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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd August 2026



REGINALD ROAD SOUTH, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Attractive And Well-Presented Bay-Fronted Semi-Detached Home
- > Sought After Location, Early Viewing Recommended
- > Ample Off-Road Parking For A Number Of Vehicles And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An attractive and well presented bay-fronted semi-detached home, set back from Reginald Road South, offering an ideal opportunity for first-time buyers or growing families alike. The property benefits from ample off-road parking to the front, along with a detached garage and a generous rear garden, perfect for outdoor entertaining and family living. Inside, the home features a spacious open-plan dining kitchen, creating an excellent social and family space, while the well-maintained accommodation throughout is ready to move into. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway with understairs storage cupboard, bay fronted living room and spacious dining kitchen with integrated appliances. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a white three piece suite. Outside, there is a block paved driveway providing ample off-road parking for a number of vehicles with gated access to detached garage and good size rear garden.

Room Measurement & Details

Entrance Hall: (13'6" x 5'10") 4.11 x 1.78

Living Room: (11'11" x 11'6") 3.63 x 3.51

Dining Kitchen:

Dining Area: (14'1" x 10'11") 4.29 x 3.33

Kitchen Area: (9'1" x 6'5") 2.77 x 1.96

First Floor Landing: (6'6" x 4'3") 1.98 x 1.30

Bedroom One: (13'7" x 10'6") 4.14 x 3.20

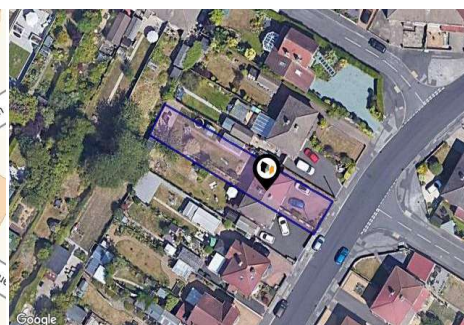
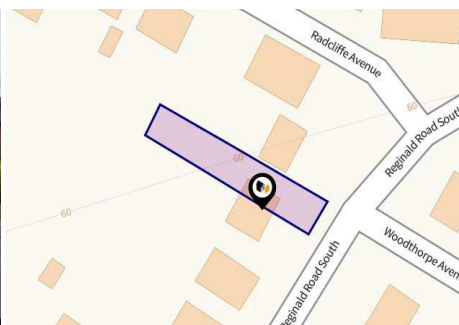
Bedroom Two: (11'5" x 10'10") 3.48 x 3.30

Bedroom Three: (7'9" x 7'0") 2.36 x 2.13

Bathroom: (8'2" x 6'4") 2.49 x 1.93

Outside: The property is set back from Reginald Road South and has the benefit of a block paved frontage/driveway providing ample off-road parking for a number of vehicles. There is timber gated access to the side elevation leading to a GARAGE with up and over door, light and power. There is an integrated store to the rear of the property. There is an extensive rear garden, ideal for entertaining having a paved patio with lawned area beyond. There is a full width paved patio area to the head of the rear garden.

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY361559

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)

