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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th March 2026



## CHELMORTON PLACE, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modernised And Stylish Semi-Detached Home
- > Three Bedrooms (Two Double)
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold
- > Parking And Garage

### Property Description

Located in the popular area of Chaddesden, this spacious and beautifully presented three-bedroom home offers a superb spacious and stylish living room with feature central fireplace, beautiful modern fitted dining kitchen and a well-appointed and modernised fitted family bathroom. With feature lighting throughout, and a most generous rear garden, this will make a superb family home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance porch with feature tiled flooring and mirrored fitted storage; generous living room with feature flooring; modern high specification fitted dining kitchen with a feature lighting, French doors giving access to the rear garden, a range of modern units and integrated appliances; first floor landing; master bedroom with feature lighting and a range of fitted wardrobes; two further well-appointed bedrooms and a modern fitted family bathroom. To the front of the property parking is provided alongside the shared driveway which leads to the detached garage at the rear.

To the rear is a generous garden with good sized patio area, lawn and mixed flower and shrubbery beds. Chelmorton Place is a cul-de-sac location being well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Porch:

Living Room: (21'1" x 10'8") 6.43 x 3.25

Dining Kitchen: (20'11" x 10'2") 6.38 x 3.10

First Floor Landing:

Bedroom One: (12'9" x 8'7") 3.89 x 2.62

Bedroom Two: (11'1" x 10'2") 3.38 x 3.10

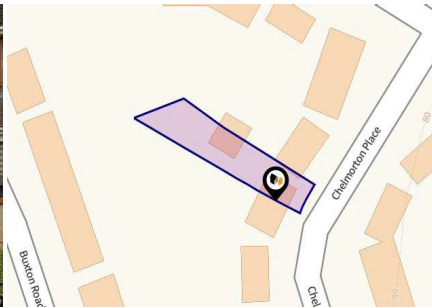
Bedroom Three: (9'5" x 7'1") 2.87 x 2.16

Bathroom: (7'8" x 5'2") 2.34 x 1.57

### 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.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY210803		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address



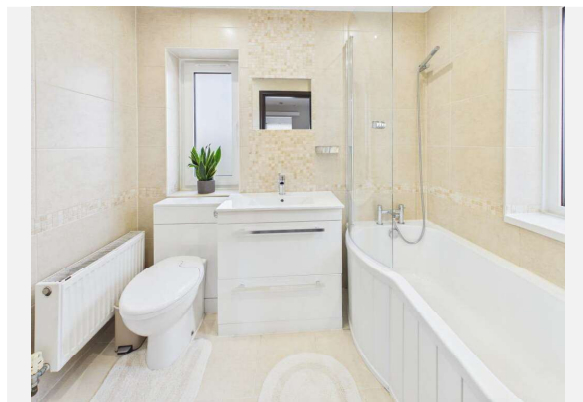
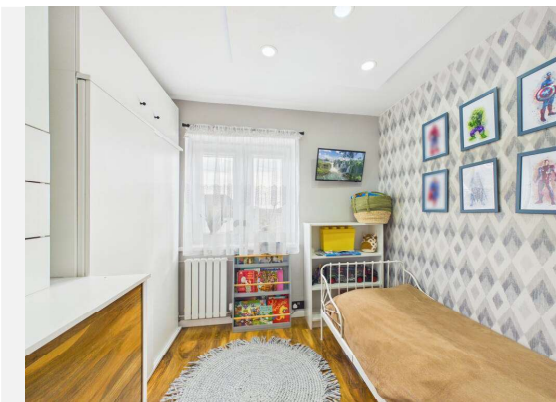
Planning records for: *Chelmorton Place, Chaddesden, Derby, DE21*

<b>Reference - 06/15/00851</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	30th June 2015
<b>Description:</b>	Single Storey Rear Extension To Dwelling House (Sun Lounge And W.C.)

