



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



DORCHESTER AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modernised Semi-Detached Home
- > Two Well-Proportioned Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Spacious Open-Plan Kitchen/Diner

Property Description

This well-presented two-bedroom semi-detached house on Dorchester Avenue offers a spacious open-plan kitchen/diner, a separate living room and useful off-road parking. The property also benefits from modern fittings, two shower room and a good-sized rear garden, making it a practical choice for first-time buyers, couples or small families. The ground floor begins with a compact entrance area opening into the living room. This is a generous reception space with a front-facing bay window, neutral decoration and wood-effect flooring. Double doors lead through to the kitchen/diner, creating a flexible layout that can be opened up for entertaining or separated when required. The kitchen/diner is fitted with a range of wall and base units, work surfaces and an integrated oven, with ample room for dining furniture. Windows and an external door provide natural light and access towards the rear. A useful store and a contemporary ground-floor shower room complete this level. On the first floor, the landing provides access to two well-proportioned bedrooms and a modern shower room comprising a glazed shower enclosure, wash basin and WC, complemented by tiled walls and flooring. Outside, a paved driveway to the front and side provides off-road parking. The enclosed rear garden is mainly laid to lawn, with a paved path, fenced boundaries and a timber shed.

Room Measurement & Details

Entrance Lobby: (2'11" x 2'7") 0.90 x 0.80
Living Room: (16'10" x 10'4") 5.14 x 3.16
Refitted Kitchen/Diner: (18'8" x 13'1") 5.68 x 4.00
Store: (3'4" x 2'7") 1.01 x 0.78
Refitted Shower Room: (9'11" x 3'8") 3.03 x 1.12
First Floor Landing: (5'7" x 2'7") 1.70 x 0.79
Bedroom One: (11'3" x 10'8") 3.43 x 3.25
Bedroom Two: (11'6" x 7'7") 3.51 x 2.31
Refitted Shower Room: (8'5" x 5'7") 2.57 x 1.70

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.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.07 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY592993

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)