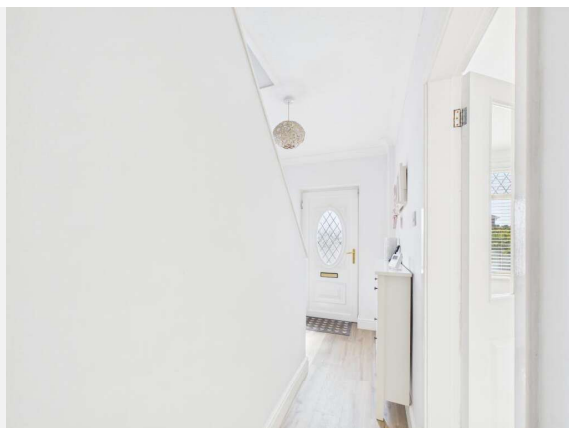
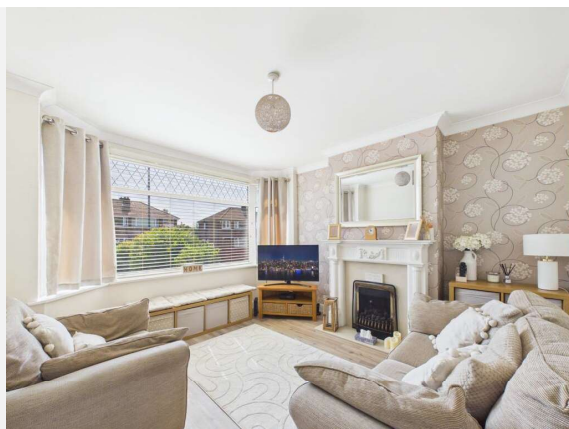
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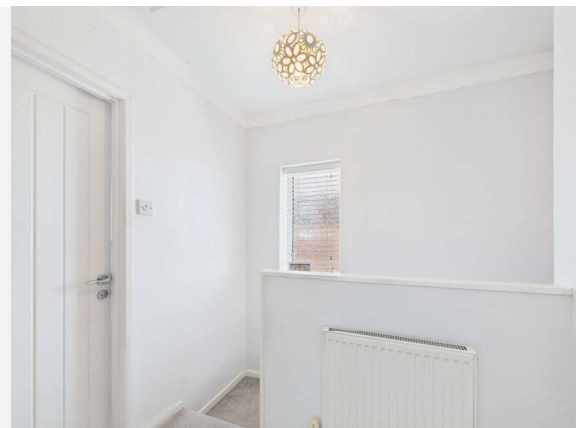
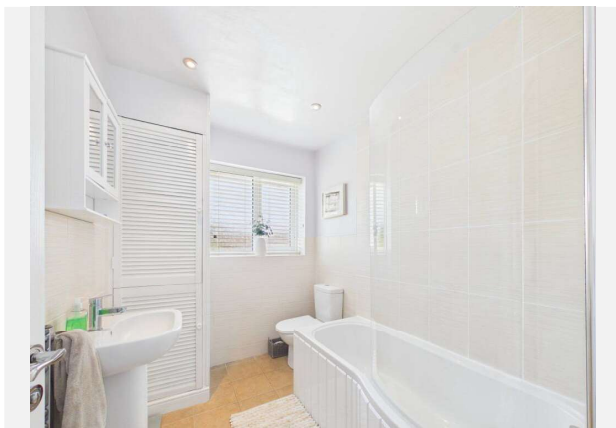
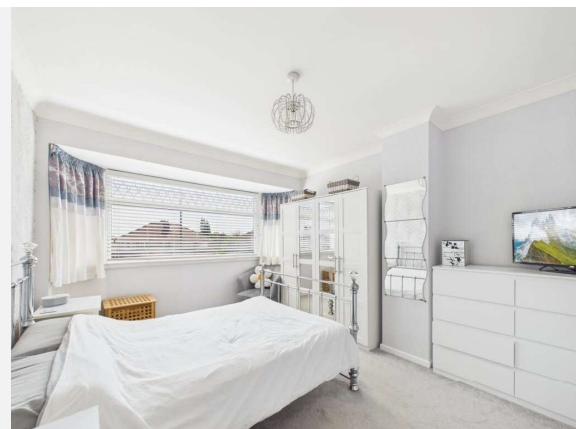
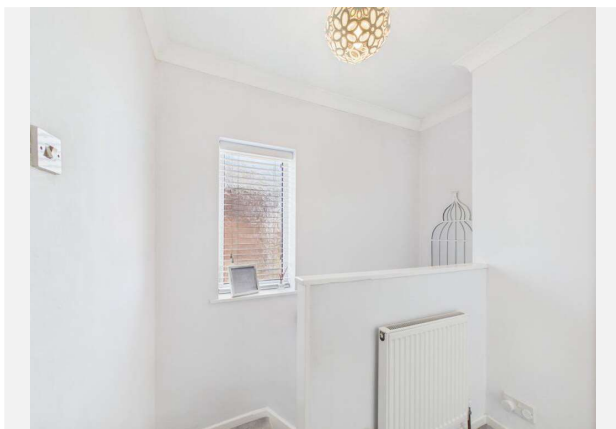
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





