



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th October 2026



MAPLETON AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modernised Semi-Detached Home
- > Off-Road Parking, Enclosed Rear Garden And Outhouse/Entertainment Room
- > No Upward Chain, Ideal First Time Buy, Viewing Recommended
- > EPC Rating C, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A modernised and well-proportioned semi-detached home, offered for sale with no upward chain. The property comprises two double bedrooms and a versatile study/nursery, ideal for home working or a growing family. Further benefits include off-road parking and a good-sized rear garden, complete with an outhouse featuring a kitchenette and French doors opening directly onto the garden, creating a versatile additional space for relaxing or entertaining. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, living room, dining kitchen and side entrance lobby/utility. To the first floor the landing provides access to two double bedrooms and a study/nursery/home office and bathroom with a three piece suite. Outside, there is off-road parking to the front elevation and a good-size garden to the rear with outhouse/entertainment room. Mapleton Avenue is well situated for local amenities together with road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Hallway: (4'11" x 3'0") 1.50 x 0.91

Living Room: (14'6" x 11'4") 4.42 x 3.45

Dining Kitchen: (13'7" x 9'5") 4.14 x 2.87

Utility Room: (9'5" x 3'10") 2.87 x 1.17

Landing: (5'10" x 5'6") 1.78 x 1.68

Bedroom One: (11'4" x 9'6") 3.45 x 2.90

Bedroom Two: (10'2" x 9'6") 3.10 x 2.90

Dressing Room/Study/Nursery: (9'6" x 4'0") 2.90 x 1.22

Bathroom: (7'11" x 5'4") 2.41 x 1.63

Outhouse/Entertainment Room: (15'2" x 12'2") 4.62 x 3.71

With kitchenette, light, power, French doors opening onto the garden and laminate flooring. Outside:

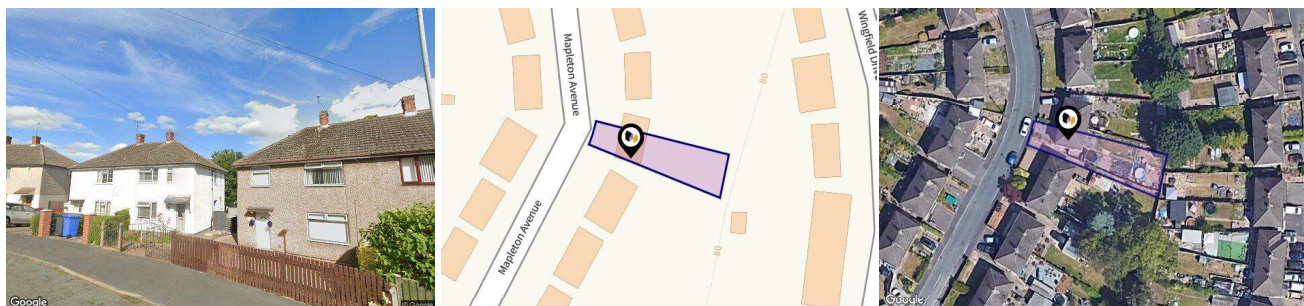
There is the benefit of a driveway to the front of the property. Gated access to the side elevation leads to the good-size rear garden which is laid mainly to lawn incorporating a decked patio area.

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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A Moving Experience



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY145094		

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)

4	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

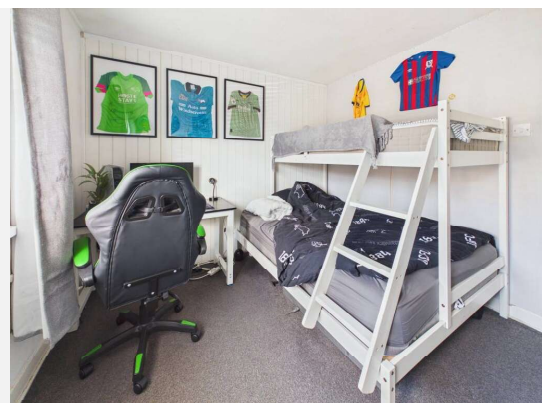
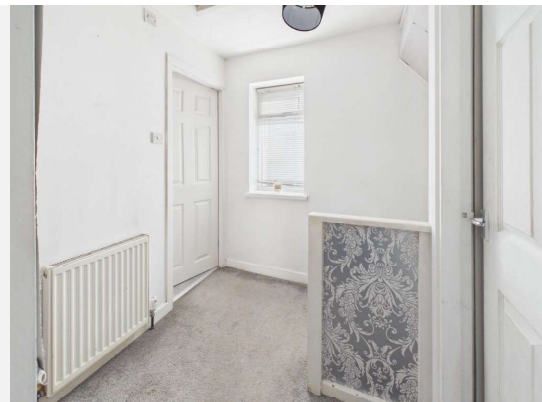
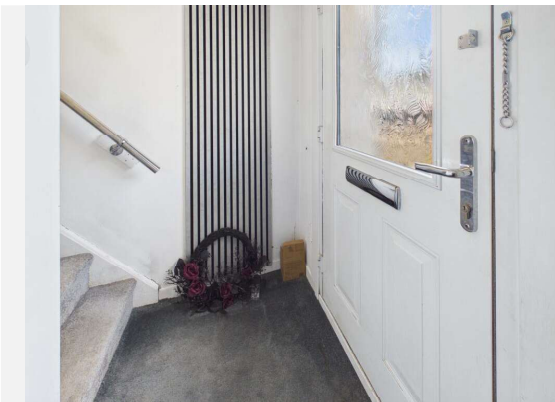
(based on calls indoors)



