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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th October 2026



ELM GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Detached Home
- > Three Double Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Driveway Parking

Property Description

Located in the sought-after area of Chaddesden, this spacious, extended and well-appointed three-bedroom detached home offers a generous living room, spacious sitting/dining area opening to a modern and stylish kitchen, separate utility room and a modern fitted shower room. With ample off-road parking and a most generous rear garden, it will make a superb family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with stairs off to the first floor; spacious living room with feature bay window; open plan sitting/dining room with feature fireplace and inset log burner; modern and well-appointed fitted kitchen with French doors opening to the rear garden and a range of modern stylish fitted units; separate utility room; additional utility/storage room to the side; first floor landing; two spacious first floor bedrooms; modern and well-appointed fitted walk in shower room; second landing space with stairs off to the second floor and a generous second floor double bedroom. To the front of the property is a driveway providing ample off-road parking and to the rear is a generous garden space with patio seating area, lawn, mixed flower and shrubbery beds and a feature Koi pond.

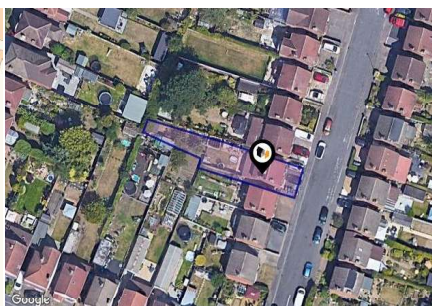
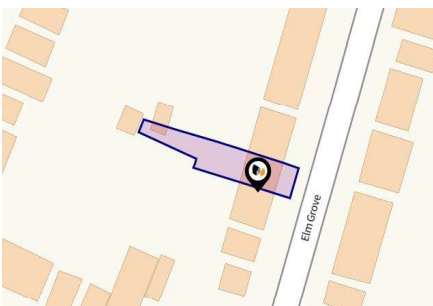
Room Measurement & Details

Hallway: (14'2" x 5'8") 4.32 x 1.73
Living Room: (12'6" x 11'10") 3.81 x 3.61
Sitting/Dining Room: (11'9" x 11'3") 3.58 x 3.43
Kitchen: (17'4" x 8'0") 5.28 x 2.44
Utility Room: (8'5" x 5'8") 2.57 x 1.73
Utility/Storage Room: (25'2" x 6'0") 7.67 x 1.83
Landing: (9'6" x 5'8") 2.90 x 1.73
Bedroom: (12'0" x 11'0") 3.66 x 3.35
Bedroom: (11'10" x 11'5") 3.61 x 3.48
Shower Room: (5'7" x 5'4") 1.70 x 1.63
Further Landing Area: (7'2" x 5'8") 2.18 x 1.73
Bedroom: (18'1" x 11'7") 5.51 x 3.52

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



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY415696		

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)

14 **1800**
mb/s mb/s



Mobile Coverage:

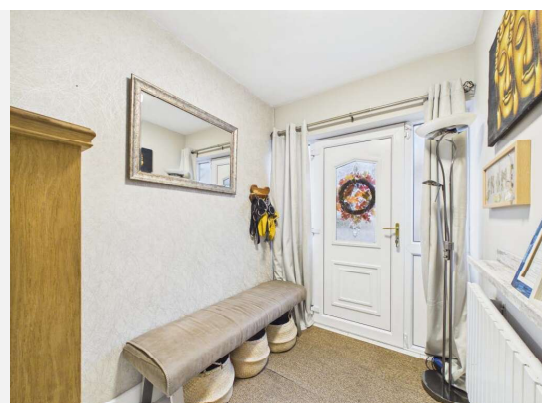
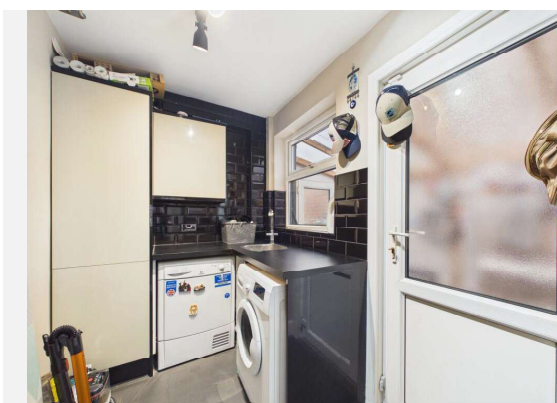
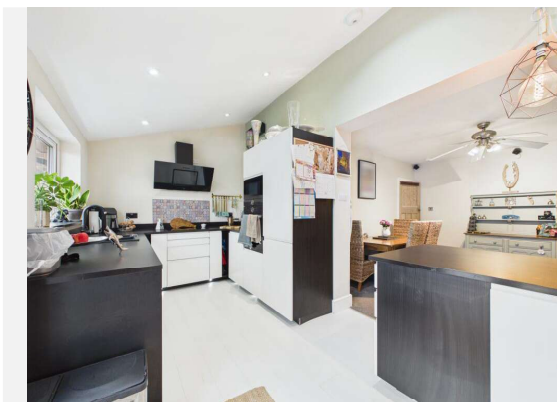
(based on calls indoors)

