



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 29th April 2026



MEADOW LANE, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Modern Two Bedroomed Detached Home
- > Block Paved Driveway And Enclosed Rear Garden
- > Ideal First Time Buy, Viewing Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A two-bedroom detached home, perfect for first-time buyers and ideally located within easy reach of local amenities. The property features an open-plan living, dining, and kitchen area, along with off-road parking and a detached garage. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- Entrance lobby and open plan lounge/dining/fitted kitchen. To the first floor the landing provides access to two bedrooms and a bathroom with a three piece suite. Outside, there is a block paved frontage and driveway providing off road parking together with a detached garage and an enclosed rear garden. Meadow Lane is well situated for Chaddesden and its range of 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: (7'10" x 2'4") 2.39 x 0.71
Living/Dining Area: (13'1" x 11'4") 3.99 x 3.45
Kitchen Area: (9'3" x 11'5") 2.82 x 3.48
First Floor Landing: (4'0" x 6'0") 1.22 x 1.83
Bedroom One: (11'4" x 7'11") 3.45 x 2.41
Bedroom Two: (11'1" x 5'5") 3.38 x 1.65
Bathroom: (6'8" x 5'7") 2.03 x 1.70

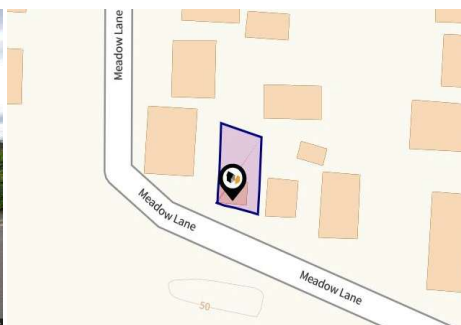
Outside:

There is a block paved frontage and driveway providing off-road parking and this continues to the side of the property leading to a DETACHED BRICK BUILT GARAGE with up an dover door, light, power and courtesy door to the side elevation. There is an enclosed rear garden arranged for ease of maintenance being mostly paved.

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

Type:	Detached
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY210324

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	1800 mb/s

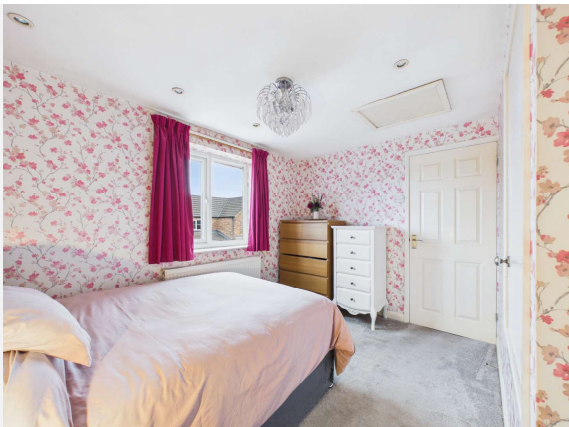
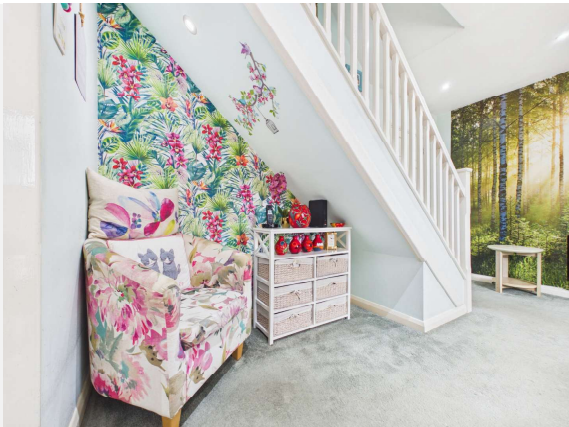
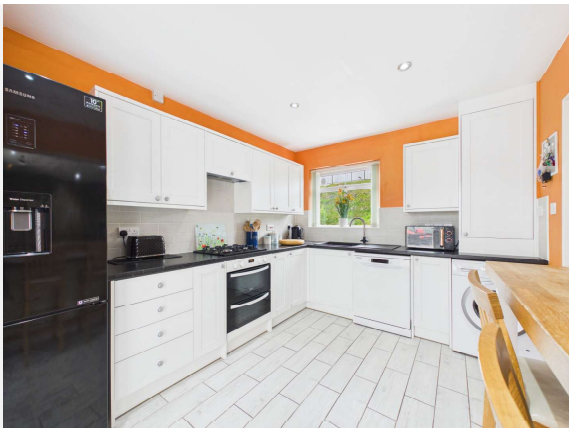
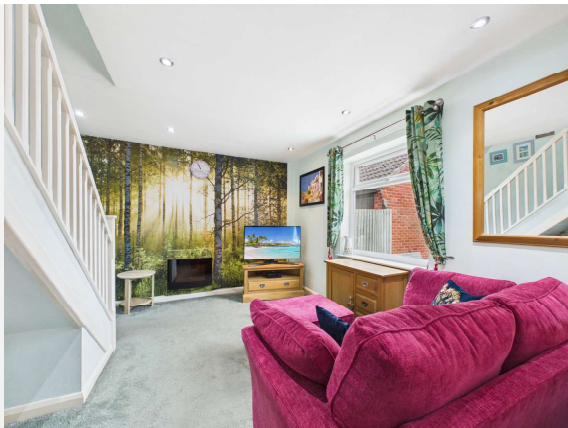
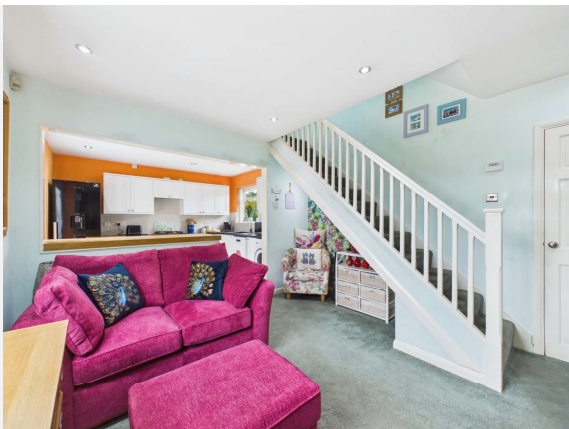
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos





