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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



HIGHFIELD LANE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Much Improved And Deceptively Spacious Home
- > Perfect For A First Time Buyer
- > Open-Plan Dining Kitchen Through To A Conservatory
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Viewing is highly recommended for this deceptively spacious and much-improved bay-fronted semi-detached home, set back from Highfield Lane. Highlights include a generously extended, open-plan dining kitchen flowing into a conservatory with garden views, and a pleasant rear garden perfect for entertaining, making it an ideal choice for first-time buyers! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, bay fronted living room, spacious open plan dining kitchen opening to a good size conservatory with French doors to the rear garden. There is also the benefit of a utility room and modern bathroom with a three piece suite. To the first floor are two double bedrooms. Outside, off-road parking is provided to the front elevation and there is a good-size rear garden. Highfield 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

Side Entrance Hallway:

Bay-Fronted Living Room: (12'11" x 12'3") 3.94 x 3.73

Extended Fitted Dining Kitchen: (17'3" x 7'7") 5.26 x 2.31

Conservatory: (11'8" x 11'1") 3.56 x 3.38

Utility Area: (4'4" x 3'2") 1.32 x 0.97

Bathroom: (11'1" x 4'4") 3.38 x 1.32

First Floor Landing:

Double Bedroom: (12'8" x 9'9") 3.86 x 2.97

Double Bedroom Two: (12'7" x 9'5") 3.84 x 2.87

Outside:

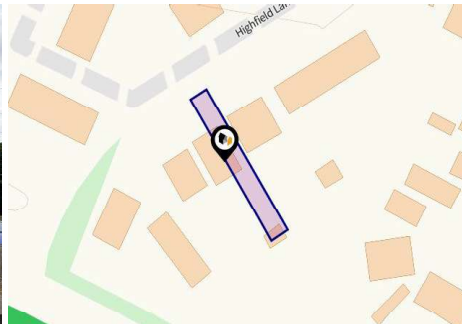
The property is set back from Highfield Lane and provides off road parking/driveway to the front elevation. There is pedestrian access to the side elevation and access to an enclosed rear garden, ideal for entertaining having a decked patio area with artificial lawned area beyond together with raised borders and decorative gravelled area to the head of the garden.

Garden/Store Room: (15'2" x 9'7") 4.62 x 2.92

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.
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6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY357095

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)

