

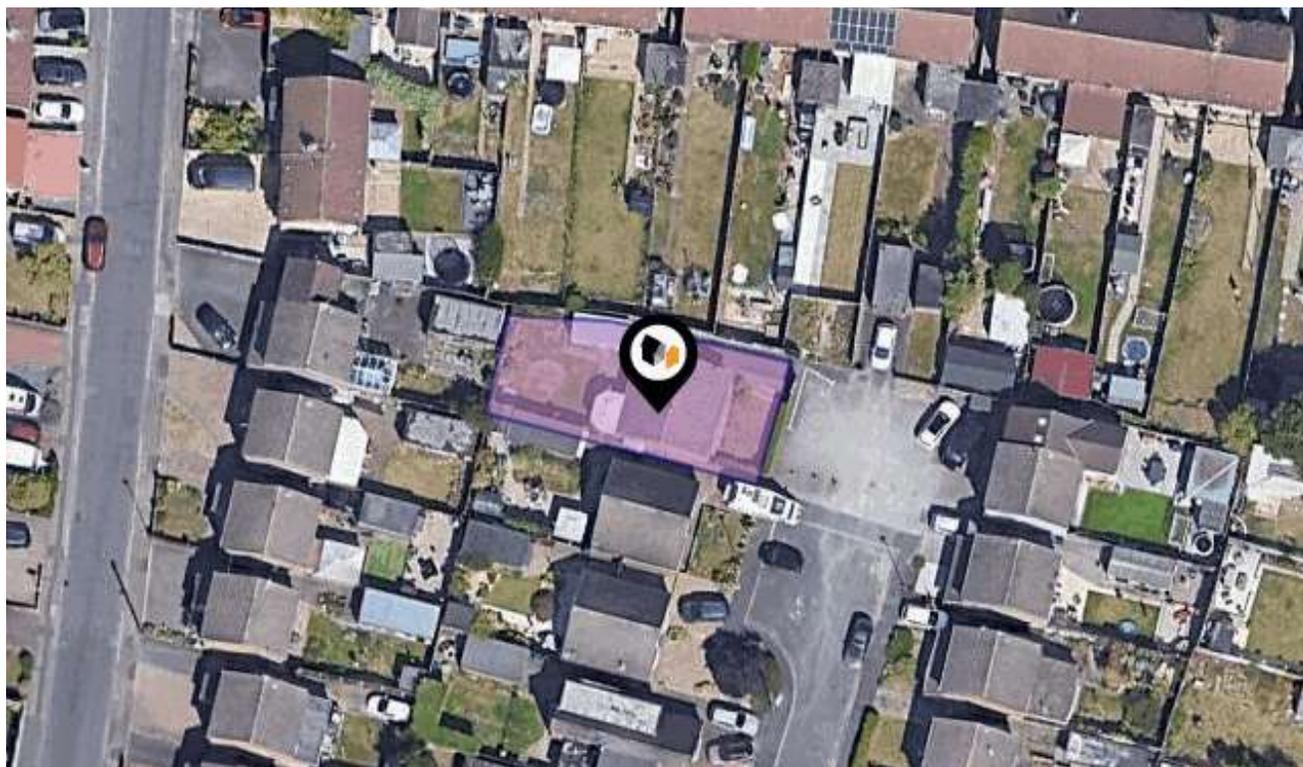


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th March 2026



## EARDLEY CLOSE, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Two Bedroomed Detached Bungalow Available With No Upward Chain
- > Located At The Head Of A Mature Cul-De-Sac
- > Gardens, Driveway & Garage, Viewing Recommended
- > Generous Living Room, Fitted Kitchen And Conservatory
- > EPC Rating D, Standard Construction