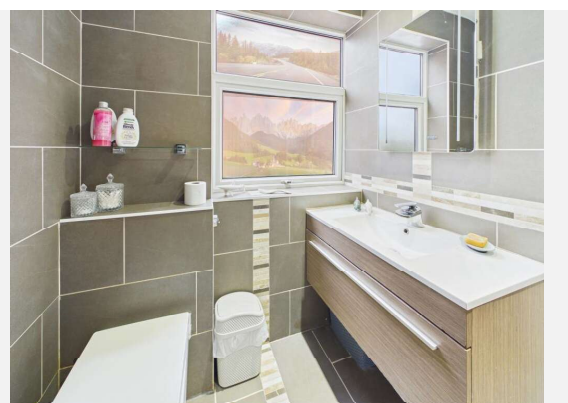
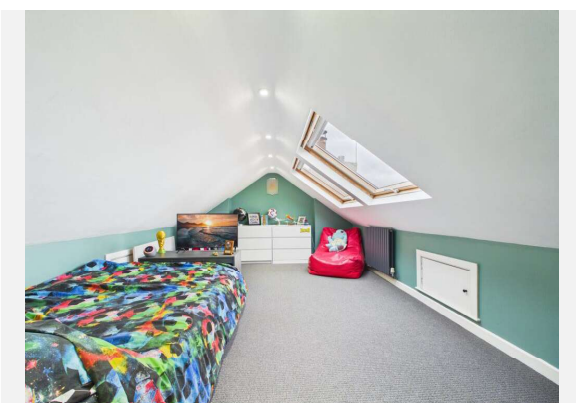
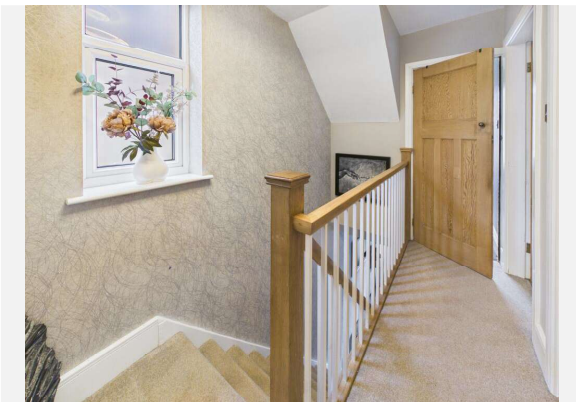
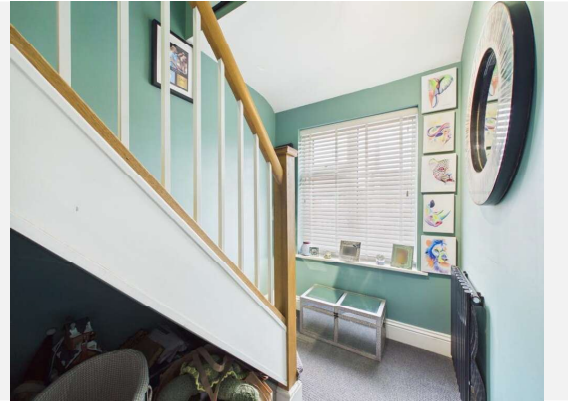


Satellite/Fibre TV Availability:

