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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



WALTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Home With No Upward Chain
- > Ideal First Time Buy, No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway Parking

Property Description

Offered for sale with no upward chain, this spacious and extended three-bedroom home offers a generous lounge with feature bay, separate dining room opening to a fitted kitchen and a useful rear conservatory space. With a modern and stylish ground floor bath as well as a separate first floor W.C, generous rear garden and off-road parking, it would make an ideal family home, first time buyer property or buy to let investment. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with stairs off to the first floor; spacious lounge with feature bay window; separate dining room; well-appointed fitted kitchen with door opening to the uPVC double glazed conservatory; utility space; ground floor modern fitted bathroom; first floor landing; three first floor bedrooms, the master of which includes fitted wardrobes with sliding doors, and a separate first floor W.C with hand wash basin. To the front of the property is a driveway providing off road parking, whilst to the rear is a generous garden with elevated patio seating area, lawn and mixed flower and shrubbery beds. Walton Road 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 Hall:

Lounge: (13'1" x 8'8") 3.99 x 2.64

Dining Room: (13'0" x 8'3") 3.96 x 2.51

Kitchen: (8'10" x 6'0") 2.69 x 1.83

Conservatory: (10'2" x 4'6") 3.10 x 1.37

Bathroom: (5'9" x 5'8") 1.75 x 1.73

First Floor Landing:

Bedroom One: (9'10" x 9'2") 3.00 x 2.79

Bedroom Two: (9'8" x 5'11") 2.95 x 1.80

Bedroom Three: (6'8" x 6'8") 2.03 x 2.03

Separate W.C: (4'8" x 2'8") 1.42 x 0.81

Buyer Information:

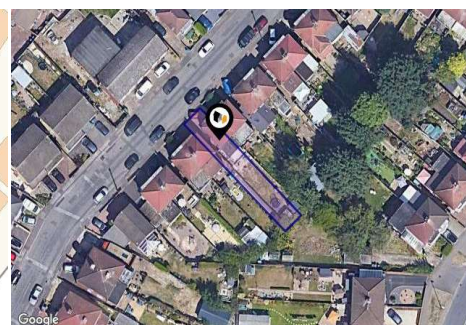
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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.

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KFB - Key Facts For Buyers - requiring enhanced due diligence and verification.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY133529

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

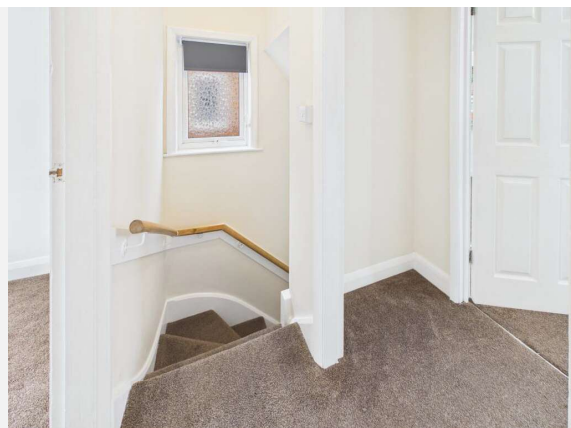
12 mb/s	80 mb/s	1800 mb/s

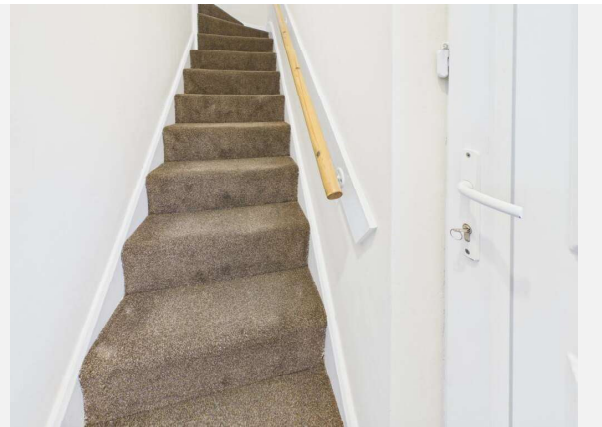
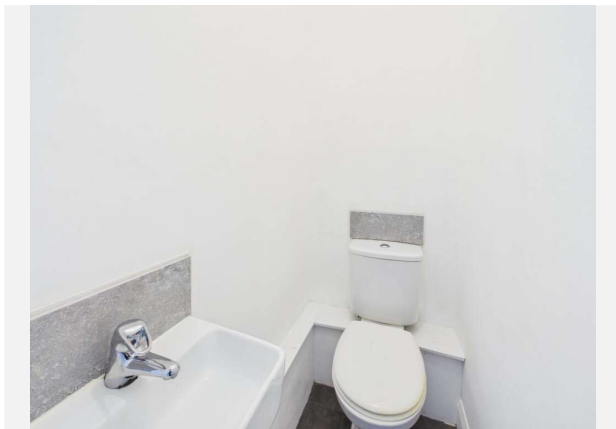
Mobile Coverage:
(based on calls indoors)



