



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



KENDAL WALK, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious And Extended Four-Bedroom Home
- > Corner Plot Position With Gardens To Front, Side And Rear Elevations
- > Off Road Parking
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

Located in the popular area of Breadsall Hilltop, this spacious and extended four-bedroomed semi-detached home stands on a generous corner plot and offers a spacious lounge, separate dining room, dining kitchen and an enclosed rear garden. With a four first floor bedrooms, fitted family bathroom and an ample driveway parking, it will make a superb family home. Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature open hearth fireplace; separate dining room; spacious fitted dining kitchen; separate utility/pantry store; first floor landing; four well-proportioned first floor bedrooms and a fitted family bathroom. To the front of the property is a neat and spacious lawned garden space, made private by a high hedged boundary. To the rear is a garden with lawn and elevated seating area and to the side is a driveway providing ample off-road parking. Kendal Walk is an established location being well situated for local shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52 and M1 motorway respectively.

Room Measurement & Details

Entrance Hall:

Lounge: (14'7" x 11'5") 4.44 x 3.48

Dining Room: (13'0" x 9'5") 3.96 x 2.87

Dining Kitchen: (15'9" x 9'9") 4.80 x 2.97

Utility/Pantry Store: (6'5" x 4'5") 1.96 x 1.35

First Floor Landing:

Bedroom One: (14'7" x 9'7") 4.44 x 2.92

Bedroom Two: (11'6" x 9'4") 3.51 x 2.84

Bedroom Three: (9'8" x 7'3") 2.95 x 2.21

Bedroom Four: (8'3" x 6'11") 2.51 x 2.11

Bathroom: (8'1" x 5'5") 2.46 x 1.65

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.

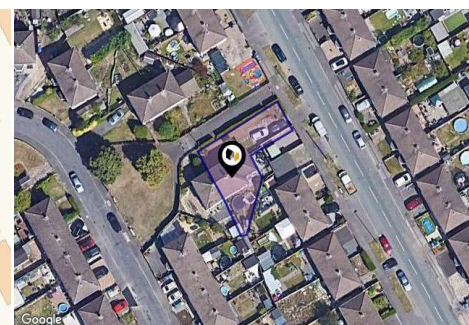
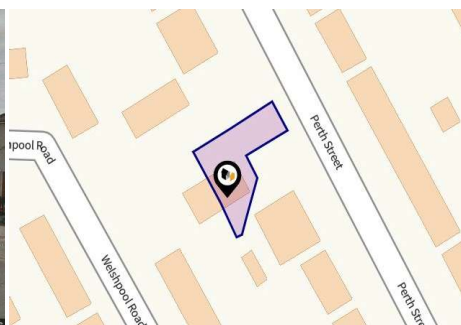
Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

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.

KFB - Key Facts For Buyers

Property Overview

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Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,119 ft ² / 104 m ²
Plot Area:	0.07 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY203639

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)

