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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd August 2026



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Substantially Extended And Much Improved Detached Bungalow
- > Early Viewing Essential To Be Appreciate
- > Three Bedrooms, Off-Road Parking, Garage And South-Facing Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

This substantially extended and deceptively spacious detached bungalow has been comprehensively improved to a high standard throughout. Recent enhancements include replacement uPVC double glazing, a generously proportioned refitted dining kitchen, a four-piece family bathroom and a separate cloakroom/WC. Externally, the property benefits from ample off-road parking and a pleasant south-facing rear garden. Offering spacious, well-presented accommodation in a highly desirable setting, an early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, replacement UPVC double glazing, oak effect internal doors and briefly comprises:- 'L' shaped reception hallway, good size, extended and refitted dining kitchen, cloakroom/WC, three bedrooms and bathroom with a four piece suite. Outside, there is a driveway to the front elevation providing off road parking and a pleasant south-facing rear garden and GARAGE. Oregon Way is well situated for local amenities together with excellent road links for the A52,M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

L-Shaped Entrance Hallway:

Living Room: (14'4" x 9'9") 4.37 x 2.97

Dining Kitchen: (21'7" x 9'9") 6.58 x 2.97

Bedroom One: (10'4" x 11'11") 3.15 x 3.63

Bedroom Two: (11'7" x 7'2") 3.53 x 2.18

Bedroom Three: (8'9" x 7'6") 2.67 x 2.29

Bathroom: (8'0" x 5'8") 2.44 x 1.73

Outside:

The property is enclosed by wrought iron gates and provides access to a double width driveway providing off-road parking. There is access to the side elevation leading to a GARAGE with up and over door, light and power. The rear garden is enclosed and enjoys a south-facing aspect and incorporates a full width Porcelain patio area with lawn beyond having fenced boundaries, cold water tap and outdoor electric point.

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

Type:	Detached
Bedrooms:	3
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.07 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY68896

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)

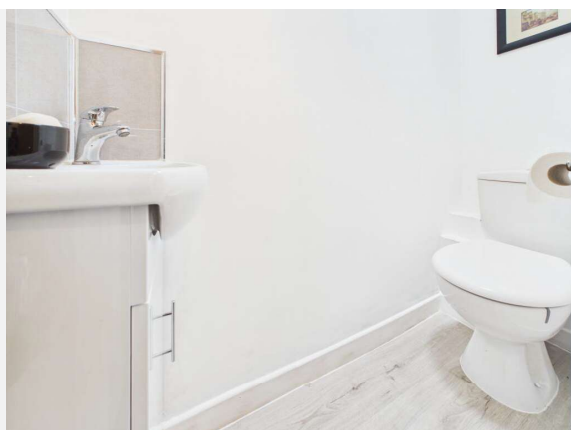
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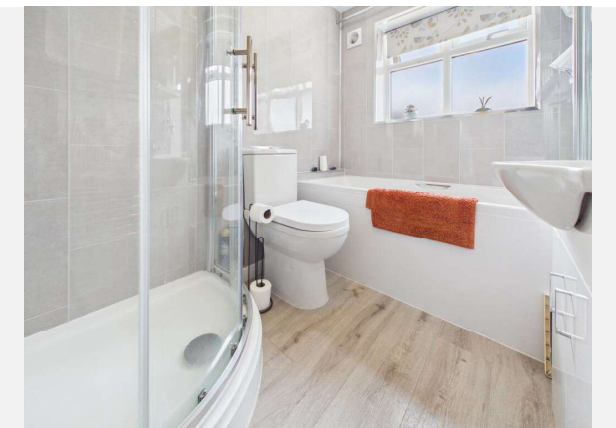
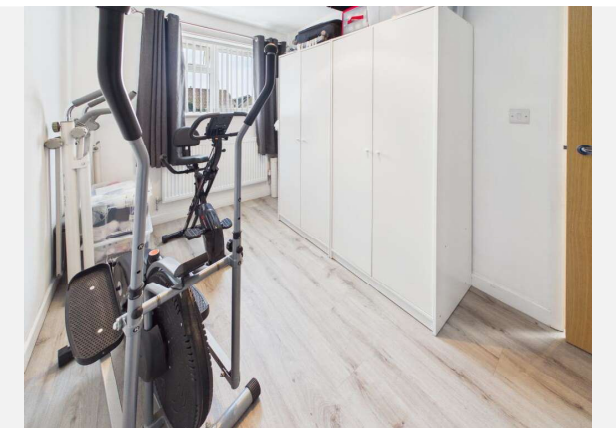
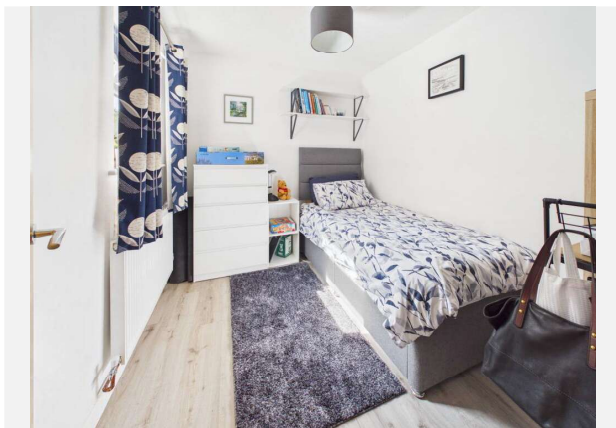
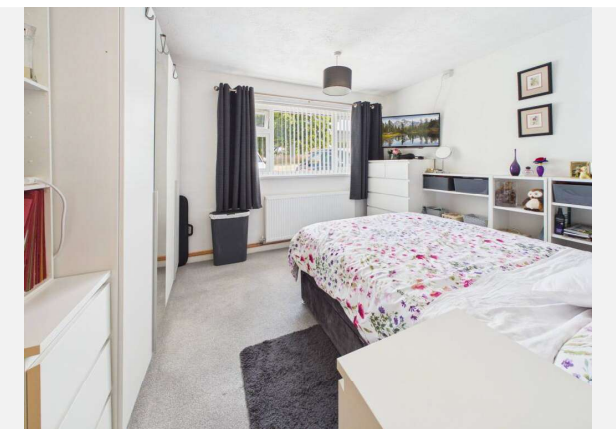
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