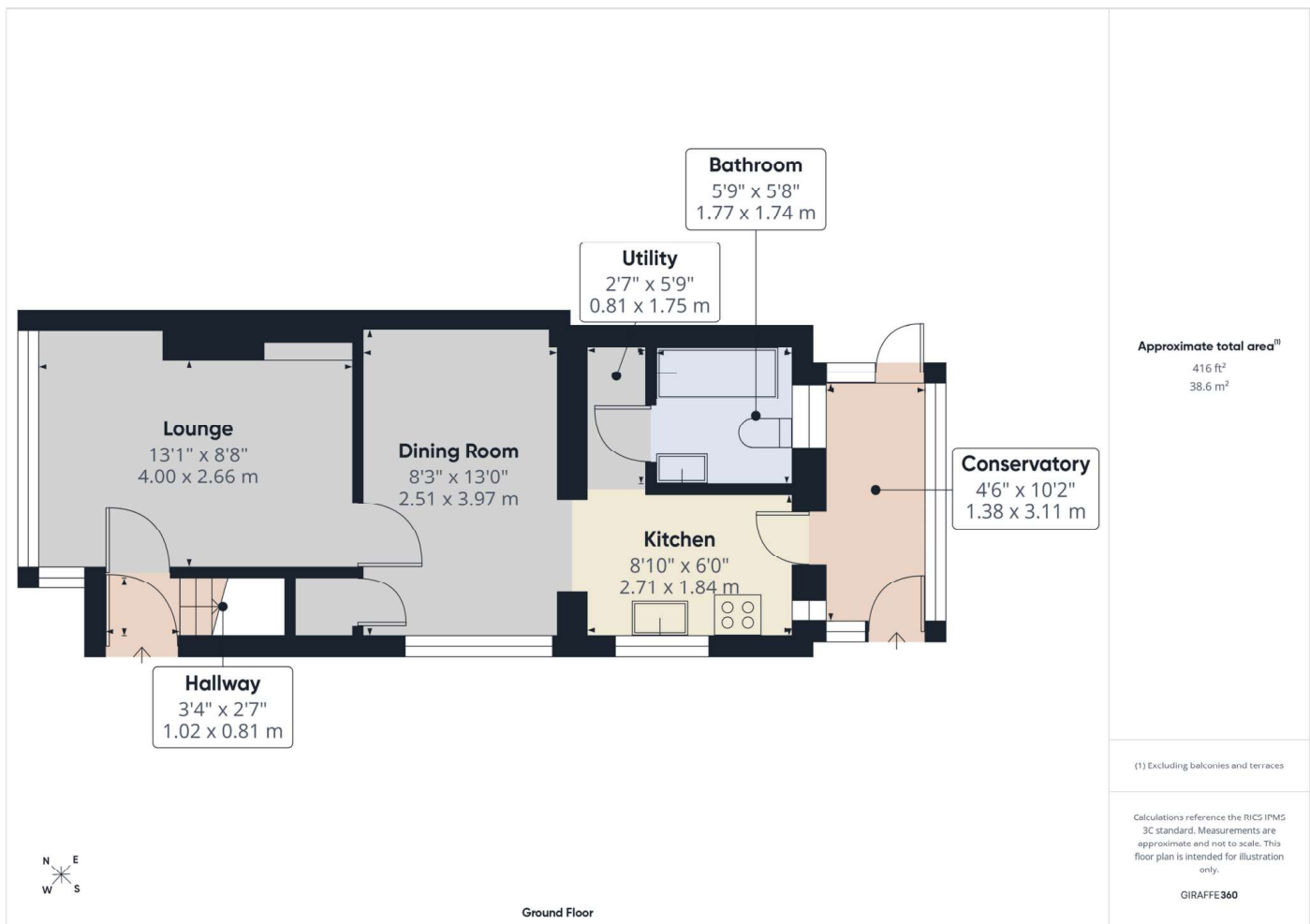
Satellite/Fibre TV Availability:



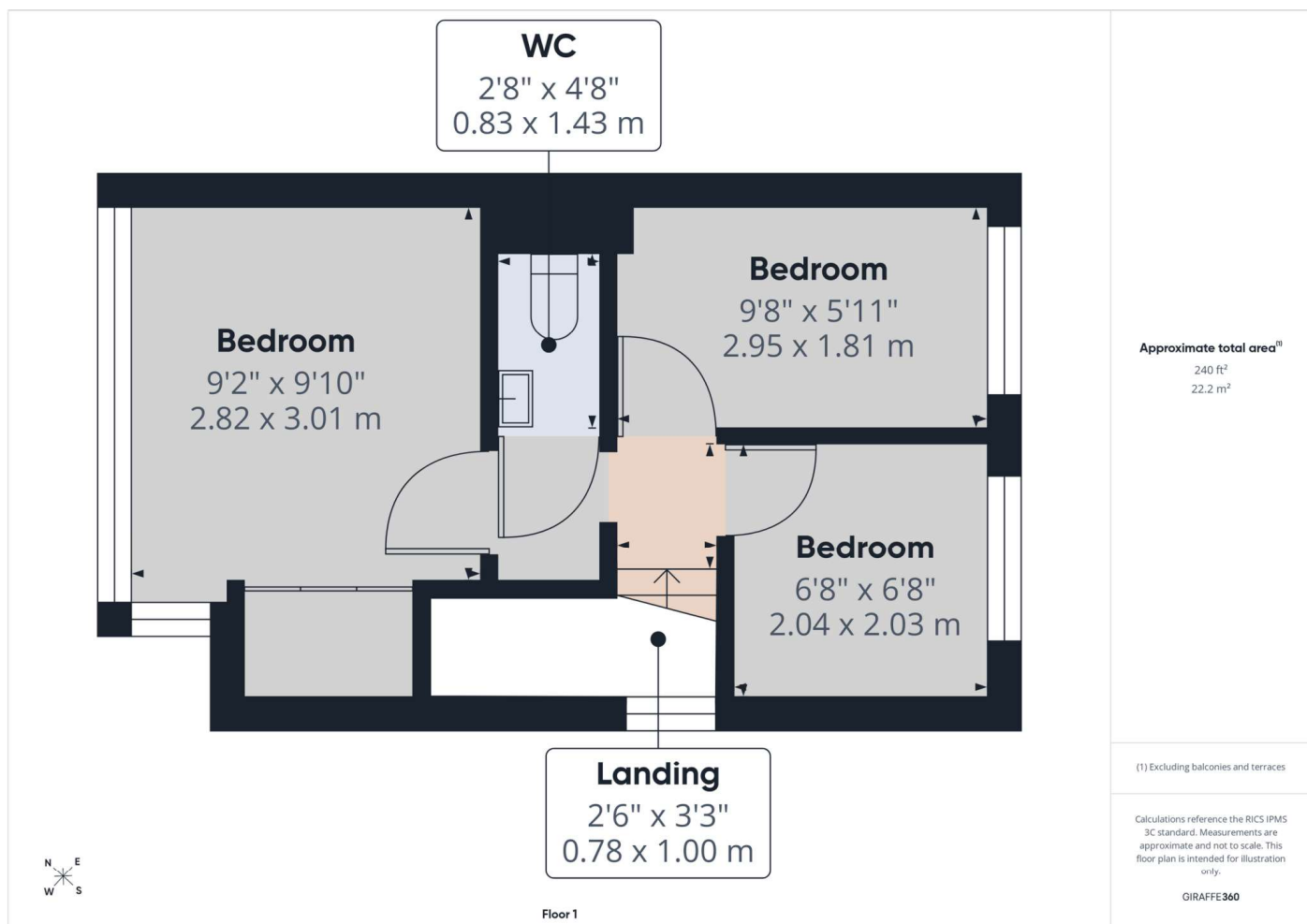




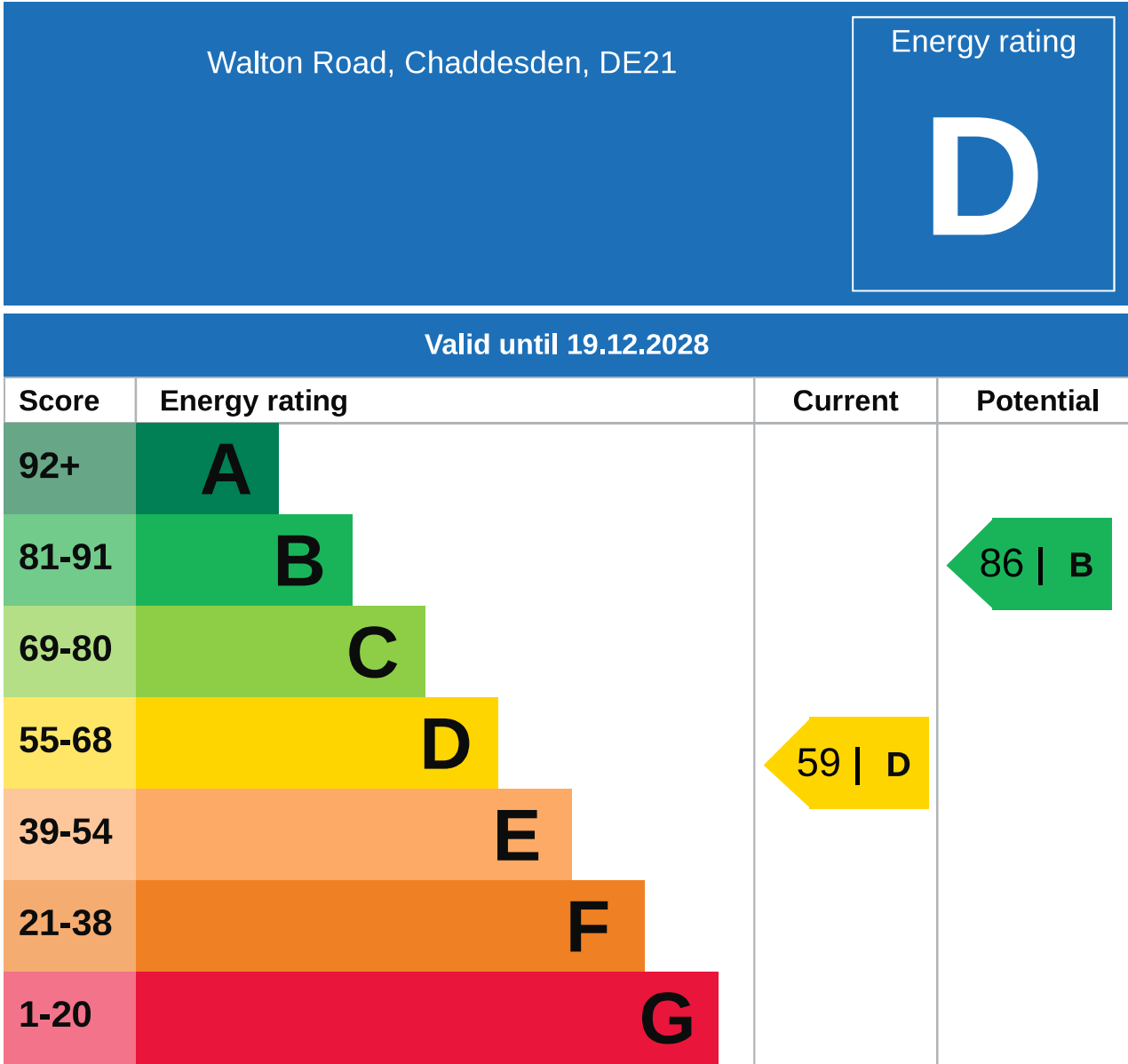
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 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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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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