



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



HILLTOP, BREADSALL, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three-Bedroomed, Semi-Detached Home Occupying A Sought After Location
- > Available With No Upward Chain
- > Ideal Family/First Time Home
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A traditionally constructed three-bedroom semi-detached home, occupying a sought-after location and offered to the market with no upward chain. Ideal for a growing family or first-time buyer, the property offers well-proportioned accommodation, including a spacious dining kitchen, ground-floor WC, off-road parking and an enclosed rear garden. The accommodation briefly comprises an entrance hallway, living room, good-sized dining kitchen, conservatory and ground-floor cloakroom/WC. To the first floor, the landing provides access to three bedrooms and a family bathroom fitted with a three-piece suite. Outside, the property benefits from gardens to both the front and rear elevations. The front garden offers potential to create off-road parking, subject to the necessary consents, while the enclosed rear garden incorporates off-road parking.

Room Measurement & Details

Entrance: (5'5" x 5'1") 1.65 x 1.55

Hallway: (3'6" x 2'7") 1.07 x 0.79

Living Room: (14'6" x 12'4") 4.42 x 3.76

Dining Kitchen: (16'9" x 12'6") 5.11 x 3.81

Cloaks/WC: (3'5" x 2'11") 1.04 x 0.89

Conservatory: (12'3" x 11'9") 3.73 x 3.58

First Floor Landing: (8'9" x 2'10") 2.67 x 0.86

Bedroom One: (12'5" x 11'10") 3.78 x 3.61

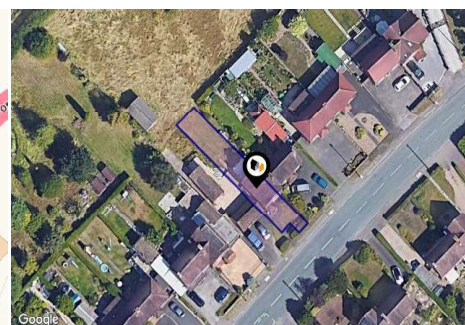
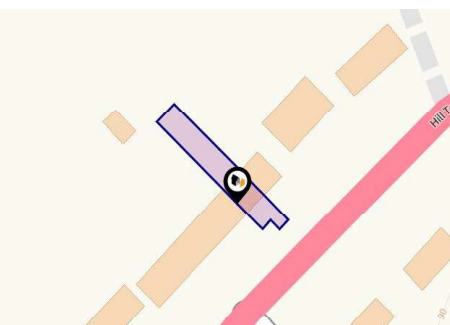
Bedroom Two: (12'6" x 9'5") 3.81 x 2.87

Bedroom Three: (7'0" x 5'8") 2.13 x 1.73

Bathroom: (9'0" x 8'4") 2.74 x 2.54

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. 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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY300571

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)

6	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

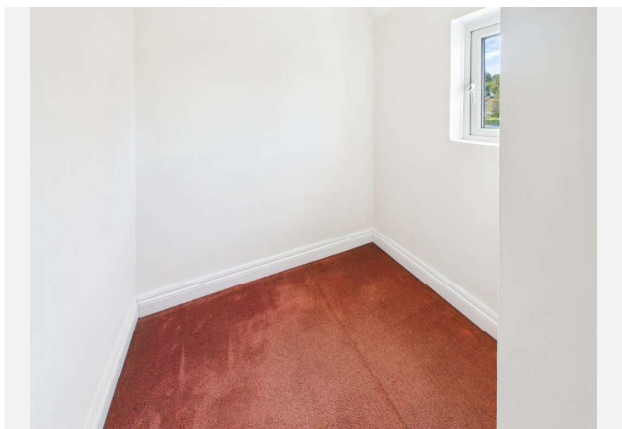
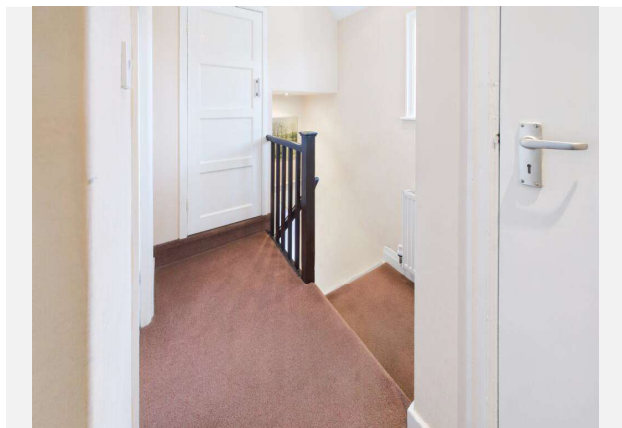


