

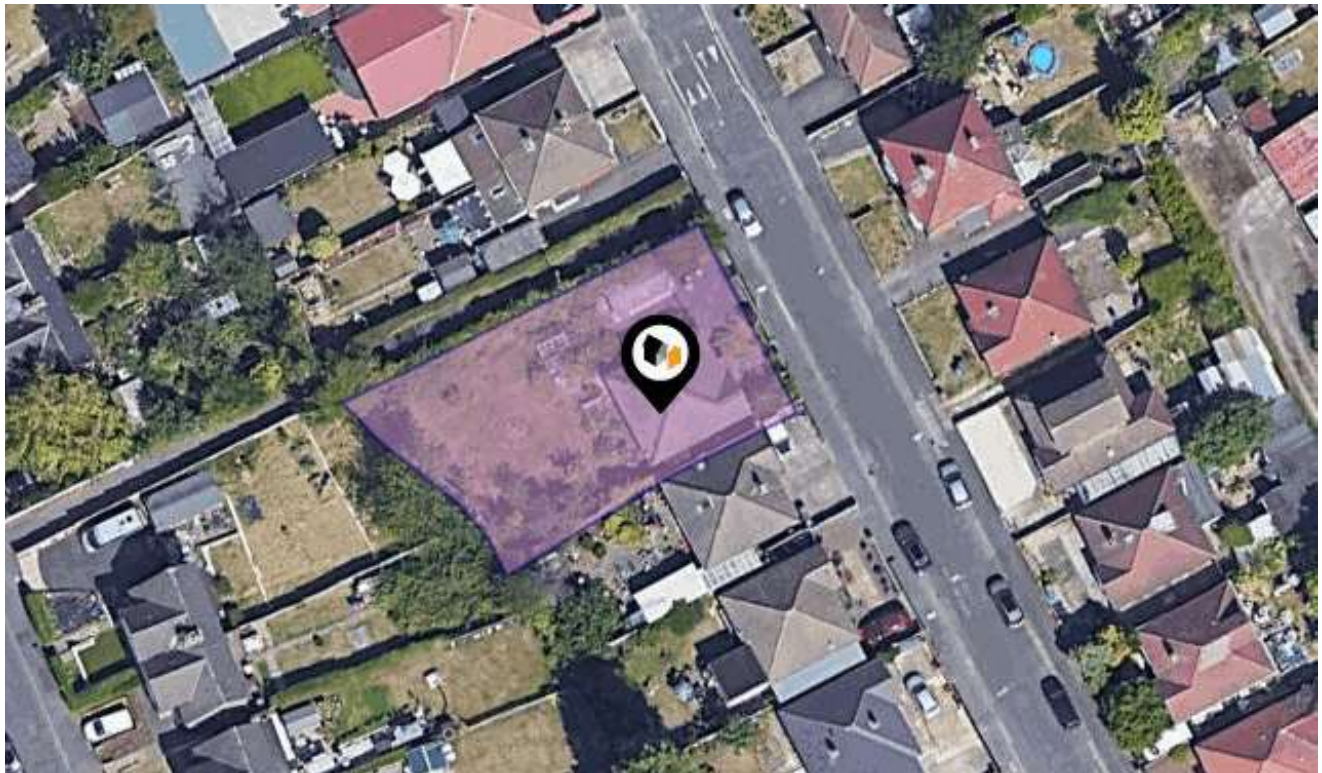


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



HILLCREST ROAD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay-Fronted Detached Bungalow
- > Set On A Larger Than Average
- > Excellent Potential For Development Subject To Necessary Planning
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A three-bedroom detached bungalow set on a larger-than-average plot, offering excellent potential for development—including the possibility of constructing an additional dwelling, subject to the necessary planning permissions. The property would benefit from some modernisation and updating, providing an ideal opportunity for buyers looking to add their own style. Offered for sale with no upward chain and benefits from gas fired central heating, double glazing and briefly comprises:- entrance porch, reception hallway, lounge, kitchen, side entrance porch, three bedrooms and bathroom with a three piece suite. Outside, as previously mentioned the property occupies a larger than average plot having an extensive, mature rear garden, driveway and garage. Hillcrest Road is well situated for local amenities including 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 Porch: (5'7" x 5'4") 1.70 x 1.63
Entrance Hall: (17'3" x 3'4") 5.26 x 1.02
Living Room: (13'10" x 11'1") 4.22 x 3.38
Kitchen: (11'11" x 9'0") 3.63 x 2.74
Side Porch: (7'4" x 3'11") 2.24 x 1.19
Bedroom One: (10'10" x 10'6") 3.30 x 3.20
Bedroom Two: (9'0" x 10'5") 2.74 x 3.17
Bedroom Three: (7'2" x 10'5") 2.18 x 3.17
Shower Room: (7'7" x 5'3") 2.31 x 1.60

