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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



ALBERT ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modernised, Improved And Extended Semi-Detached Home
- > Ideal First Time Buy/Family Home
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-presented, modernised and extended three-bedroom home, ideally suited to first-time buyers or growing families. The property benefits from a mature, south-facing rear garden and spacious, open-plan living accommodation throughout the ground floor. The layout includes two versatile reception areas, a fitted dining kitchen and an additional kitchen area, offering excellent flexibility for modern family living. An early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, lounge, dining kitchen, additional kitchen area and sitting area/snug. To the first floor the landing provides access to three bedrooms (two double and one single) and refitted shower room with a three piece suite. Outside, there is off-road parking for three vehicles to the front elevation and the driveway continues to the side elevation leading to the enclosed rear garden which enjoys a south-facing aspect.

Room Measurement & Details

Hallway: (12'4" x 2'11") 3.76 x 0.89

Cloaks/WC: (4'8" x 2'6") 1.42 x 0.76

Kitchen: (9'11" x 6'7") 3.02 x 2.01

Lounge: (13'4" x 10'3") 4.06 x 3.12

Dining Kitchen: (13'1" x 9'4") 3.99 x 2.84

Sitting Area/Snug: (9'6" x 9'1") 2.90 x 2.77

First Floor Landing: (9'4" x 2'9") 2.84 x 0.84

Bedroom One: (13'7" x 10'3") 4.14 x 3.12

Bedroom Two: (13'3" x 10'3") 4.04 x 3.12

Bedroom Three: (7'7" x 5'8") 2.31 x 1.73

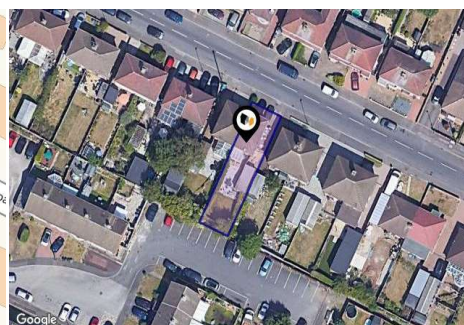
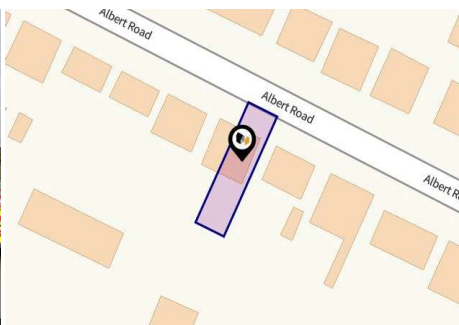
Shower Room: (7'11" x 5'8") 2.41 x 1.73

Outside:

Off-road parking is provided to the front elevation for three vehicles and the driveway continues to the side elevation leading to a GARAGE 19'5" x 8'10" with up and over door, light and power. There is gated access to the enclosed and mature rear garden enjoying a south-facing aspect and incorporates a paved patio area with lawned area beyond with mature hedgerows.

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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.06 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY12611

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)

