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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



CHADDESSEN PARK ROAD, 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:

- > Well-Presented, Three-Bedroom Semi-Detached House
- > Large Block-Paved Driveway
- > Open-Plan Living And Breakfast Kitchen
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

This well-presented three-bedroom semi-detached home on Chaddesden Park Road offers flexible living accommodation, a large block-paved driveway, garage and a generous rear garden. The property features a separate living room, an open-plan living and breakfast kitchen, a sun room/conservatory and useful outbuildings, making it a practical option for families and first-time buyers alike. The ground floor begins with an entrance hallway providing access to the main reception rooms and stairs to the first floor. The separate living room sits at the front of the property and features a bay window with decorative glazing, together with a traditional fireplace. To the rear is the open-plan living and breakfast kitchen, which forms a sociable everyday space with room for both seating and dining. The kitchen has a range of fitted units, work surfaces, tiled splashbacks and space for freestanding appliances. From here, the accommodation continues into the sun room/conservatory, currently arranged as a dining area and enjoying views over the garden, with doors opening outside. On the first floor, the landing leads to three bedrooms and the family bathroom. The main bedroom is positioned at the front and benefits from a bay window, providing good natural light. There are two further bedrooms, with one currently used as a home office, offering flexibility for growing families or those working from home. The bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC. Outside, the front of the property is largely block paved to provide off-road parking for several vehicles, with gated access continuing along the side to the garage. The rear garden offers a paved seating area, gravelled sections and a lawn bordered by established hedging, trees and planting.

Room Measurement & Details

Entrance Hallway: (7'11" x 5'3") 2.41 x 1.60

Living Room: (10'3" x 11'2") 3.12 x 3.40

Open Plan Living/Breakfast Kitchen: (11'4" x 15'9") 3.45 x 4.80

Sun Room/Conservatory: (12'2" x 8'10") 3.71 x 2.69

First Floor Landing: (2'11" x 8'5") 0.89 x 2.57

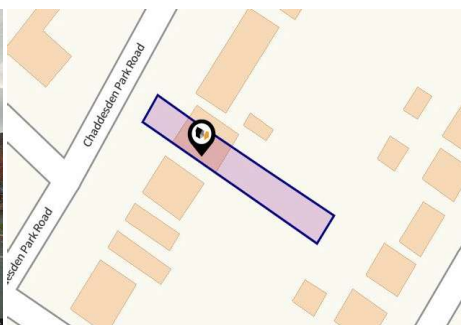
Bedroom One: (10'3" x 11'1") 3.12 x 3.38

Bedroom Two: (8'5" x 10'3") 2.57 x 3.12

Bedroom Three: (8'0" x 6'9") 2.44 x 2.06

Bathroom: (8'6" x 5'1") 2.59 x 1.55

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 company



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.1 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY35211

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)

