

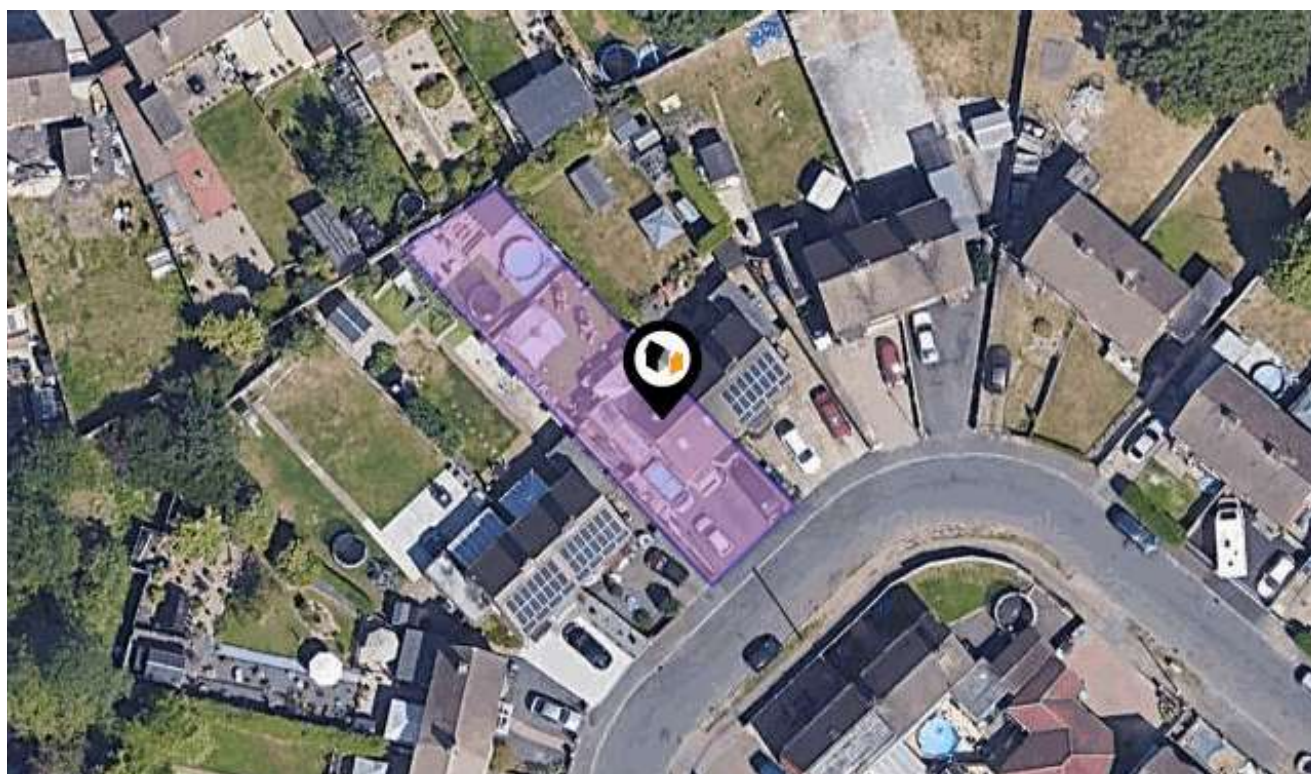


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



MONCRIEFF CRESCENT, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Five Bedroomed Semi-Detached Home
- > Well-Maintained Accommodation Throughout
- > Ideal Family Home, Viewing Recommended
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Property Description

This substantial five-bedroom semi-detached home is ideally located in a popular area close to local amenities, making it perfect for family living. Boasting spacious accommodation throughout, the property features a good-sized fitted kitchen, a light-filled conservatory, ample off-road parking, and an enclosed rear garden ideal for entertaining. The accommodation benefits from gas-fired central heating and uPVC double glazing, and briefly comprises: a reception hallway, living room, good-sized kitchen, utility room, cloakroom/WC, and spacious conservatory. To the first floor, the landing provides access to three bedrooms and a family bathroom fitted with a three-piece suite. To the second floor, there are two further bedrooms. Externally, off-road parking is provided to the front elevation for several vehicles, while the enclosed rear garden offers an ideal space for entertaining. Moncrieff Crescent is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