Planning records for: *Hilltop, Breadsall, Derby, DE21*

Reference - 09/02/01281	
Decision:	Permitted
Date:	04th September 2002
Description:	Extension To Dwelling House (Porch)

Reference - 01/03/00072	
Decision:	Permitted
Date:	15th January 2003
Description:	Extension To Dwelling House (Conservatory)

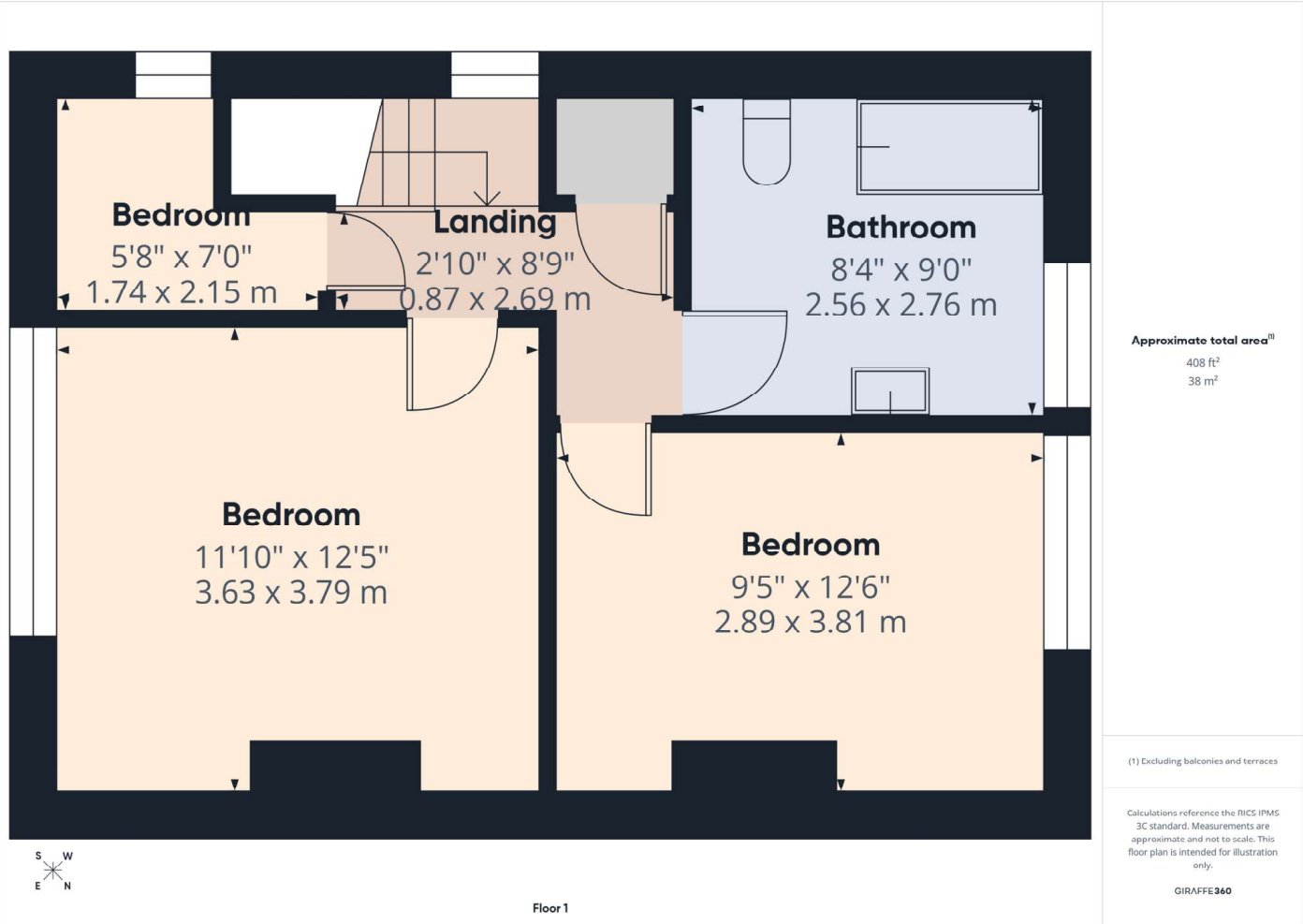




