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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th August 2026



BUXTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay-Fronted Semi-Detached Home
- > Extended to The Rear Elevation, Available With No Upward Chain
- > Potential Annex/Fourth Bedroom And Wet Room
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A deceptively spacious traditional bay-fronted semi-detached home, offered for sale with no upward chain. This well-proportioned property has been enhanced by two rear extensions, creating a generous fitted kitchen and a versatile annex-style area comprising a fourth bedroom and wet room, making it ideal for multi-generational living or accommodating a dependent relative. Further benefits include off-road parking to the front and an enclosed rear garden. Offering flexible and spacious accommodation and viewing is recommend. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, bay fronted living room with internal window to a dining room and kitchen. There is also the benefit of fourth bedroom and wet room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, off-road parking is provided to the front elevation and there is an enclosed garden to the rear. Buxton Road is well situated for local shops, schools and transport links together with road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hall:

Living Room: (10'1" x 17'3") 3.07 x 5.26

Dining Room: (15'0" x 9'1") 4.57 x 2.77

Kitchen: (15'9" x 10'1") 4.80 x 3.07

Bedroom: (8'2" x 11'3") 2.49 x 3.43

Wet Room: (8'2" x 4'10") 2.49 x 1.47

First Floor Landing:

Bedroom One: (10'1" x 13'8") 3.07 x 4.17

Bedroom Two: (7'9" x 10'11") 2.36 x 3.33

Bedroom Three: (6'8" x 7'10") 2.03 x 2.39

Bathroom: (5'8" x 9'10") 1.73 x 3.00

Outside:

There is a driveway to the front elevation providing off-road parking. Double gates to the side elevation lead to the enclosed rear garden having two decked patio areas (one being covered), lawned area, shrubs, two garden stores and additional paved patio area.

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

Keyed 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.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY16205