25
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

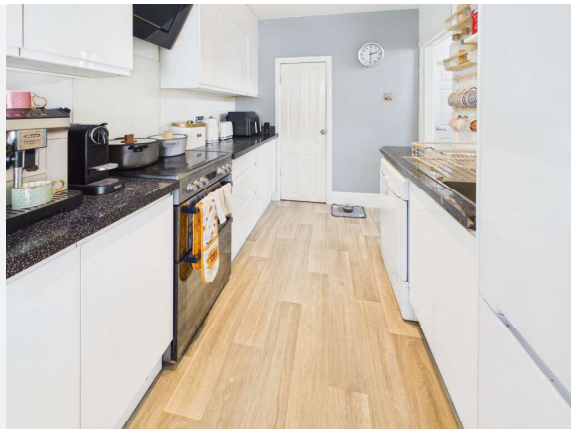


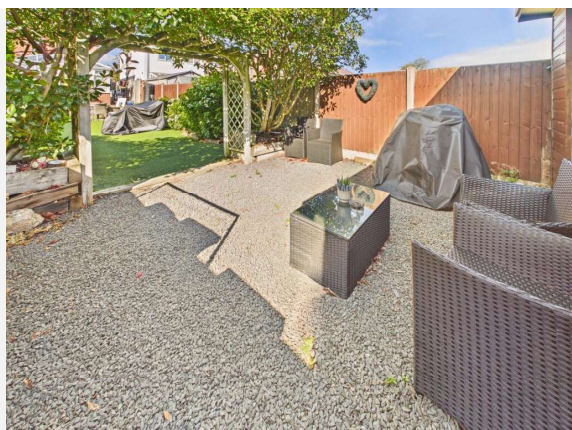
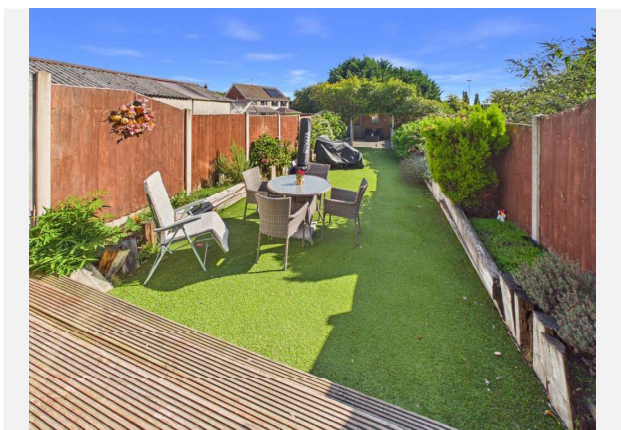
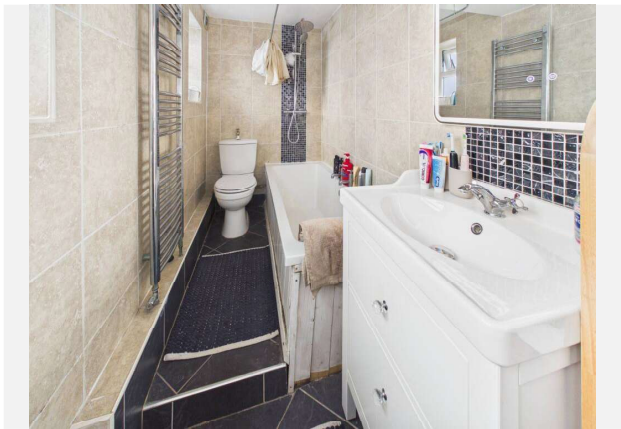
Planning History This Address



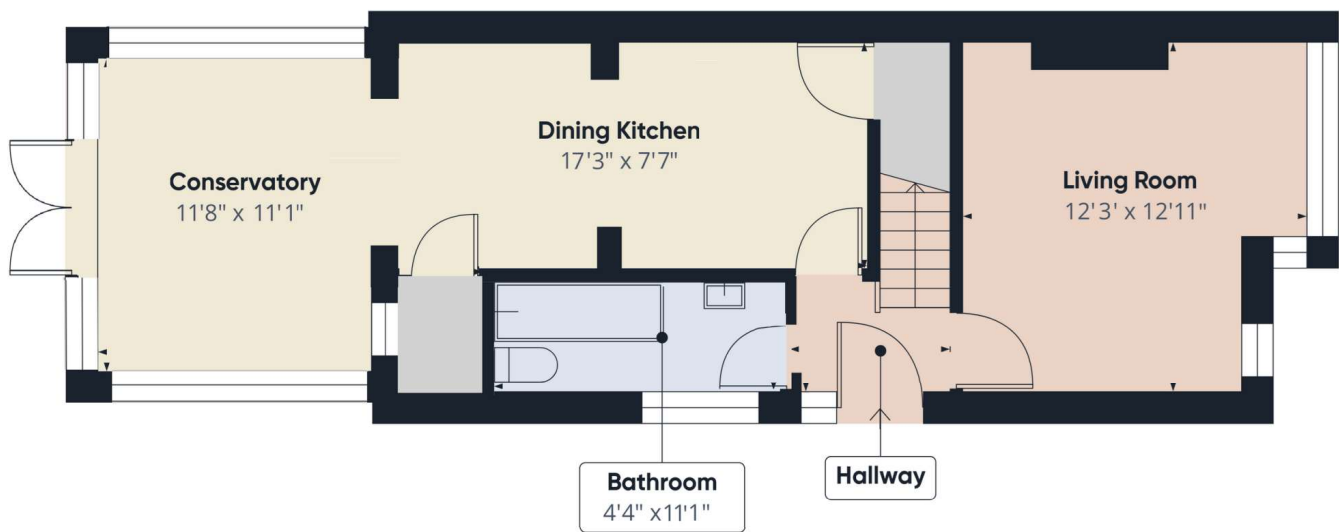
Planning records for: *Highfield Lane, Chaddesden, Derby, DE21*

