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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



MONCRIEFF CRESCENT, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Three-Bedroomed, Semi-Detached Home, Ideal First Time Buy/Family Home
- > The Property Has Been Subject To A Range Of Improvement/Modernisation
- > Early Viewing Highly Recommended
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A three-bedroom semi-detached home which has recently undergone a scheme of modernisation and improvement, offered for sale with no upward chain. The property provides spacious and well-proportioned accommodation, making it an ideal choice for a first-time buyer or growing family. An early internal viewing is highly recommended to fully appreciate the accommodation on offer. The property is supplemented by a recently installed gas central heating system, UPVC double glazing, neutral decor and floor coverings/carpets and briefly comprises:- reception hallway, living room and fitted dining kitchen. There is also the benefit of a side lobby with access to a cloakroom/WC and utility room. To the first floor the landing provides access to three well-proportioned bedrooms and refitted bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking.

Room Measurement & Details

Entrance Hall: (4'0" x 9'4") 1.22 x 2.84

Living Room: (12'2" x 10'8") 3.71 x 3.25

Dining Kitchen:

Kitchen Area: (8'11" x 12'3") 2.72 x 3.73

Dining Area: (10'9" x 9'3") 3.28 x 2.82

Side Hallway: (6'9" x 3'5") 2.06 x 1.04

Cloaks/WC: (6'0" x 2'7") 1.83 x 0.79

Utility Room: (6'0" x 12'1") 1.83 x 3.68

First Floor Landing: (3'2" x 8'0") 0.97 x 2.44

Bedroom One: (11'7" x 9'2") 3.53 x 2.79

Bedroom Two: (9'10" x 10'9") 3.00 x 3.28

Bedroom Three: (9'7" x 7'10") 2.92 x 2.39

Bathroom: (8'10" x 4'4") 2.69 x 1.32

Outside:

There is a garden area to the front elevation incorporating a driveway providing off-road parking. There is pedestrian access to the side elevation leading to the good size and enclosed rear garden which is laid mainly to lawn and incorporates a full width paved patio area. Cold water tap.

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

entitled 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.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY188720

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)

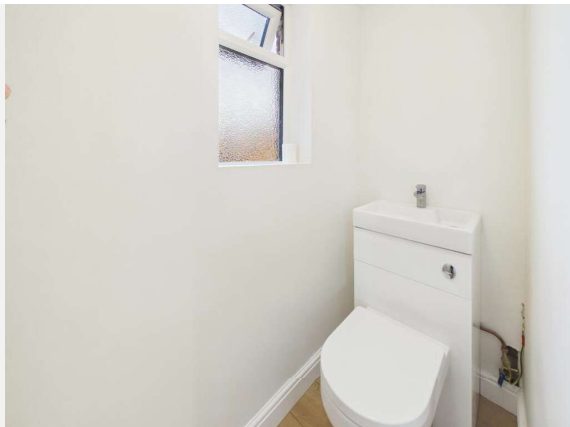
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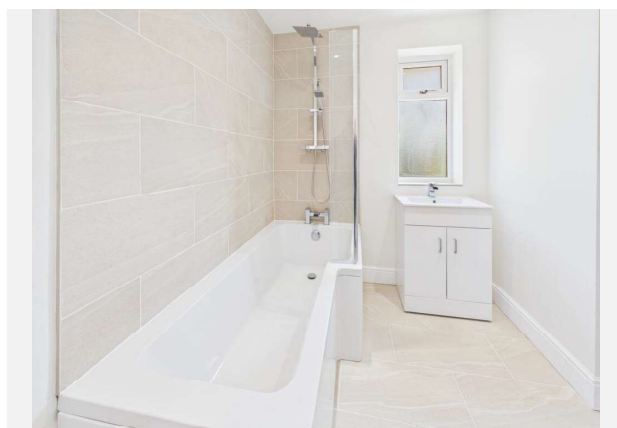
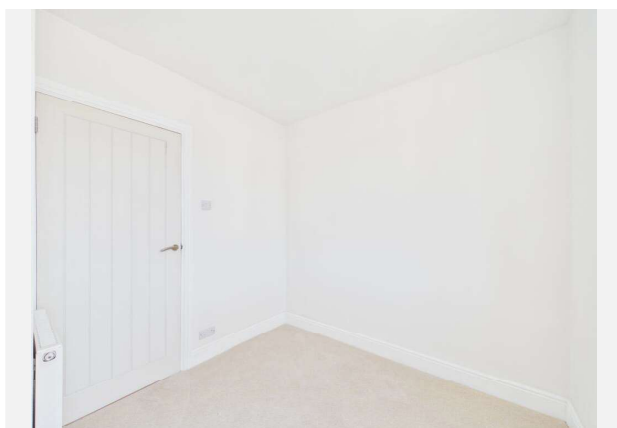
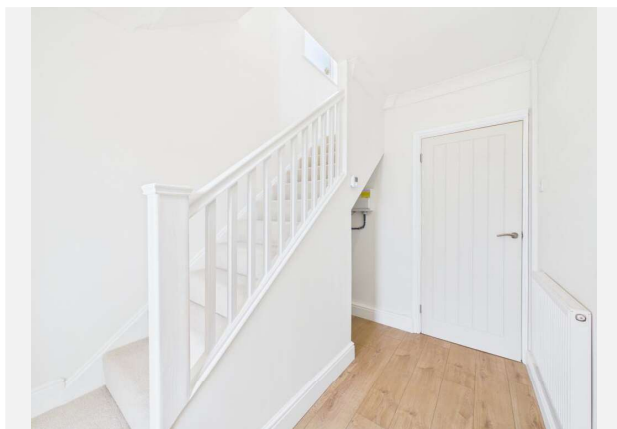
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

