See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th October 2026



MATLOCK ROAD, CHADDESDEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Introduction
Our Comments

Useful Information:
> Well-Proportioned And Presented Semi Detached Home
> Ideal Family/First Time Home
> Early Viewing Recommended
> EPC Rating D, Wimpey No Fines Construction
> Council Tax Band A, Freehold

Property Description
A well-presented and proportioned three-bedroom semi-detached home, ideally situated in a popular residential location close to local amenities. The property is ideally suited to first-time buyers and growing families alike, offering two reception rooms, a fitted kitchen and a first-floor bathroom. Further benefits include off-road parking and an enclosed rear garden. Early viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, living room with feature light oak fire surround with marble hearth and insert and real flame gas fire inset, dining area and fitted kitchen. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, a driveway to the front elevation provides off-road parking and there is an enclosed rear garden. Matlock Road is wells situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

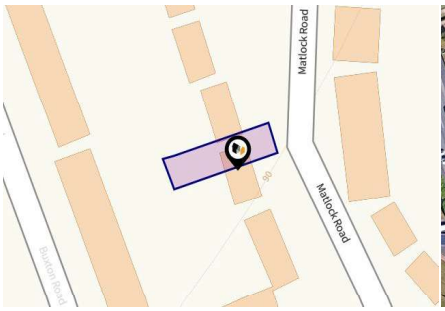
Room Measurement & Details
Hallway: (10'8" x 6'1") 3.25 x 1.85
Living Room: (14'7" x 10'7") 4.44 x 3.23
Dining Room: (10'1" x 8'10") 3.07 x 2.69
Kitchen: (12'0" x 10'0") 3.66 x 3.05
Landing: (7'10" x 5'11") 2.39 x 1.80
Bedroom: (12'11" x 10'7") 3.94 x 3.23
Bedroom: (10'11" x 10'3") 3.33 x 3.12
Bedroom: (9'7" x 7'4") 2.92 x 2.24
Bathroom: (7'7" x 5'3") 2.31 x 1.60
Outside:
There is a driveway to the front elevation providing off road parking. There is gated access 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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

Powered by sprift
Know any property instantly

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	893 ft^2 / 83 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY103931		

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)

5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Powered by sprift
Know any property instantly