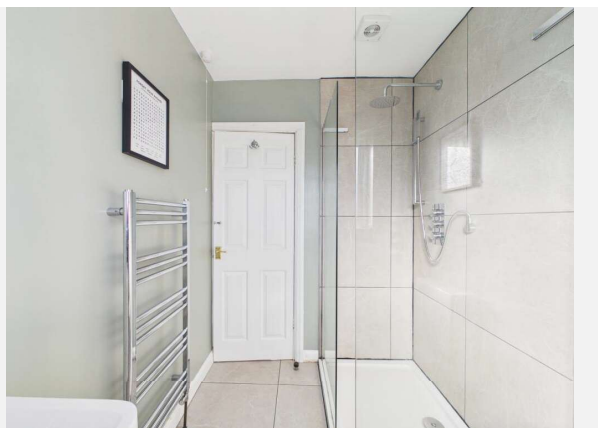
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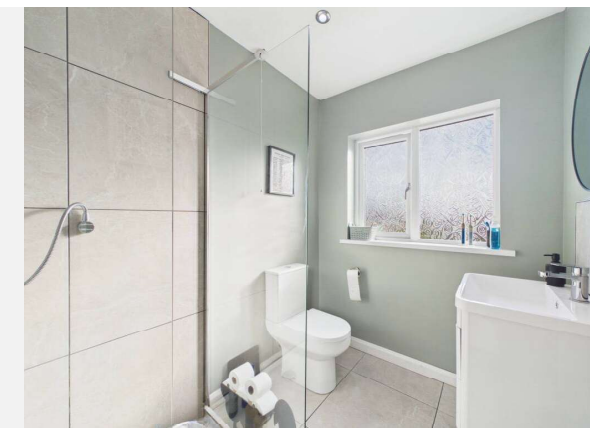
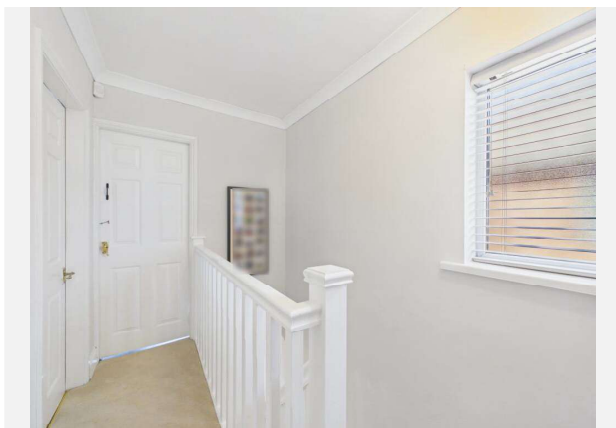
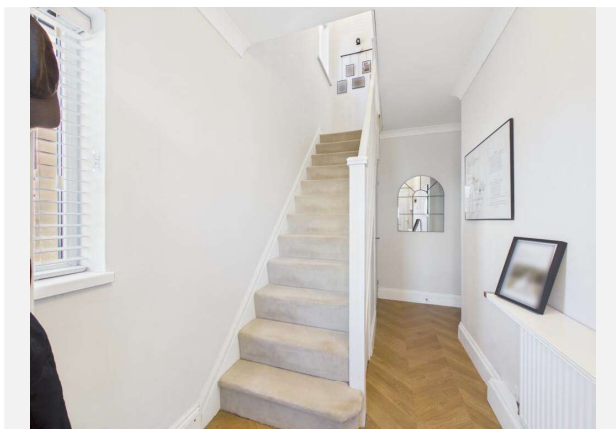
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