Outside:

The property occupies a larger than average wide plot with gardens to front and rear elevation. There is a driveway providing off road parking and in-turn provides access to a GARAGE. The extensive rear garden is laid mainly to lawn.

Development Potential:

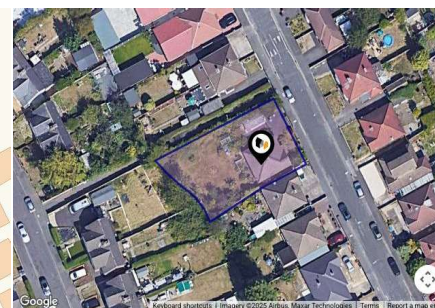
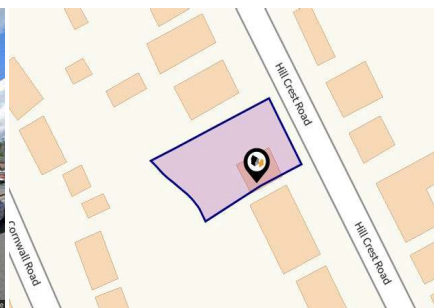
Due to the size of the plot, there may be potential to develop the plot, subject to necessary planning permission.

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. **KFB** Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview

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Property

| | | | |
|------------------|---|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 721 ft ² / 67 m ² | | |
| Plot Area: | 0.15 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,708 | | |
| Title Number: | DY10405 | | |

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)

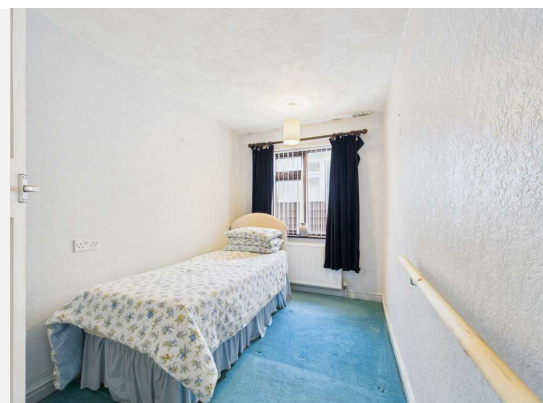
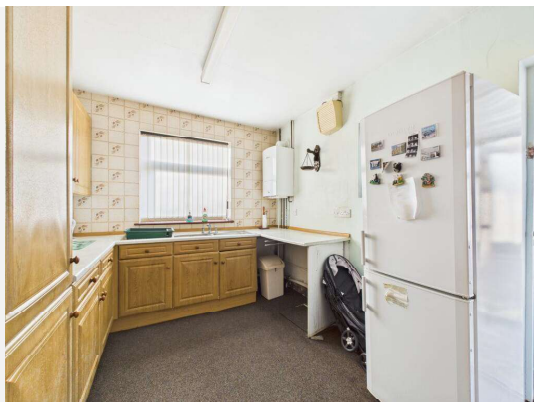
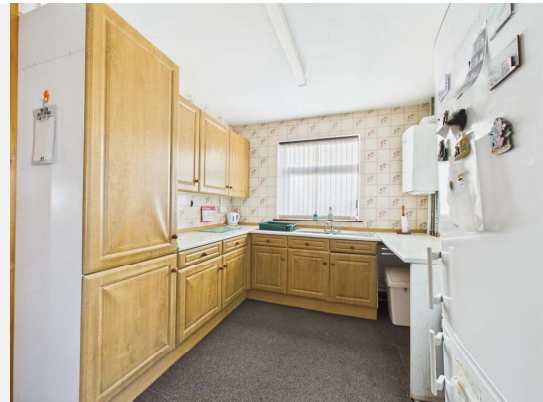
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| 21 mb/s | 72 mb/s | 1800 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





