



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd September 2026



WOOD ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Spacious Three Bedroomed Semi-Detached Home
- > Ideal Family/First Time Home
- > Off-Road Parking and Enclosed Car Port
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned, three bedroomed semi-detached home, ideal for the first time buyer or growing family and has the benefit of two reception rooms, off-road parking, carport and an enclosed rear garden. The property is well situated for local amenities and viewing is recommended. The accommodation is supplemented gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- entrance porch, reception hallway, lounge, kitchen and dining room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, a driveway provides off-road and provides access to a covered carport and enclosed rear garden. Wood Road is well situated for Cavendish Close And Lees Brook schools, Chaddesden Park and local shops and transport links together with major road links.

Room Measurement & Details

Entrance Porch:

Reception Hallway:

Lounge: (14'7" x 10'10") 4.44 x 3.30

Kitchen: (11'9" x 9'11") 3.58 x 3.02

Dining Room: (10'3" x 8'11") 3.12 x 2.72

First Floor Landing:

Bedroom One: (13'0" x 10'9") 3.96 x 3.28

Bedroom Two: (11'1" x 10'4") 3.38 x 3.15

Bedroom Three: (9'8" x 7'3") 2.95 x 2.21

Bathroom: (7'7" x 5'4") 2.31 x 1.63

Outside:

There is a driveway providing off-road parking and double timber gates provide access to a covered carport. The rear garden is enclosed and laid mainly to lawn with fenced boundaries.

Buyer Information:

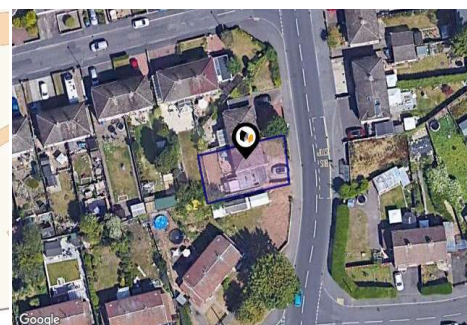
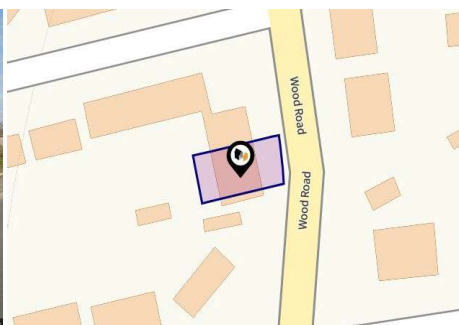
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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 Overview

Hannells
A Moving Experience



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY92340

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

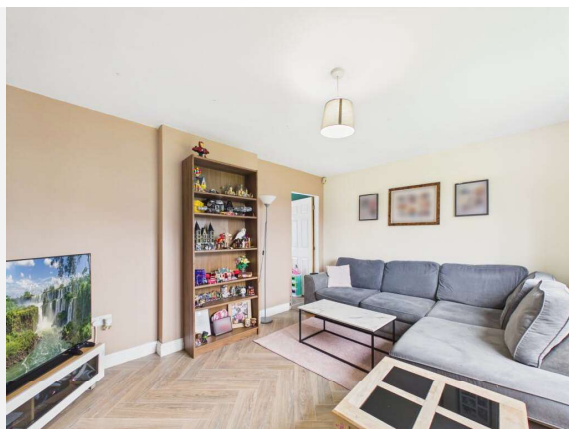
5	80	1800
mb/s	mb/s	mb/s
		

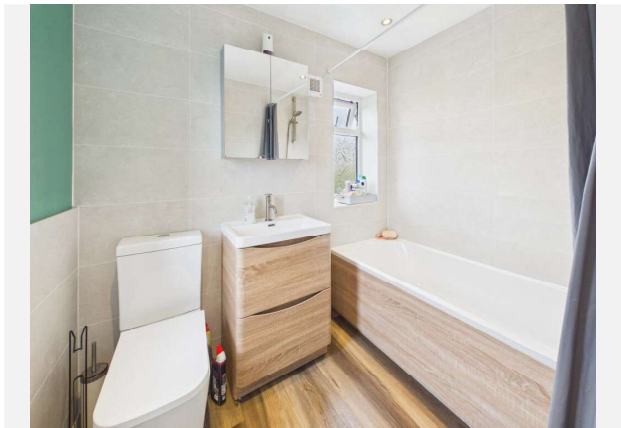
Mobile Coverage:
(based on calls indoors)