Reference - 19/01800/FUL	
Decision:	Decided
Date:	24th December 2019
Description:	Single storey rear extension to dwelling house (conservatory)



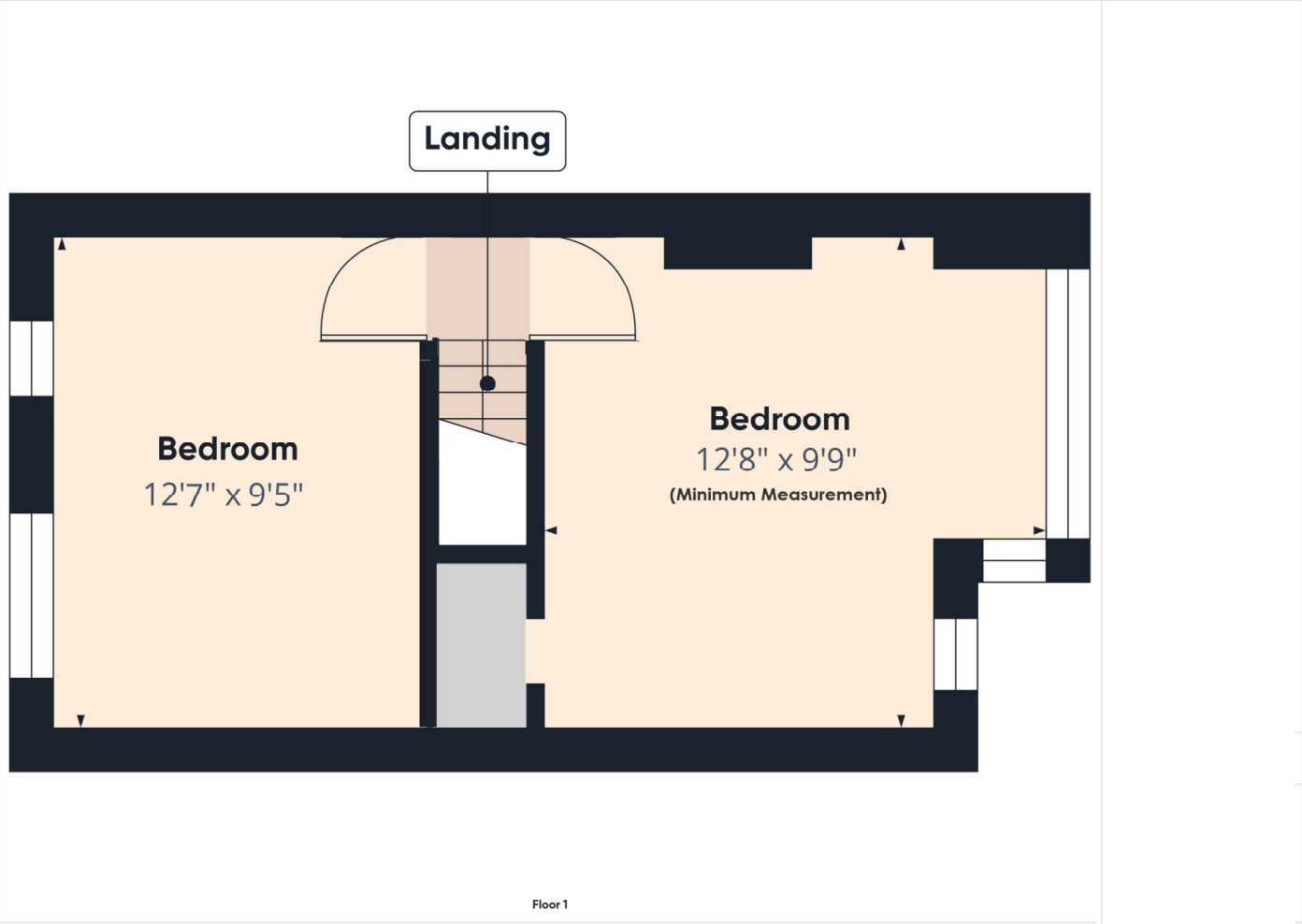


HIGHFIELD LANE, CHADDESSEN, DERBY, DE21



Ground Floor

HIGHFIELD LANE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 18.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	75 m ²



Hannells

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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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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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