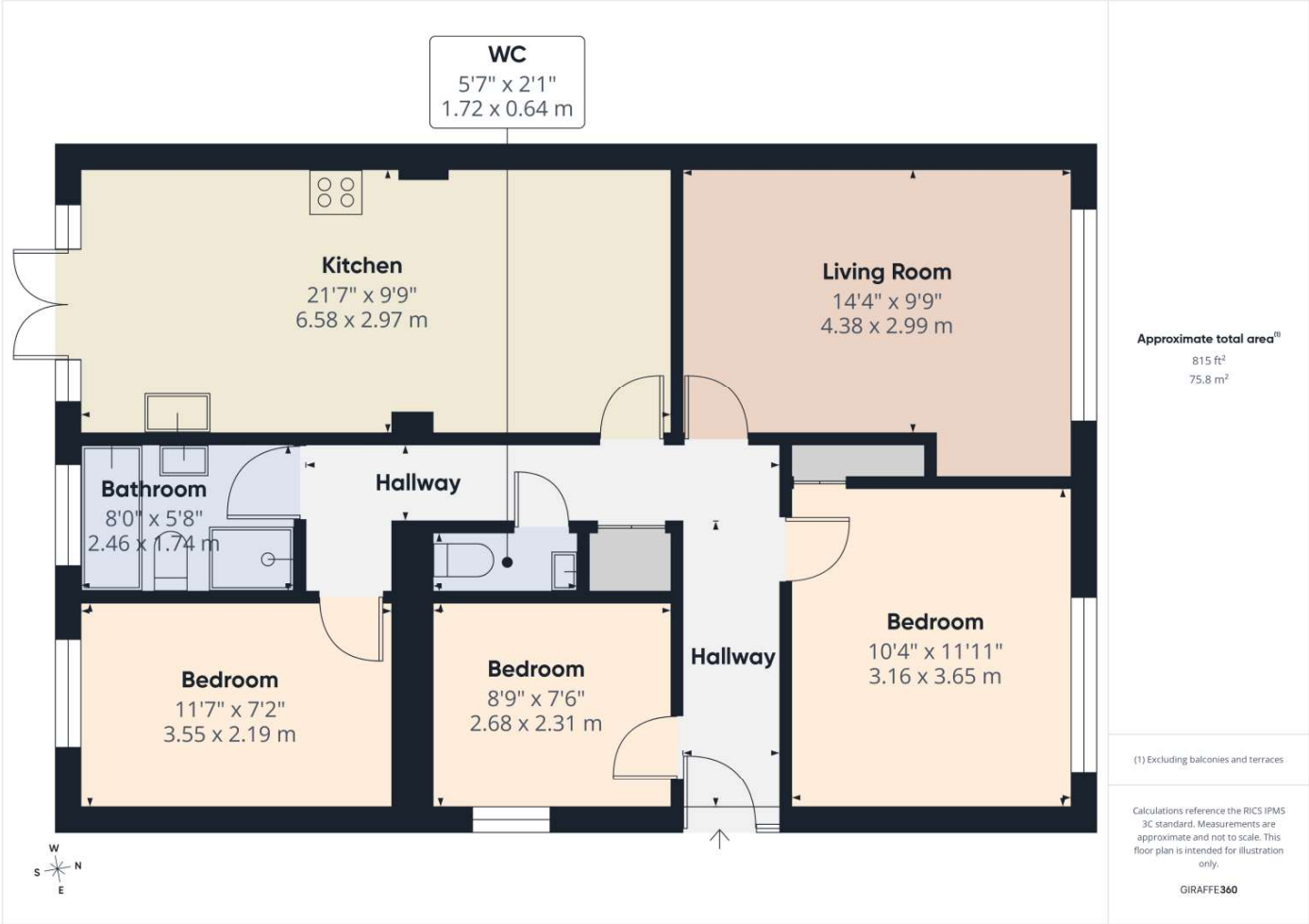




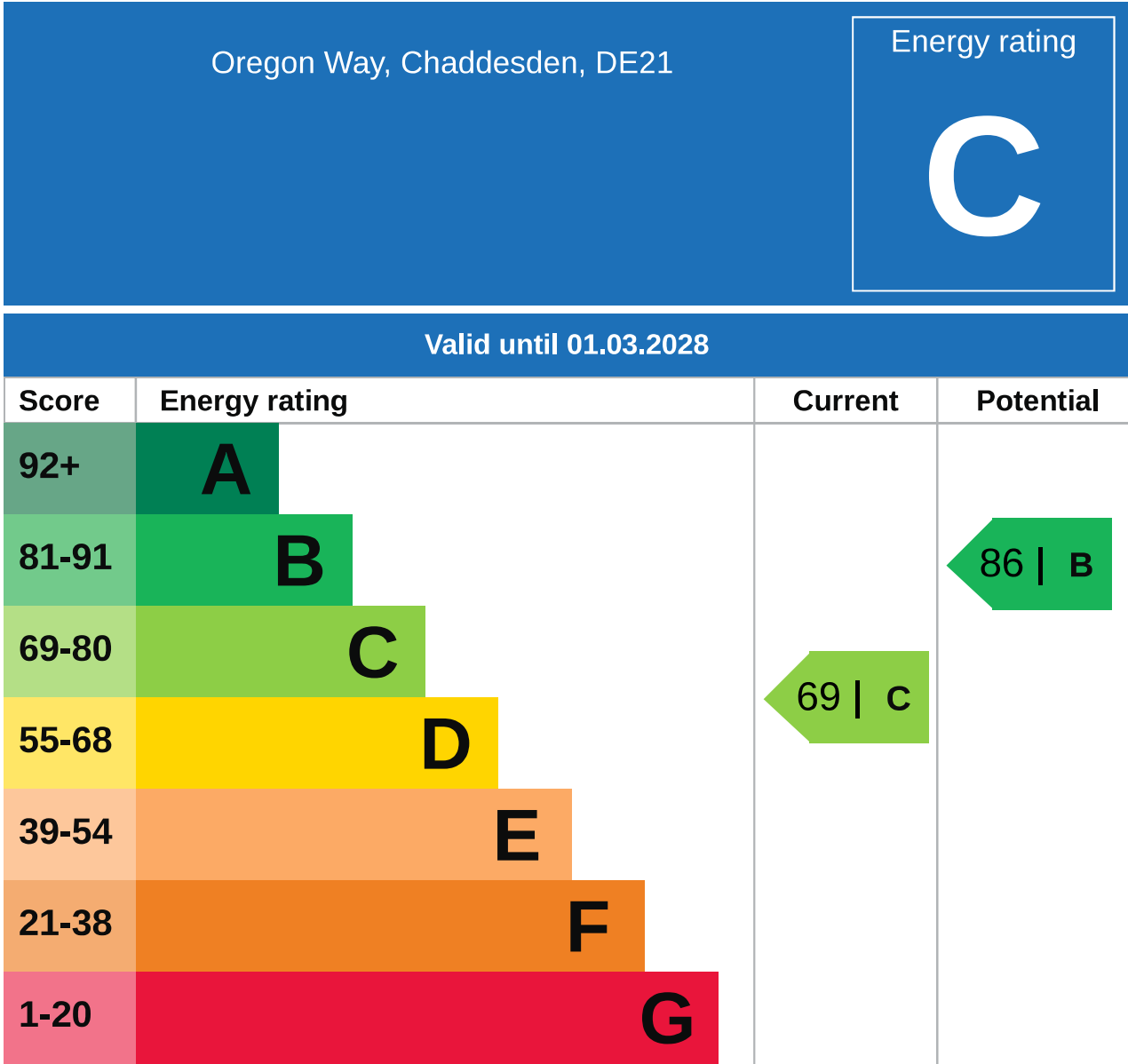




OREGON WAY, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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:	63 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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Data Quality

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