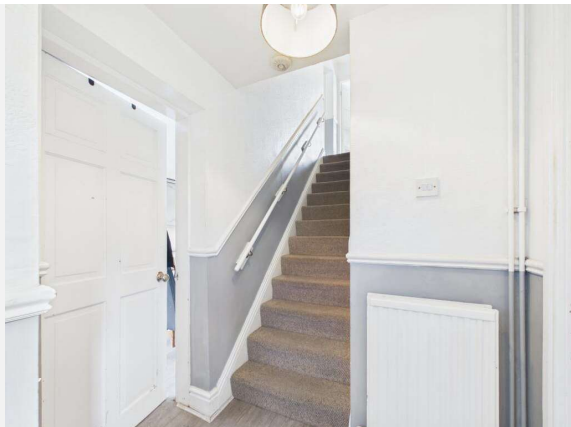
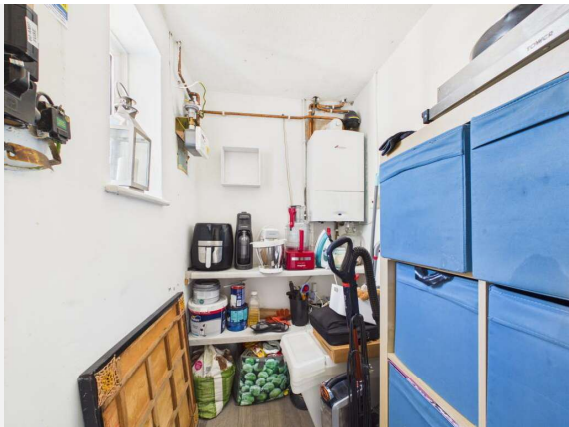
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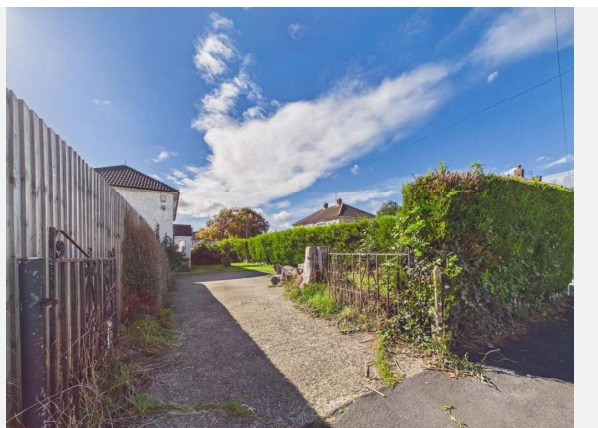
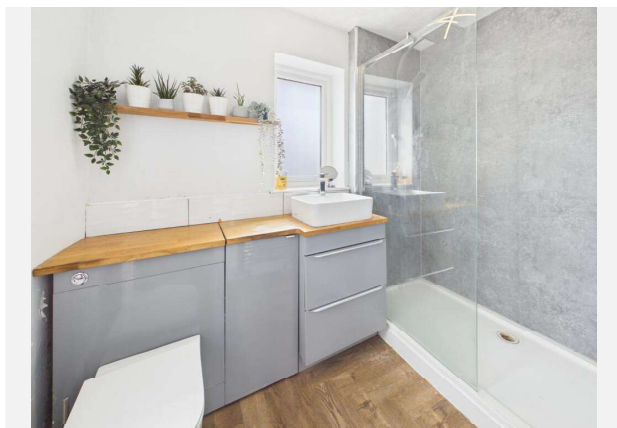
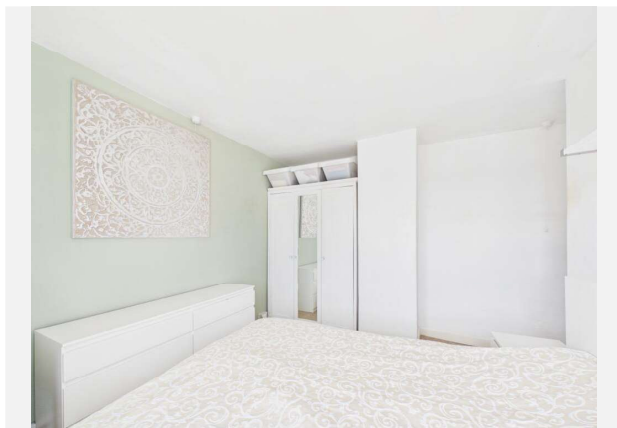
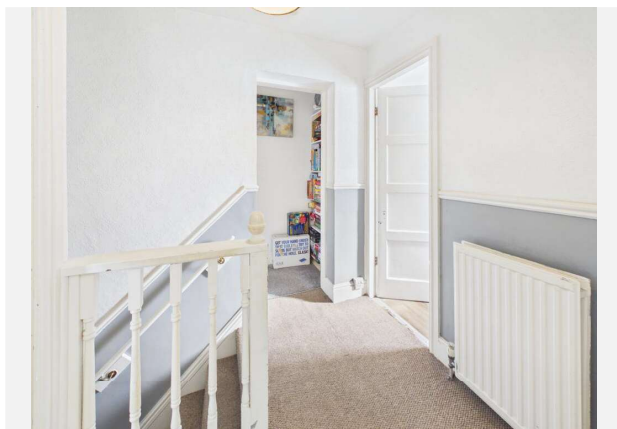
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