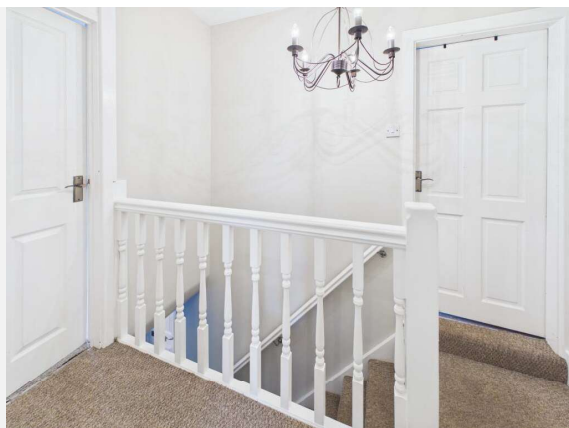
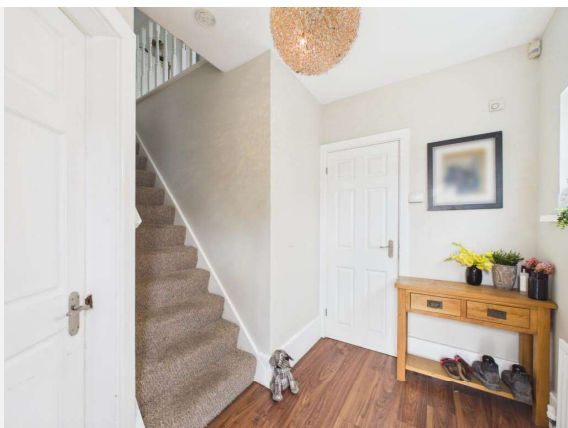
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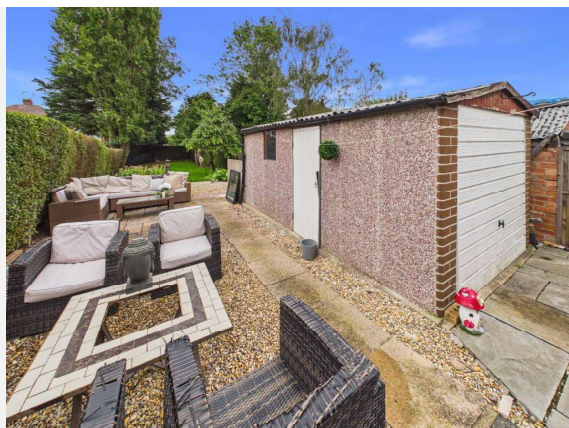
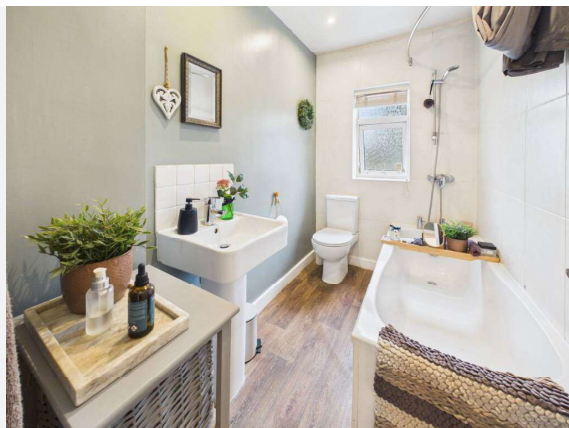
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

