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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th September 2026



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Particularly Well-Appointed and Presented Home
- > Spacious Refitted Living/Breakfast Kitchen With Island And Integrated Appliances
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Viewing is recommended to appreciate this well-appointed and well-presented home, which is set back from Oregon Way, opposite a local park and close to open fields and offers generous accommodation ideally suited to first-time buyers, couples and families. The ground floor begins with a welcoming reception hallway and provides access to the principal rooms. The living room is a comfortable reception space with room for a range of seating and contemporary décor together with a feature wall having a real flame effect electric fire. The breakfast kitchen is fitted with a comprehensive selection of contrasting units, extensive work surfaces and a central island with breakfast bar seating together with a range of integrated appliances together with recessed lighting and pendant lights above the island complete the modern appearance. A useful ground-floor WC is also provided. From the kitchen, doors lead into the conservatory, which provides a versatile additional reception or dining area with views over and access to the garden and has the benefit of underfloor heating and additional radiator. On the first floor, the landing leads to three well-proportioned bedrooms (two double) and the family bathroom serves all three bedrooms.

Room Measurement & Details

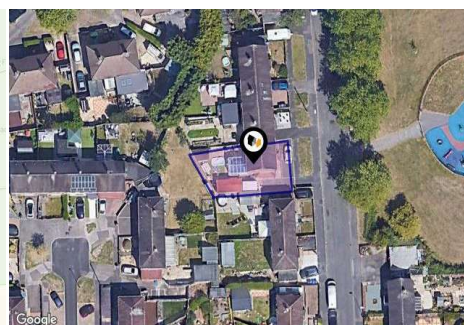
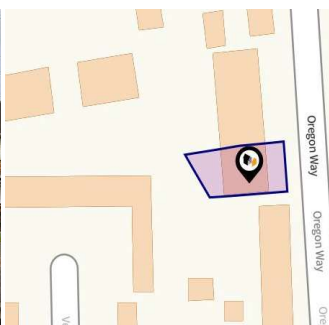
Entrance Hall: (6'3" x 12'8") 1.90 x 3.86
Living Room: (13'11" x 12'11") 4.24 x 3.94
Breakfast Kitchen: (20'10" x 9'0") 6.35 x 2.74
Cloaks/WC: (4'0" x 2'10") 1.22 x 0.86
Conservatory: (13'11" x 10'10") 4.24 x 3.30
First Floor Landing: (7'7" x 5'6") 2.31 x 1.68
Bedroom One: (11'0" x 12'10") 3.35 x 3.91
Bedroom Two: (10'10" x 8'11") 3.30 x 2.72
Bedroom Three: (9'6" x 8'5") 2.90 x 2.57
Bathroom: (7'8" x 5'6") 2.34 x 1.68

Outside:

The property has the benefit of off-road parking for two vehicles. There is a shared driveway providing access to a further driveway providing off-road parking which leads to a GARAGE 19'11" x 9'3" with up and over door, light, power and a courtesy door to the side elevation. There is gated access to the side elevation to an enclosed rear garden, ideal for entertaining and incorporates two paved patio areas, artificial turf, brick built outbuilding 12'11" x 6'6" with light and power together with fenced boundaries.

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 comp



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY104418

Tenure: Freehold

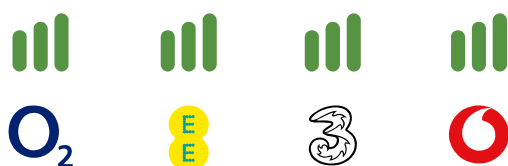
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	60 mb/s	1800 mb/s

