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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



KEDLESTON ROAD, DERBY, DE22

Hannells

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Introduction
Our Comments

Useful Information:
> Spacious Four-Bedroom Detached Home
> Sought After Allestree Location
> Freehold & Standard Construction
> EPC Rating T, Council Tax Band F

Property Description

Located in the most sought-after area of Allestree, this most spacious four-bedroom detached home stands on a generous plot with most spacious rear garden, generous driveway parking for several vehicles and a spacious double garage. Offering a generous lounge, separate dining room, fitted breakfast kitchen, guest en-suite shower room and fitted four-piece family bathroom, it will make a superb family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Porch; entrance hall with feature Parquet flooring, stairs off to the galleried landing and a built in store cupboard; spacious cloakroom/utility room combined with W.C; spacious lounge with dual aspect providing views over the generous rear garden and offering far reaching views over neighbouring countryside; spacious separate dining room with French doors giving access to the generous patio seating area; well-appointed fitted breakfast kitchen with integrated appliances; first floor landing; master double bedroom; second guest double bedroom with en-suite shower room; a further double bedroom and a well-proportioned bedroom four. The first floor also provides a generous fitted four-piece family bathroom with full size bath and separate shower cubicle. To the front of the property is a neat garden space with lawn and mixed flower and shrubbery beds alongside a gated driveway providing ample off-road parking for several vehicles and giving access to the double garage with electric roller door, power, lighting and door to the rear. To the rear is a most generous, mature garden with lower patio seating area, lawn, mixed mature flower and shrubbery beds, mature fruit trees and a further elevated patio seating area. Kedleston Road offers an appealing balance of being close to convenient local amenities whilst offering easy access to beautiful open countryside.

Room Measurement & Details

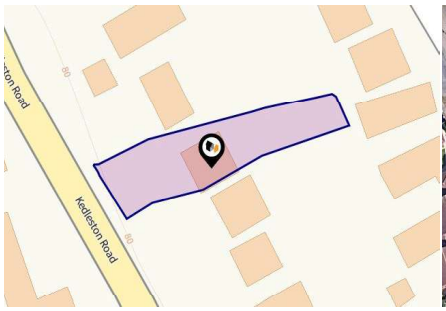
Entrance Porch: (6'7" x 6'4") 2.01 x 1.93
Entrance Hall:
Cloakroom/Utility Room: (6'7" x 5'0") 2.01 x 1.52
Lounge: (22'4" x 11'10") 6.81 x 3.61
Dining Room: (11'3" x 10'9") 3.43 x 3.28
Breakfast Kitchen: (11'8" x 10'10") 3.56 x 3.30
Double Garage: (17'0" x 16'9") 5.18 x 5.11
First Floor Landing:
Bedroom One: (14'9" x 11'11") 4.50 x 3.63
Bedroom Two: (11'4" x 10'10") 3.45 x 3.30
Bedroom Three: (11'9" x 8'7") 3.58 x 2.62 En-Suite: (5'8" x 5'4") 1.73 x 1.63
Bedroom Four: (11'9" x 7'3") 3.58 x 2.21
Bathroom: (8'9" x 6'1") 2.67 x 1.85

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. Hannel

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,571 ft^2 / 146 m^2		
Plot Area:	0.21 acres		
Council Tax :	Band F		
Annual Estimate:	£3,331		
Title Number:	DY12726		

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)

14 mb/s	75 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

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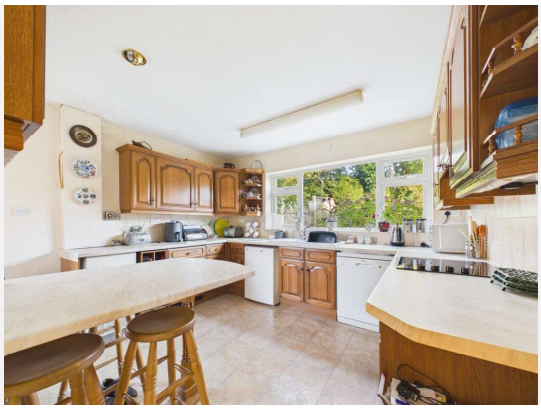
Gallery
Photos

















