

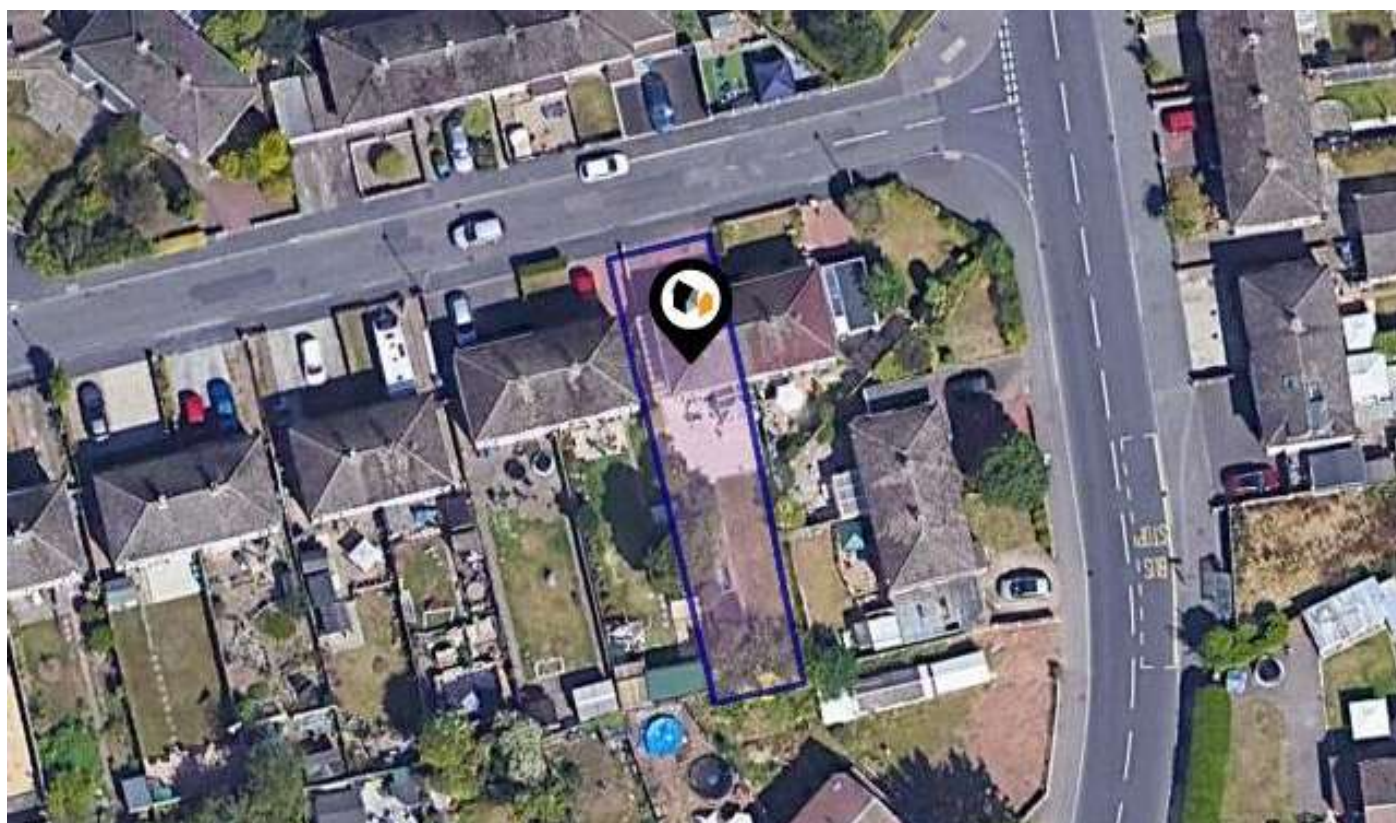


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd July 2026



WARDLOW AVENUE, 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:

- > Spacious Three-Bedroom Semi-Detached Home
- > South-Facing Rear Garden, Off-Road Parking
- > Two Reception Rooms And Conservatory
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold

Property Description

Located in the popular and sought after area of Chaddesden, this spacious and well-presented three-bedroom family home offers a generous lounge, separate dining room, fitted breakfast kitchen and good-sized conservatory. With a generous rear garden, ample off-road parking and no upward chain, it offers all the potential to make a superb family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature bow window and central fireplace; separate dining room with doors opening to the good sized uPVC double glazed conservatory; well-appointed fitted breakfast kitchen; side porch; first floor landing; three good sized first floor bedrooms and a fitted family bathroom. To the front of the property is a driveway providing ample off-road parking and to the rear is a neat and spacious garden with patio seating area, lawn and mixed flower and shrubbery beds. Wardlow Avenue is well situated for Chaddesden and its amenities which include a range of shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Hall: (6'1" x 10'7") 1.85 x 3.23

Lounge: (14'8" x 10'8") 4.47 x 3.25

Dining Room: (10'1" x 8'10") 3.07 x 2.69

Conservatory: (8'7" x 8'1") 2.62 x 2.46

Breakfast Kitchen: (11'9" x 10'2") 3.58 x 3.10

Side Porch: (21'3" x 3'11") 6.48 x 1.19

First Floor Landing: (5'11" x 7'11") 1.80 x 2.41

Bedroom One: (12'10" x 10'8") 3.91 x 3.25

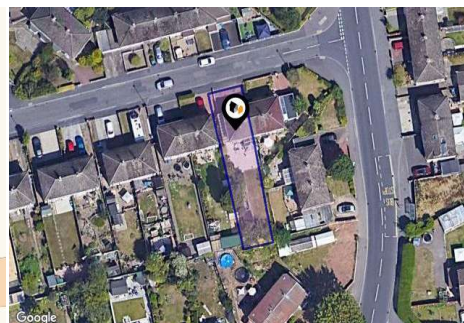
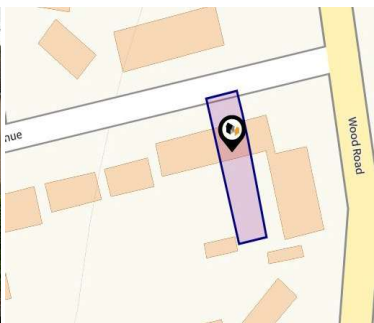
Bedroom Two: (11'2" x 10'3") 3.40 x 3.12

Bedroom Three: (9'6" x 7'3") 2.90 x 2.21

Bathroom: (7'9" x 5'4") 2.36 x 1.63

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.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.08 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY88255

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

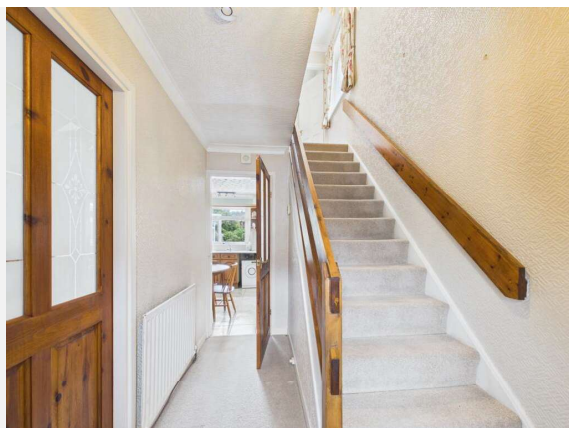
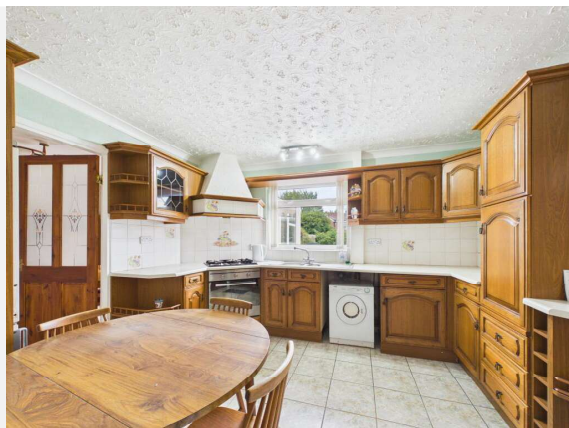
5	80	1800
mb/s	mb/s	mb/s
		

