

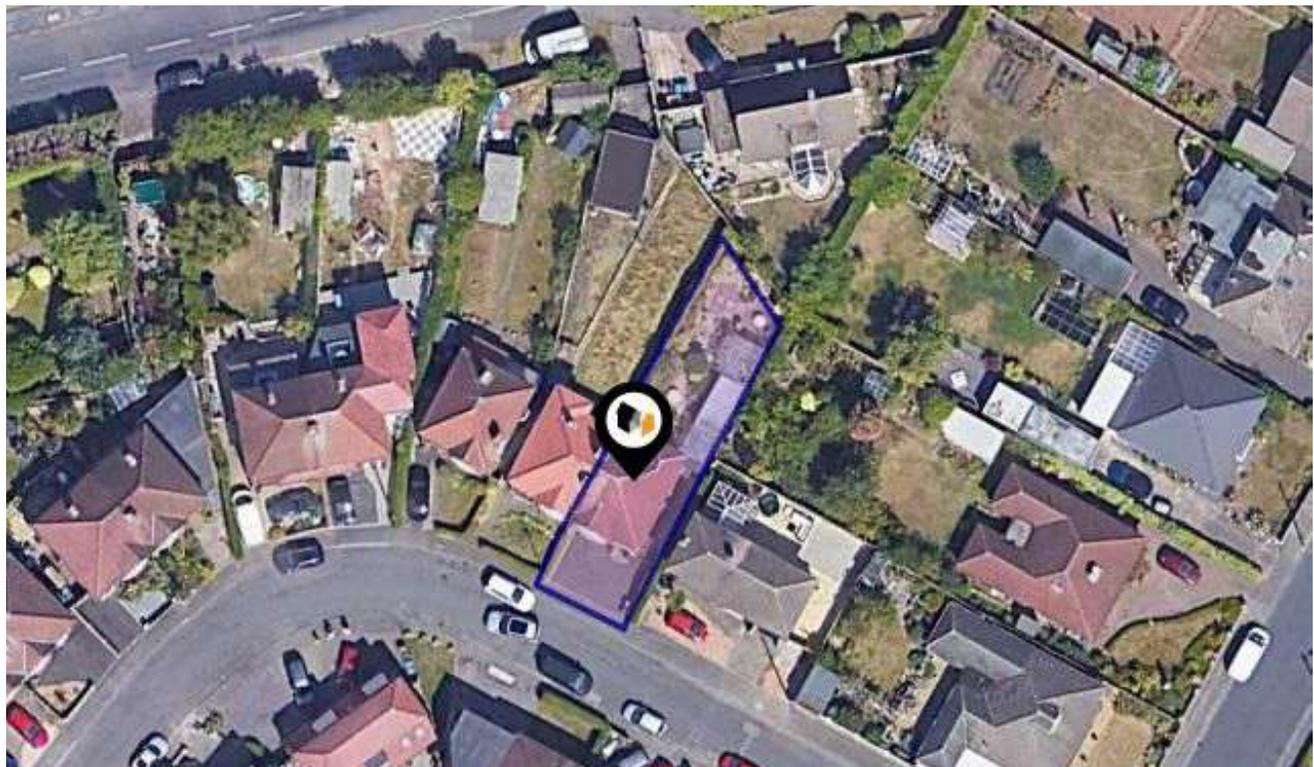


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12<sup>th</sup> January 2026



**SOUTH DRIVE, 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:

- > Traditional Three Bedroomed Bay-Fronted Home
- > No Upward Chain, Sought After Cul-De-Sac
- > Two Good Size Reception Rooms
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A traditional and spacious three-bedroom bay-fronted semi-detached home. The property benefits from a generous reception hallway featuring an original tiled floor, two well-proportioned reception rooms, off-road parking for two vehicles and an enclosed rear garden. The accommodation is supplemented by gas fired central heating (boiler fitted January 2026), double glazing and briefly comprises:- reception hallway, two reception rooms, conservatory, and a fitted kitchen. To the first floor, a good-sized landing provides access to three bedrooms, a bathroom with a three-piece suite, and a separate WC. Externally, the property offers off-road parking for two vehicles, an enclosed rear garden, and a garage (no vehicle access). The home would benefit from some modernisation and updating, offering excellent potential. Viewing is highly recommended. South Drive is a no through road location and is well situated for Cherry Tree school, Chaddesden Park and major road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hallway: (7'3" x 15'3") 2.21 x 4.65  
Living Room: (11'7" x 13'2") 3.53 x 4.01  
Dining/Sitting Room: (10'6" x 12'0") 3.20 x 3.66  
Conservatory: (10'6" x 12'0") 3.20 x 3.66  
Kitchen: (8'4" x 12'4") 2.54 x 3.76  
First Floor Landing: (5'0" x 12'1") 1.52 x 3.68  
Bedroom One: (11'9" x 12'1") 3.58 x 3.68  
Bedroom Two: (10'7" x 12'1") 3.23 x 3.68  
Bedroom Three: (8'3" x 9'3") 2.51 x 2.82  
Bathroom: (7'3" x 7'0") 2.21 x 2.13  
WC: (4'3" x 2'8") 1.30 x 0.81