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	1800
mb/s	mb/s	mb/s
		

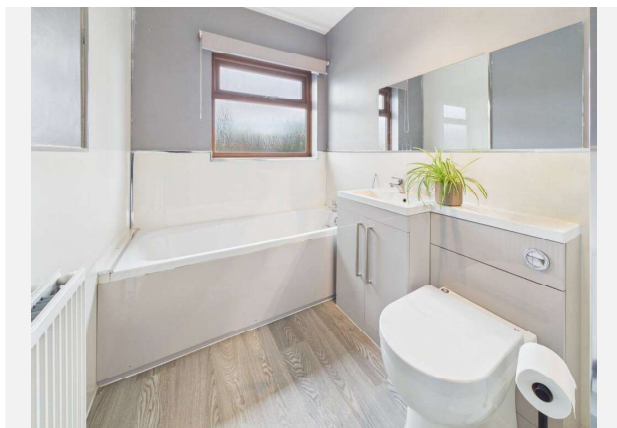
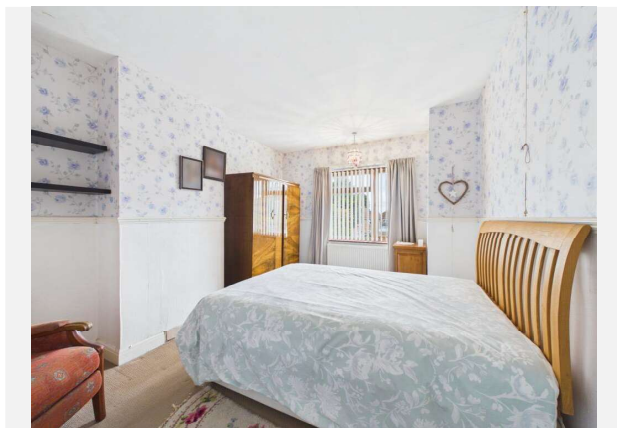
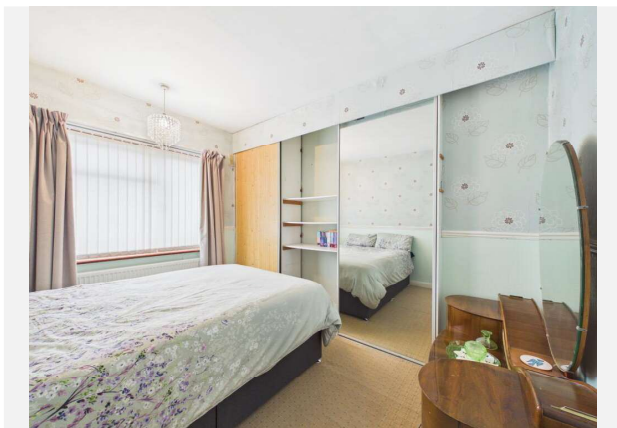
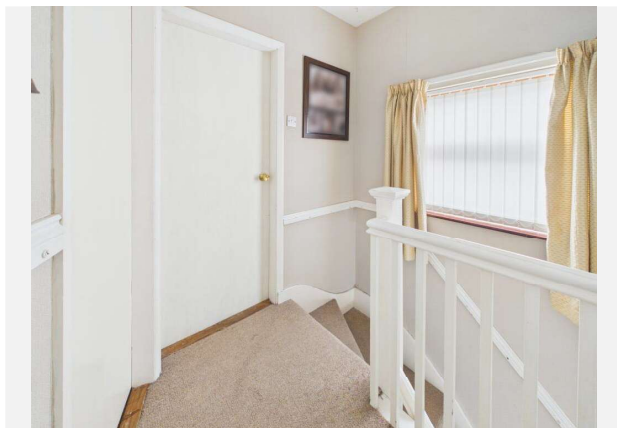
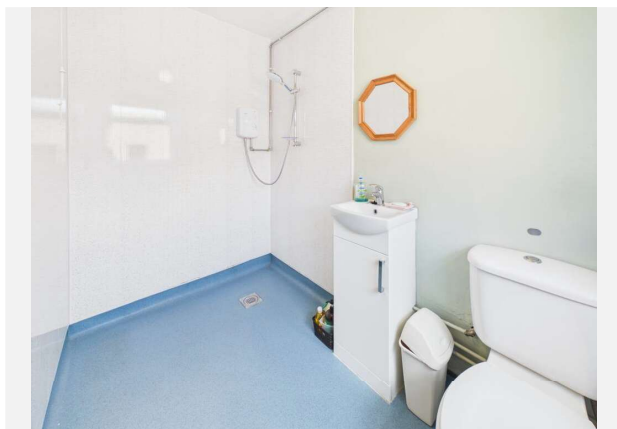
Mobile Coverage:
(based on calls indoors)

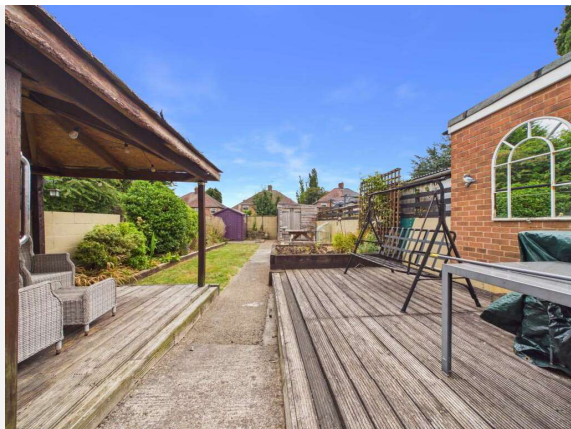


Satellite/Fibre TV Availability:





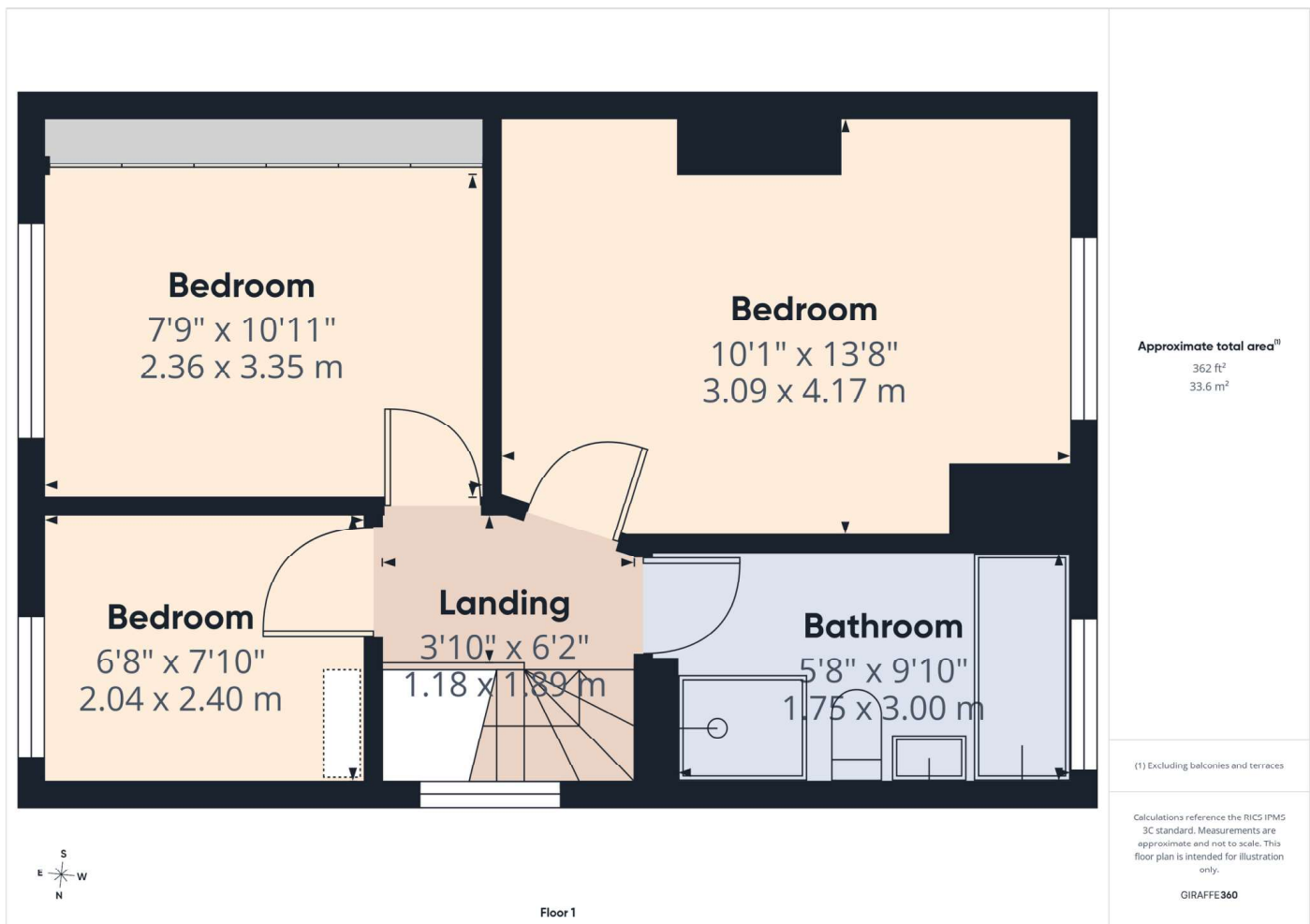




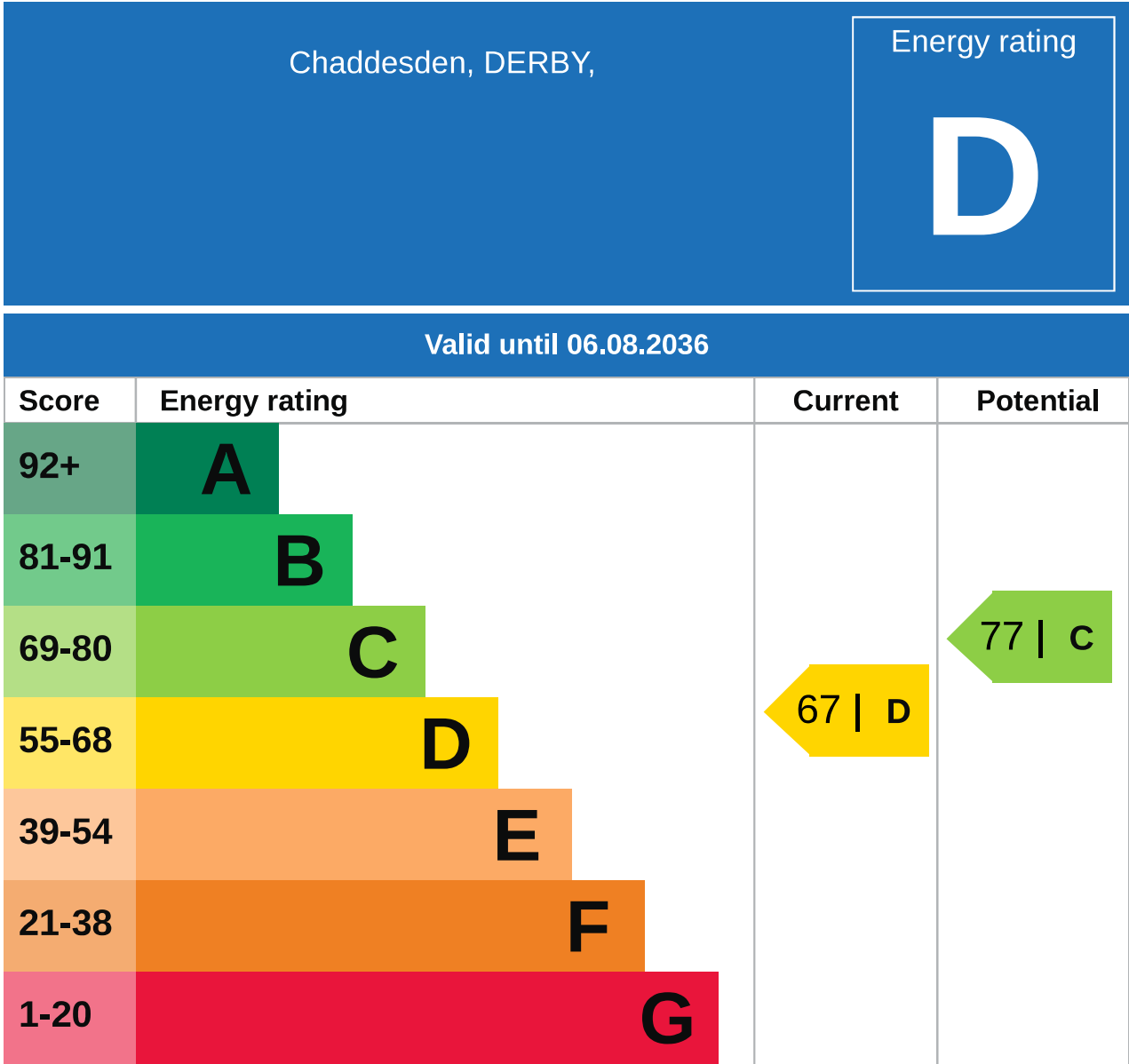
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Property EPC - Certificate



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, insulated (assumed)
Roof Energy:	Average
Window:	Multiple glazing throughout
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	105 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

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.



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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