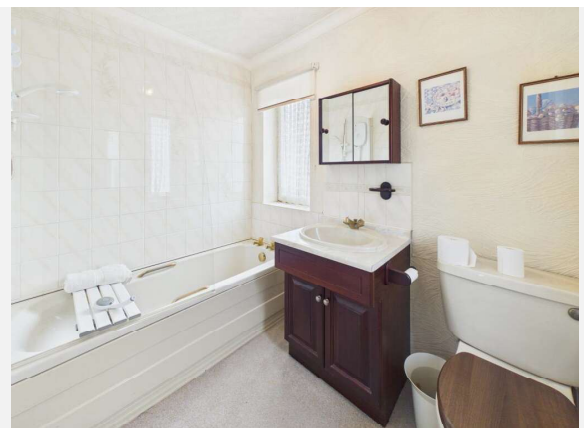
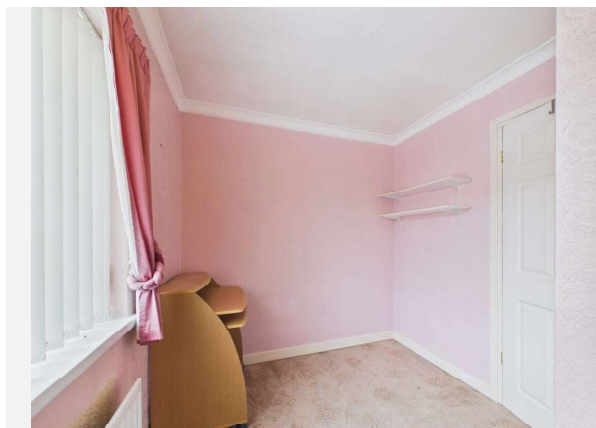
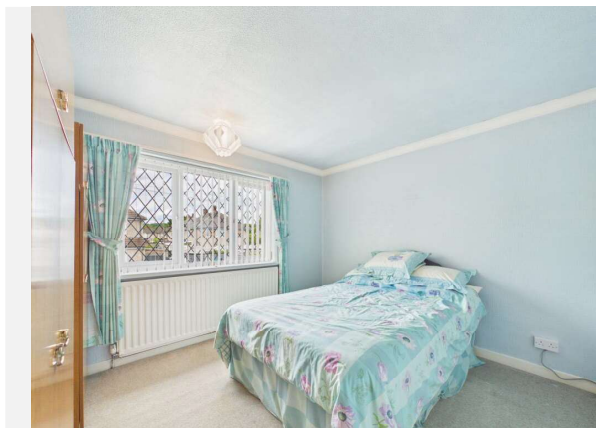
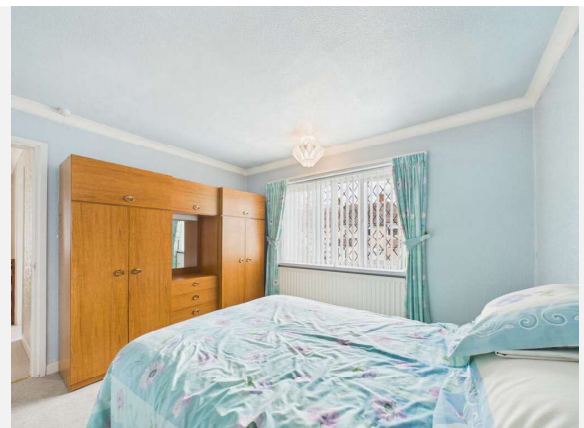
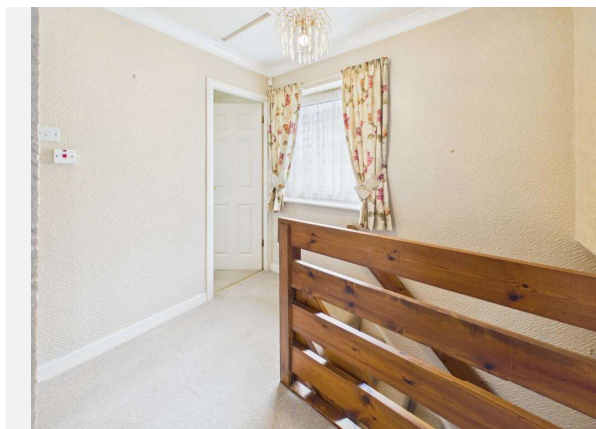
Mobile Coverage:
(based on calls indoors)