- Entrance Hallway: (4'3" x 9'5") 1.30 x 2.87
- Living Room: (12'5" x 14'9") 3.78 x 4.50
- Kitchen: (19'10" x 9'3") 6.05 x 2.82
- Utility Room: (6'1" x 16'3") 1.85 x 4.95
- Cloaks/WC: (6'0" x 2'9") 1.83 x 0.84
- Spacious Conservatory: (19'2" x 12'8") 5.84 x 3.86
- First Floor Landing: (6'6" x 8'0") 1.98 x 2.44
- Bedroom One: (10'0" x 10'4") 3.05 x 3.15
- Bedroom Two: (11'7" x 8'7") 3.53 x 2.62
- Bedroom Three: (6'8" x 7'10") 2.03 x 2.39
- Family Bathroom: (7'9" x 8'9") 2.36 x 2.67
- Second Floor Landing: (2'5" x 1'11") 0.74 x 0.58
- Bedroom Four: (20'0" x 6'10") 6.10 x 2.08
- Bedroom Five: (20'0" x 6'3") 6.10 x 1.90

Outside:

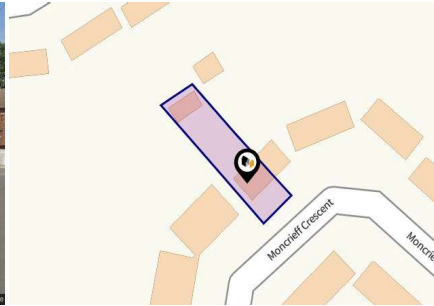
The property occupies a generous plot with off-road parking to the front elevation for several vehicles. The rear garden is enclosed and ideal for entertaining having a paved patio area, incorporating a pergola and bar area. There is artificial turf to two areas and gravelled area.

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.

KFB Key Facts for Buyers Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,323 ft ² / 123 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY126365		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s

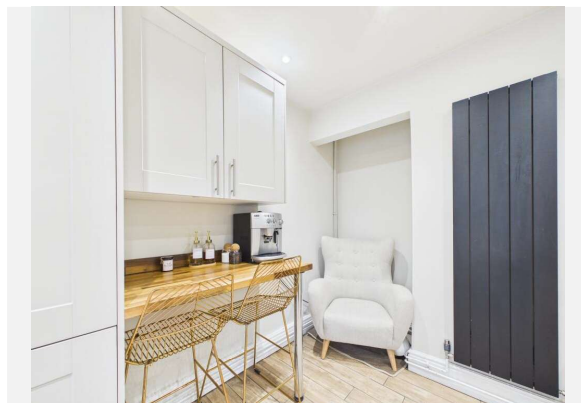
Mobile Coverage: (based on calls indoors)



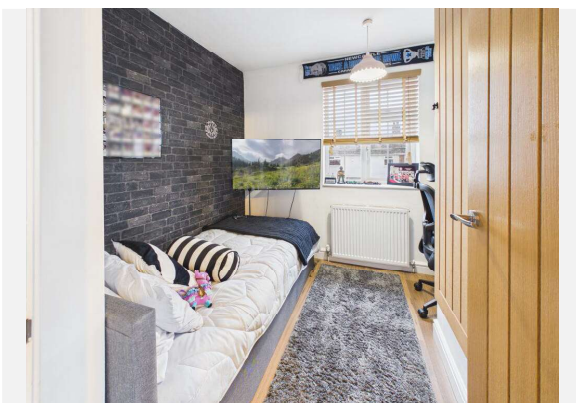
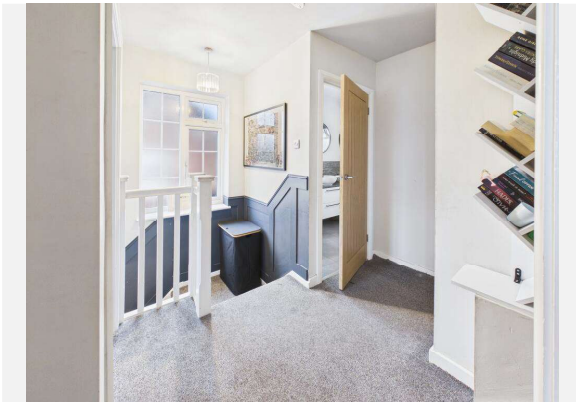
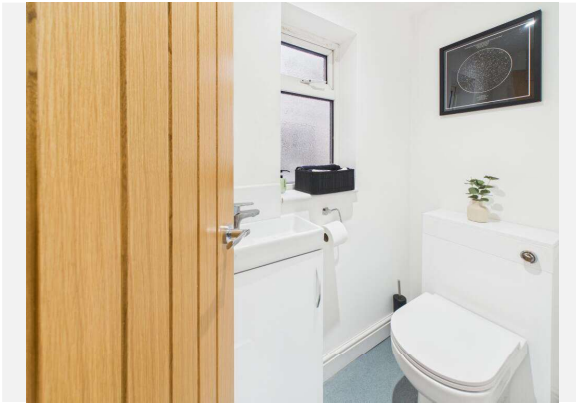
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