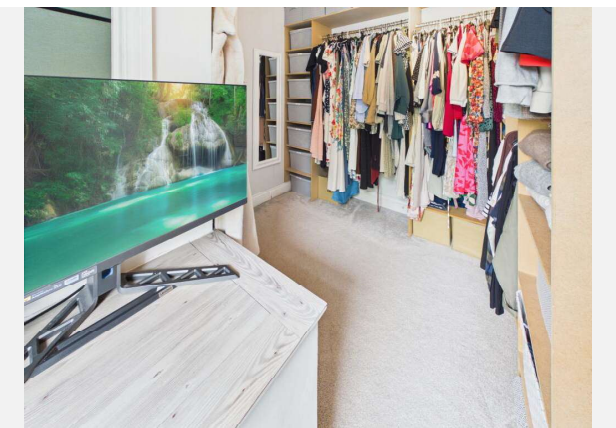
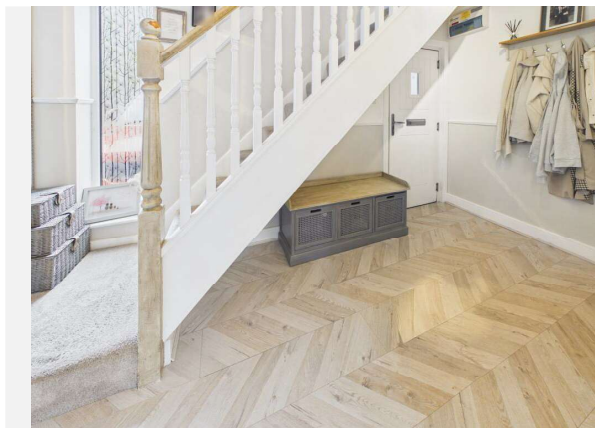
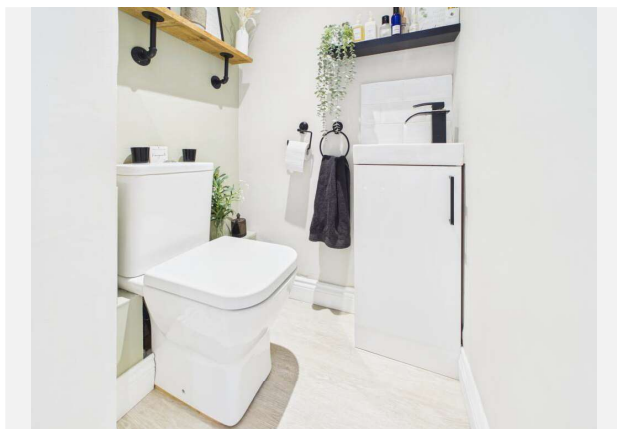
Mobile Coverage:
(based on calls indoors)

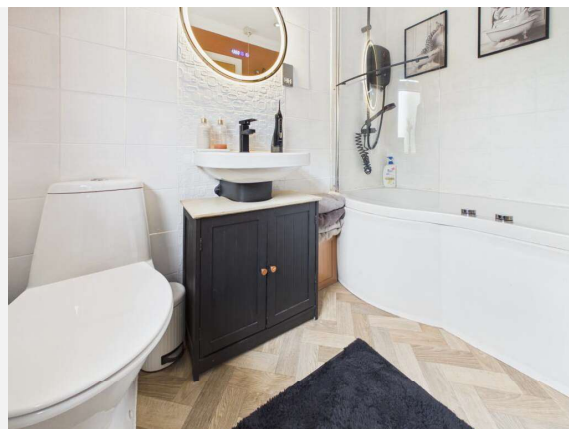
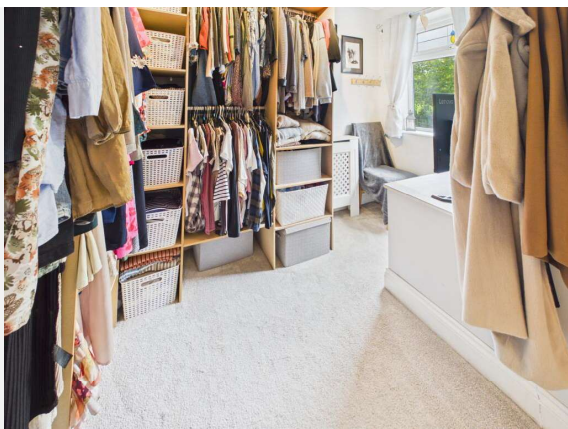


