



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th August 2026



ENOCH STONE DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Much-Improved, Two Bedroom Detached Bungalow
- > Situated On A Corner Plot
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Spacious Open Plan Refitted Kitchen/Breakfast Room

Property Description

Situated on a generous corner plot, this much-improved two bedroom detached bungalow offers well-presented and versatile accommodation, together with excellent outside space and useful off-road parking with internal viewing highly recommended. The property has been thoughtfully updated by the current owners and provides a spacious open plan kitchen/breakfast room, a pleasant living room and a refitted bathroom, making it an ideal home for those looking for comfortable single-storey living. The spacious open plan refitted kitchen/breakfast room provides a modern and sociable heart to the home, with ample space for both cooking and dining. This is complemented by a pleasant living room, offering a comfortable space in which to relax and unwind. There are two bedrooms (bedroom one with fitted wardrobes), alongside a refitted bathroom, providing practical and contemporary accommodation. Externally, the property benefits from being positioned on a corner plot, offering particularly useful outside space. The south-facing rear garden provides an attractive private area to enjoy offers plenty of scope for outdoor seating and entertaining. A major feature of the property is the off-road parking, which provides ample space for a caravan or motorhome, in addition to everyday vehicle parking. There is also a detached garage, providing storage and further potential for a variety of uses. Enoch Stone Drive is well situated for access to both Chaddesden and Spondon respectively together with local amenities including shops, schools, public transport routes and useful road links via the A52, A50 and M1 networks.

Room Measurement & Details

Entrance Hall: (3'7" x 13'6") 1.09 x 4.11

Living Room: (15'1" x 9'7") 4.60 x 2.92

Open Plan Kitchen/Breakfast Room: (20'9" x 8'9") 6.32 x 2.67

Bedroom One: (10'4" x 12'3") 3.15 x 3.73

Bedroom Two: (8'9" x 7'7") 2.67 x 2.31

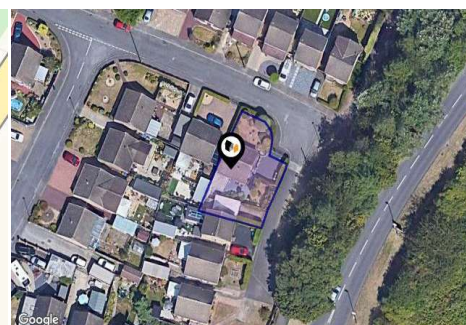
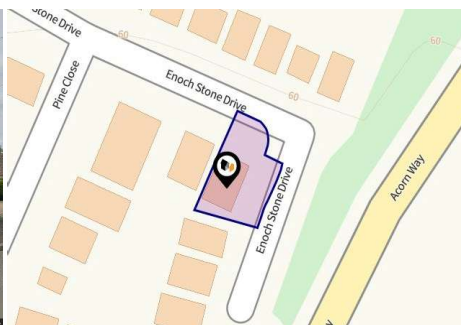
Bathroom: (5'7" x 5'5") 1.70 x 1.65

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 Overview

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A Moving Experience



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY127462		

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)

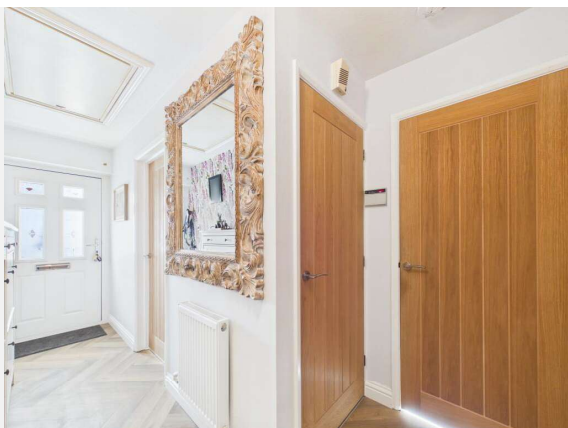
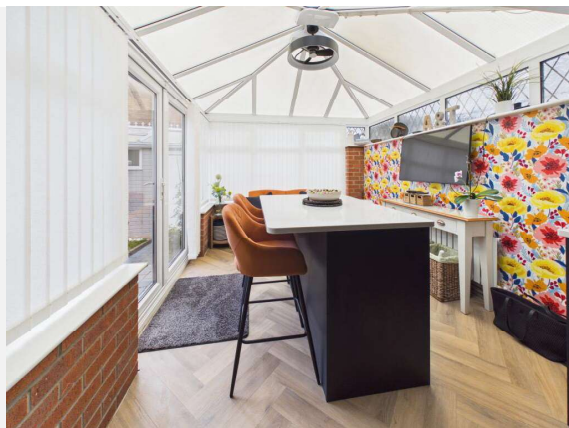
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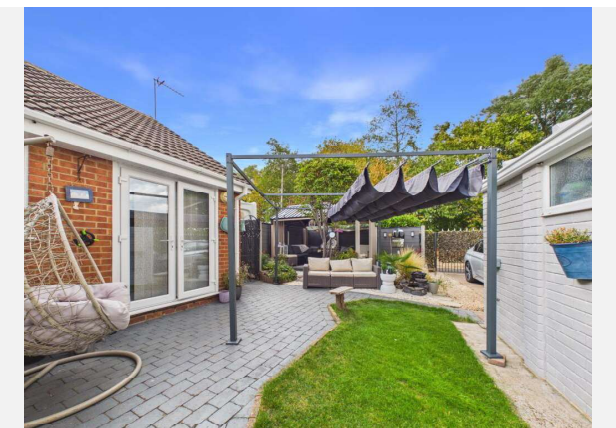
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