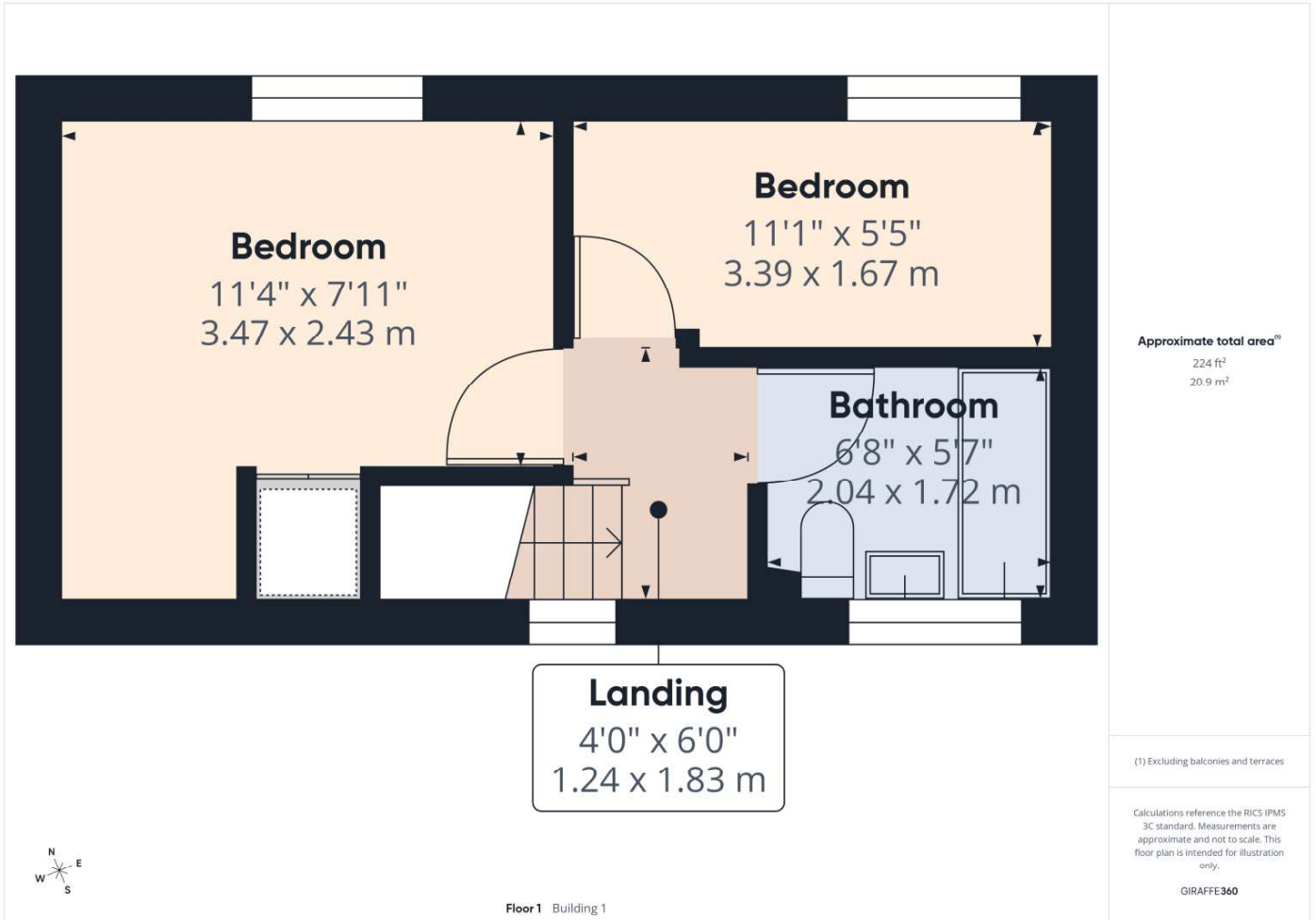
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Property EPC - Certificate



Energy rating

C

Valid until 23.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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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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