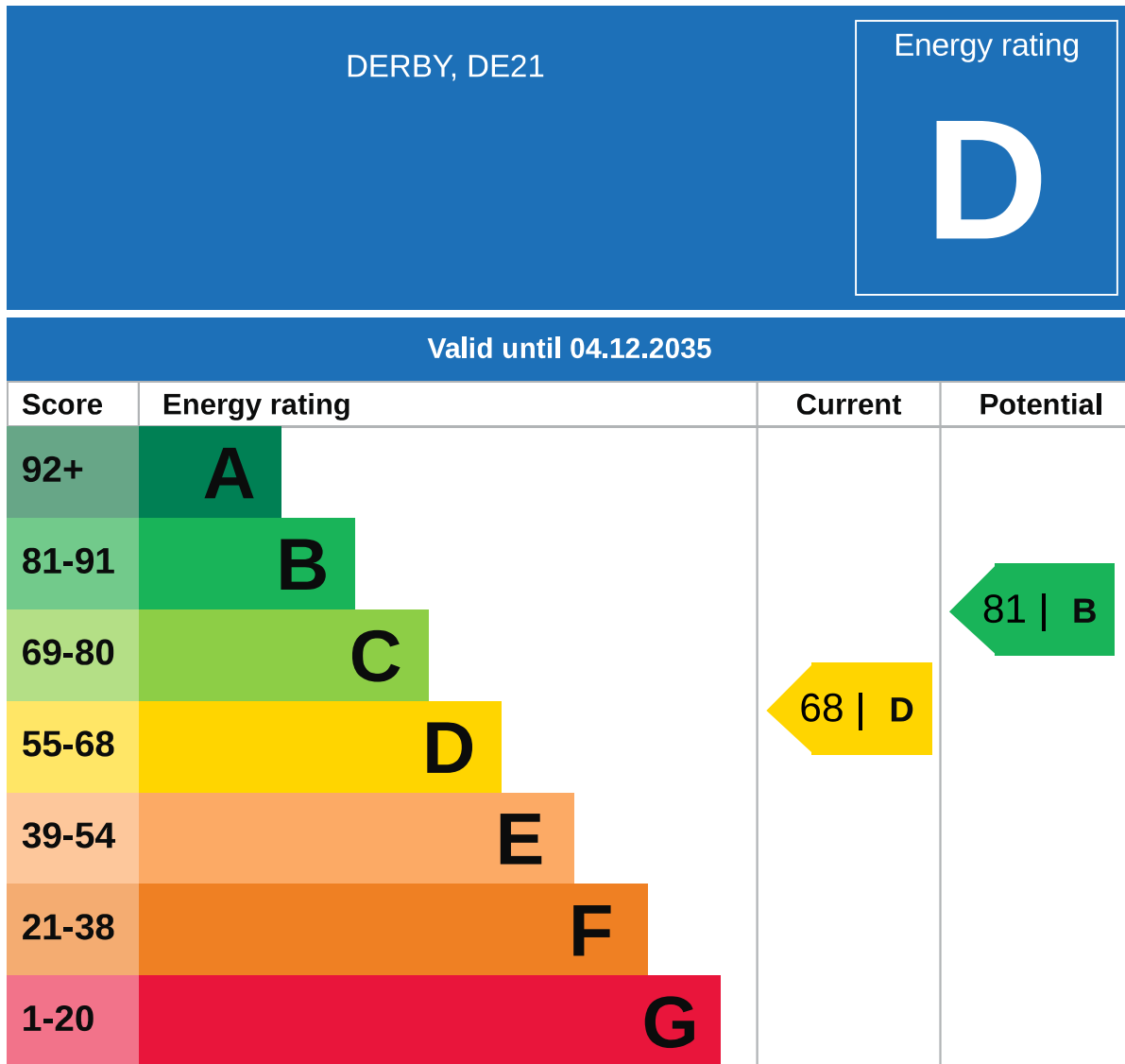
Gallery Photos



HILLCREST ROAD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Detached bungalow |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very good |
| Window: | Fully double glazed |
| Window Energy: | Average |
| 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: | Good lighting efficiency |
| Lighting Energy: | Good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 67 m ² |



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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

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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.

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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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Data Quality

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