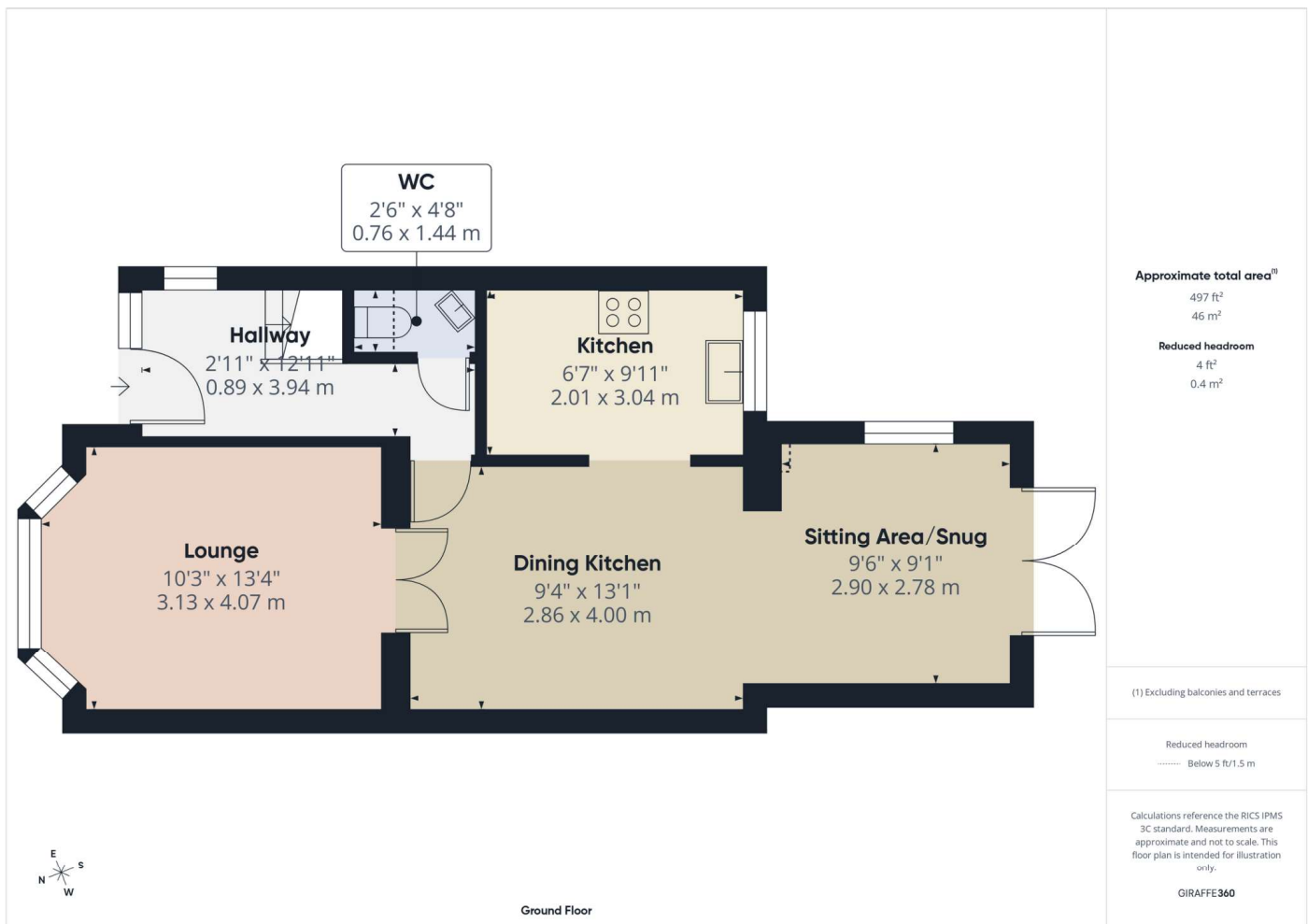




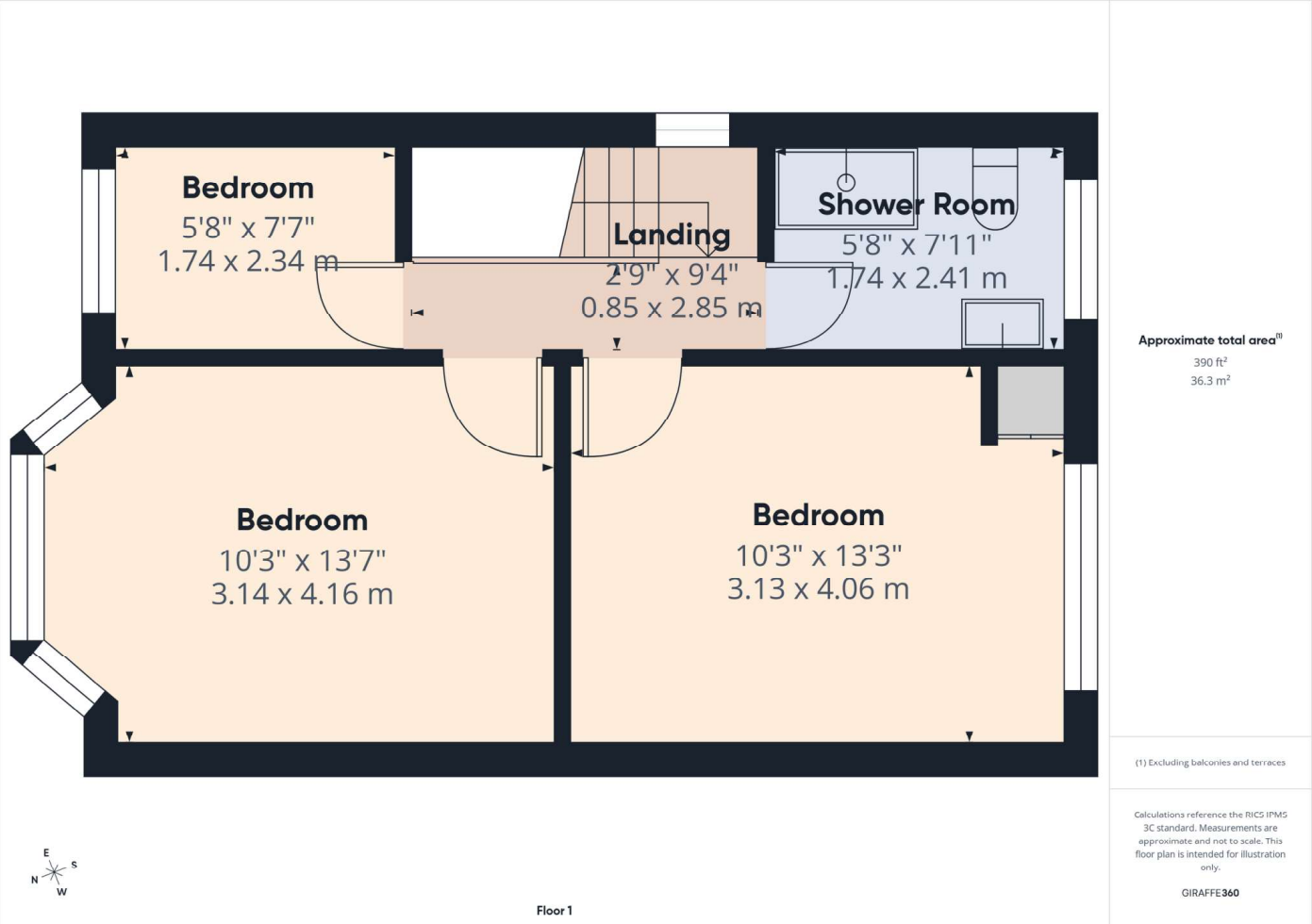




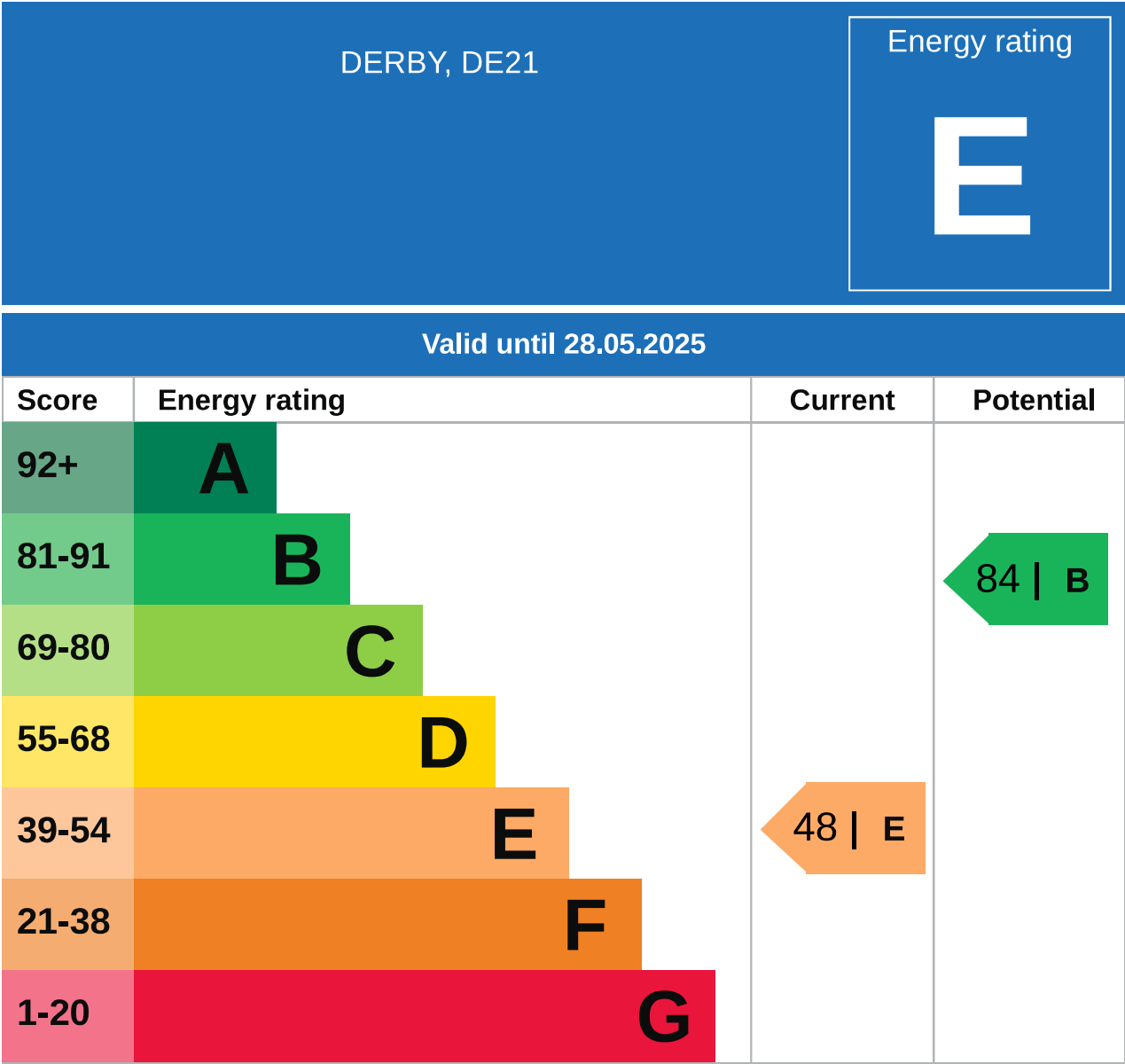
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Property
EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
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:	Low energy lighting in 44% of fixed outlets
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	79 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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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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