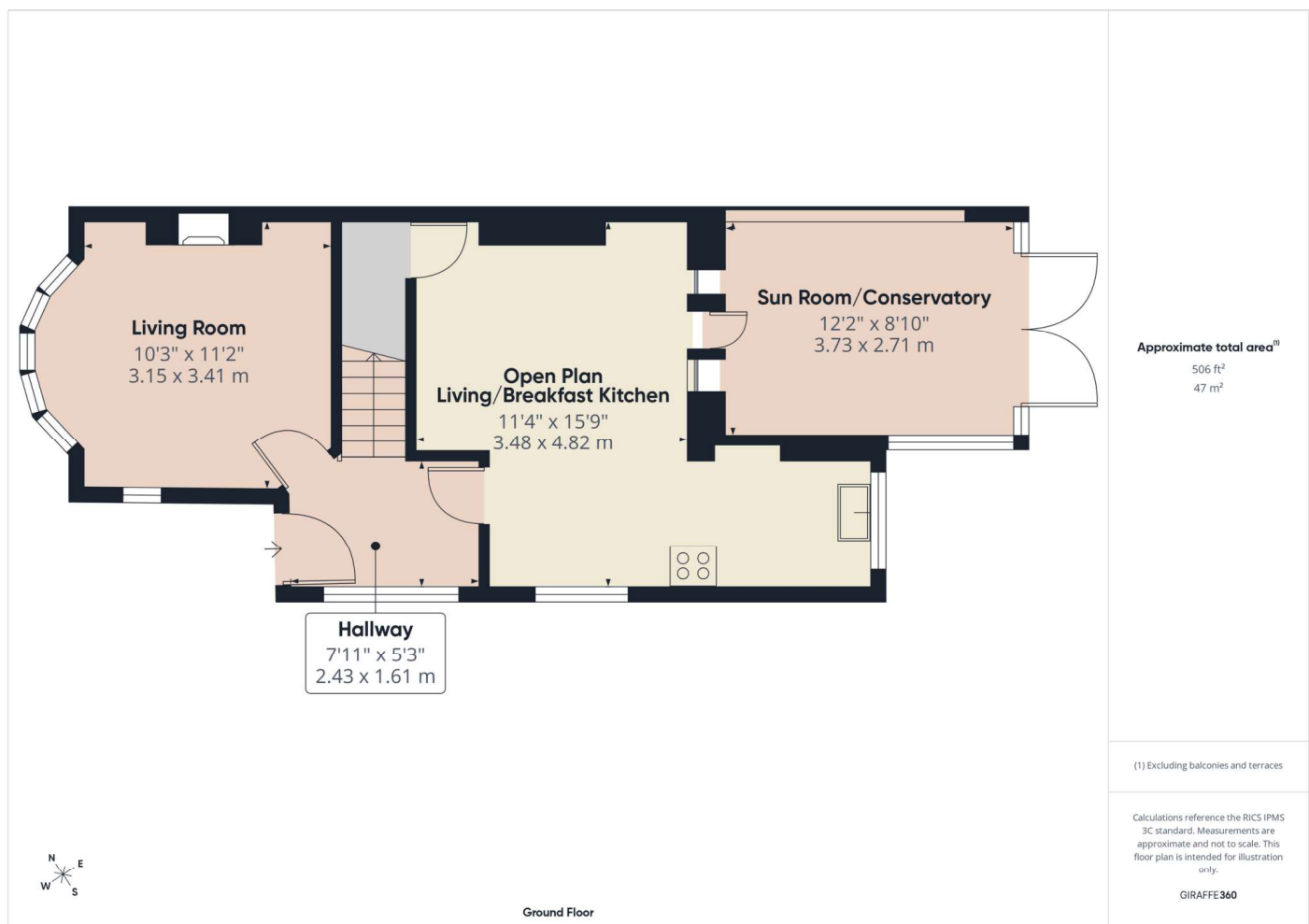




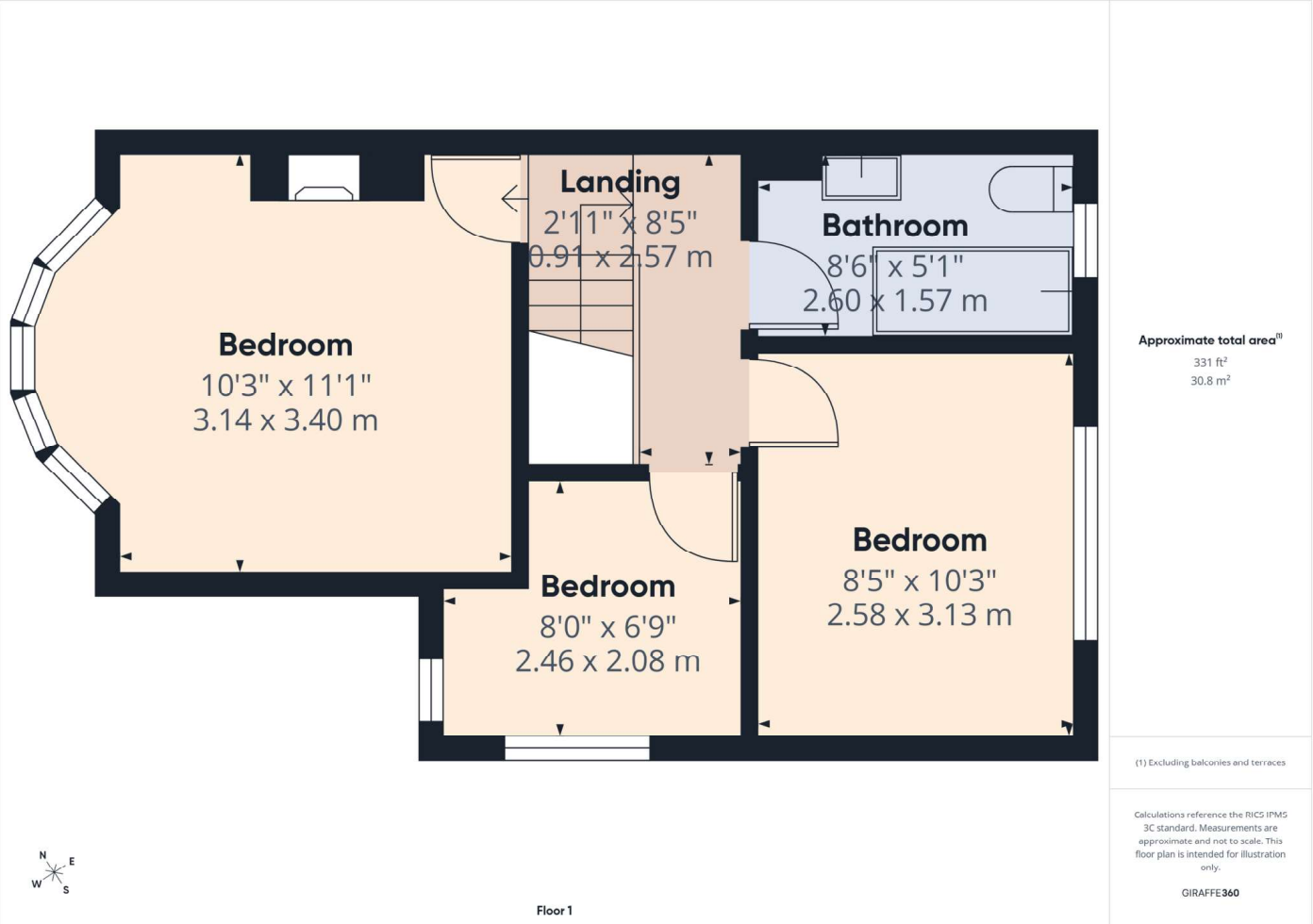




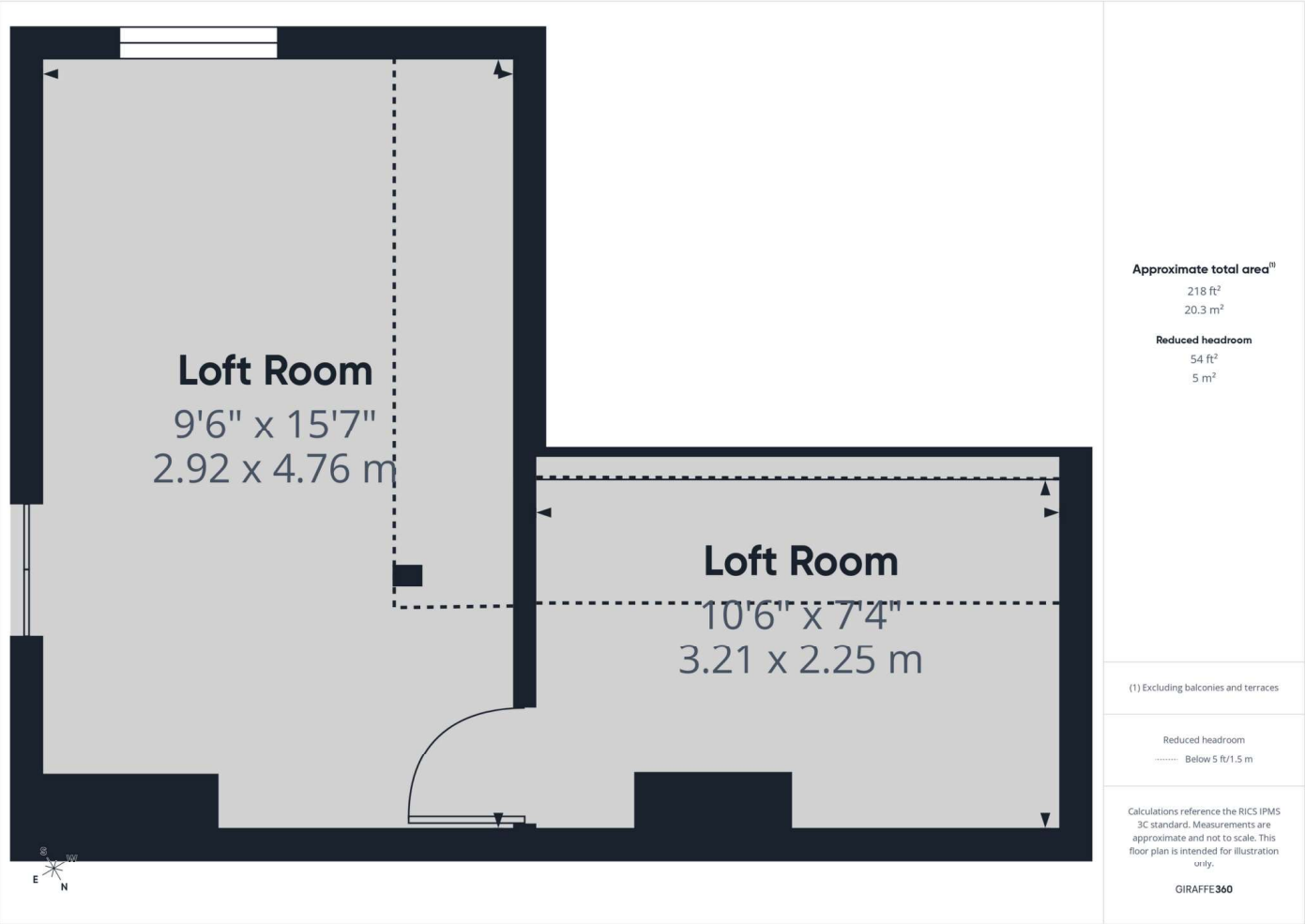
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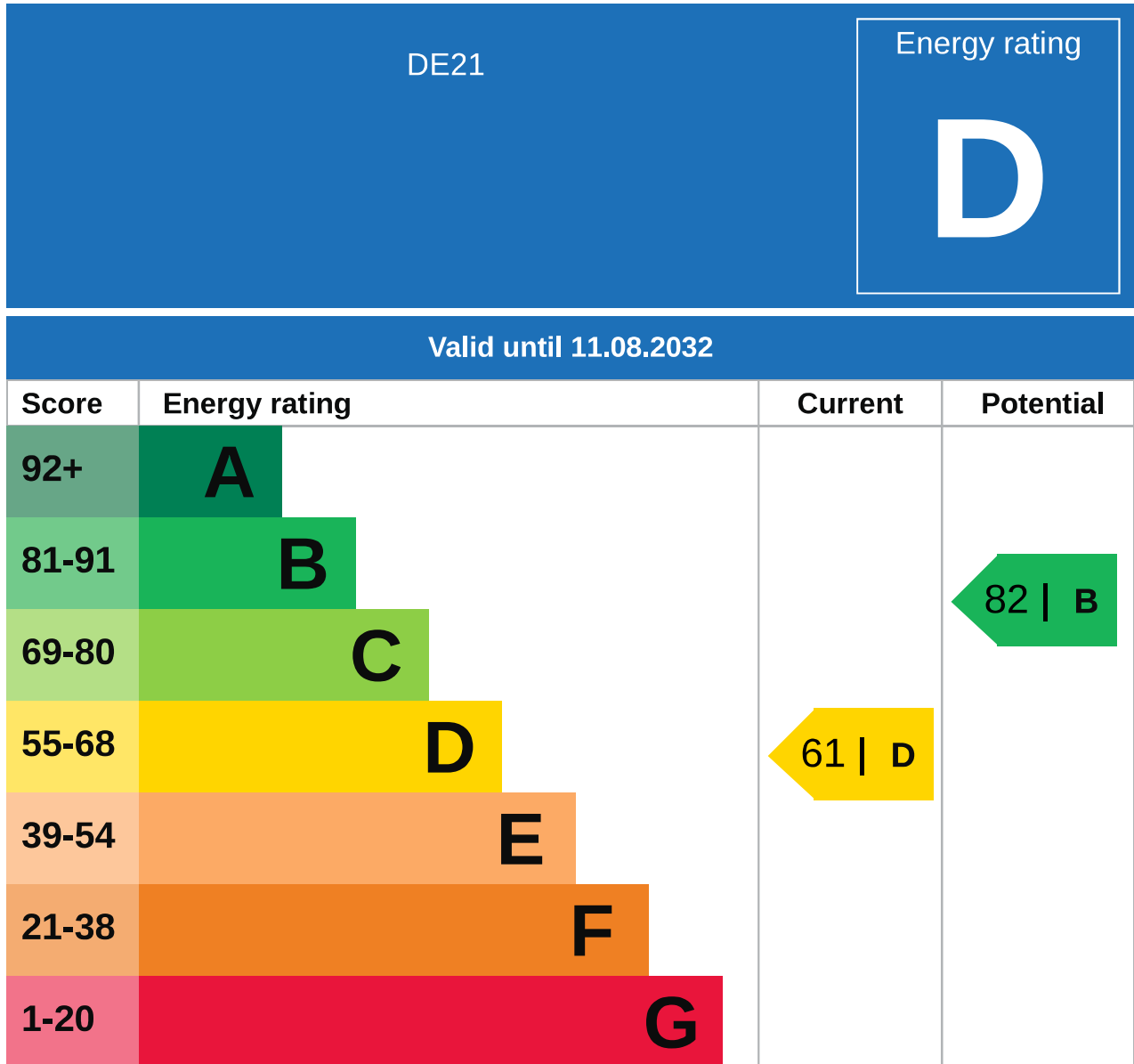
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CHADDESSEN PARK ROAD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
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:	75 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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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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