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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



COPES WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained, Presented And Proportioned Semi-Detached Home
- > Ideal First Time Buy/Family Home, Early Viewing Recommended
- > Pleasant And Good-Size Rear Garden And Off-Road Parking
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is strongly recommended to appreciate this well-proportioned and presented semi-detached home, ideally suited to first-time buyers and growing families alike. The property combines comfortable living space with a practical and appealing layout, including two reception areas and a modern bathroom. To the rear, the home benefits from a larger-than-average garden, providing an excellent outdoor space for relaxing, entertaining and family life. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge, kitchen and dining area. To the first floor the landing provides access to three bedrooms, modern bathroom and separate WC. Further benefits include off-road parking, adding valuable convenience to this attractive home together with a generous rear garden.

Room Measurement & Details

Hallway: (9'5" x 4'2") 2.87 x 1.27

Living Room: (12'4" x 10'10") 3.76 x 3.30

Kitchen Area: (11'9" x 9'1") 3.58 x 2.77

Dining Area: (10'5" x 9'2") 3.18 x 2.79

Landing: (7'11" x 5'0") 2.41 x 1.52

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

Bedroom Two: (10'10" x 9'10") 3.30 x 3.00

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

Bathroom: (7'11" x 5'6") 2.41 x 1.68

WC: (4'3" x 2'11") 1.30 x 0.89

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and gated access to the side elevation leads to the larger than average rear garden which enjoys a degree of privacy. The garden is laid mainly to lawn and incorporates a paved patio area with fenced boundaries and hedgerows.

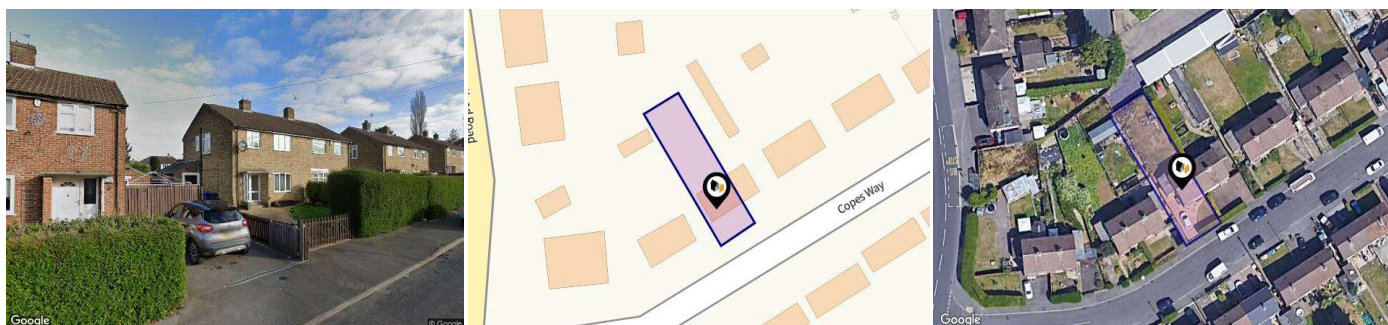
Buyer Information:

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.