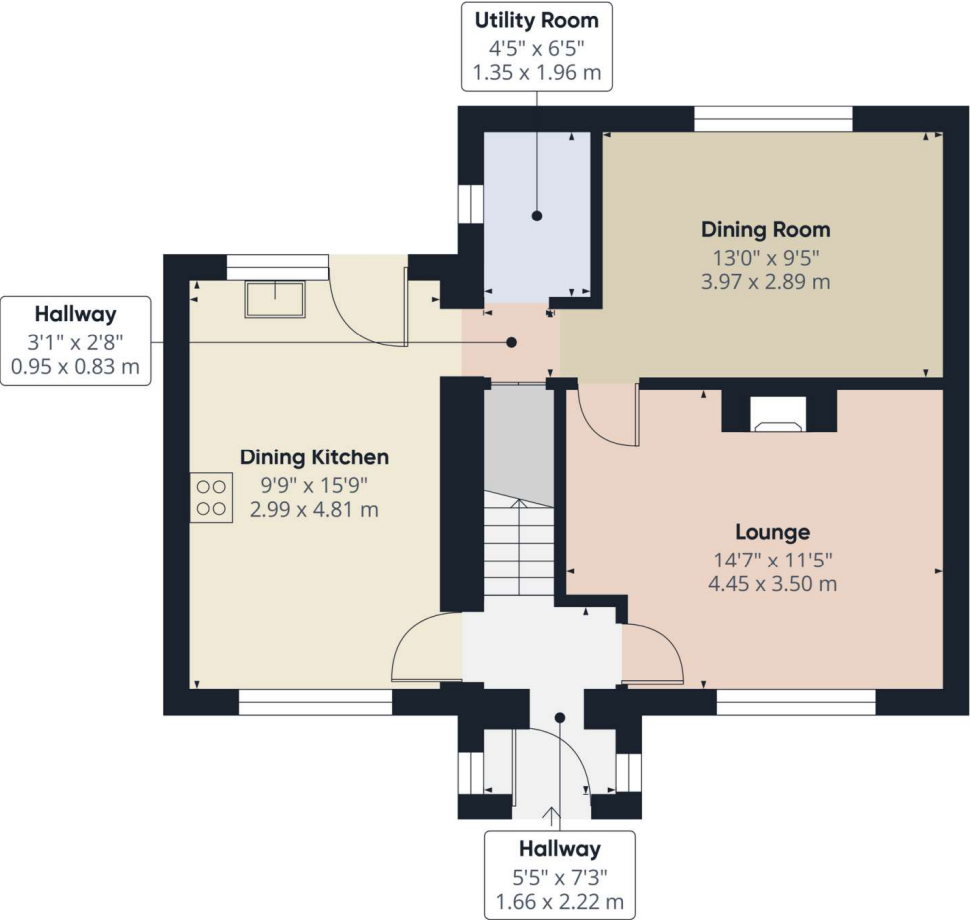








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Ground Floor

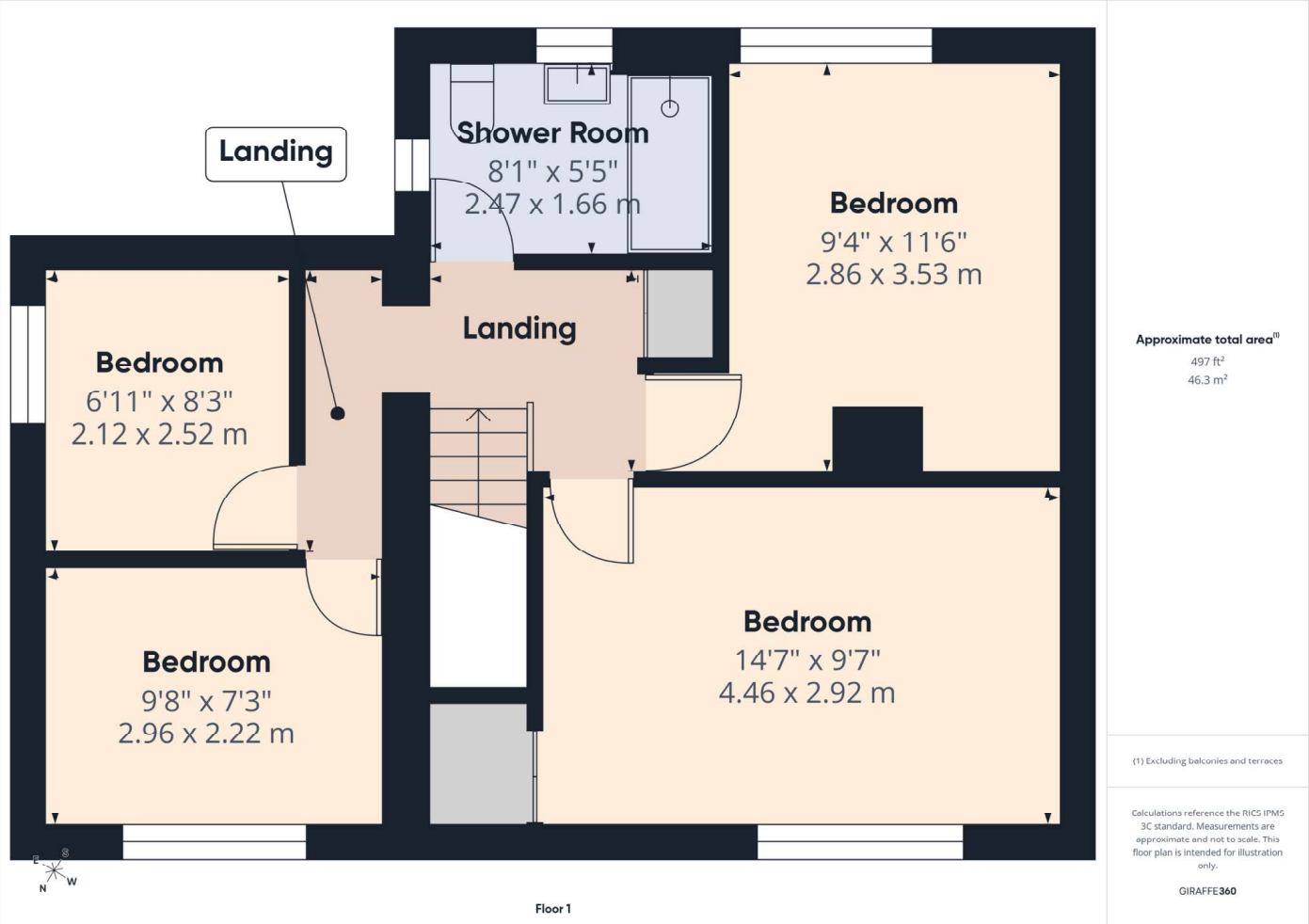
Approximate total area^m
543 ft²
50.5 m²