# Gallery Photos



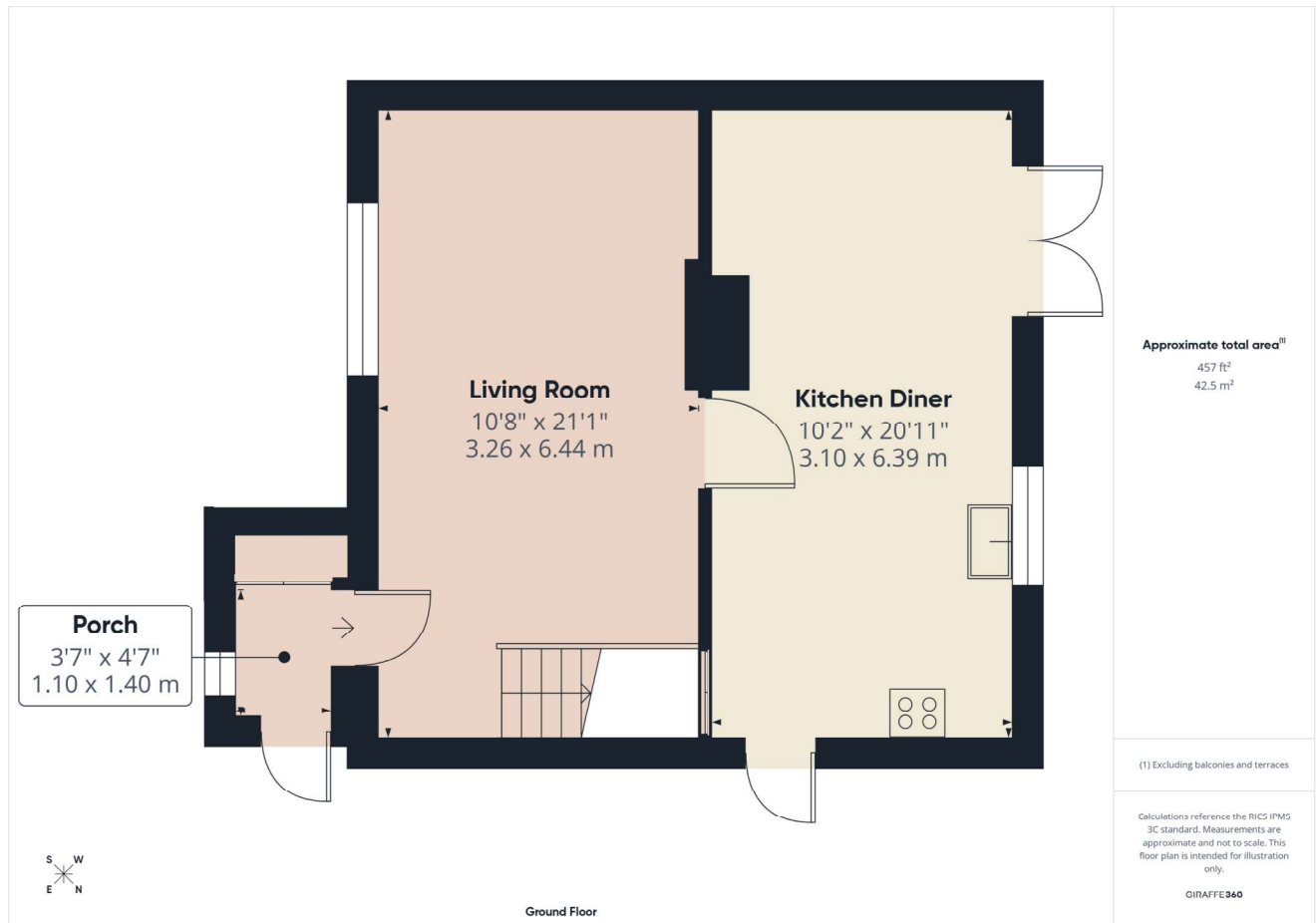
# Gallery Photos



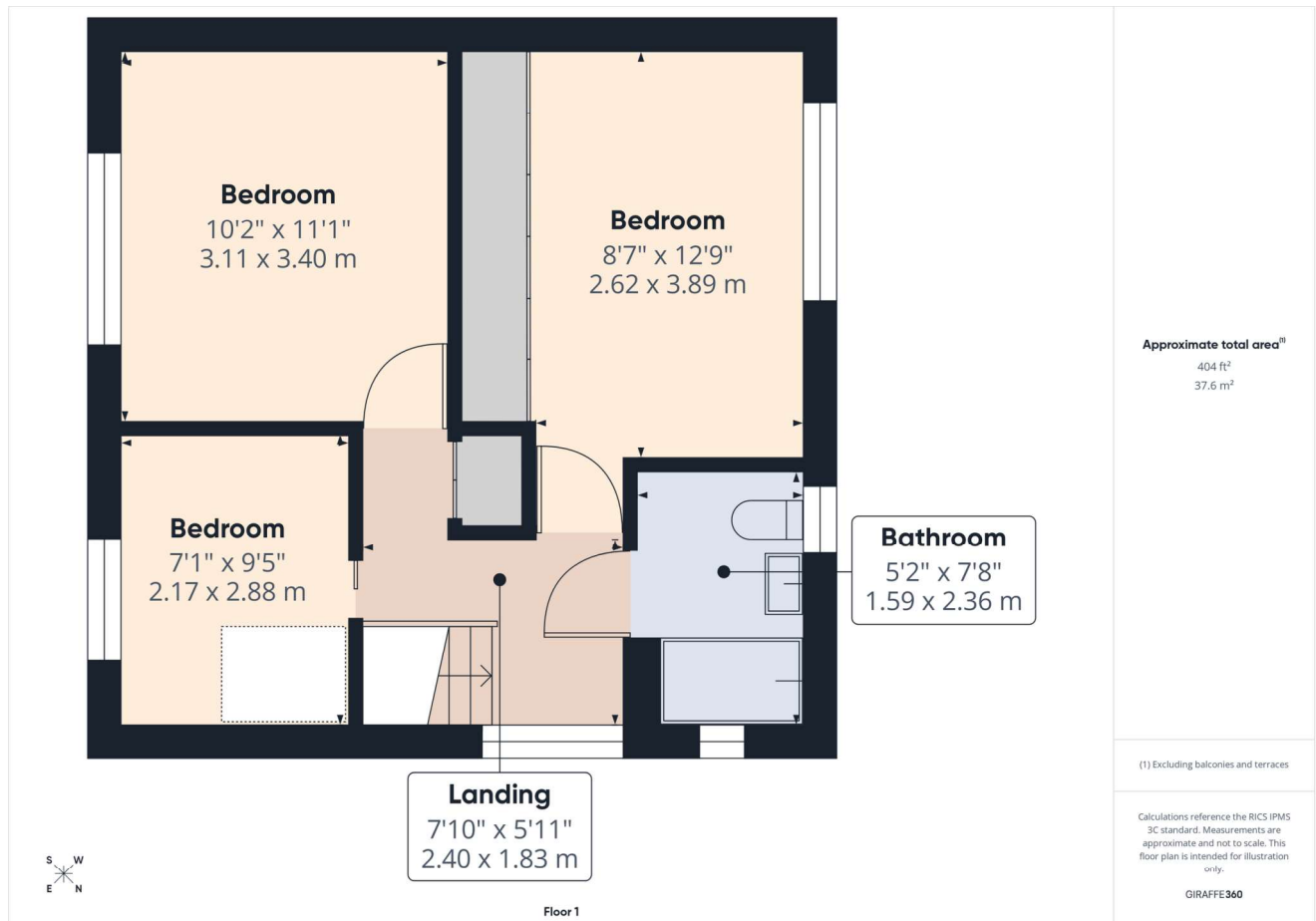
# Gallery Photos



## CHELMORTON PLACE, CHADDESSEN, DERBY, DE21



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# Property EPC - Certificate



Chelmorton Place, Chaddesden, DE21

Energy rating

**D**

Valid until 04.09.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

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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.

# Hannells

## Testimonials



### 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

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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