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Property Overview

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A Moving Experience



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY233302

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

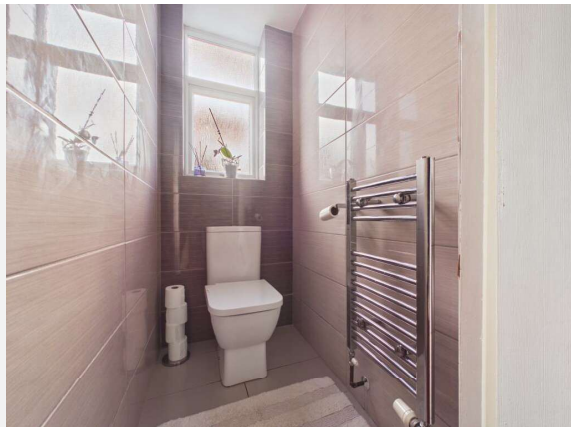
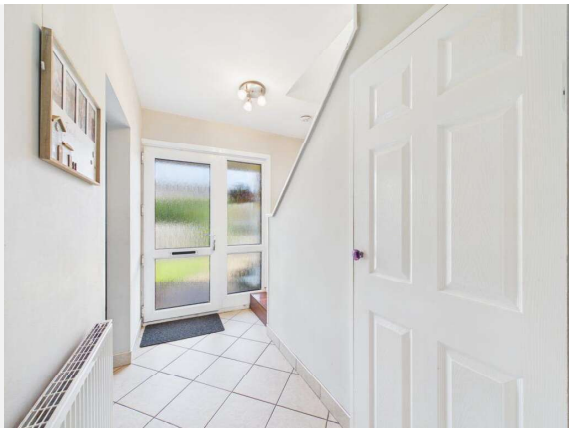
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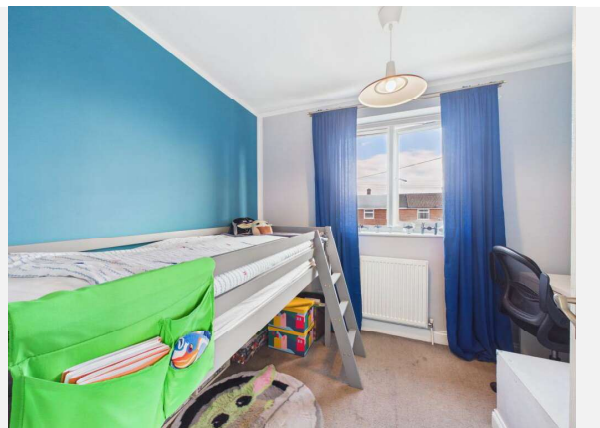
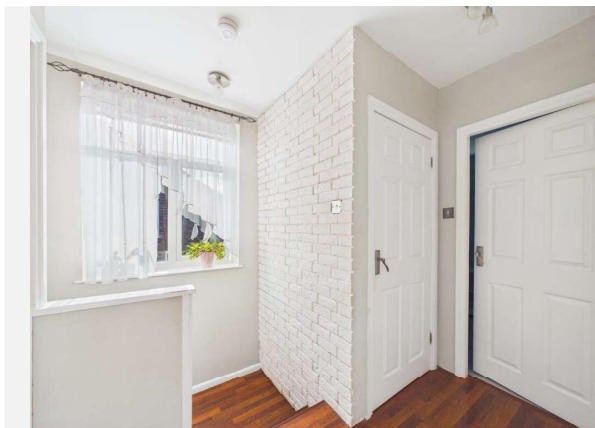
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