### Outside:

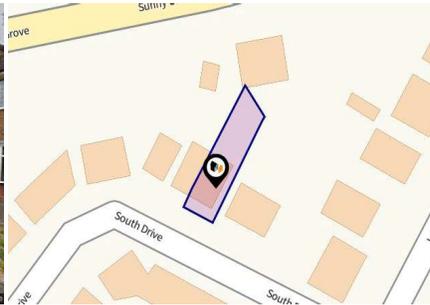
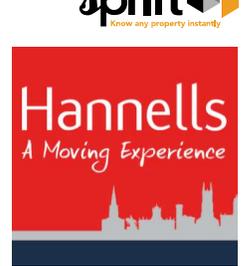
There is a driveway to the front elevation providing off-road parking for two vehicles. There is gated access to the side elevation leading to the enclosed and mature rear garden with garage/workshop (no vehicle access).

### 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.

**KFB** - Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,708		
<b>Title Number:</b>	DY23178		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**24** mb/s      **1800** mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



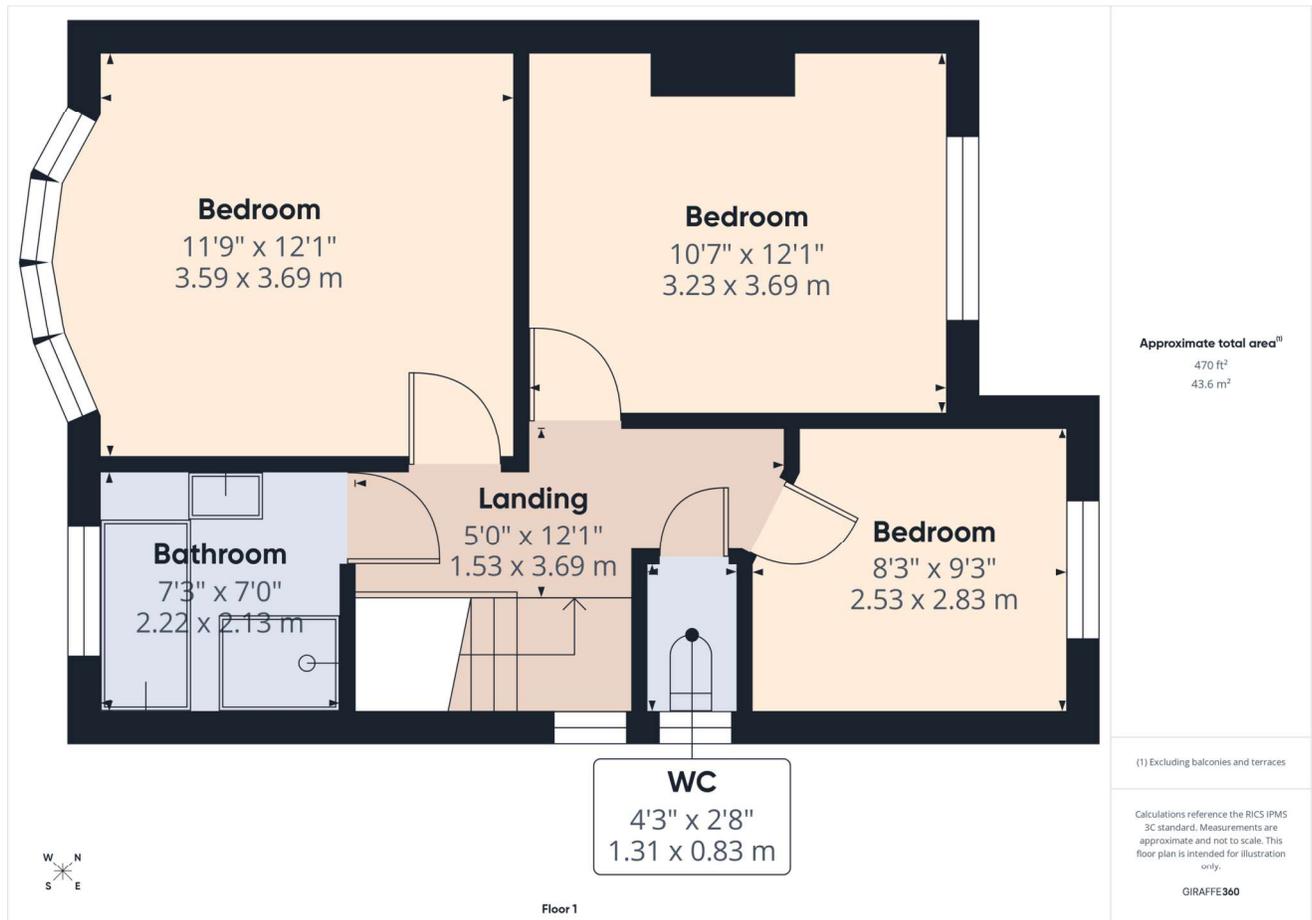
# Gallery Photos



## SOUTH DRIVE, CHADDESSEN, DERBY, DE21



## SOUTH DRIVE, CHADDESSEN, DERBY, DE21



# Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

**C**

Valid until 06.01.2036

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

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	101 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

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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.

# Hannells

## 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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# Hannells

## 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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