3.16 x 2.87

Bathroom: (5'5" x 9'2") 1.65 x 2.80

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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY516370

Tenure: Freehold

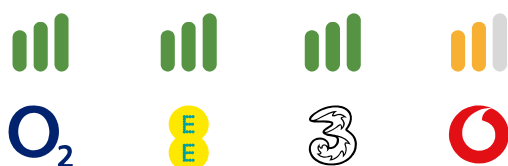
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

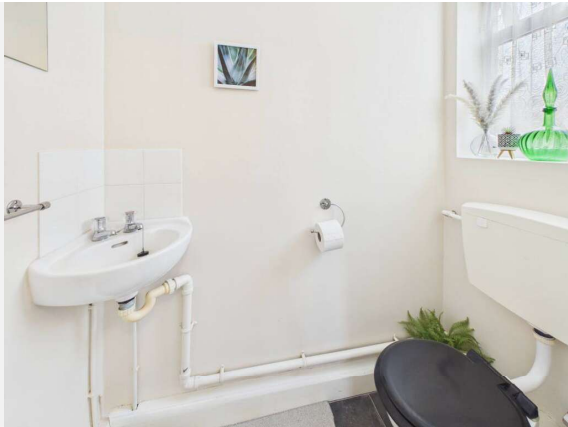
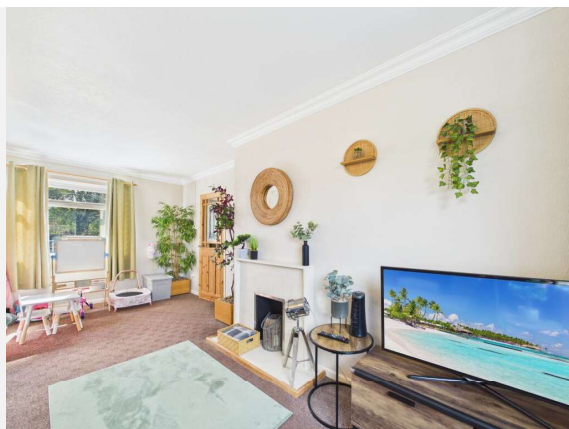
7	48	1800
mb/s	mb/s	mb/s
		

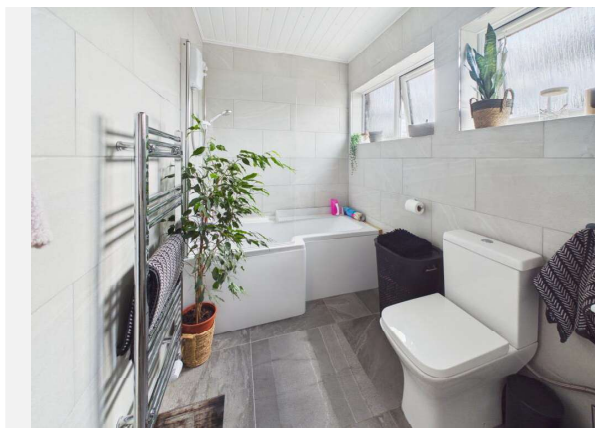
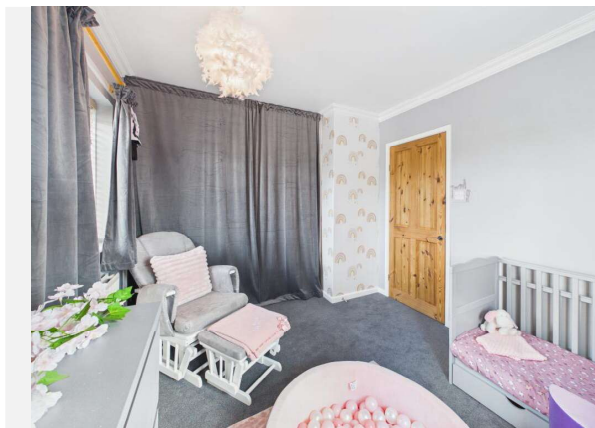
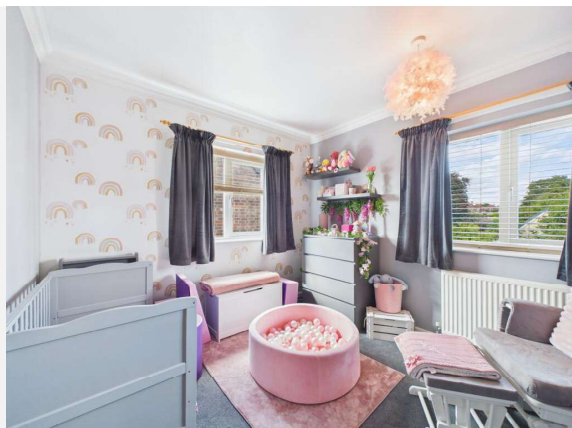
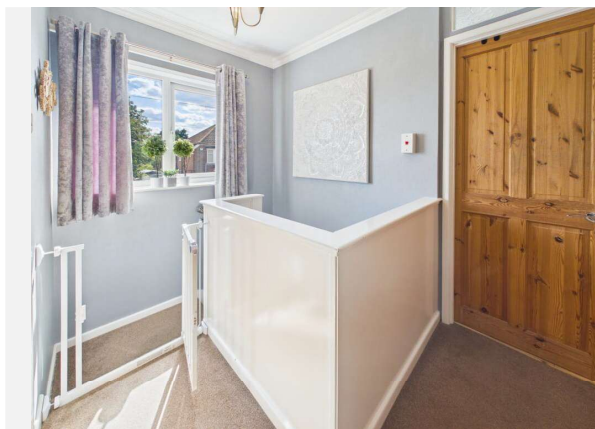
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