(1) Excluding balconies and terraces

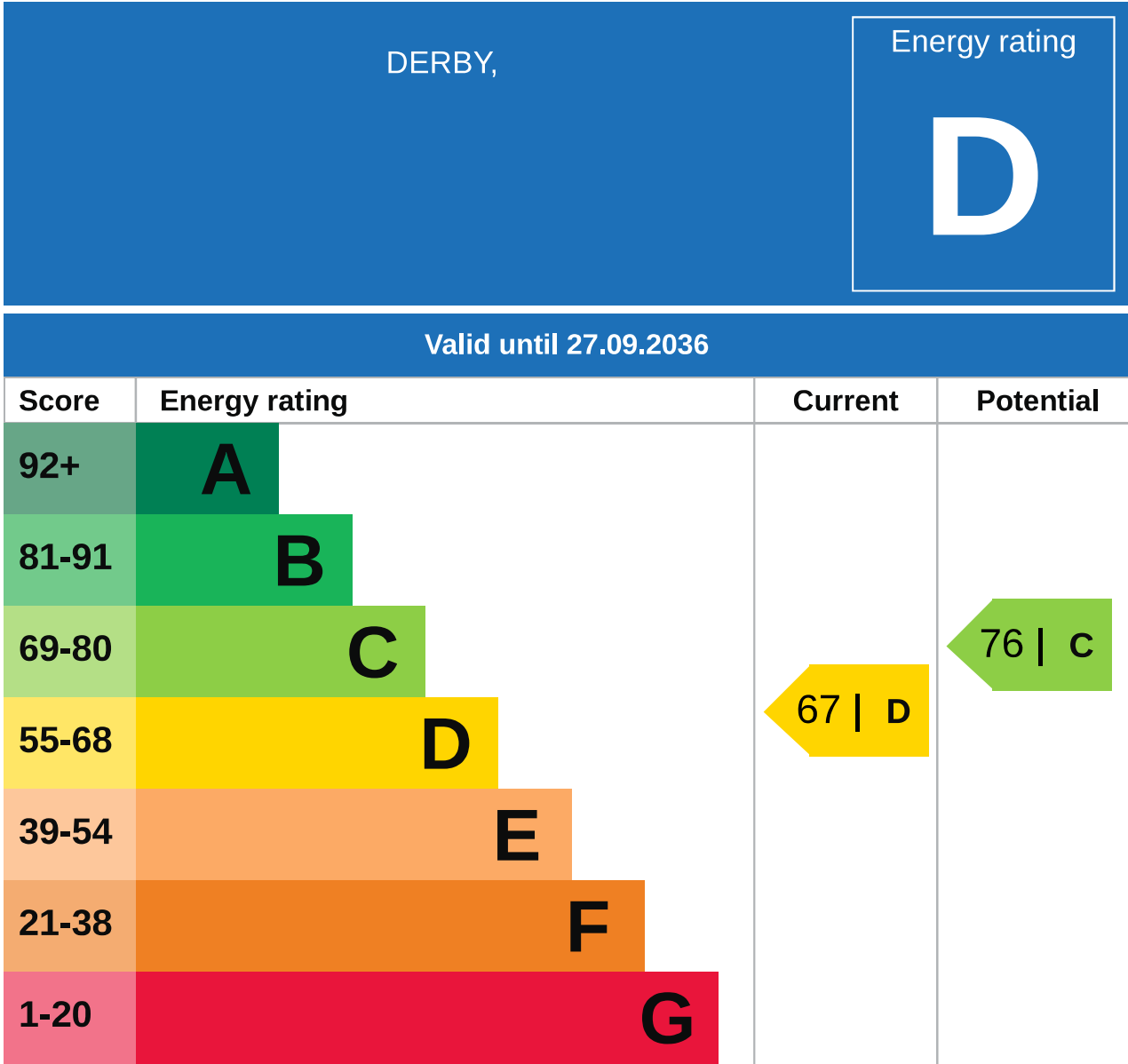
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, coal
Air Tightness:	(not tested)
Total Floor Area:	104 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

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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