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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



WORCESTER CRESCENT, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Semi-Detached Home
- > Three Well-Proportioned Bedrooms
- > Council Tax Band A, Freehold
- > EPC Rating C, Standard Construction
- > Enclosed Rear Garden

Property Description

An excellent opportunity for a first-time buyer or growing family to acquire this deceptively spacious semi-detached home, ideally situated within the popular residential area of Chaddesden. The property benefits from off-road parking for two vehicles and a generous enclosed rear garden. Offering well-proportioned and versatile accommodation throughout, the property has been enhanced by a modern fitted kitchen and contemporary bathroom. Further benefits include gas-fired central heating via a combination boiler and UPVC double glazing. The accommodation briefly comprises a welcoming reception hallway, spacious living room with study area with French doors providing direct access to the rear garden, utility area and cloaks/WC, and modern fitted kitchen area leading through to the dining room. To the first floor are three well-proportioned bedrooms, providing comfortable and flexible accommodation for a growing family, together with a family bathroom having a modern three-piece suite. Externally, the property continues to impress, with off-road parking for two vehicles to the front elevation, while the rear boasts a good-sized, enclosed garden, offering an attractive outdoor space for relaxing, entertaining and family enjoyment. Worcester Crescent is conveniently positioned for a range of local amenities, including nearby shops, schools and public transport links.

Room Measurement & Details

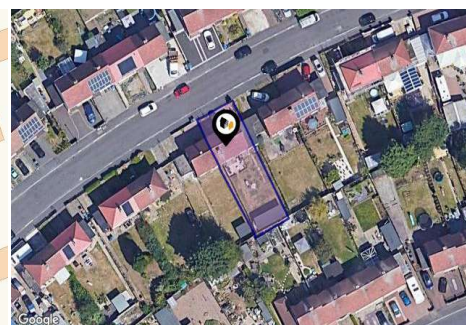
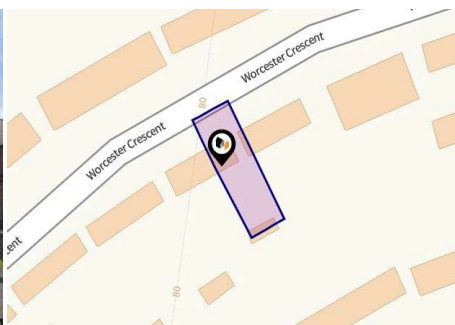
Entrance Hall: (5'9" x 9'2") 1.75 x 2.80
Living Room: (13'1" x 22'0") 3.98 x 6.70
Utility Area: (6'3" x 6'3") 1.91 x 1.90
W/C: (5'7" x 2'11") 1.70 x 0.89
Kitchen Area: (9'9" x 8'9") 2.97 x 2.67
Dining Area: (12'0" x 9'3") 3.66 x 2.82
First Floor Landing: (7'5" x 3'1") 2.27 x 0.95
Bedroom One: (11'6" x 9'5") 3.50 x 2.86
Second Bedroom: (11'3" x 12'4") 3.43 x 3.76
Third Bedroom: (7'10" x 9'5") 2.40 x 2.88
Bathroom: (7'4" x 5'5") 2.24 x 1.66

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

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.08 acres
Year Built :	1950s
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY109085