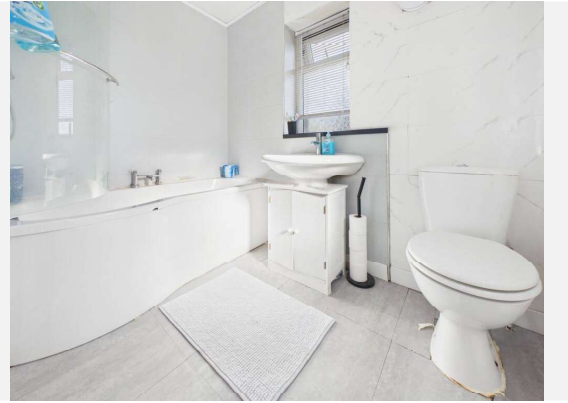
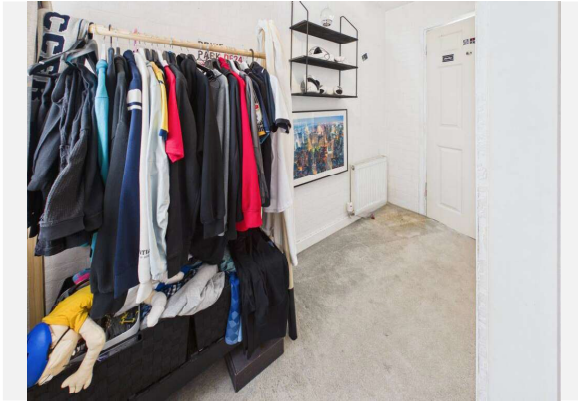
Satellite/Fibre TV Availability:



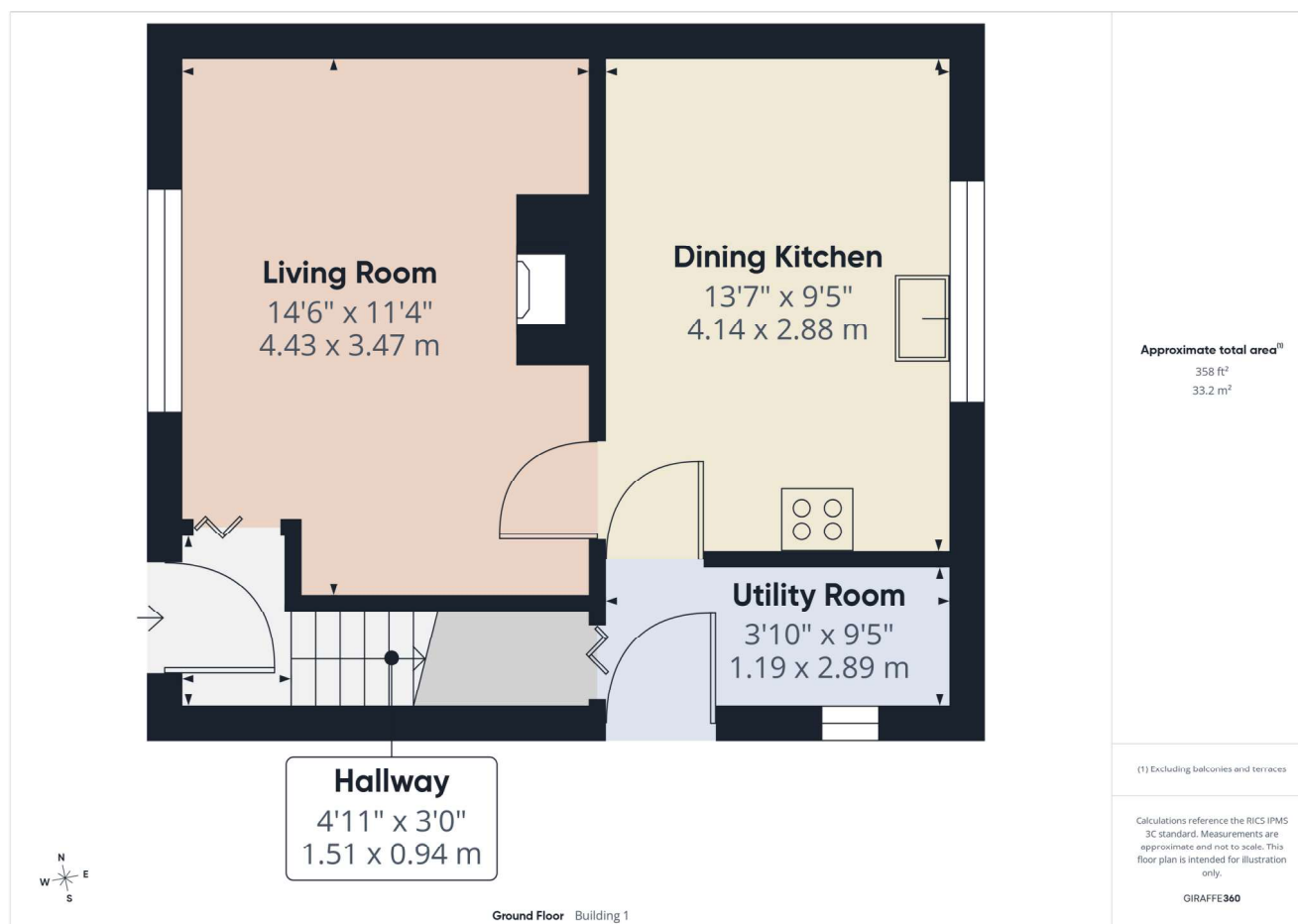
Gallery Photos



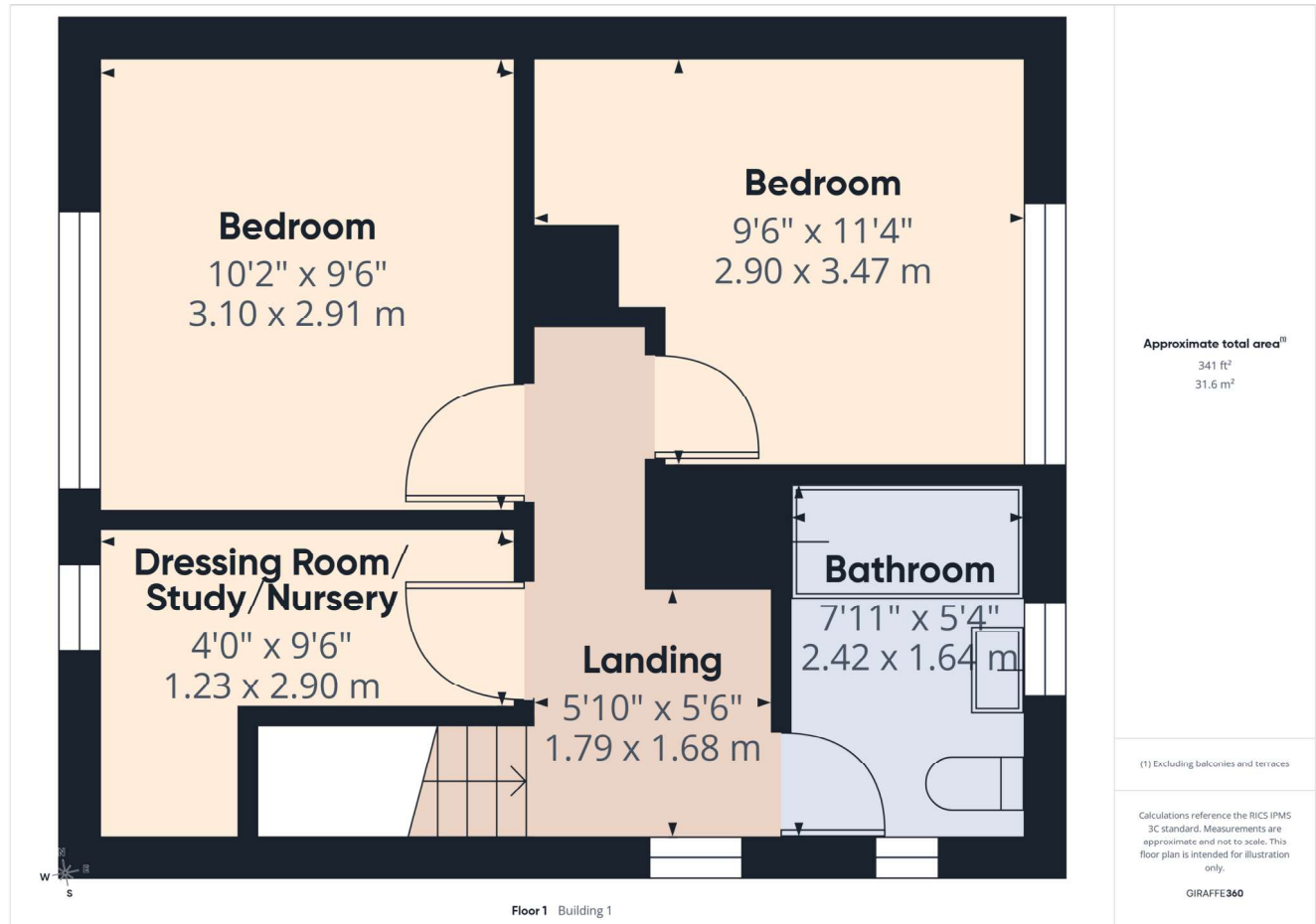
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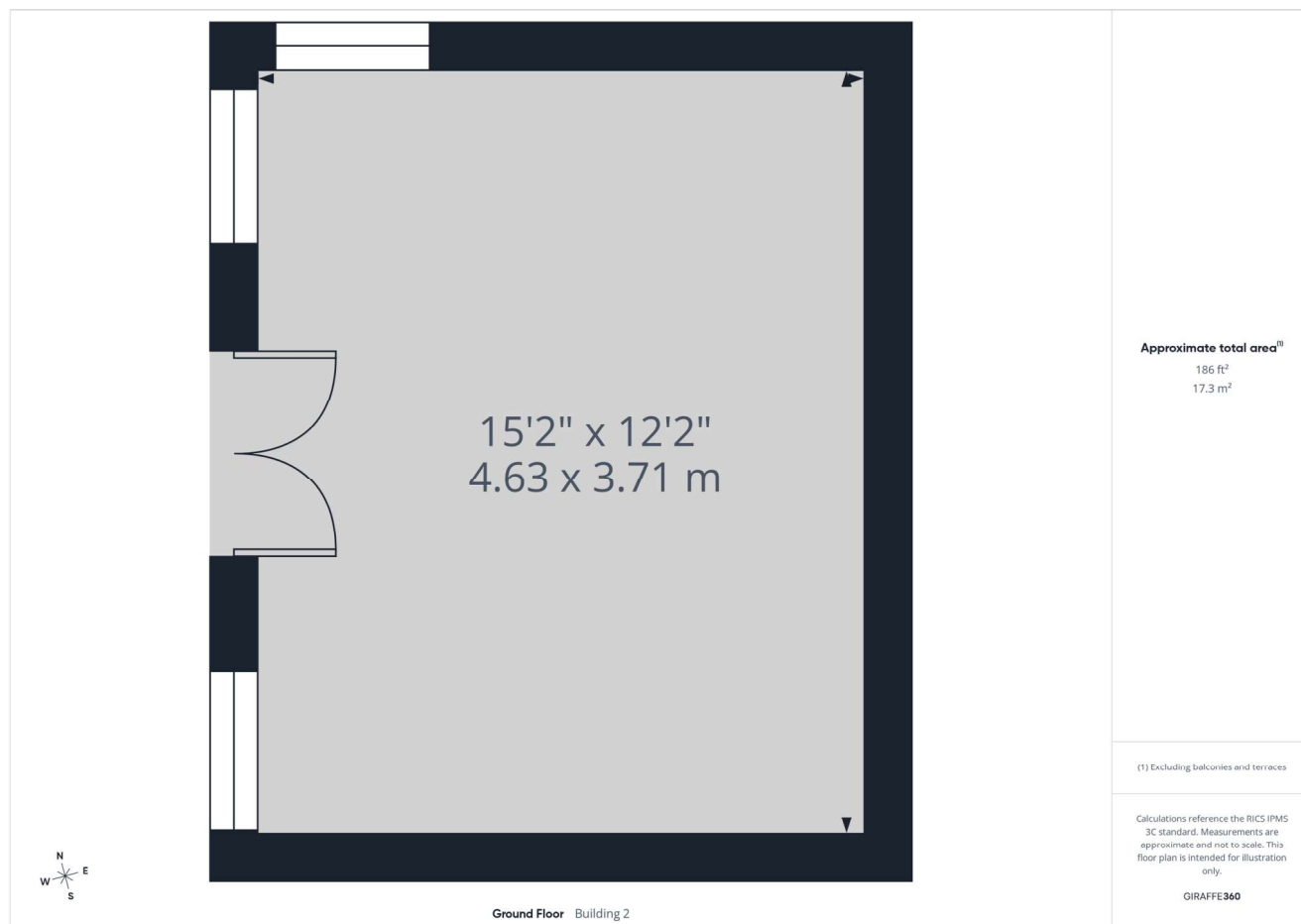