Satellite/Fibre TV Availability:

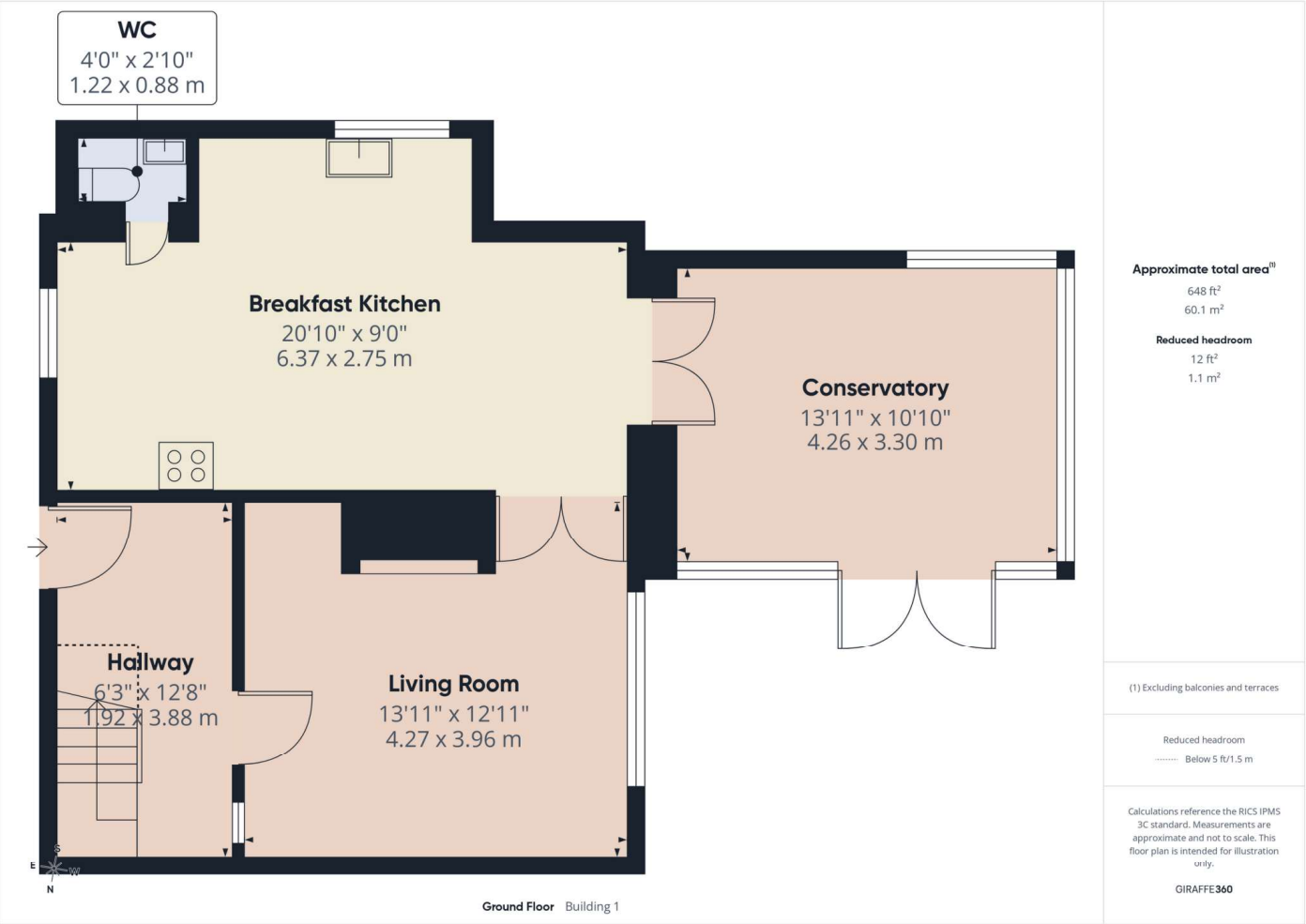




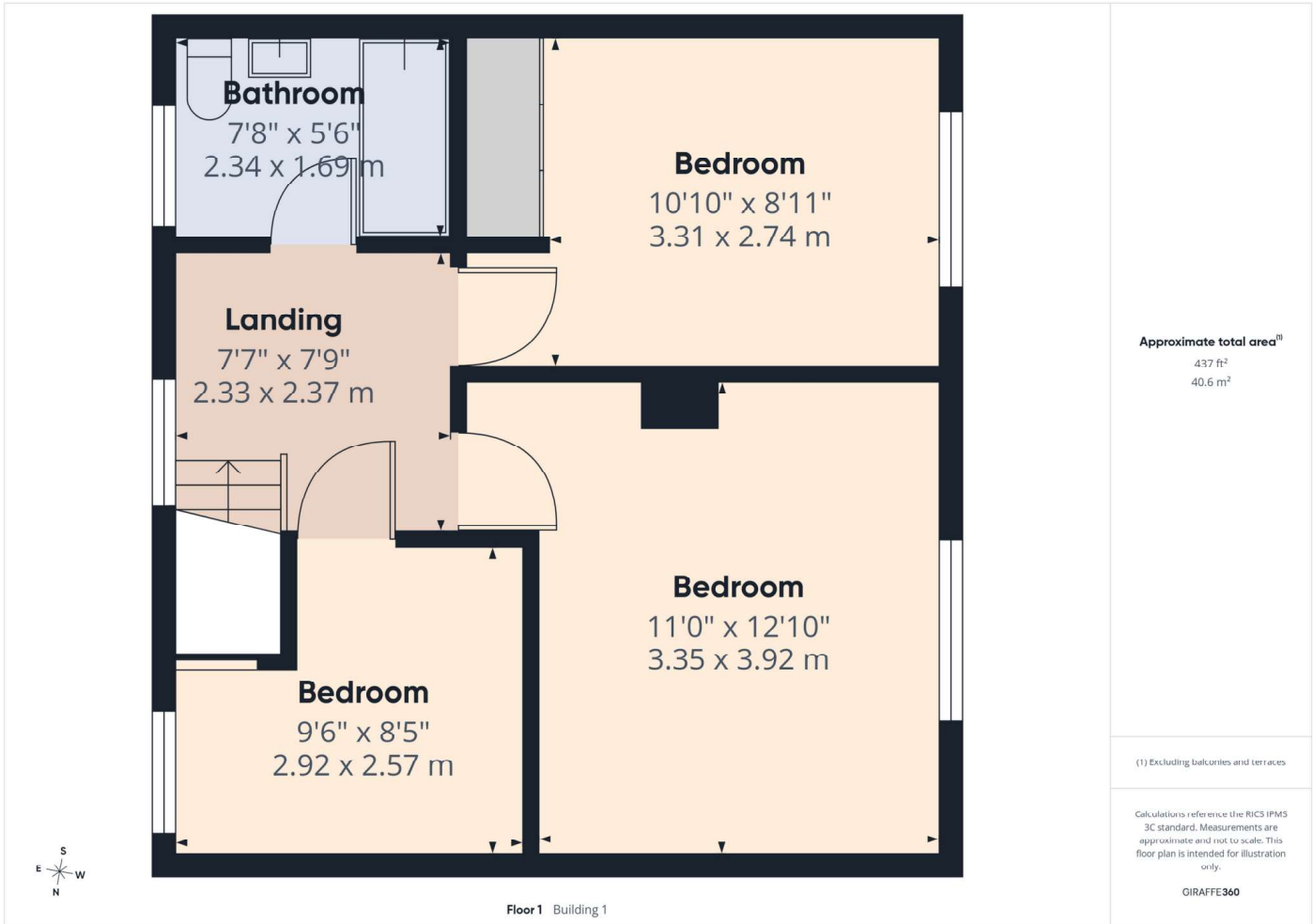




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