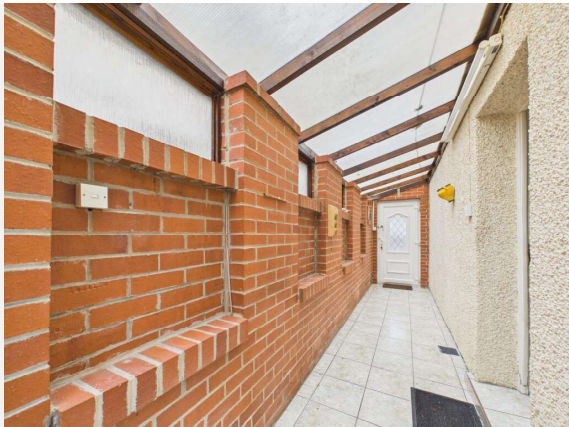
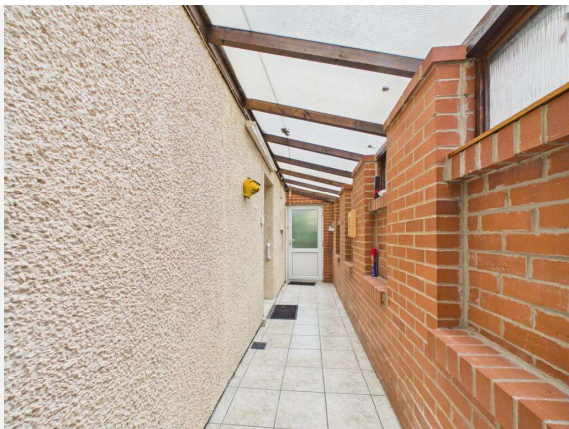


Satellite/Fibre TV Availability:

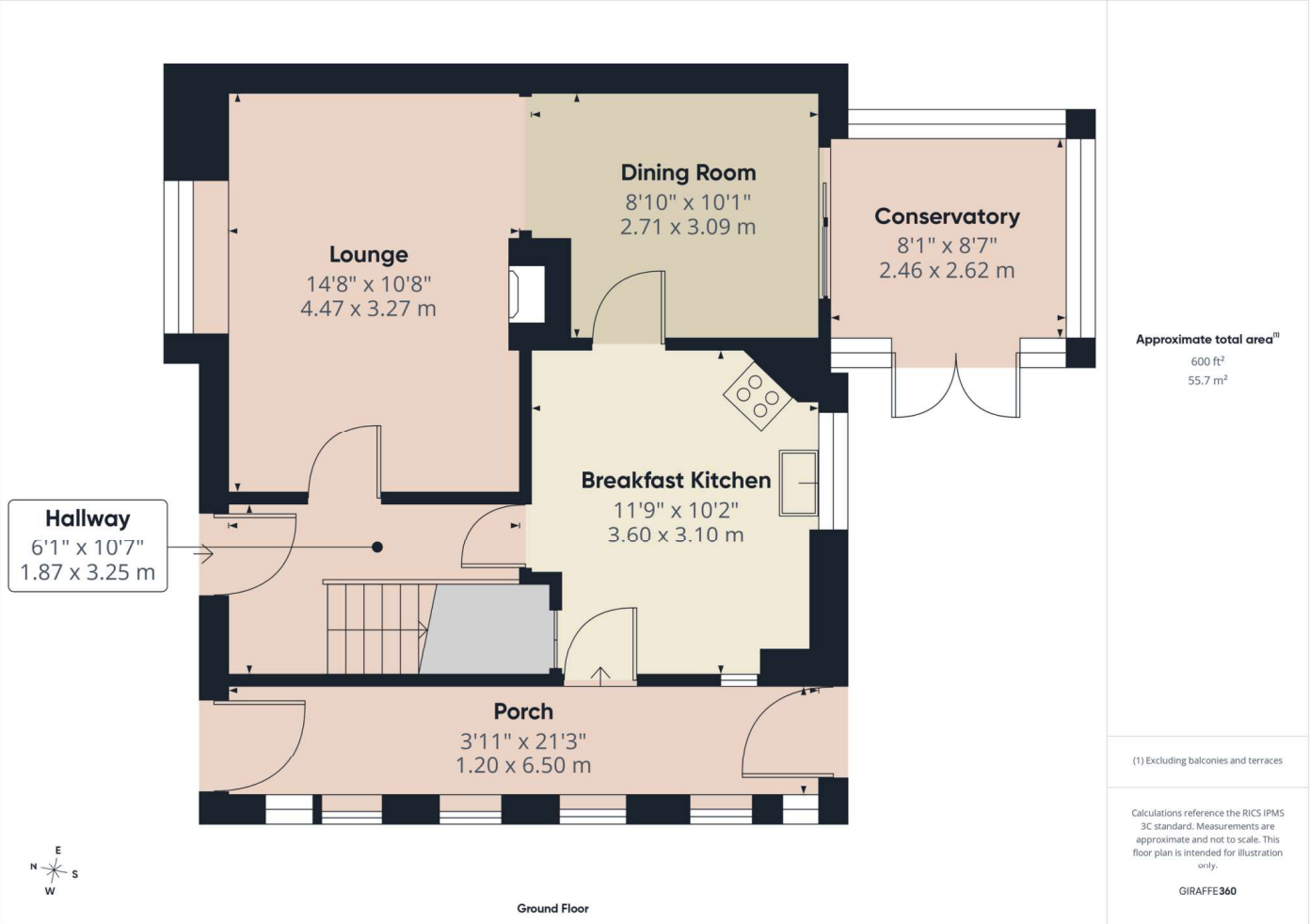




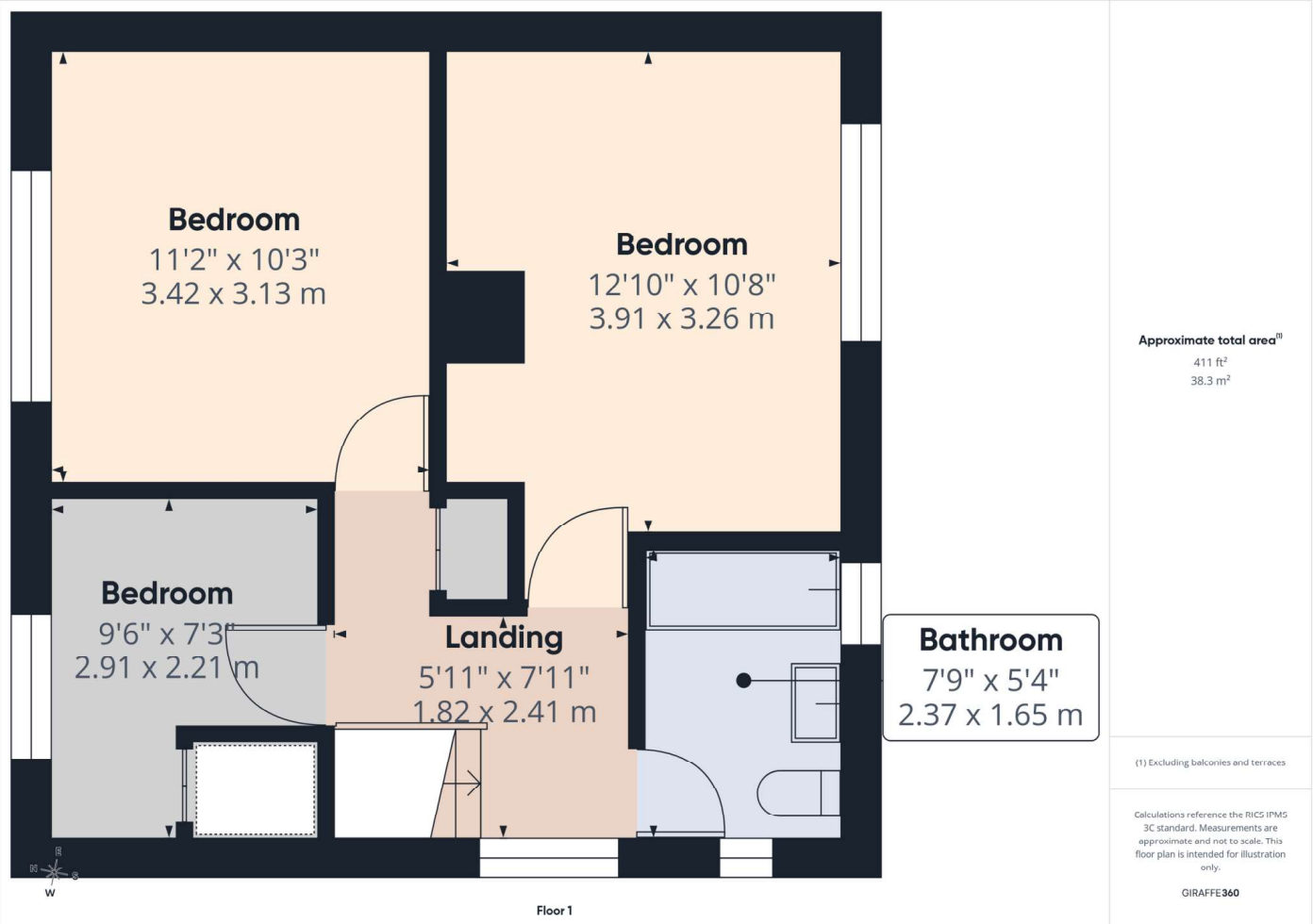




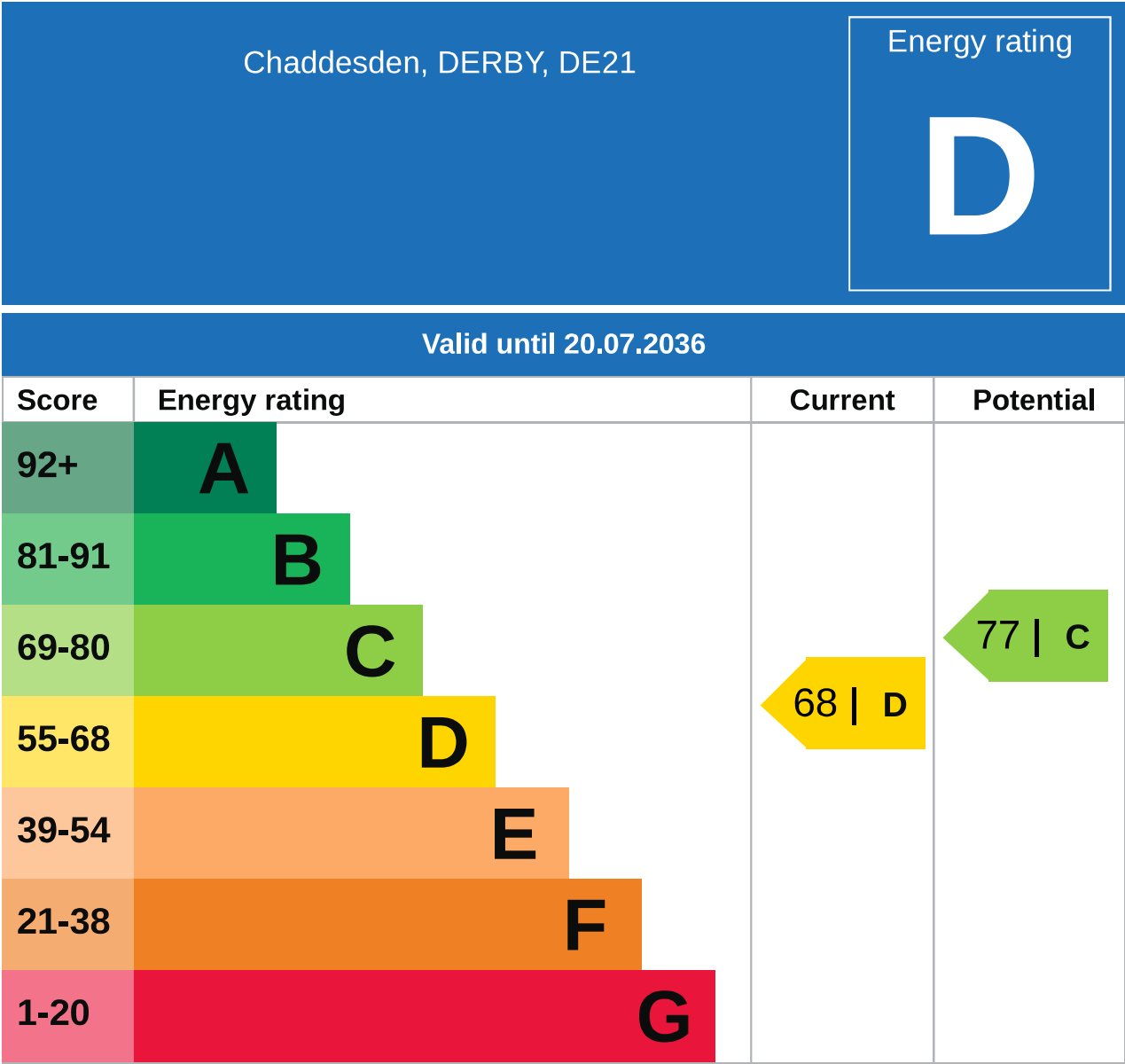
WARDLOW AVENUE, CHADDESSEN, DERBY, DE21



WARDLOW AVENUE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
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:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	84 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

Financial Services

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.

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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