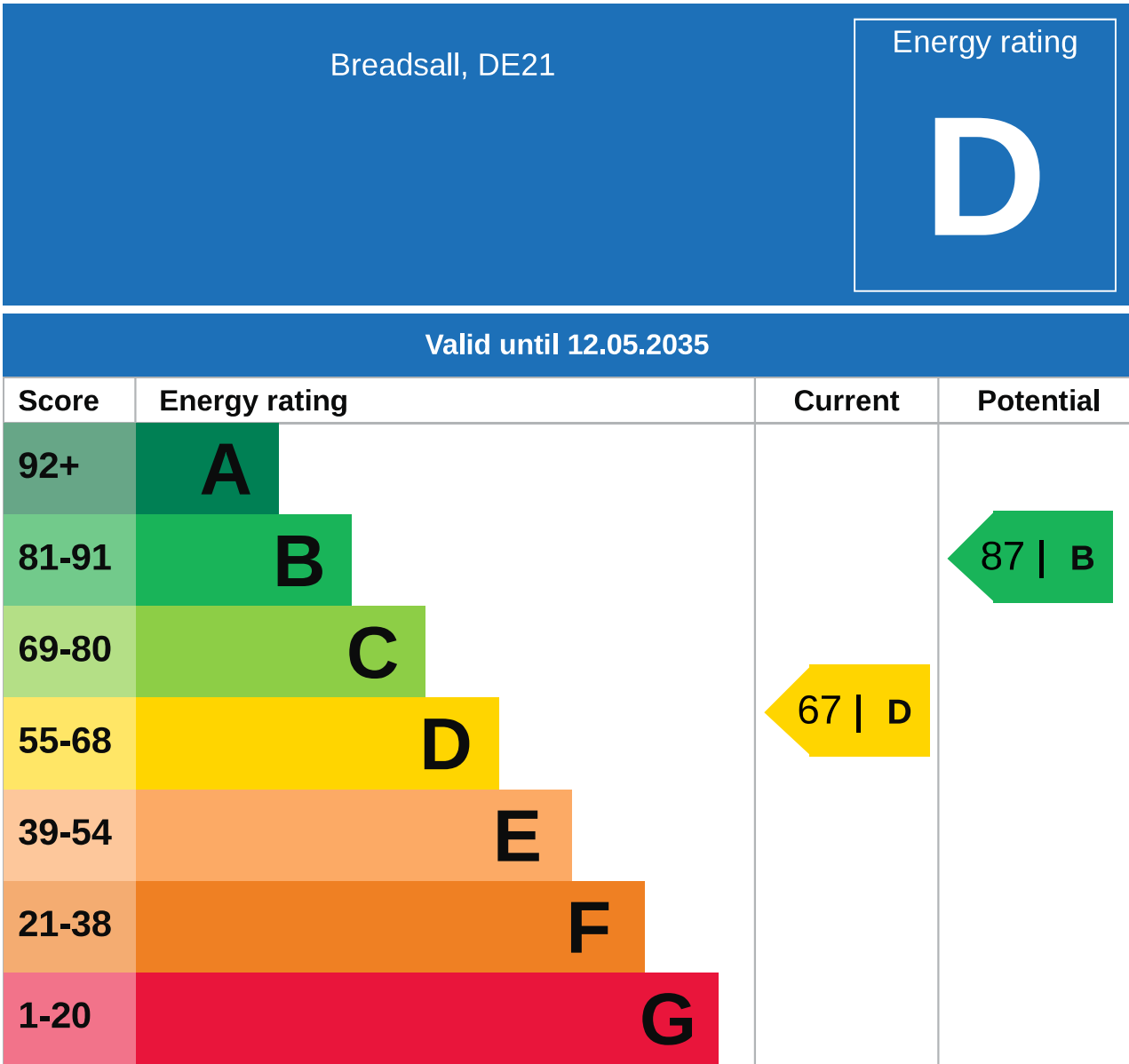
HILLTOP, BREADSALL, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 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

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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.



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

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