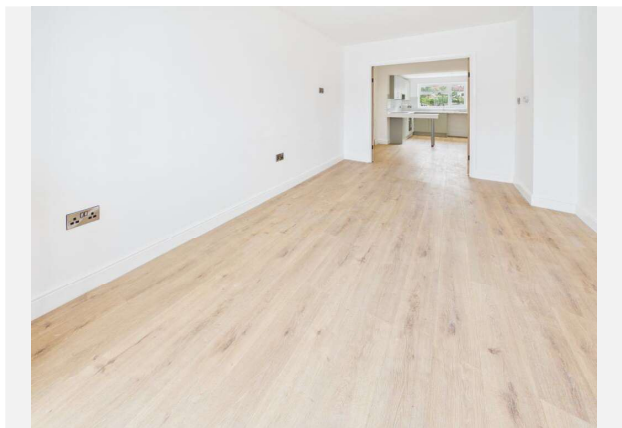
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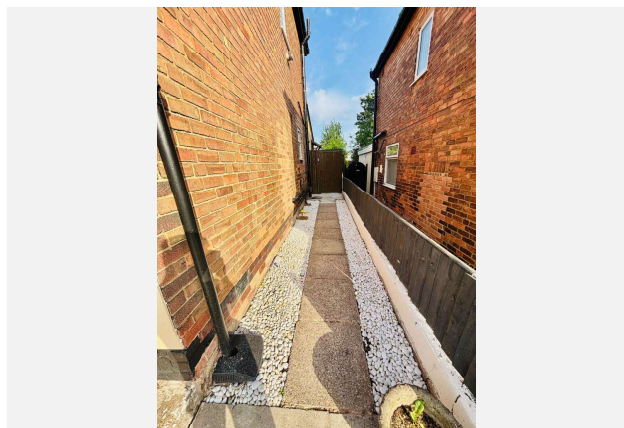
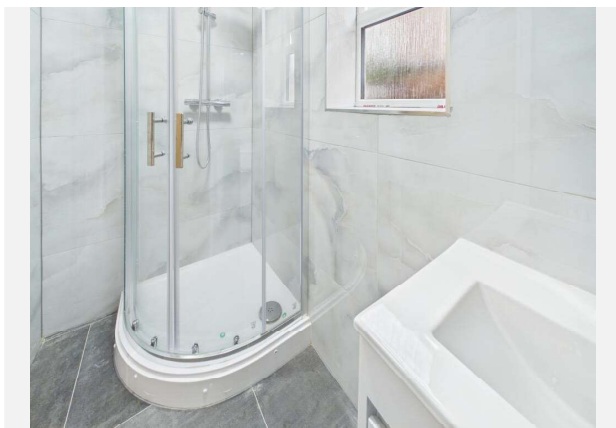
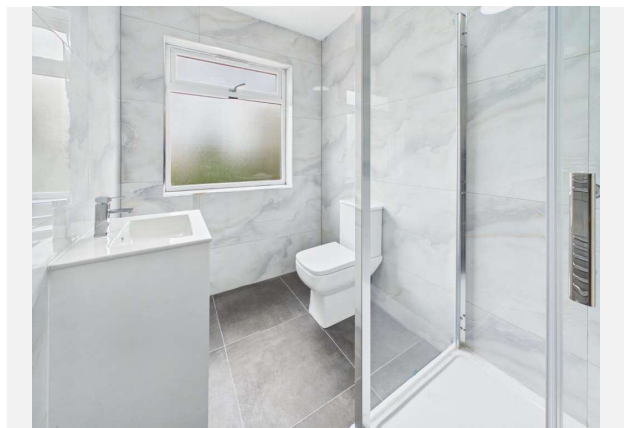
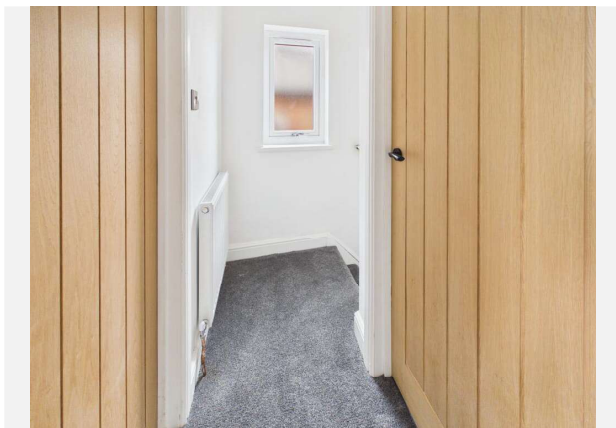
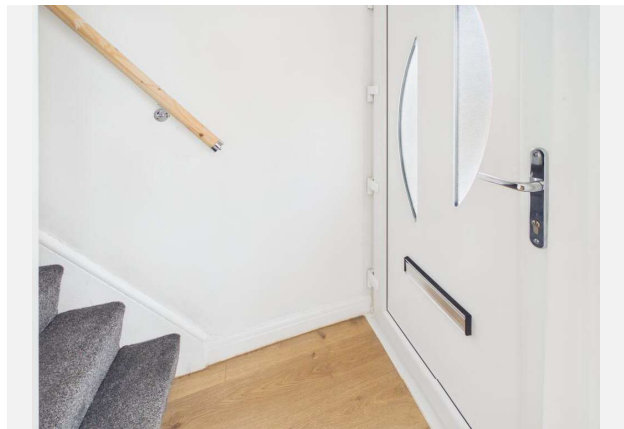
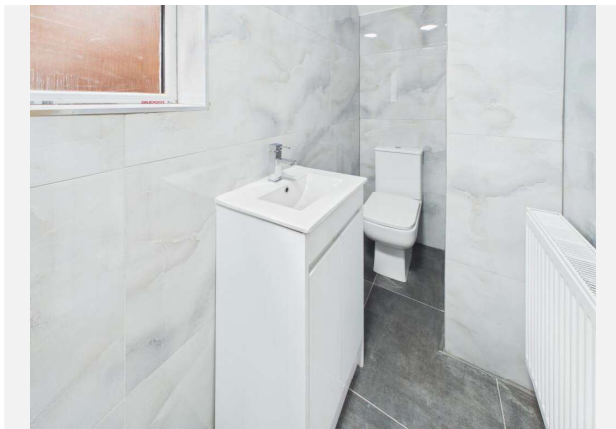
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