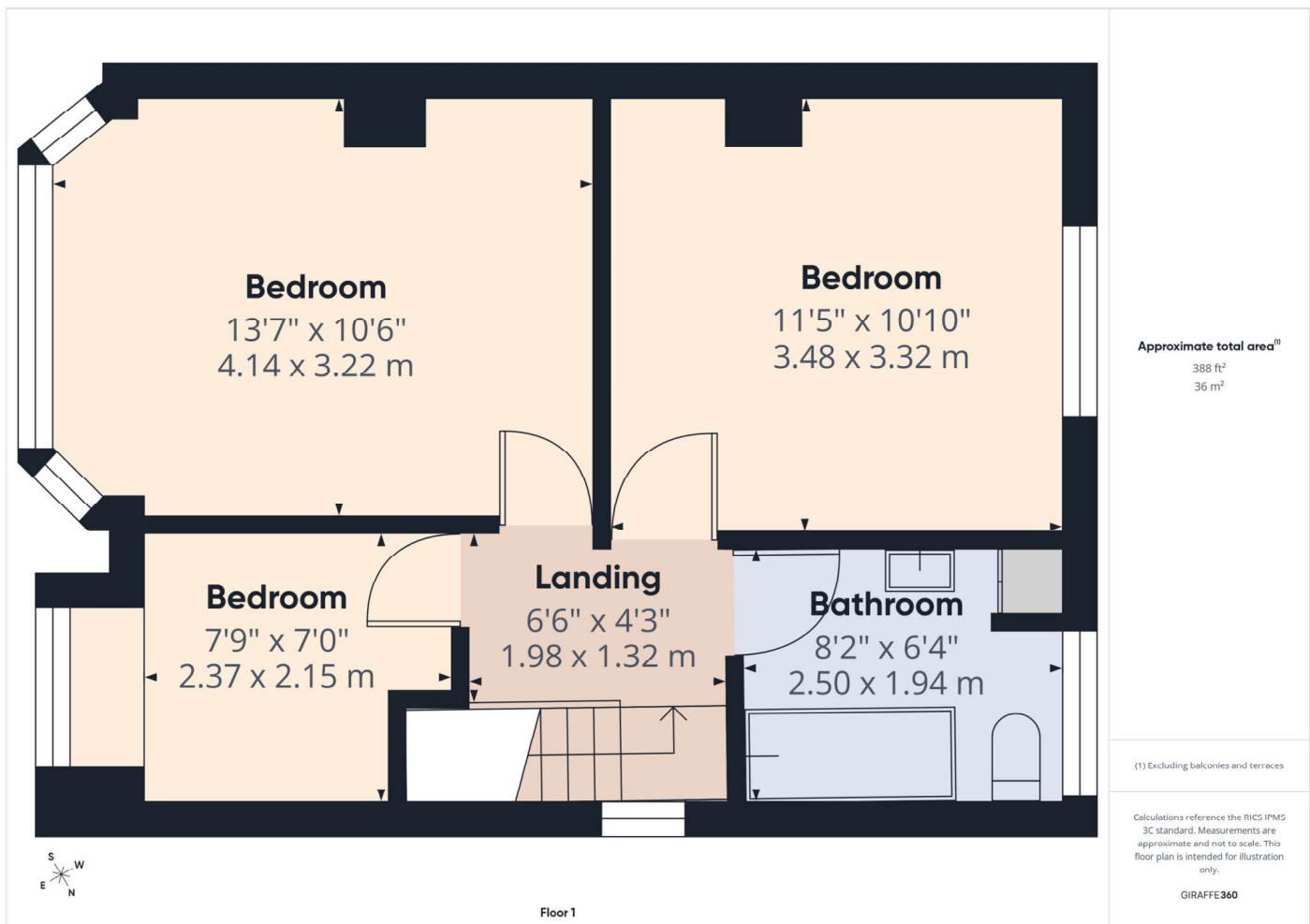




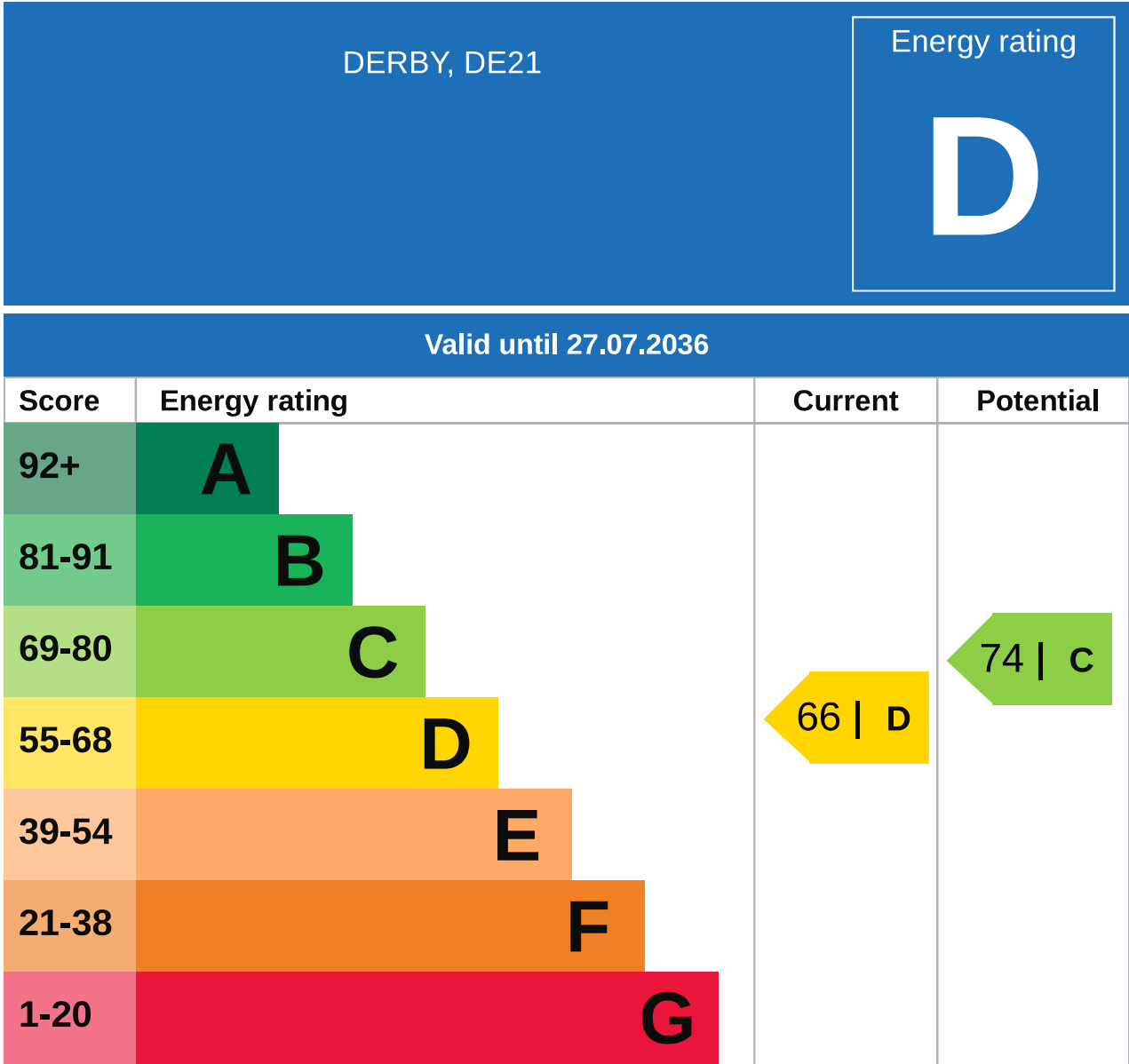
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
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:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	77 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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