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Gallery
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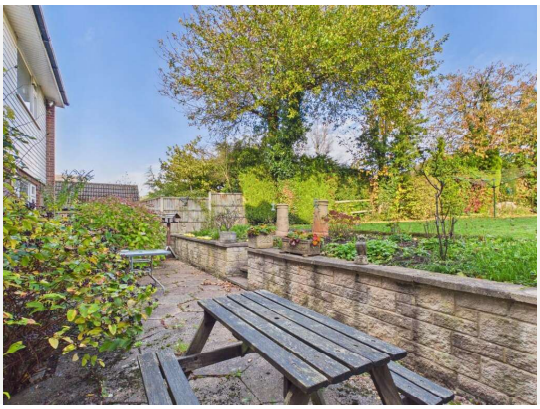












Gallery
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Gallery
Floorplan

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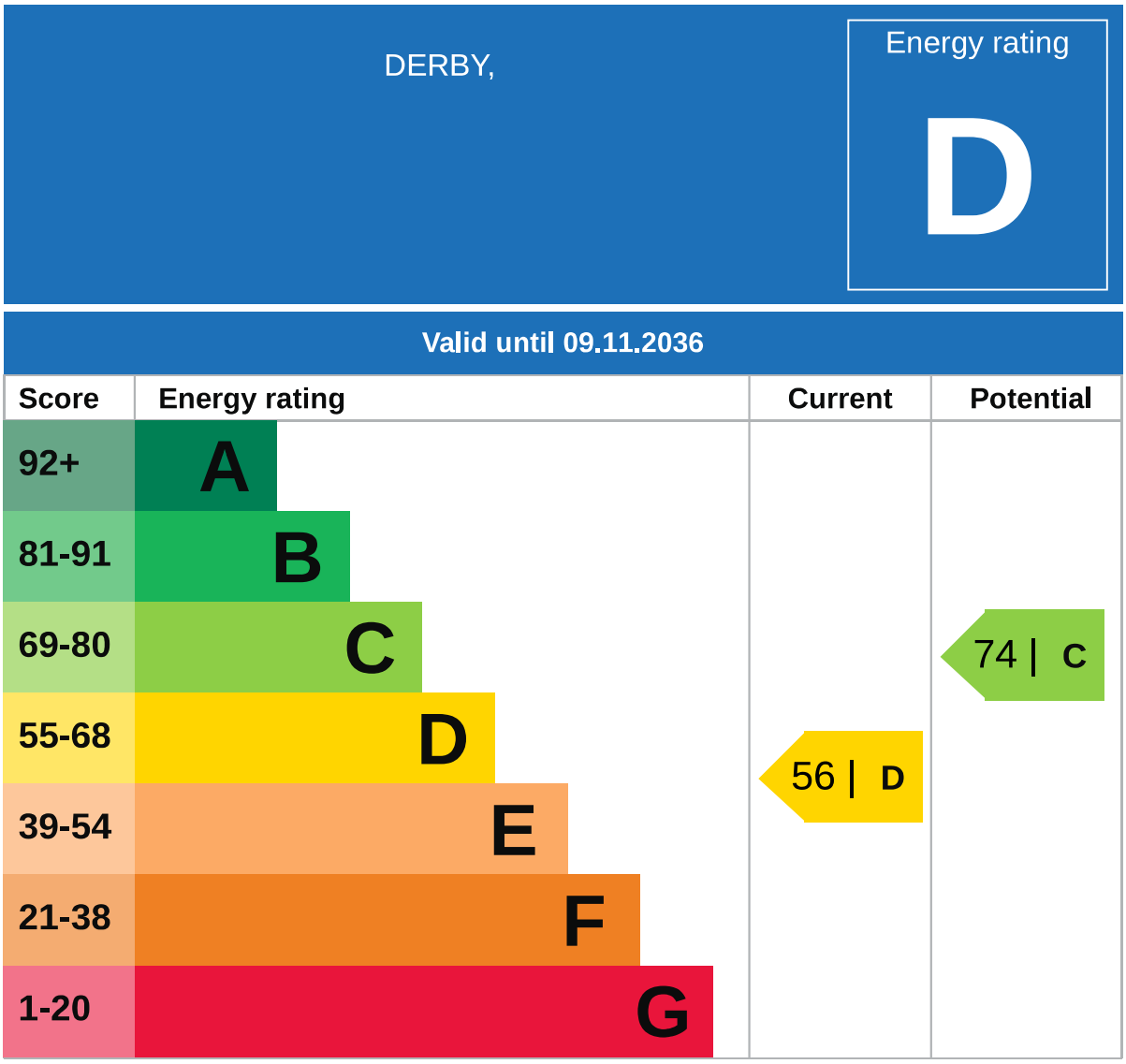
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Gallery
Floorplan

KEDLESTON ROAD, DERBY, DE22



Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
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, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	146 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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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.

Hannells
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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
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