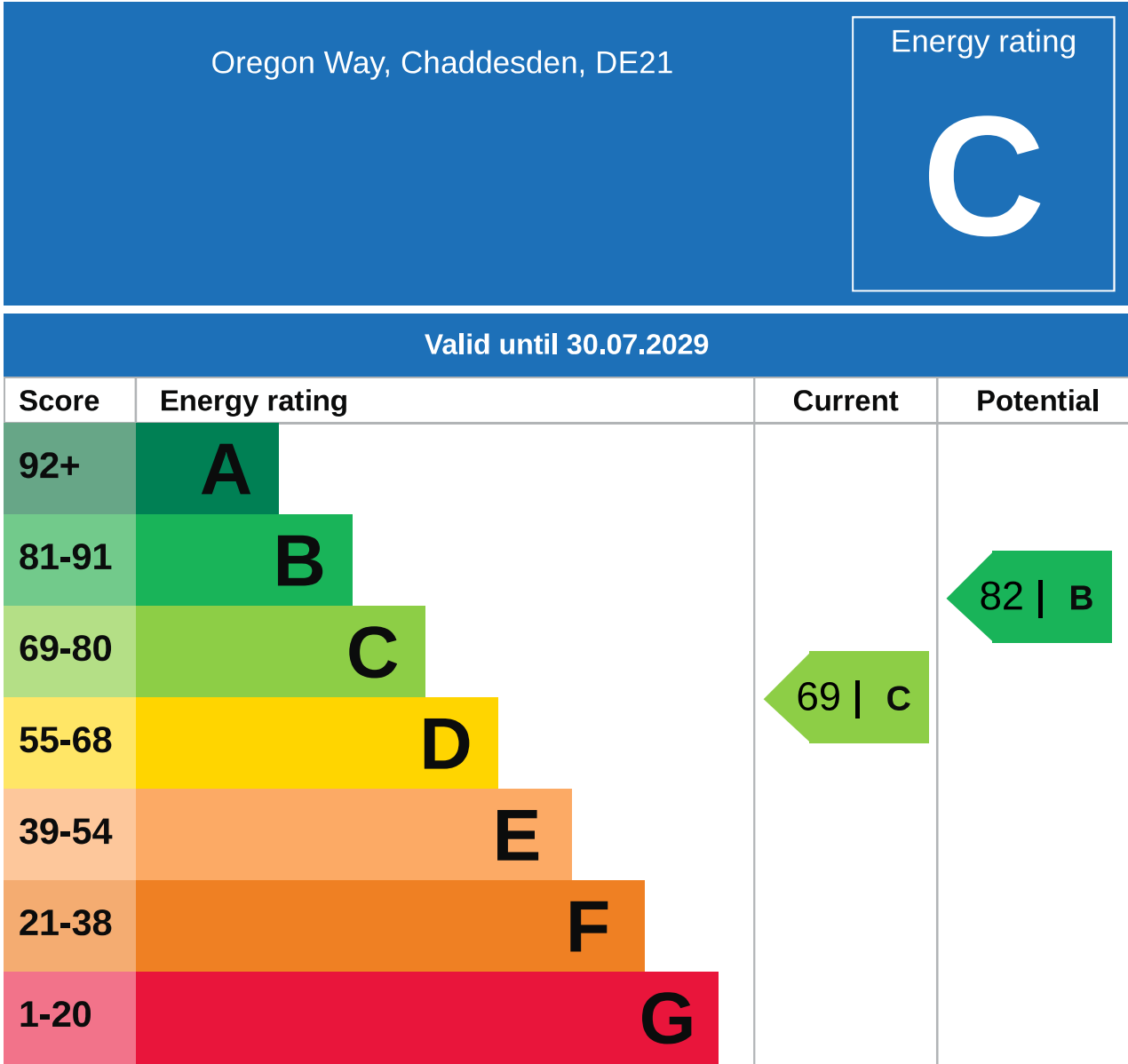


Ground Floor Building 2



Ground Floor Building 3

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	90 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.



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Hannells

Data Quality

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