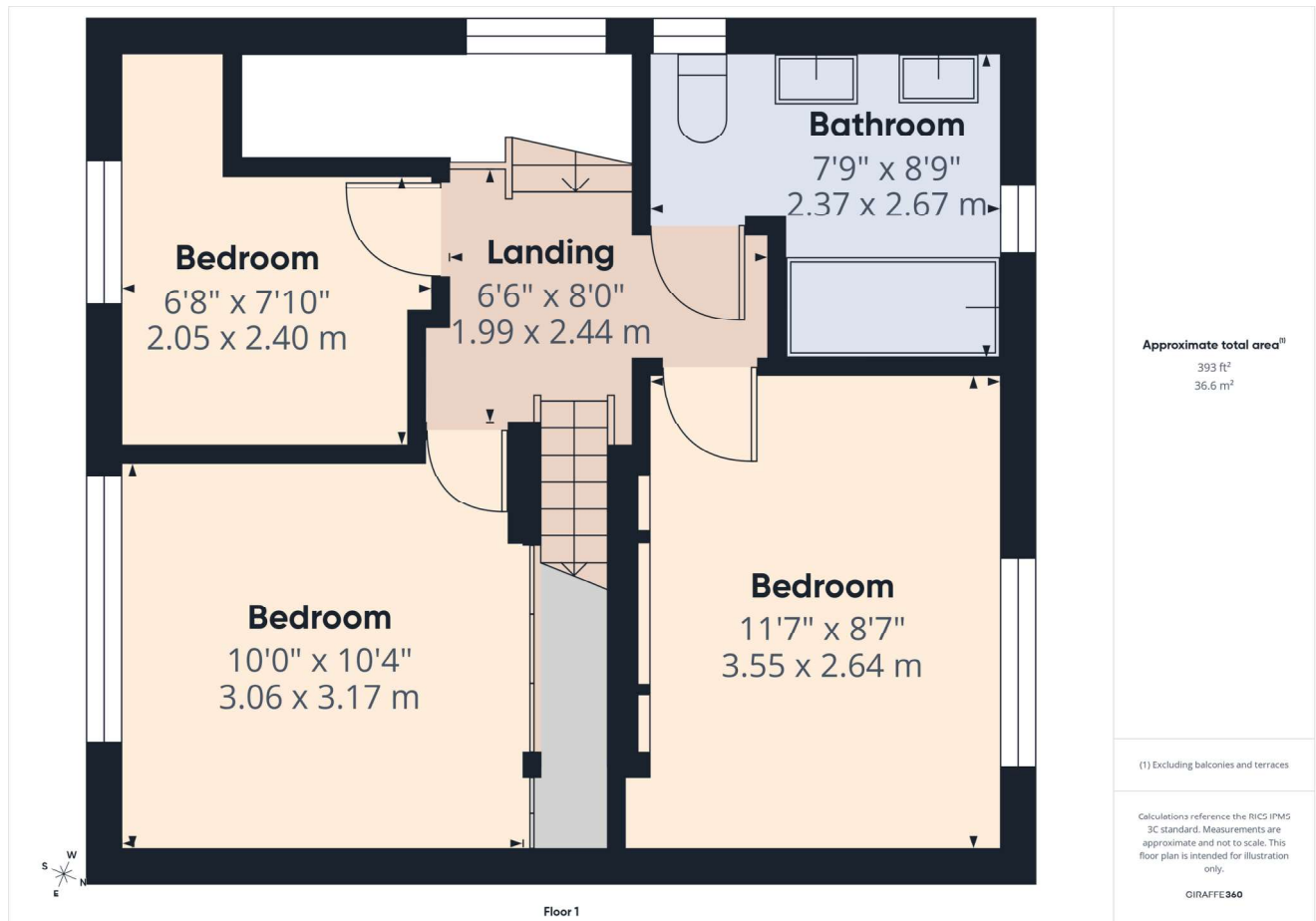
Gallery Photos



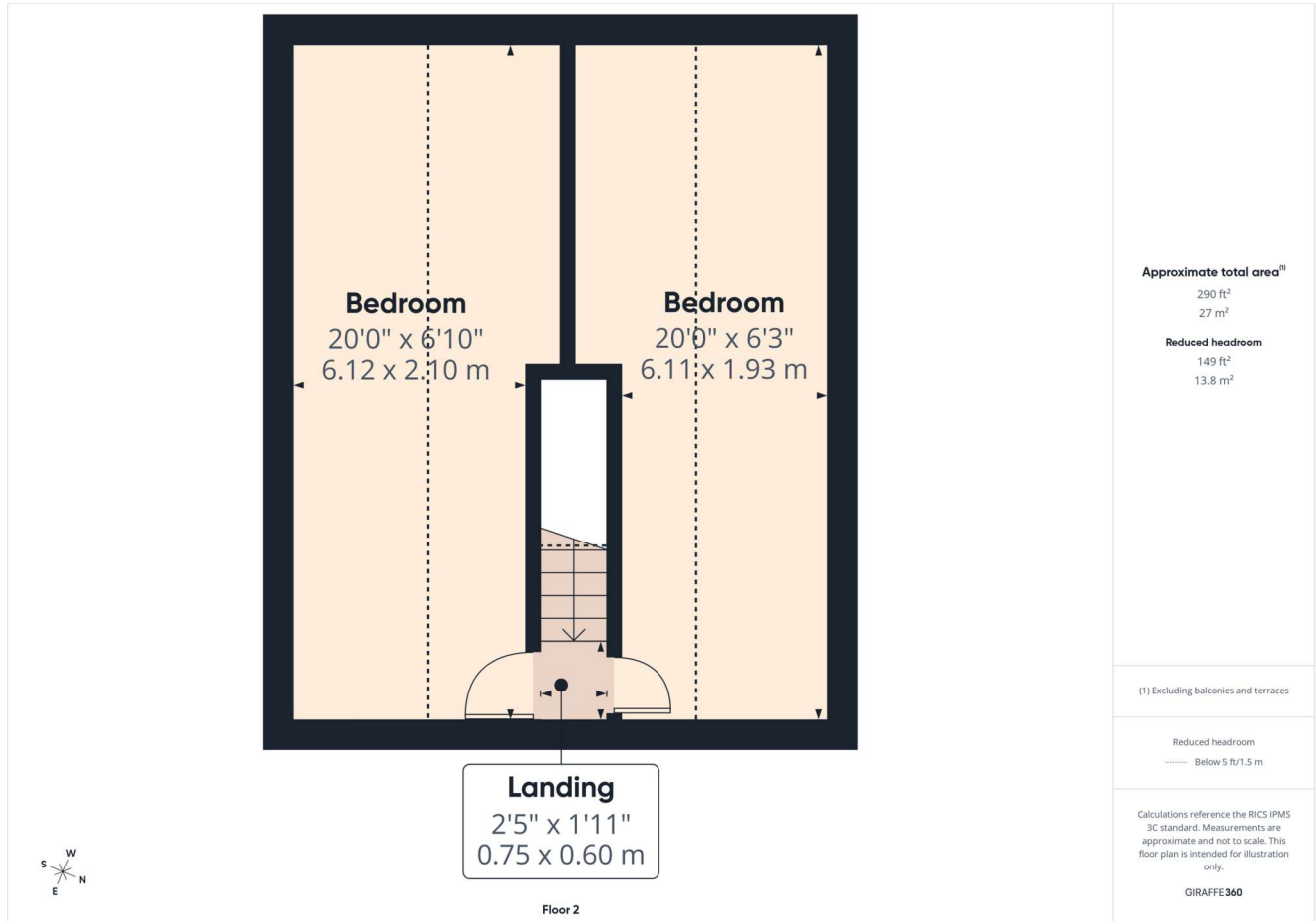
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Property EPC - Certificate



Moncrieff Crescent, Chaddesden, DERBY, DE21

Energy rating

E

Valid until 28.11.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Some double glazing
Window Energy:	Poor
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 54% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	123 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.

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Testimonials



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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