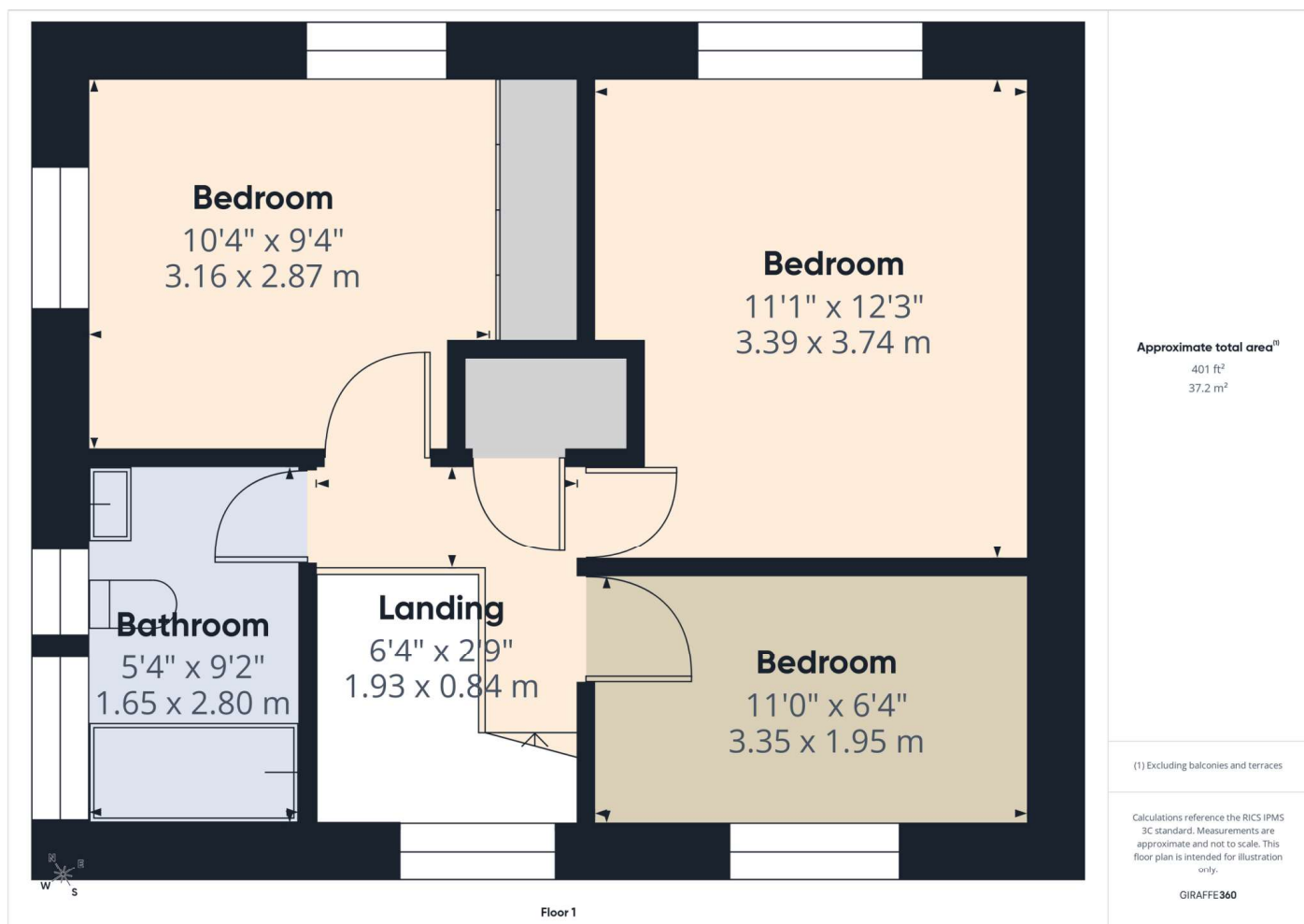




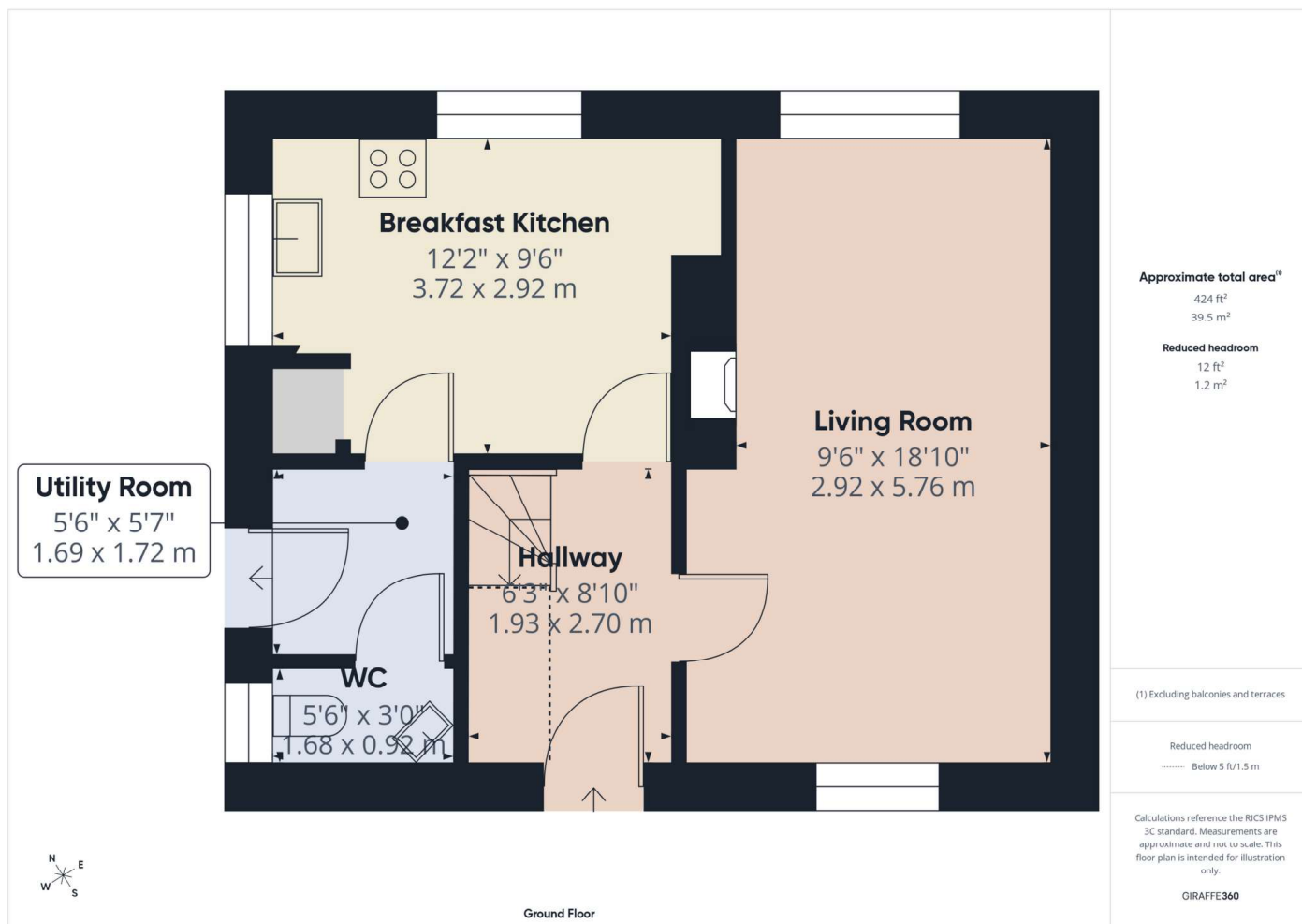




OAKLEIGH AVENUE, CHADDESSEN, DERBY, DE21



OAKLEIGH AVENUE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Oakleigh Avenue, Chaddesden, DE21

Energy rating

D

Valid until 29.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 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 40% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	82 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.



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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

Hannells

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