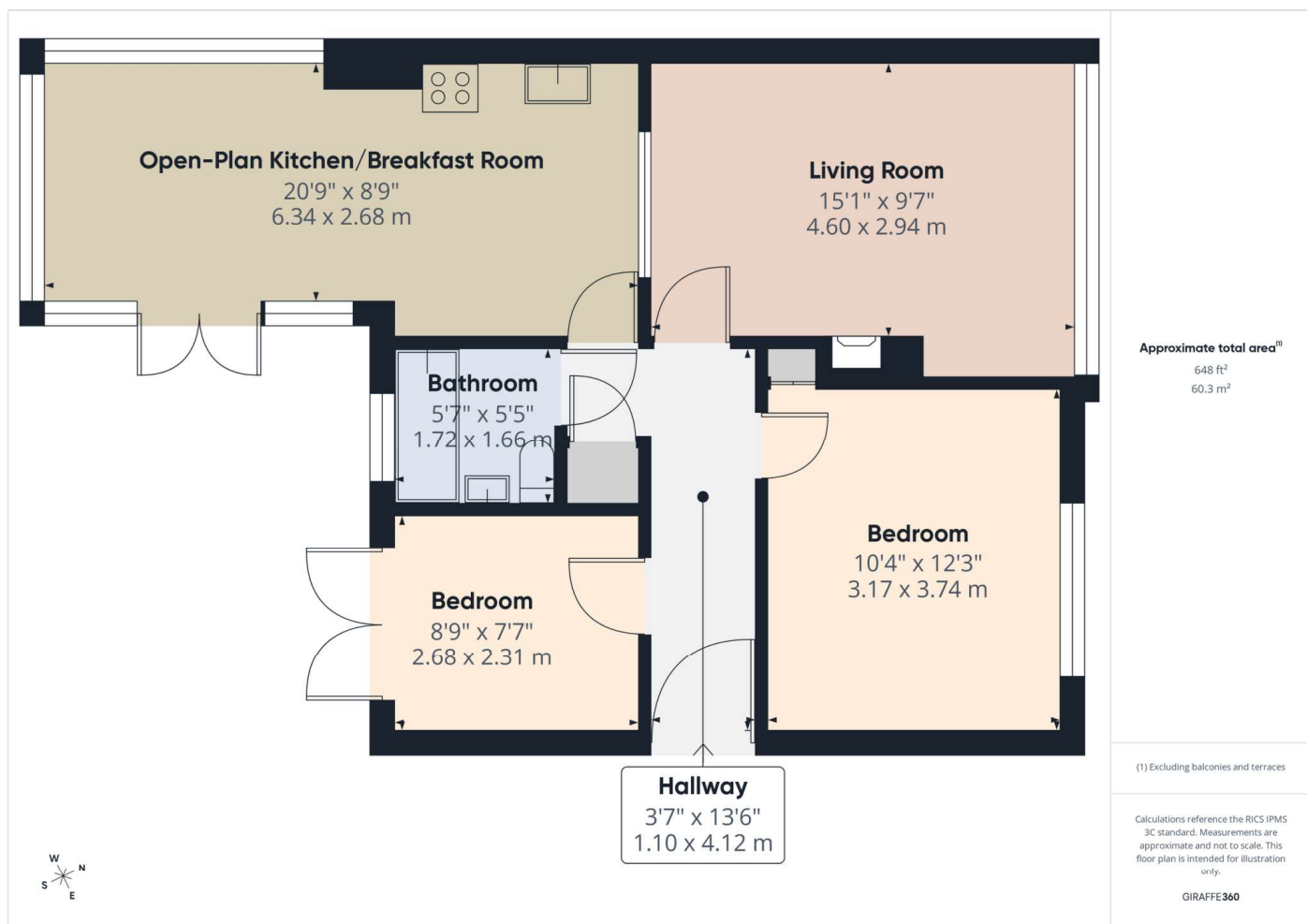




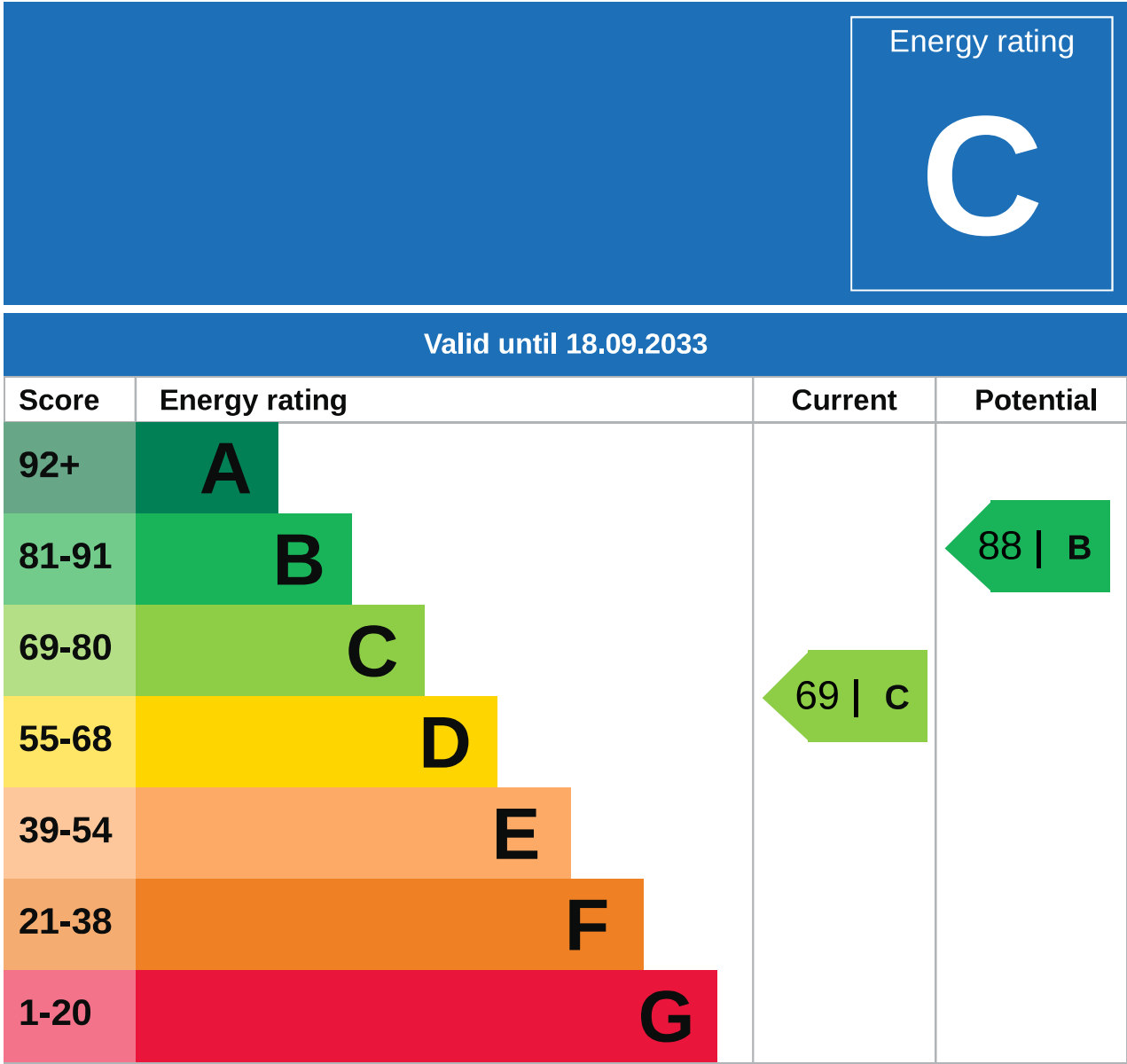




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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 150 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 all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	52 m ²



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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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