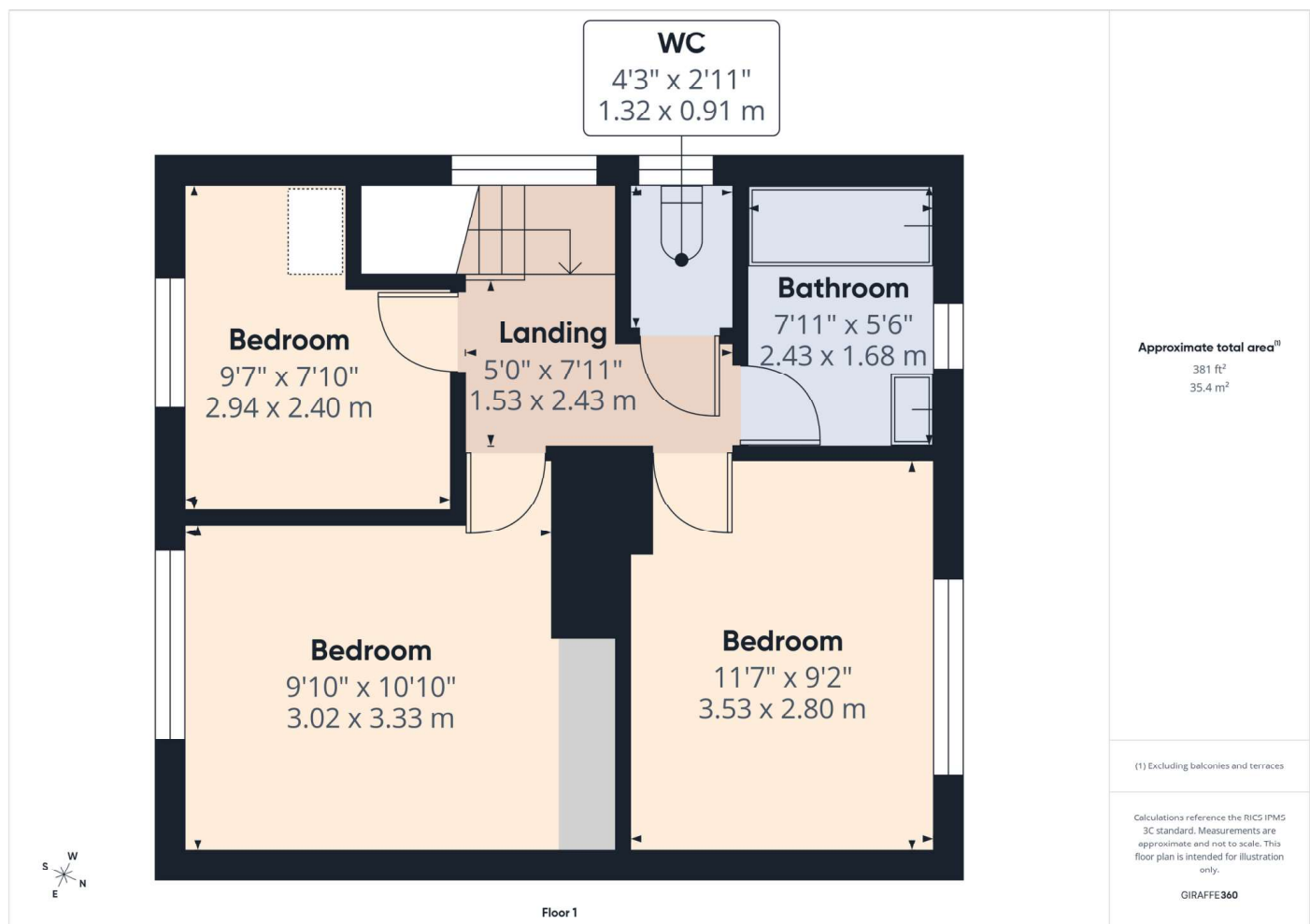




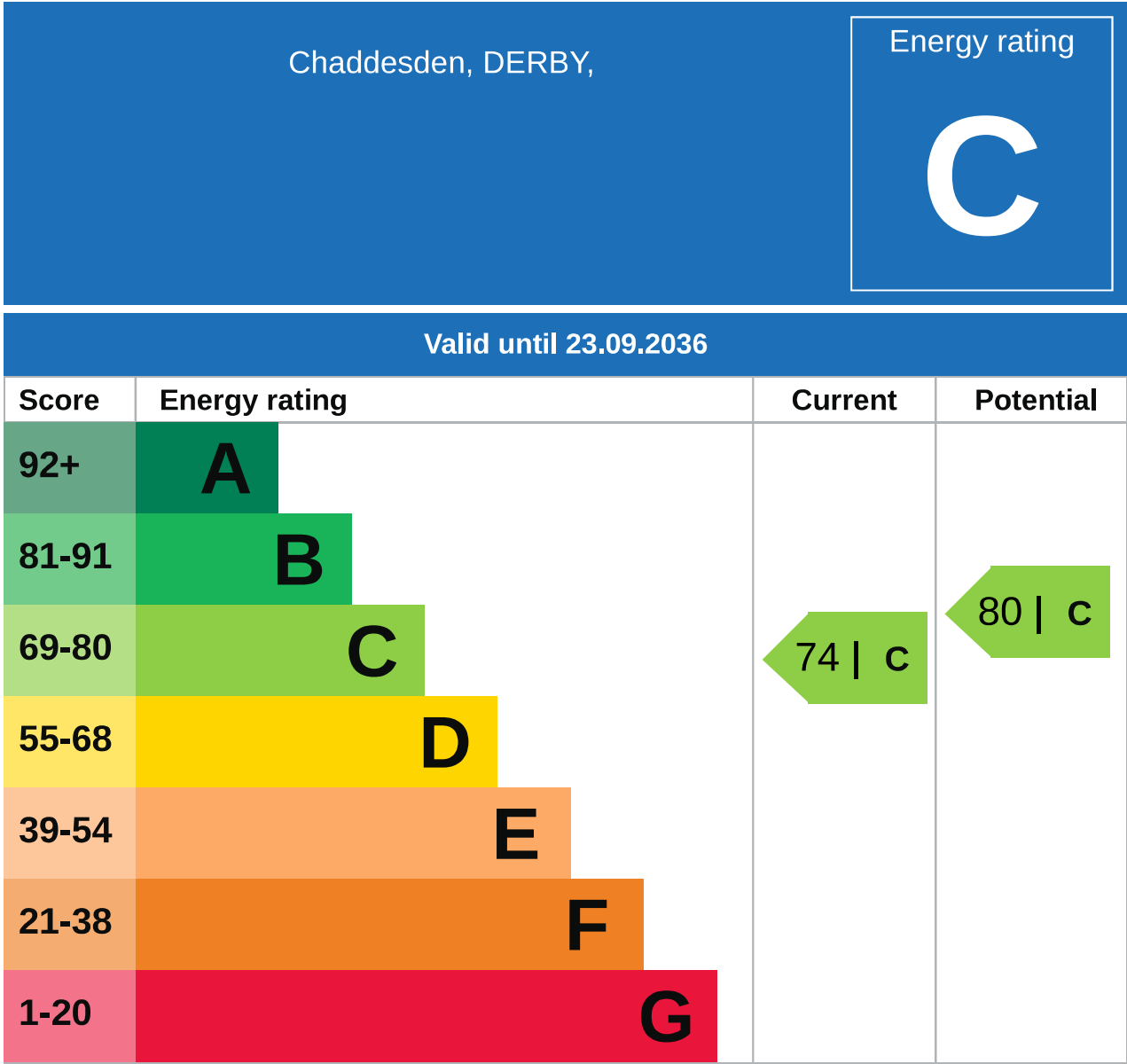
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
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:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	82 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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