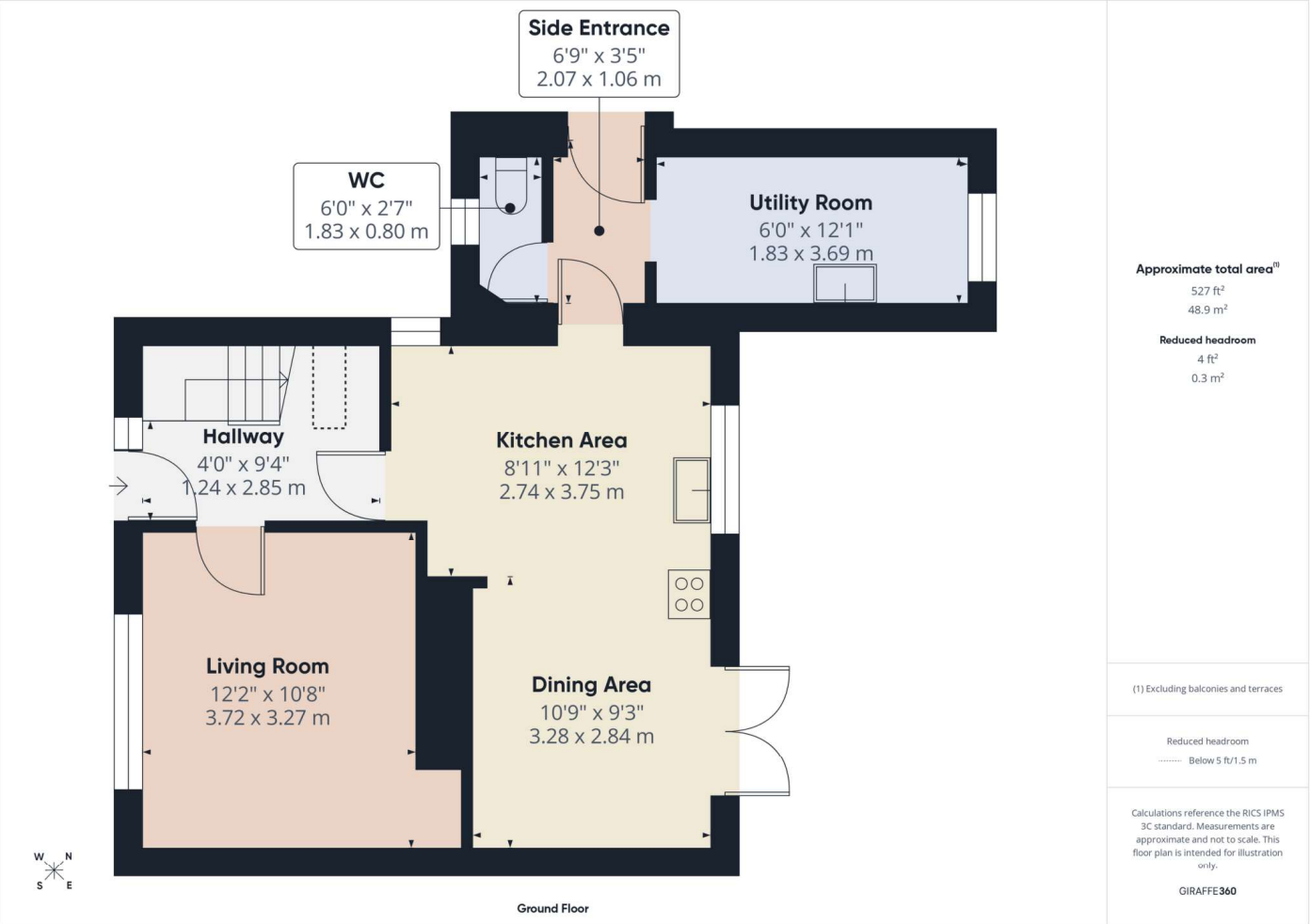




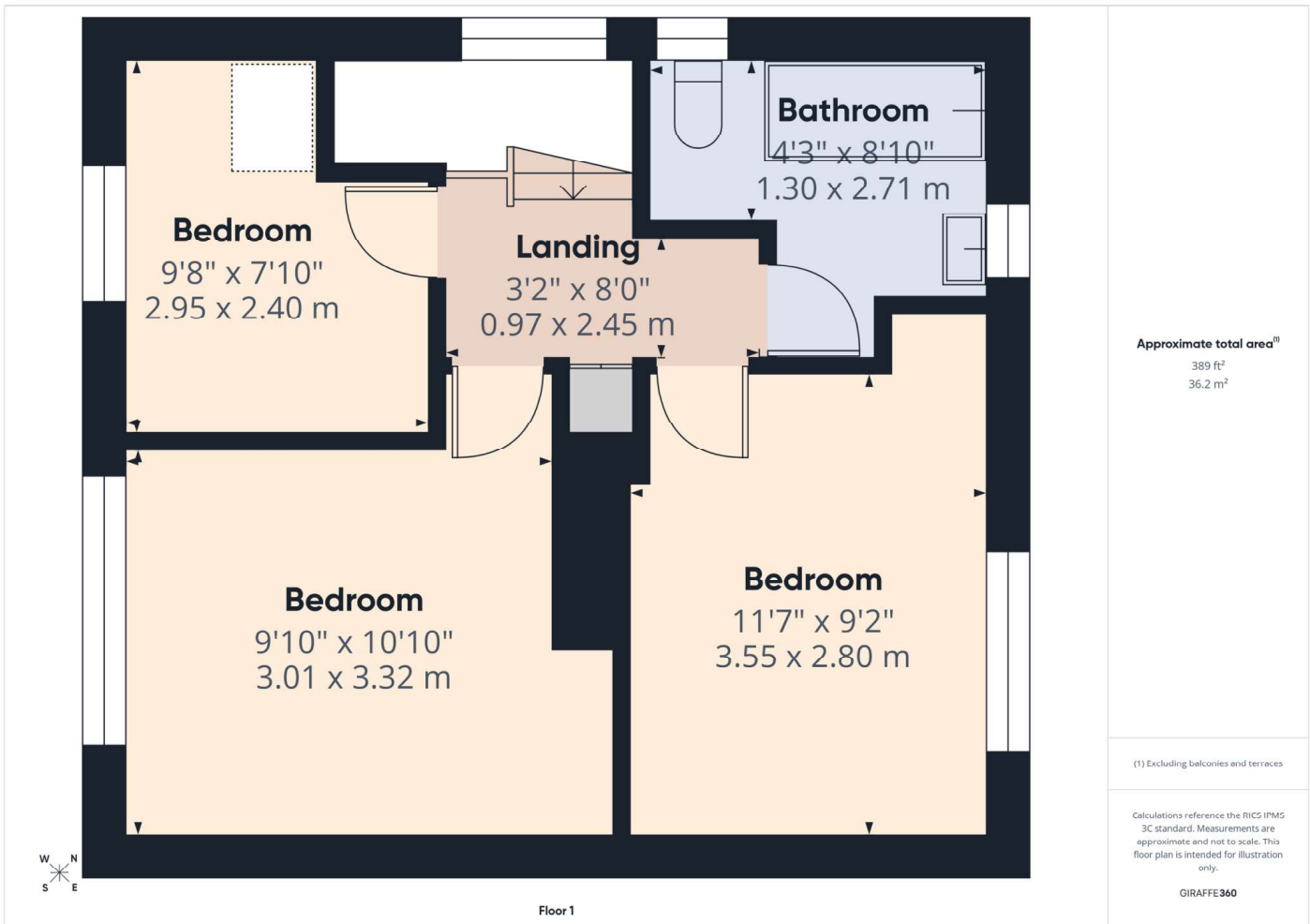




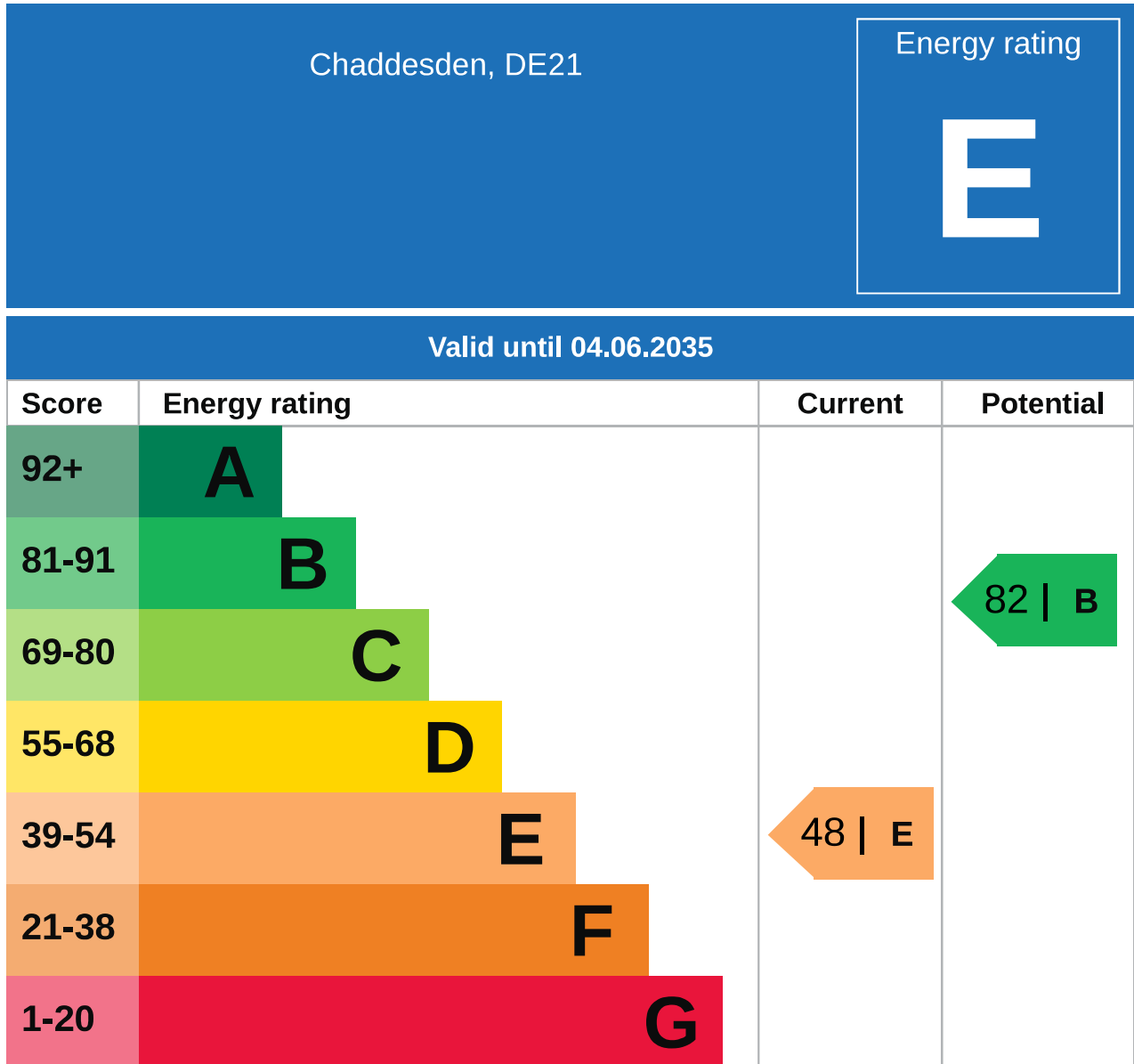
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 42% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 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.



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Hannells

Data Quality

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