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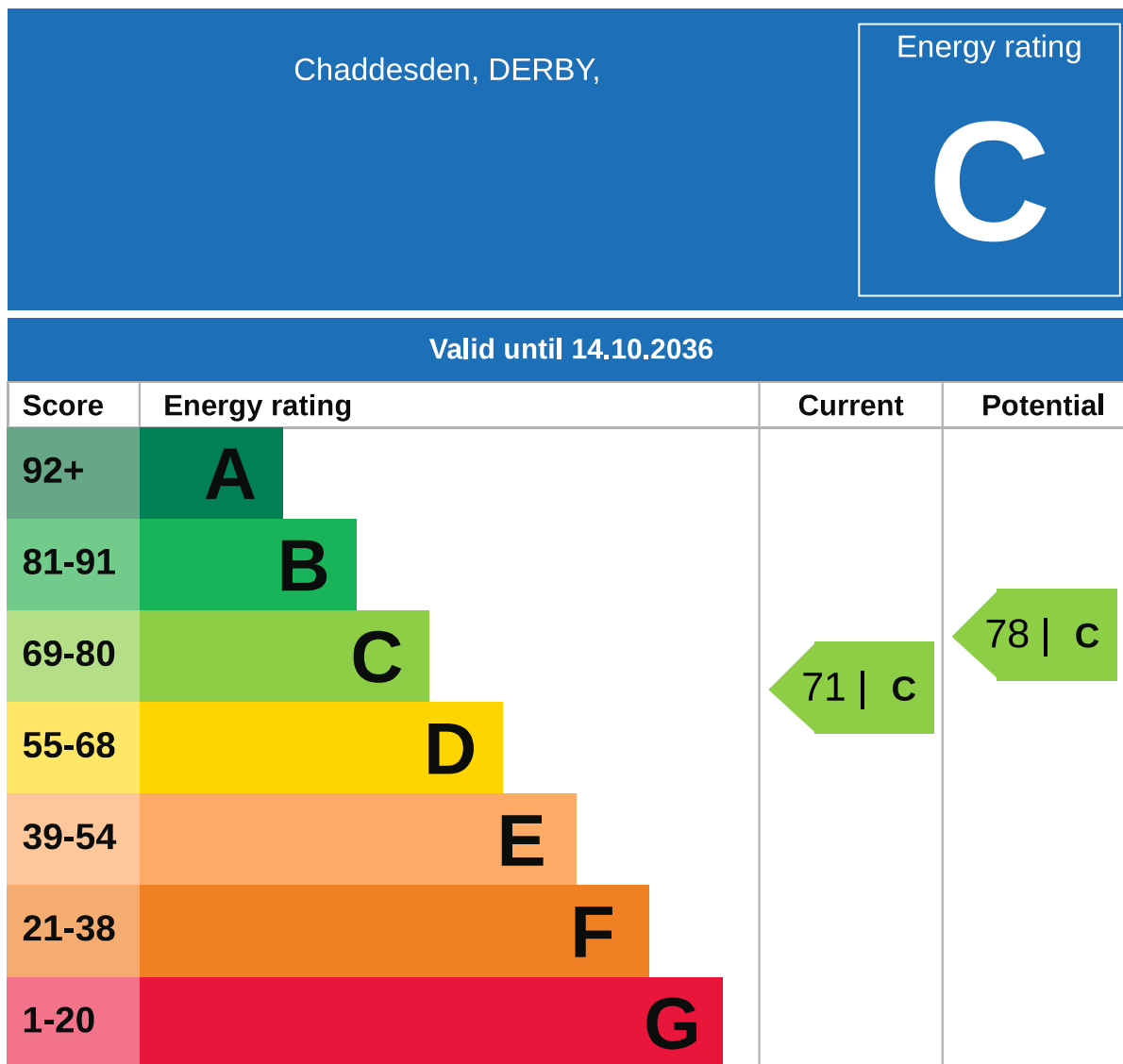
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, with external insulation
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	70 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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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

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