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

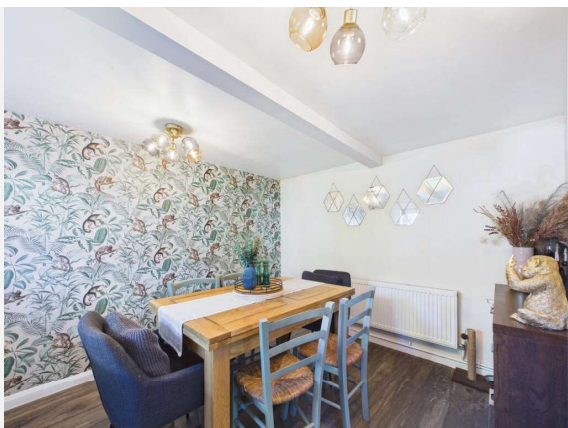
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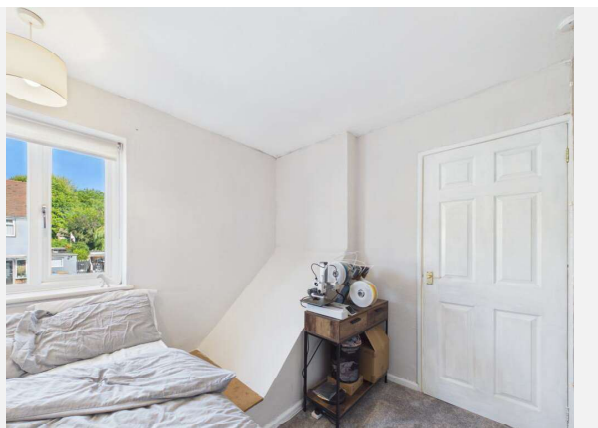
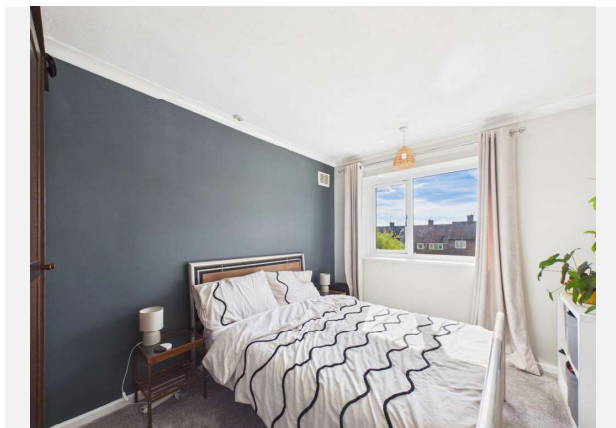
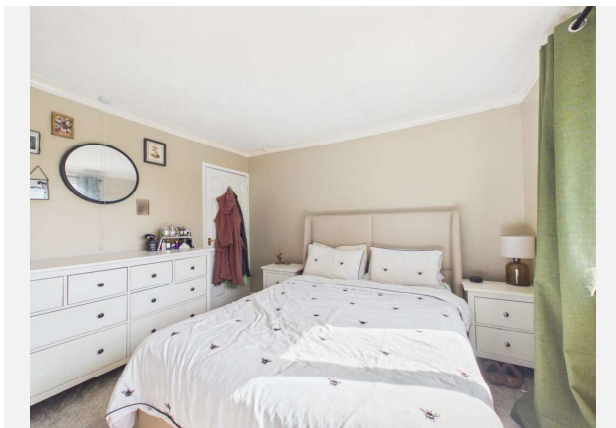
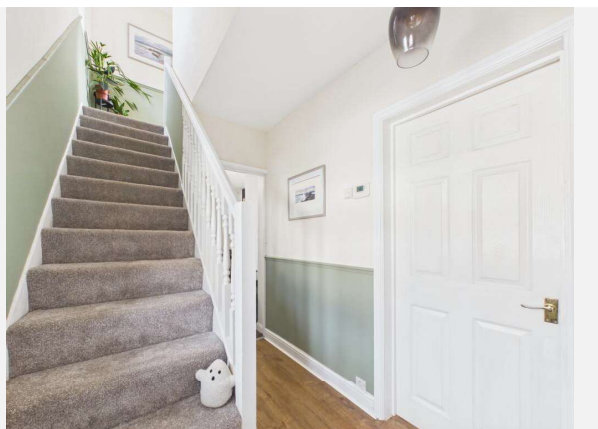
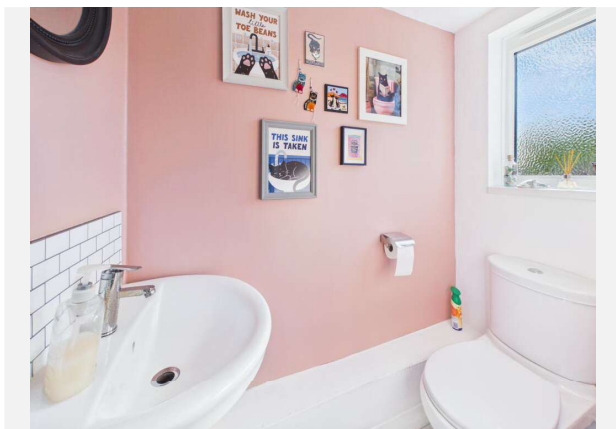
Mobile Coverage:
(based on calls indoors)

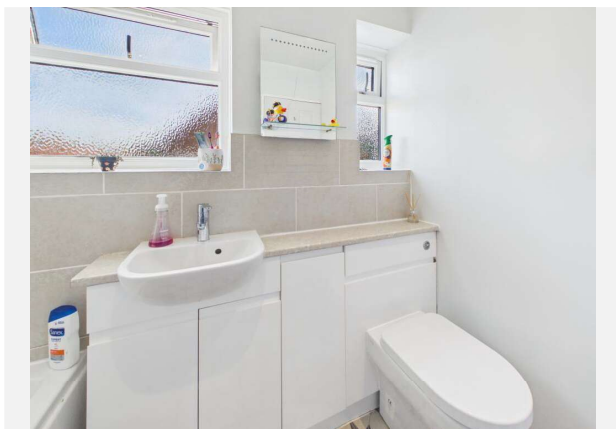


Satellite/Fibre TV Availability:





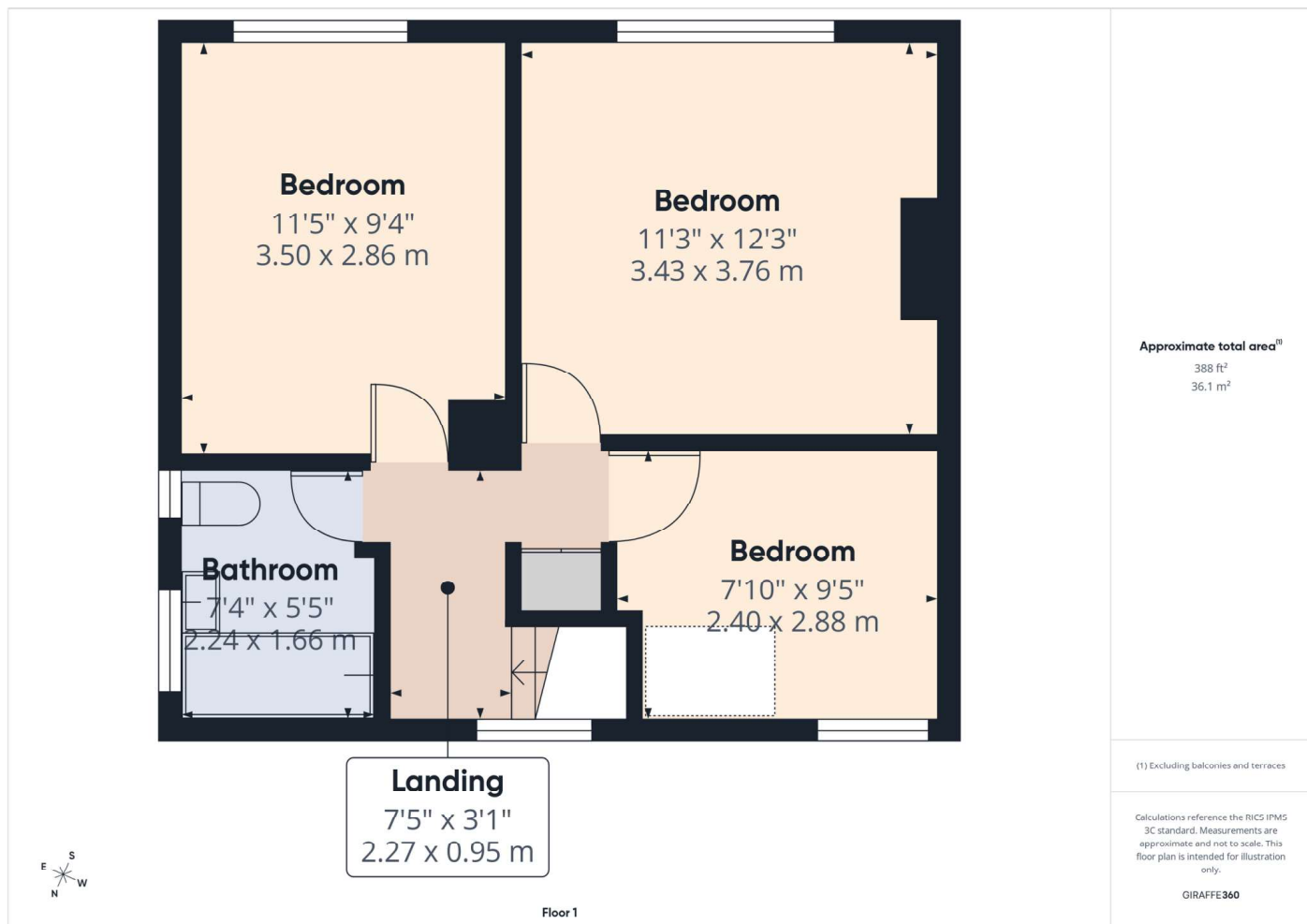




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Property EPC - Certificate



Worcester Crescent, DE21

Energy rating

D

Valid until 27.07.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Lightning:	Low energy lighting in 33% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Total Floor Area:	79 m ²



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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

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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.



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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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