### Property Description

Located in the popular area of Chaddesden, at the head of a cul-de-sac, this two-bedroom detached bungalow offers generous living accommodation, a fitted kitchen, a conservatory, and a refitted shower room. There is also a driveway, garage, and an enclosed rear garden. The property is available with no upward chain, and viewing is highly recommended. Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall, spacious living room; fitted kitchen with integrated appliances; UPVC double glazed conservatory with access to the rear garden, two well-proportioned bedrooms and a refitted shower room with a three piece suite. To the front of the property is a neat garden space with a mature hedgerow alongside a driveway providing ample off-road parking with gated access to the side, detached garage. To the rear of the property is an enclosed rear garden being laid mainly to lawn. Eardley Close lies within a popular location conveniently situated for both Spondon and Chaddesden which offer a range of shops, schools and transport links together with easy access for Derby City Centre and major road links including A52, M1 Motorway and A50 respectively.

### Room Measurement & Details

Side Entrance Hallway: (3'7" x 13'4") 1.09 x 4.06

Living Room: (15'2" x 9'10") 4.62 x 3.00

Kitchen: (8'10" x 9'9") 2.69 x 2.97

Conservatory: (7'9" x 9'1") 2.36 x 2.77

Bedroom One: (10'3" x 11'11") 3.12 x 3.63

Bedroom Two: (8'9" x 7'8") 2.67 x 2.34

Shower Room: (5'7" x 5'4") 1.70 x 1.63

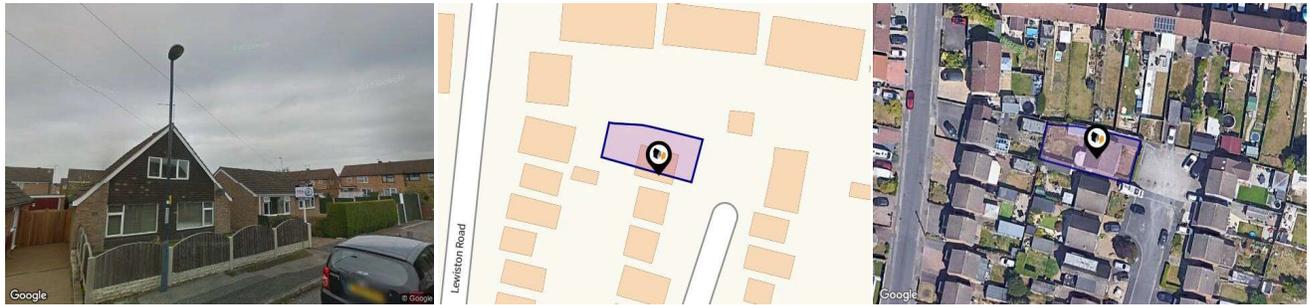
### Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and continues to the side elevation through to a GARAGE 16'3" x 7'6" with up and over door, light, power and courtesy door to the side elevation. The rear garden is enclosed and laid mainly to lawn with shrubs and trees.

### 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.

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	656 ft <sup>2</sup> / 61 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,708		
<b>Title Number:</b>	DY22974		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>75</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *Eardley Close, Chaddesden, Derby, DE21*

<b>Reference - 11/06/01846</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	23rd November 2006
<b>Description:</b>	Erection Of 1.83M High Gates

