

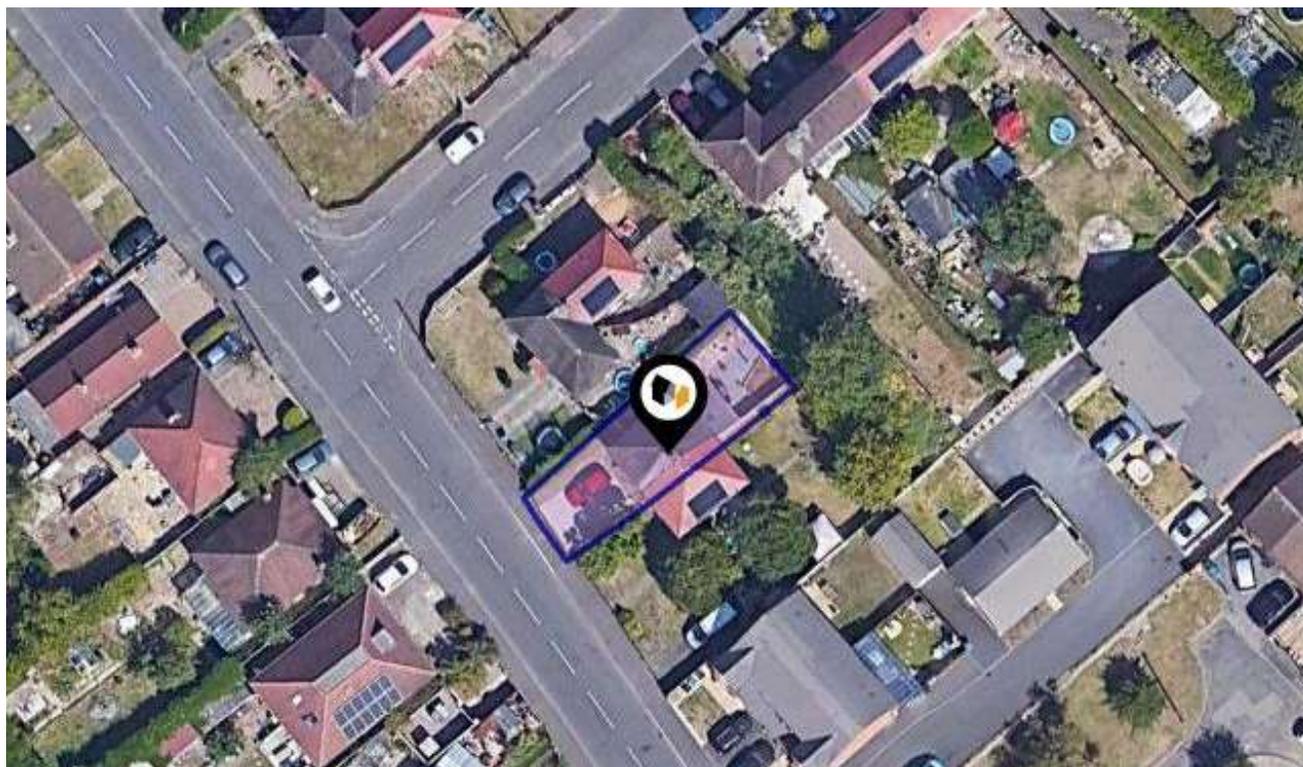


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th March 2026



MAYFIELD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended Two-Bedroomed Semi-Detached Home
- > Available With No Upward Chain
- > Spacious Open Plan Living/Breakfast Kitchen
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditionally constructed two-bedroom semi-detached home, offered for sale with no upward chain and benefiting from a rear extension. The standout feature of the property is the spacious open-plan living/breakfast kitchen, complete with a partially vaulted ceiling and French doors opening onto the rear garden. Additional accommodation includes a cloakroom/WC, off-road parking, and an enclosed rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge, extended open plan living/breakfast kitchen and cloakroom/WC. To the first floor the landing provides access to two bedrooms and bathroom with a three piece suite. Outside, there is off-road parking to the front elevation and an enclosed garden to the rear. Mayfield Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links and access for Derby City Centre.

Room Measurement & Details

Entrance Hall: (5'6" x 3'5") 1.68 x 1.04
Lounge: (13'10" x 11'3") 4.22 x 3.43
Living/Breakfast Kitchen: (17'1" x 13'2") 5.21 x 4.01
Cloaks/WC: (6'1" x 2'9") 1.85 x 0.84
First Floor Landing: (5'2" x 2'11") 1.57 x 0.89
Bedroom One: (10'5" x 14'1") 3.17 x 4.29
Bedroom Two: (10'9" x 8'4") 3.28 x 2.54
Bathroom: (5'3" x 5'5") 1.60 x 1.65

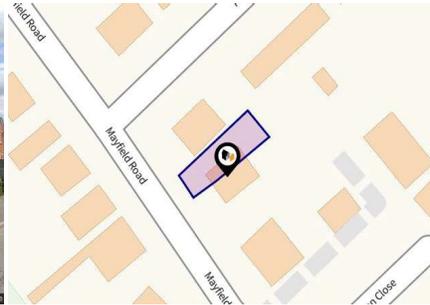
Outside:

There is a driveway to the front of the property providing off-road parking. Gated access to the side elevation leads 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



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY547517		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



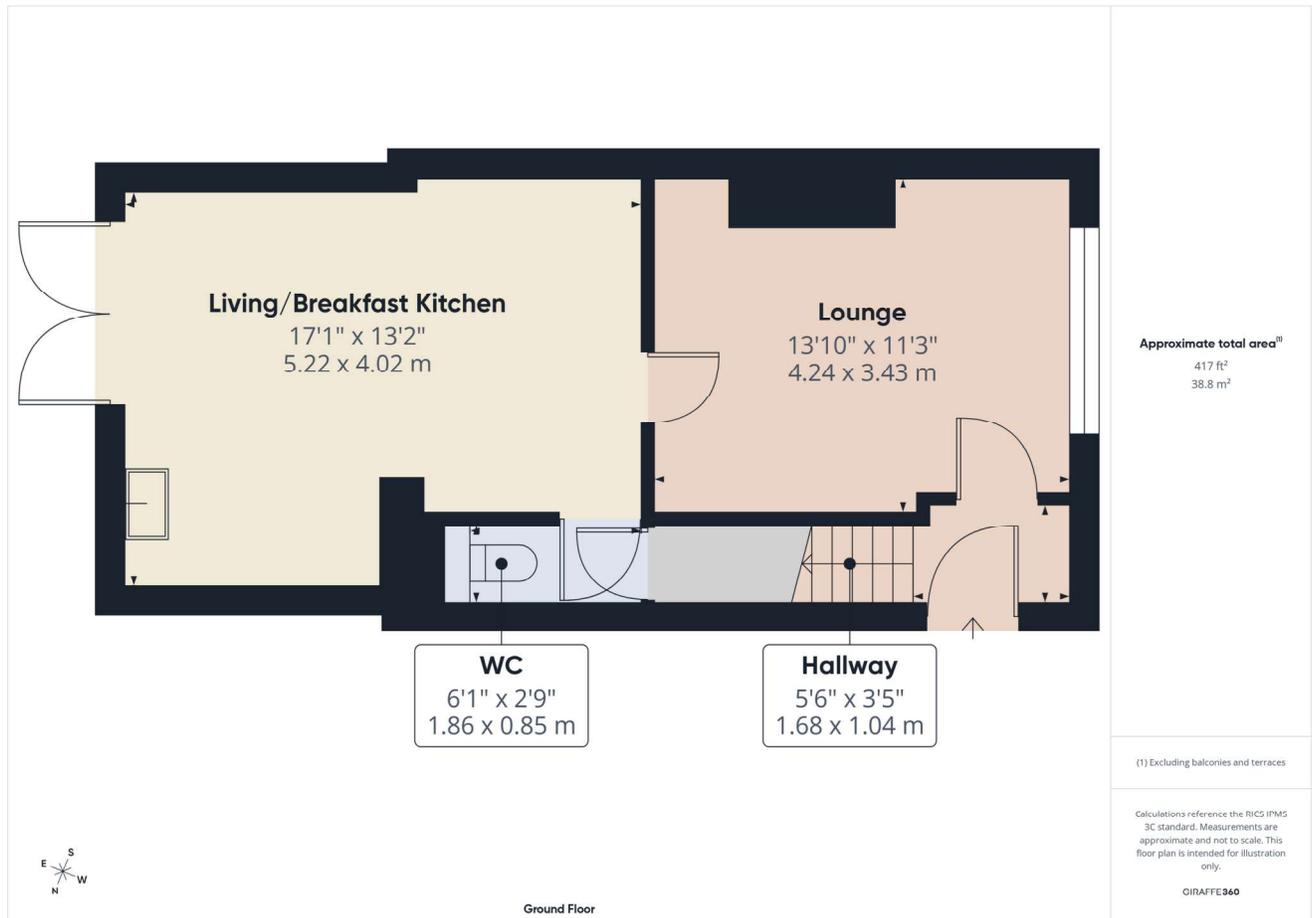
Gallery Photos



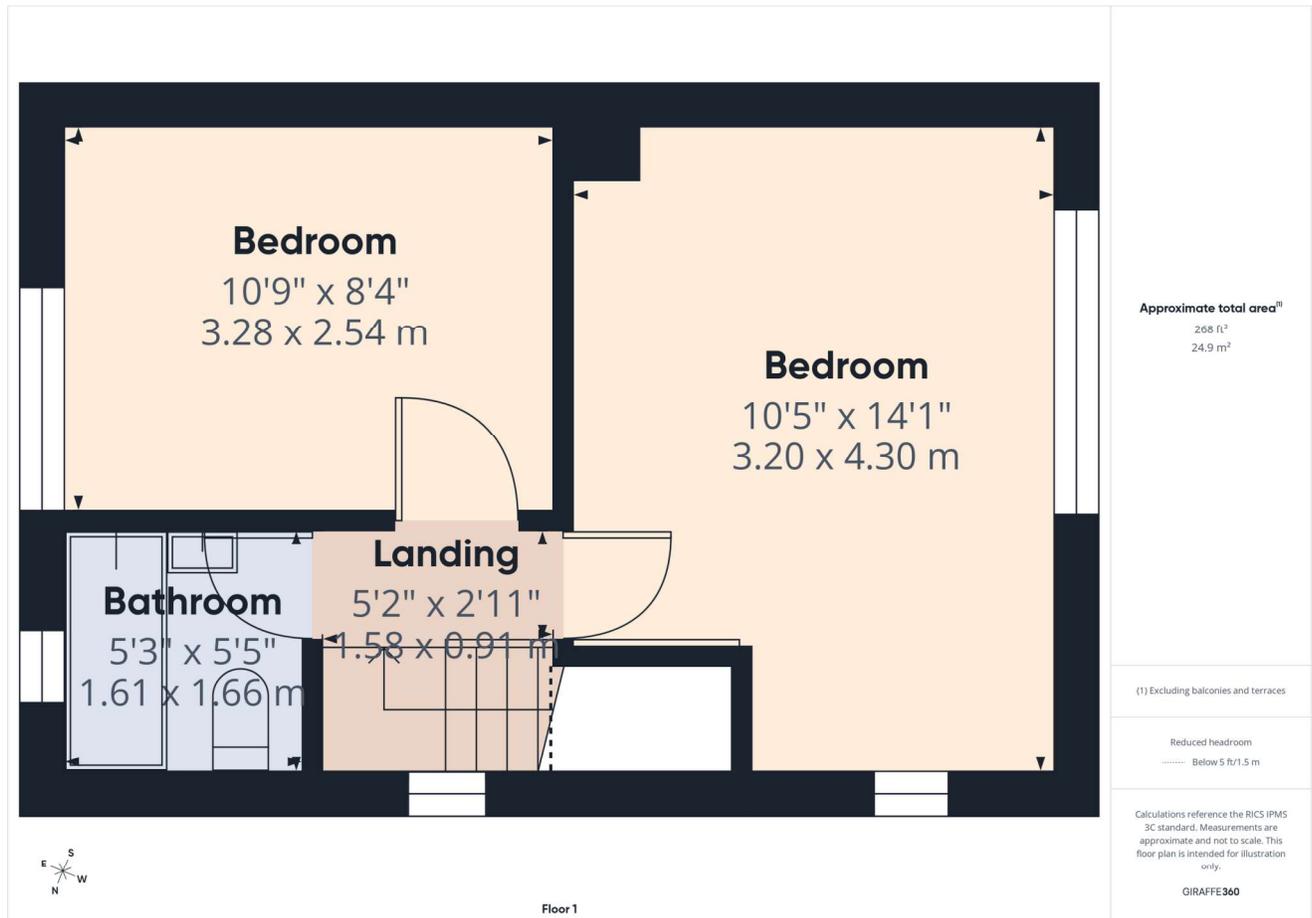
Gallery Photos



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Property EPC - Certificate



Chaddesden, DE21

Energy rating

D

Valid until 13.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 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:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	69 m ²

Hannells About Us



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.

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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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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.



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