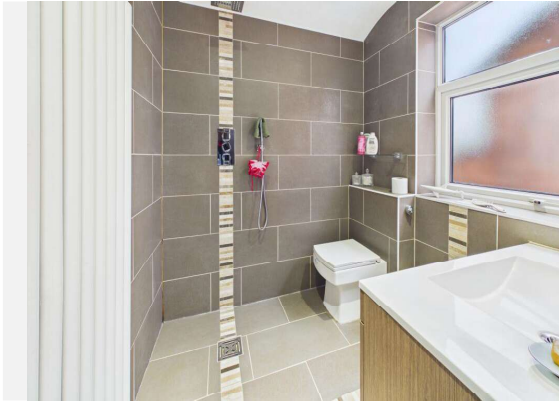


Gallery Photos

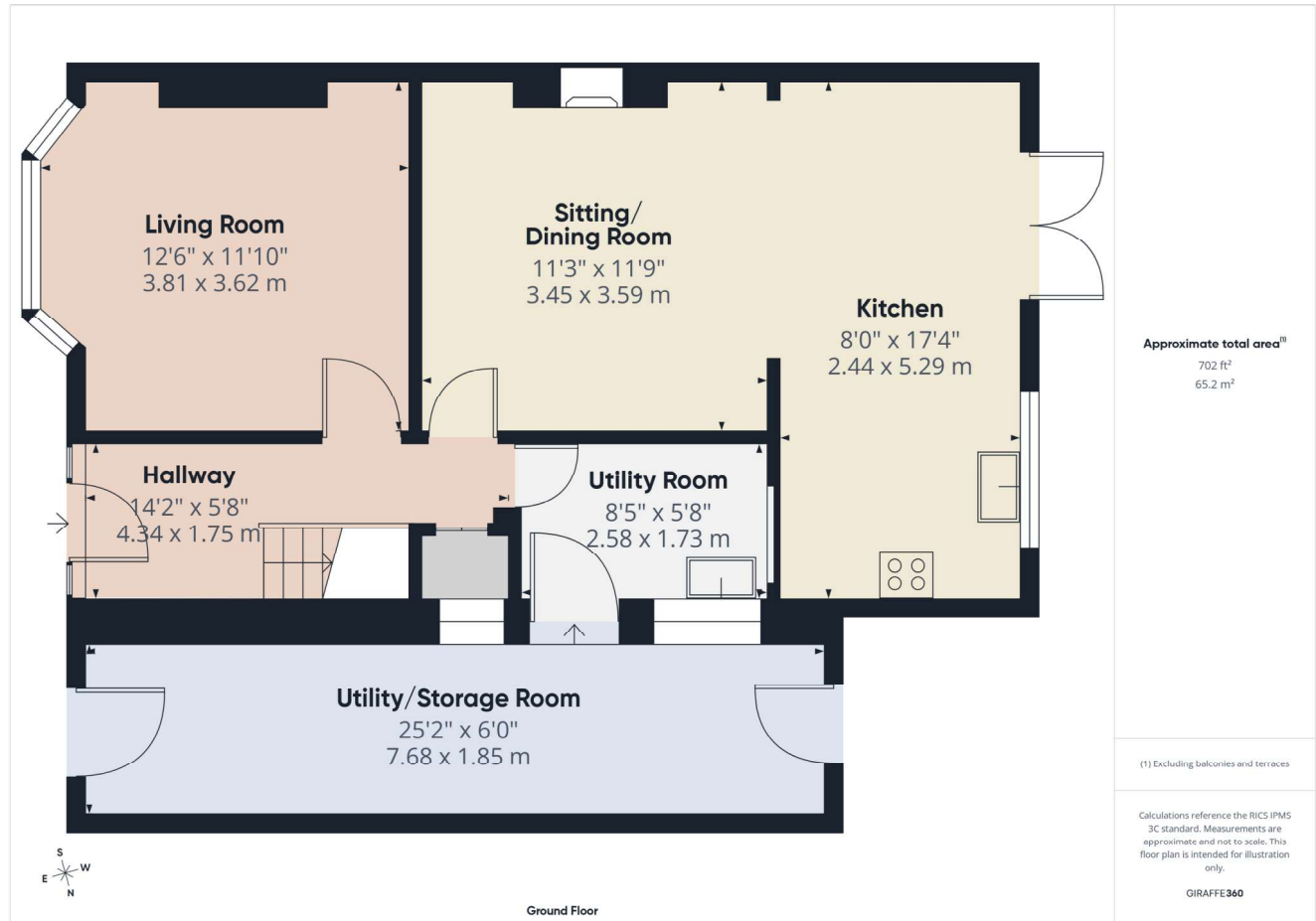




Gallery Photos



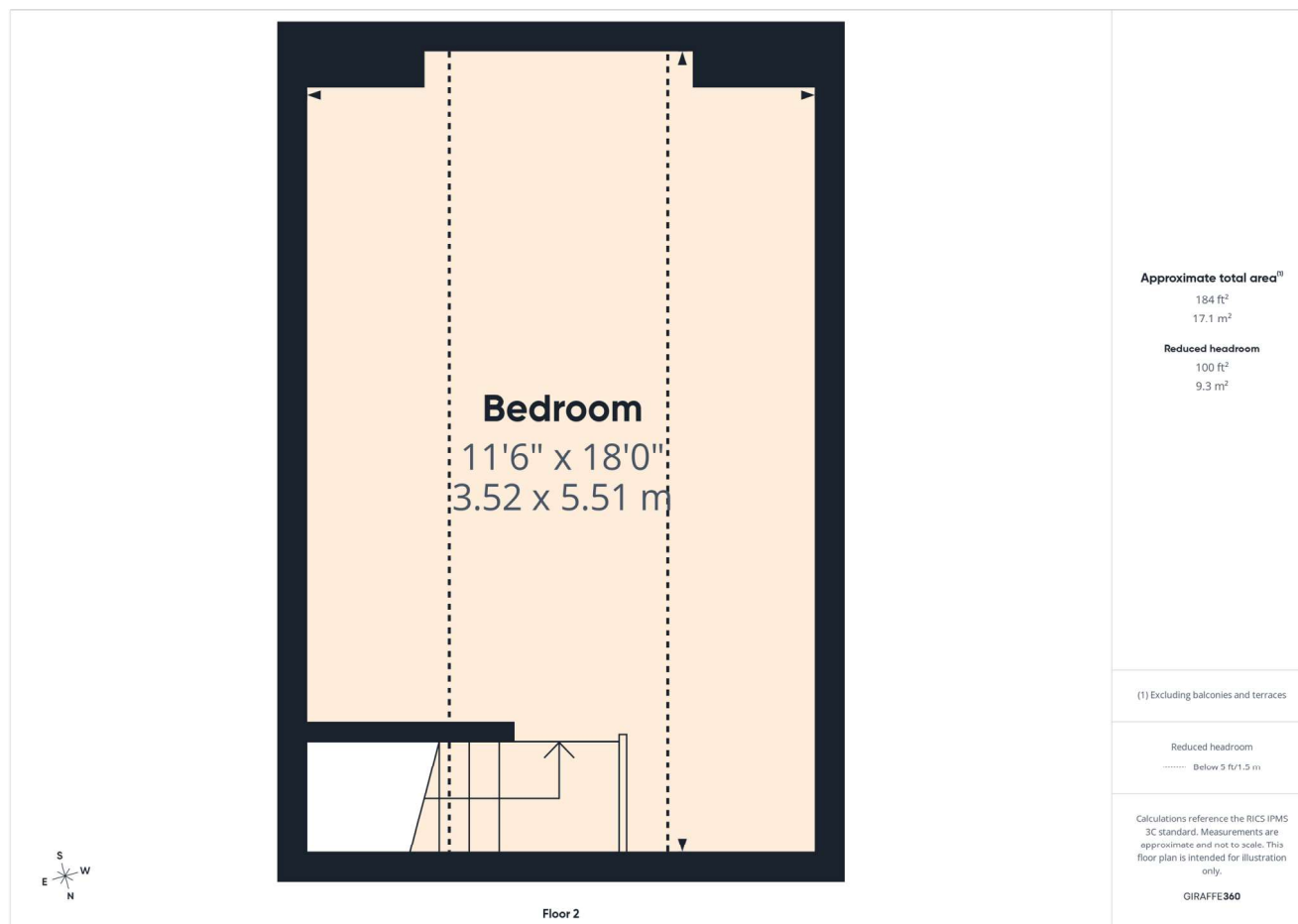