Gallery
Photos











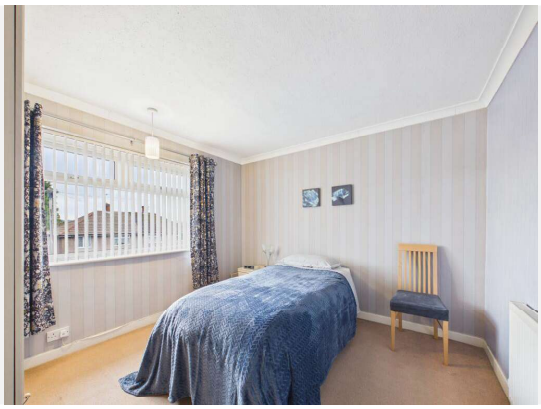


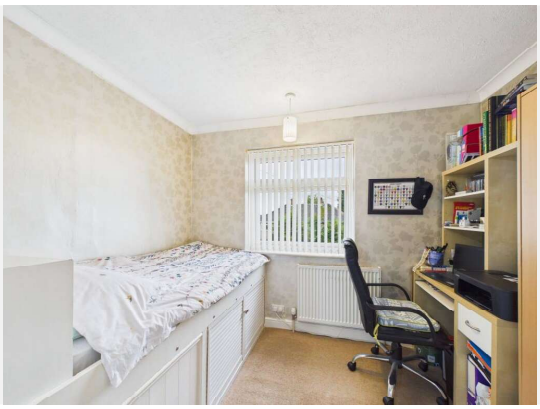


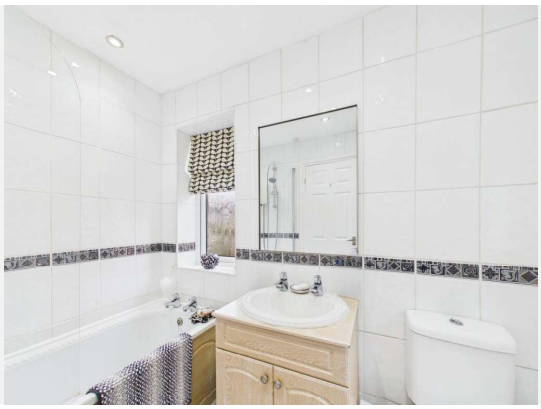


Powered by sprift
Know any property instantly

Gallery
Photos











Powered by sprift
Know any property instantly

Gallery
Floorplan

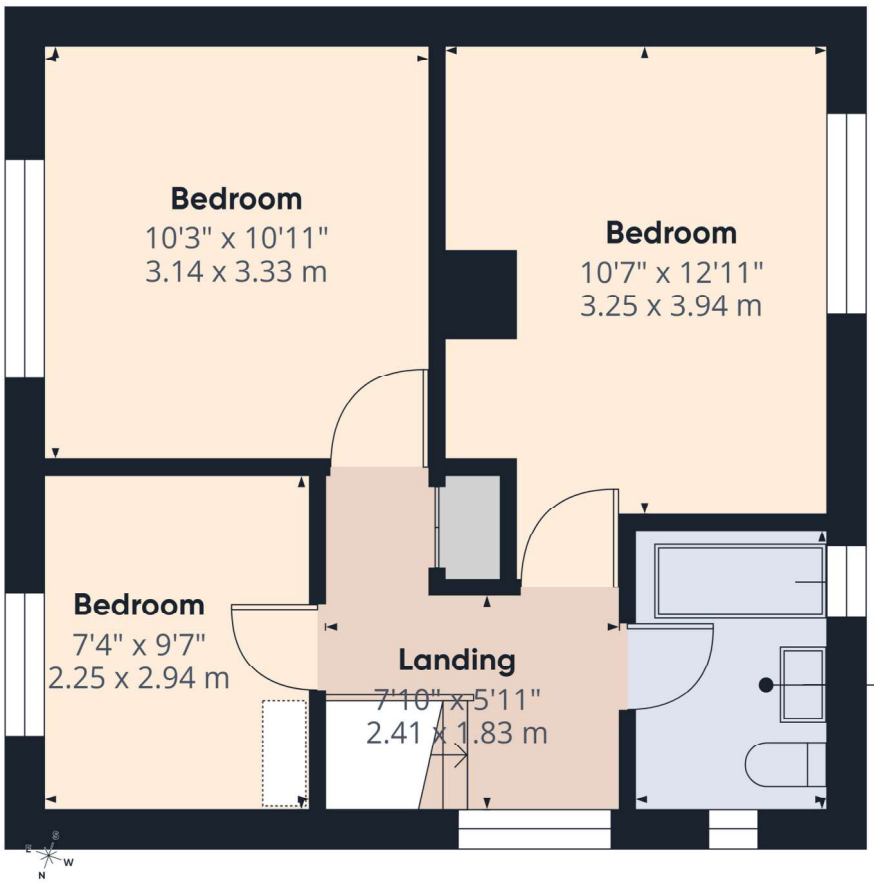
MATLOCK ROAD, CHADDESDEN, DERBY, DE21



Powered by sprift
Know any property instantly

Gallery
Floorplan

MATLOCK ROAD, CHADDESDEN, DERBY, DE21



Approximate total area(1)
416 ft²
38.7 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.

GIRAFFE360

Powered by sprift
Know any property instantly

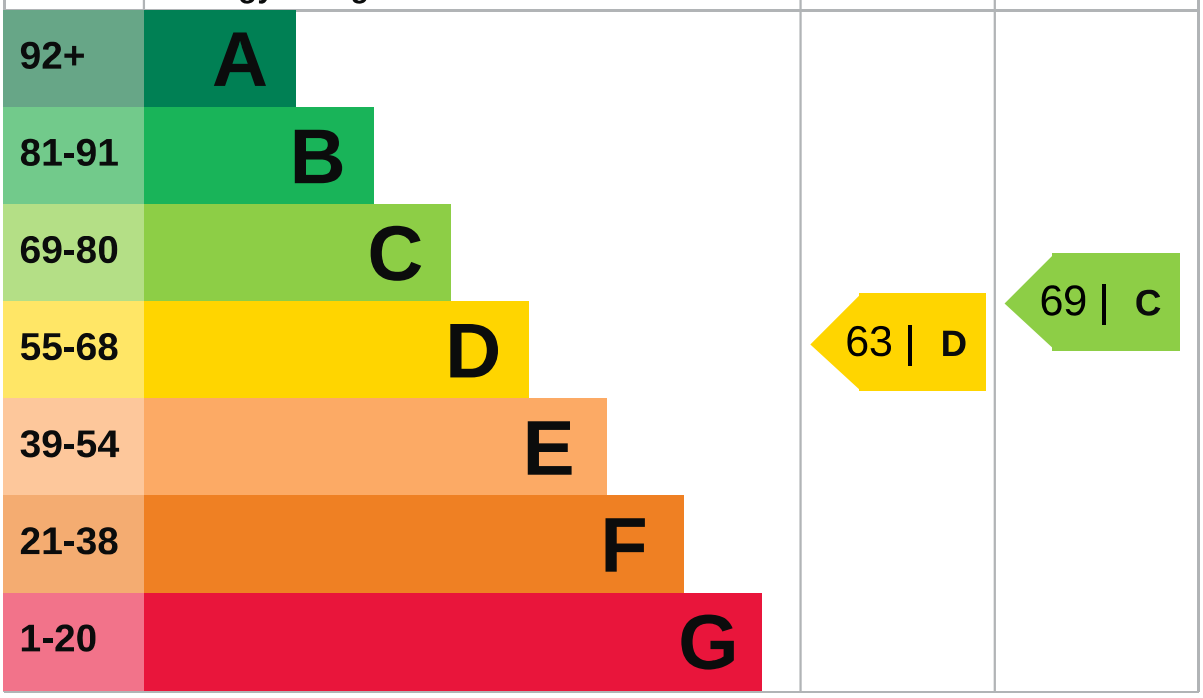
Property
EPC - Certificate

Chaddesden, DERBY,

Energy rating

D

Valid until 22.10.2036



Powered by sprift
Know any property instantly

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, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	83 m^2

Powered by sprift

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.

/Hannells

/hannells

/hannellsestateagents

/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.

Powered by sprift
Know any property instantly

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail