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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th August 2026



ALBERT ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Extended Three Bedroomed Detached Home
- > Available With No Upward Chain
- > Two Reception Rooms And Two Shower/Wet Rooms
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An extended three-bedroom detached home, offered to the market with no upward chain, making it an ideal opportunity for first-time buyers or growing families. Situated in a popular and convenient location close to a range of local amenities, the property offers well-proportioned accommodation including two reception rooms and two shower/wet rooms. Further benefits include off-road parking and a good-sized rear garden. Viewing recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, two reception rooms with air conditioning units, refitted kitchen with in-built oven and hob and spacious wet room. To the first floor the landing provides access to three bedrooms and shower room. Outside, there is off-road parking to the front elevation and a good size enclosed rear garden which enjoys a degree of privacy.

Room Measurement & Details

Hallway: (11'8" x 5'10") 3.56 x 1.77

Living Room: (11'11" x 10'10") 3.63 x 3.30

Dining Room: (11'6" x 10'11") 3.50 x 3.32

Kitchen: (11'8" x 11'5") 3.55 x 3.49

Ground Floor Wet Room: (8'0" x 8'3") 2.44 x 2.51

First Floor Landing: (3'1" x 6'2") 0.93 x 1.88

Bedroom: (11'11" x 10'11") 3.64 x 3.34

Bedroom: (11'6" x 11'0") 3.51 x 3.36

Bedroom: (11'7" x 5'10") 3.54 x 1.77

Bathroom: (4'5" x 5'9") 1.35 x 1.76

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking. There is gated access to the side elevation leading to the enclosed and pleasant 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.

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY310840		

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)

8	66	1800
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

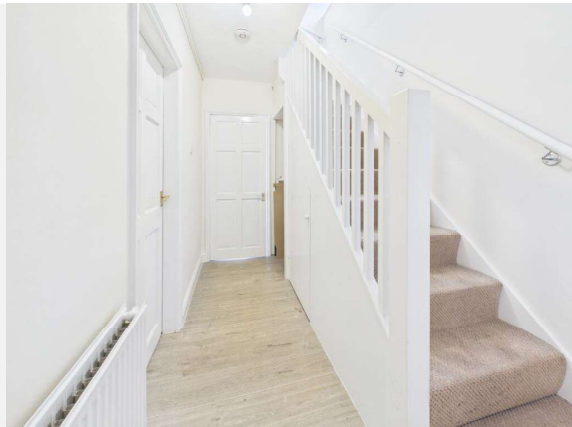
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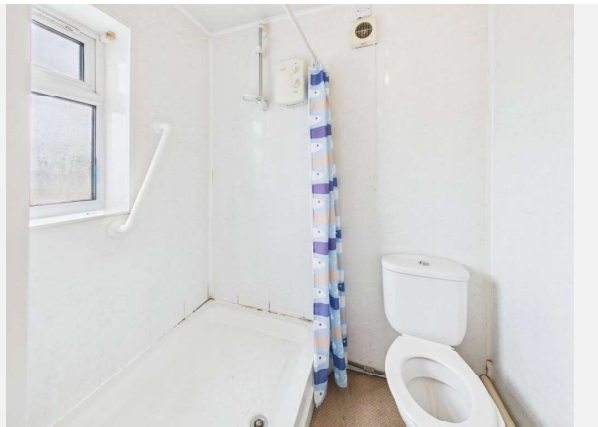
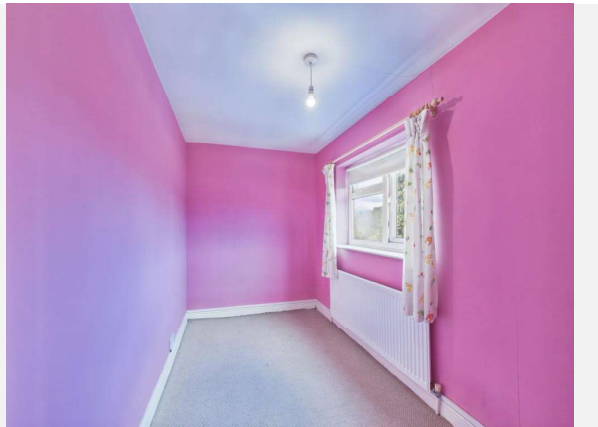


Planning records for: *Albert Road, Chaddesden, Derby, DE21*

Reference - 19/01365/FUL	
Decision:	Decided
Date:	23rd September 2019
Description:	Single storey rear extension to dwelling house (wet room and enlargement of kitchen) and installation of an access ramp

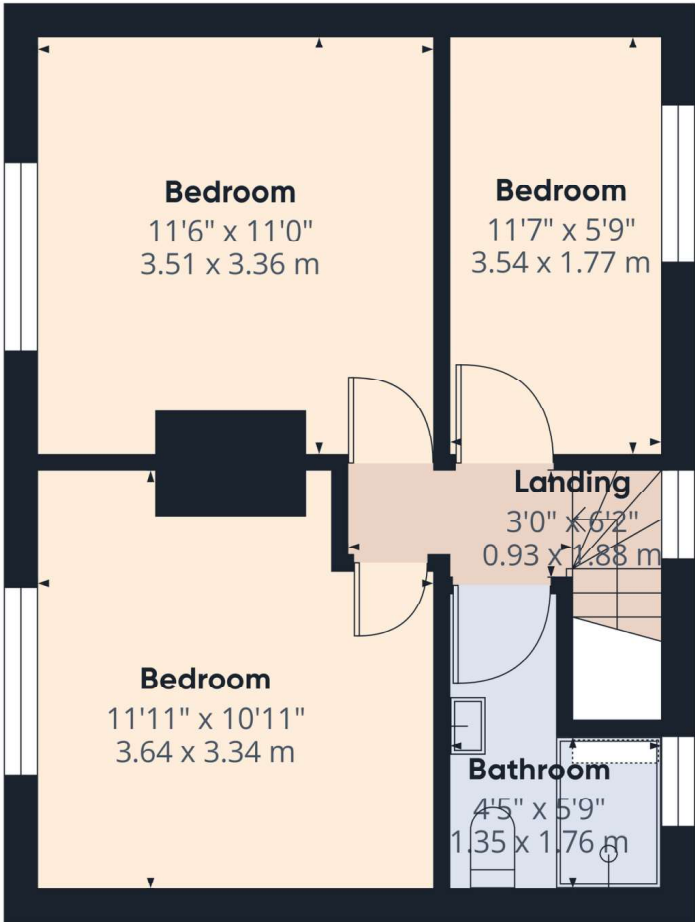
Reference - 20/01415/NONM	
Decision:	Decided
Date:	17th November 2020
Description:	Single storey rear extension to dwelling house (wet room and enlargement of kitchen) and installation of an access ramp - non-material amendment to previously approved planning permission 19/01365/FUL to amend the rear window design and location and front access ramp







ALBERT ROAD, CHADDESSEN, DERBY, DE21



Floor 1

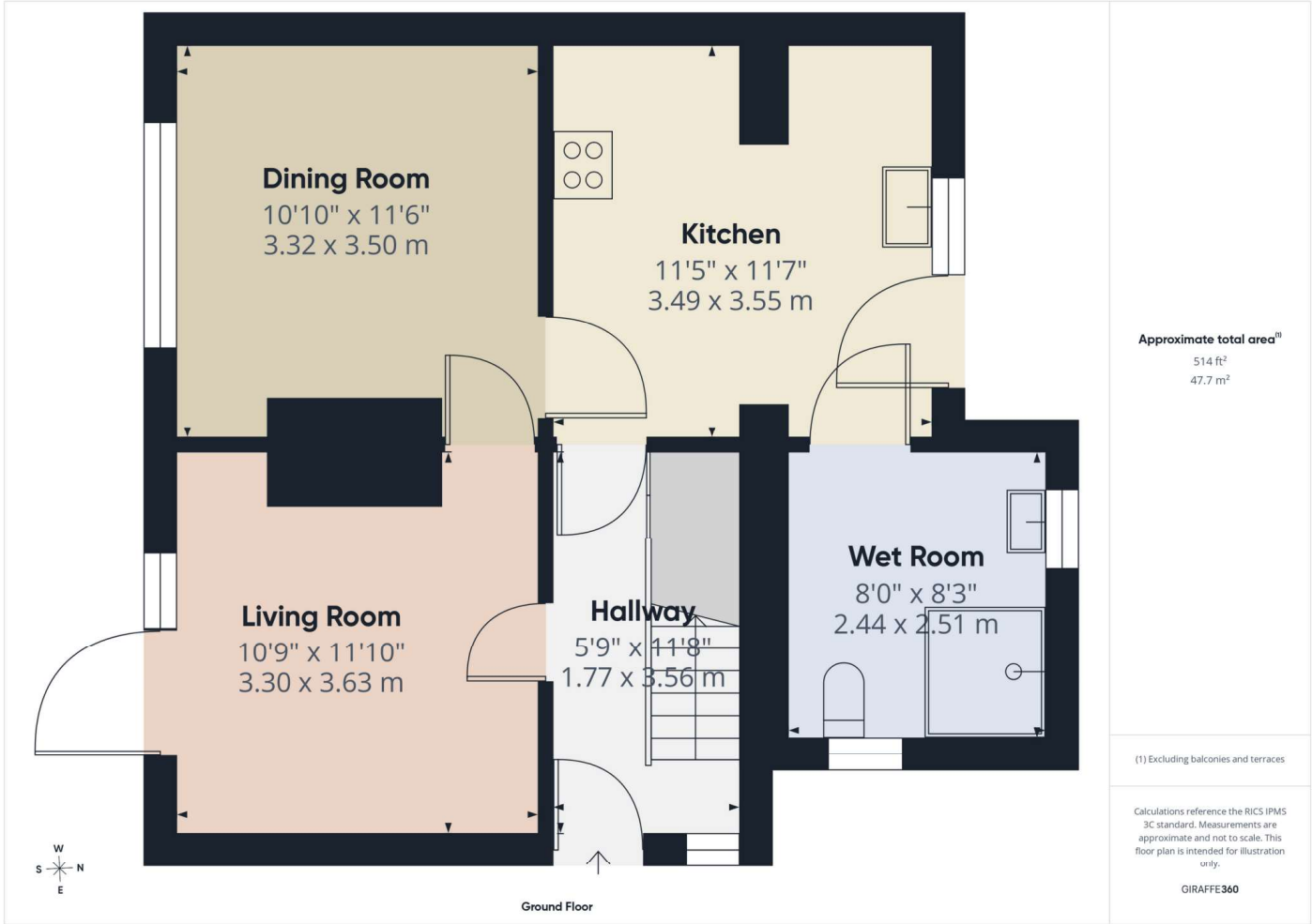
Approximate total area⁽¹⁾
363 ft²
33.8 m²

(1) Excluding balconies and terraces

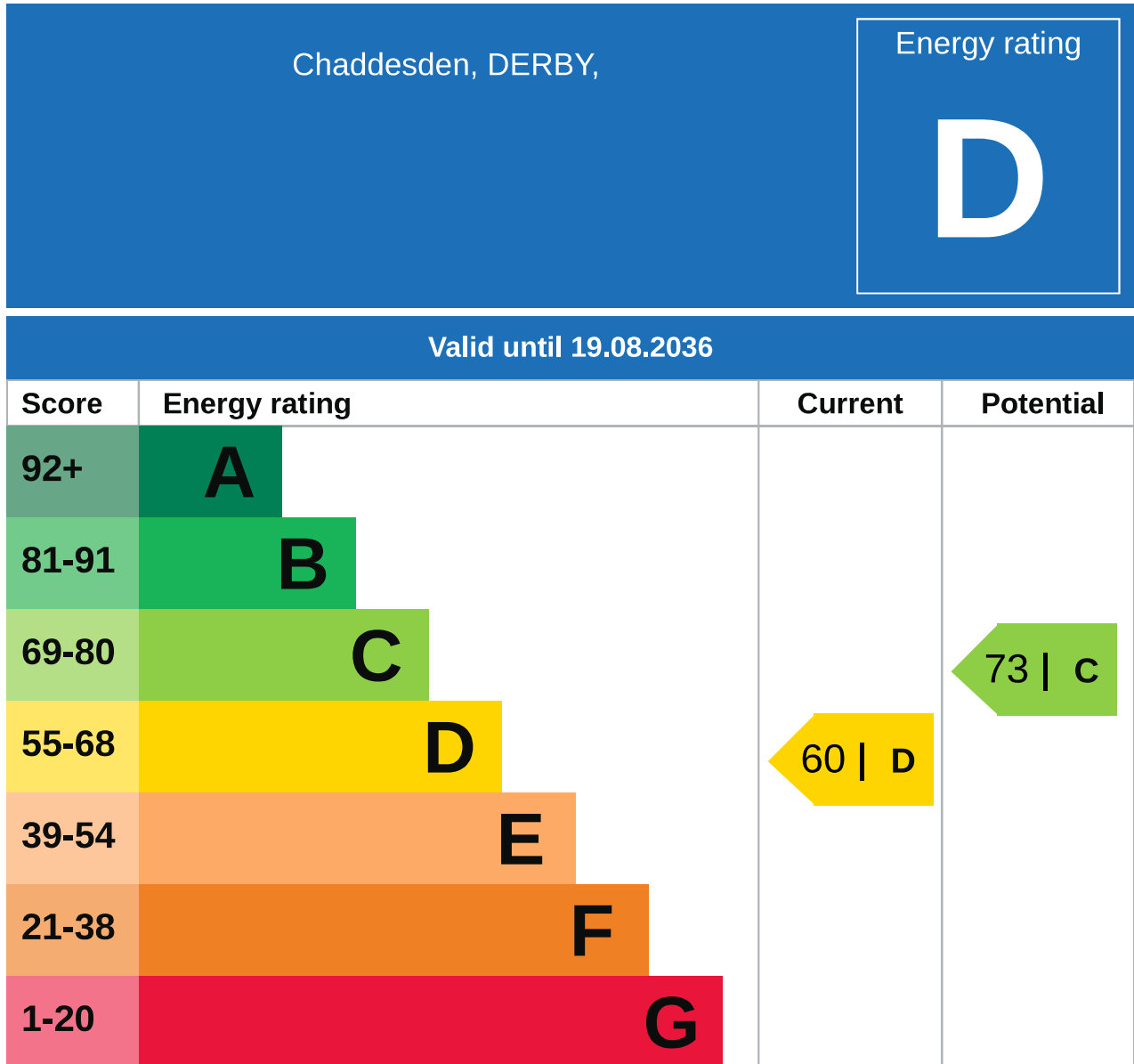
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ALBERT ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	88 m ²



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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.

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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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