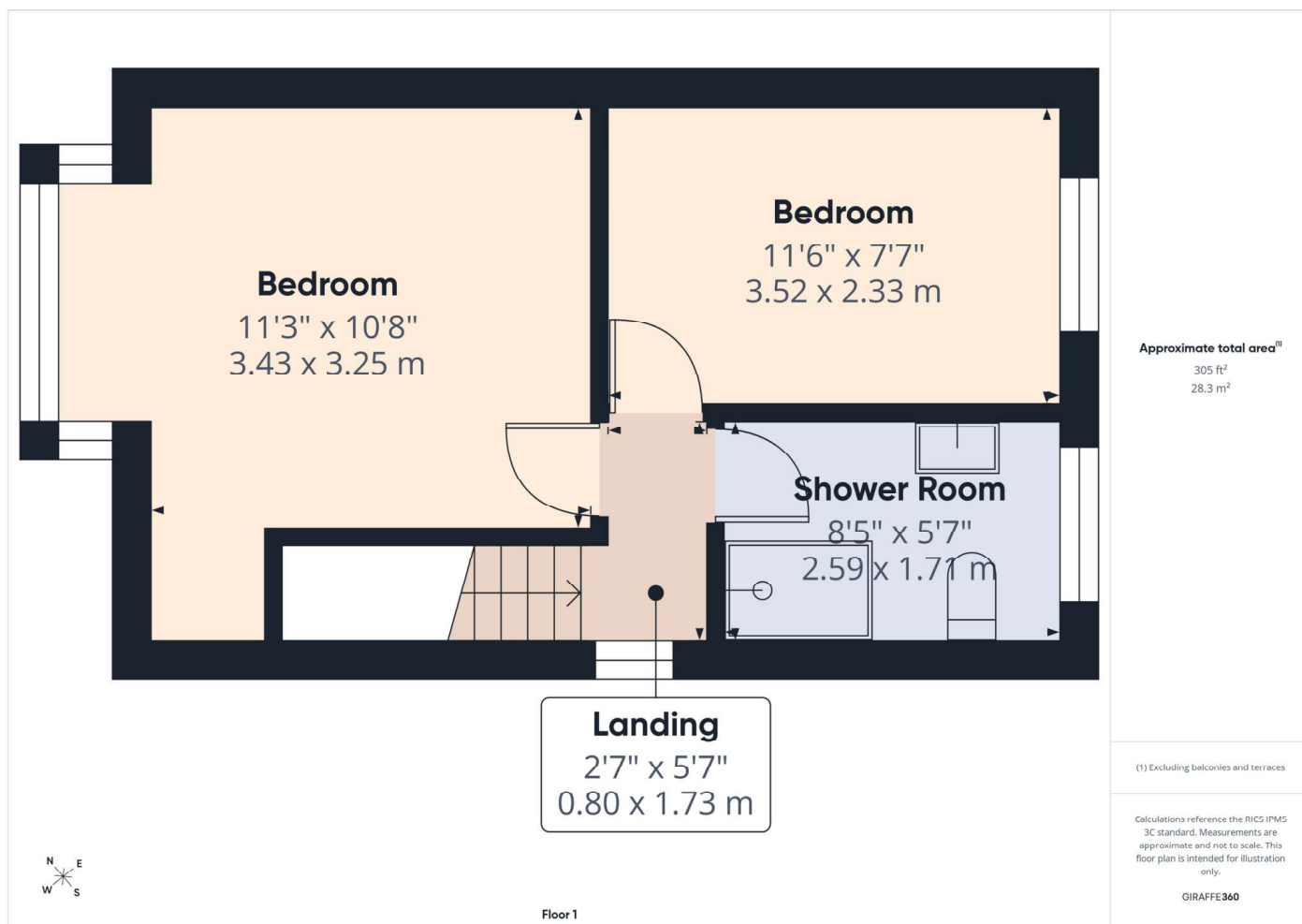




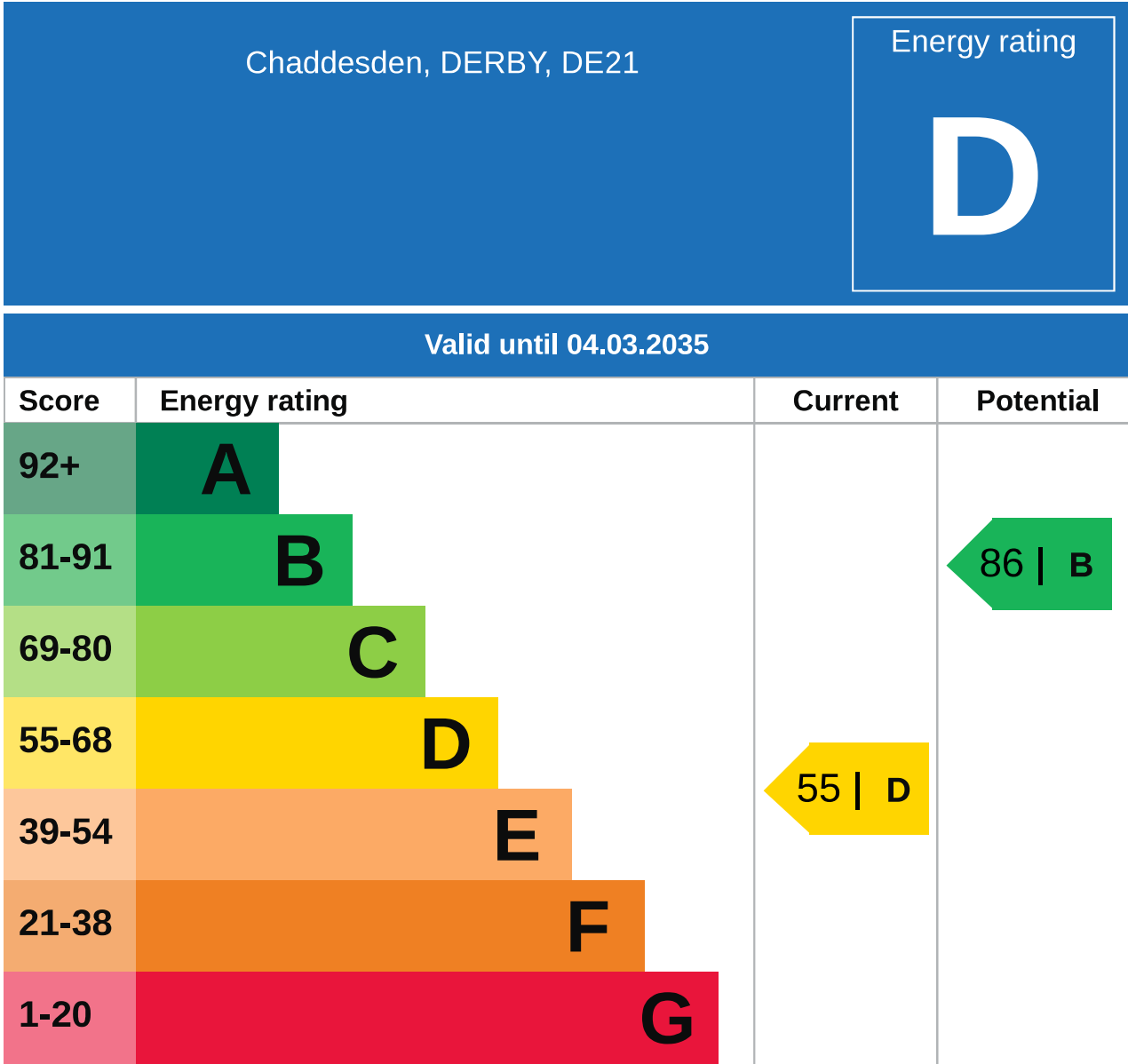
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Room heaters, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	74 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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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.



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