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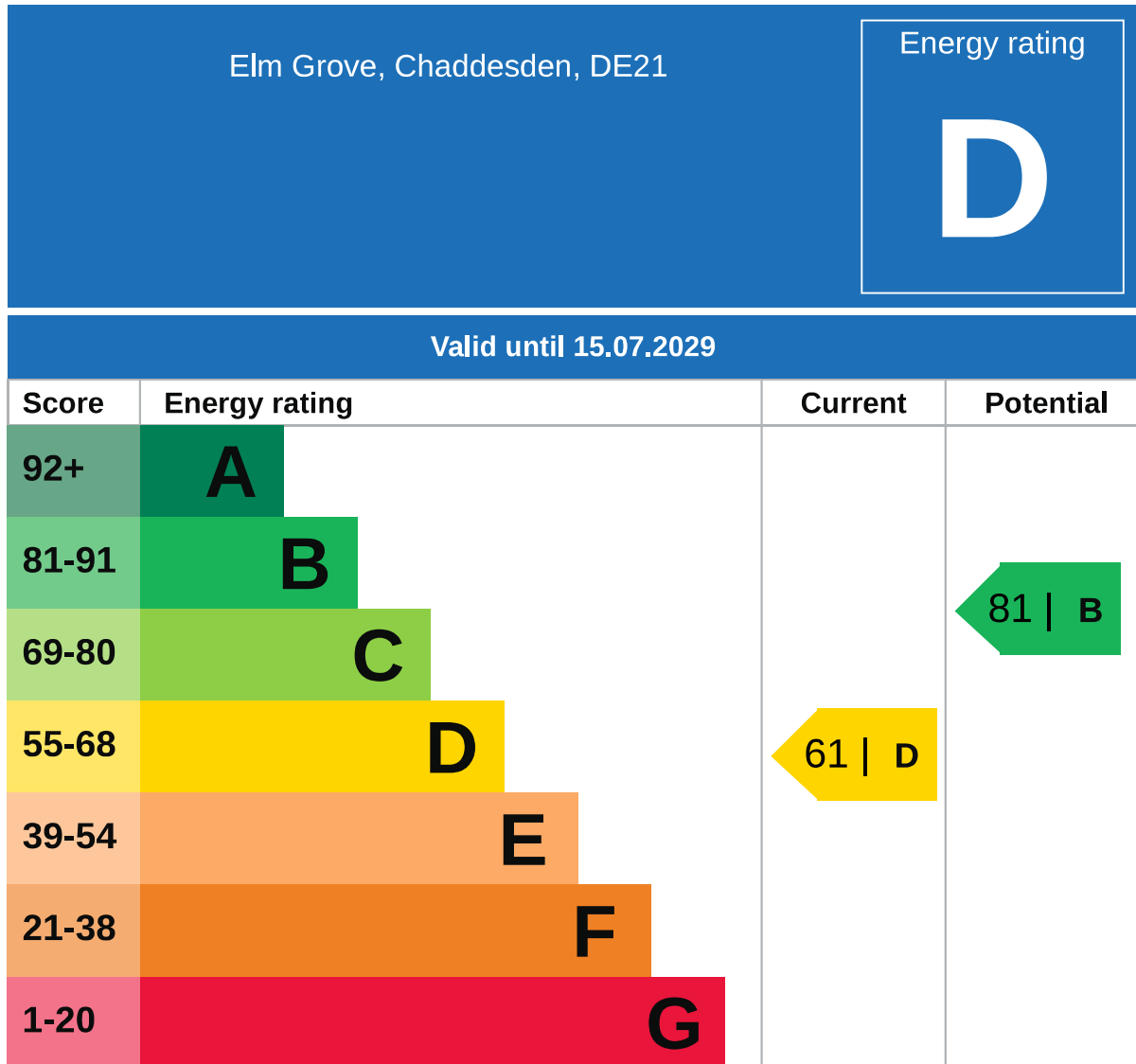
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ELM GROVE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	108 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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Hannells

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