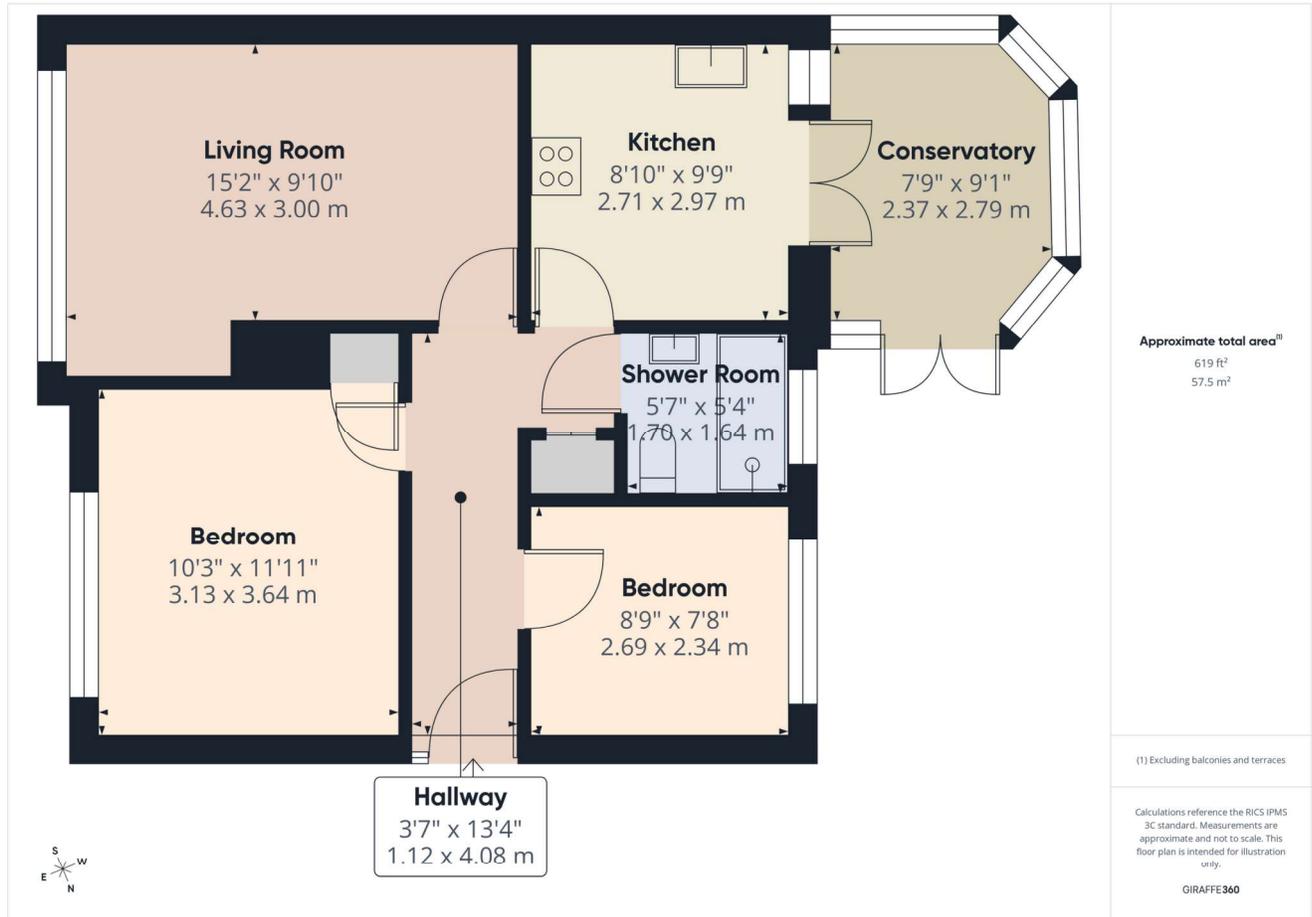
# Gallery Photos



# Gallery Photos



## EARDLEY CLOSE, CHADDESSEN, DERBY, DE21



# Property EPC - Certificate



Eardley Close, Chaddesden, DERBY, DE21

Energy rating

**D**

Valid until 09.09.2018

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   <b>C</b>
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Walls:</b>	Wall
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof
<b>Roof Energy:</b>	Good
<b>Window:</b>	Window
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Main-Heating
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Main-Heating-Controls
<b>Main Heating Controls Energy:</b>	Very poor
<b>Hot Water System:</b>	Hot-Water
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Floor
<b>Secondary Heating:</b>	Secondary-Heating
<b>Secondary Heating Energy:</b>	Average
<b>Total Floor Area:</b>	61 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

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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, 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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# Hannells

## Data Quality

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