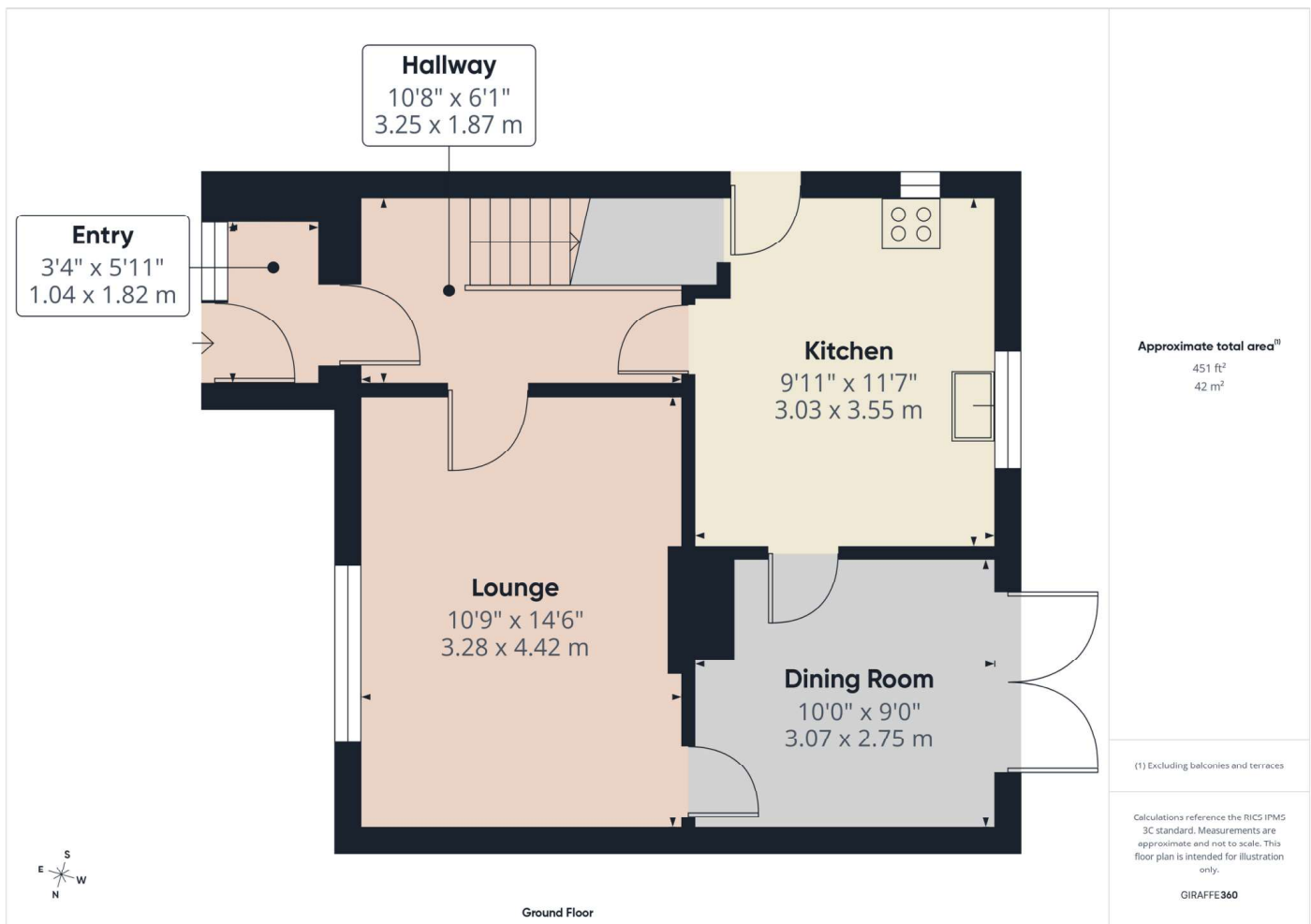
Satellite/Fibre TV Availability:



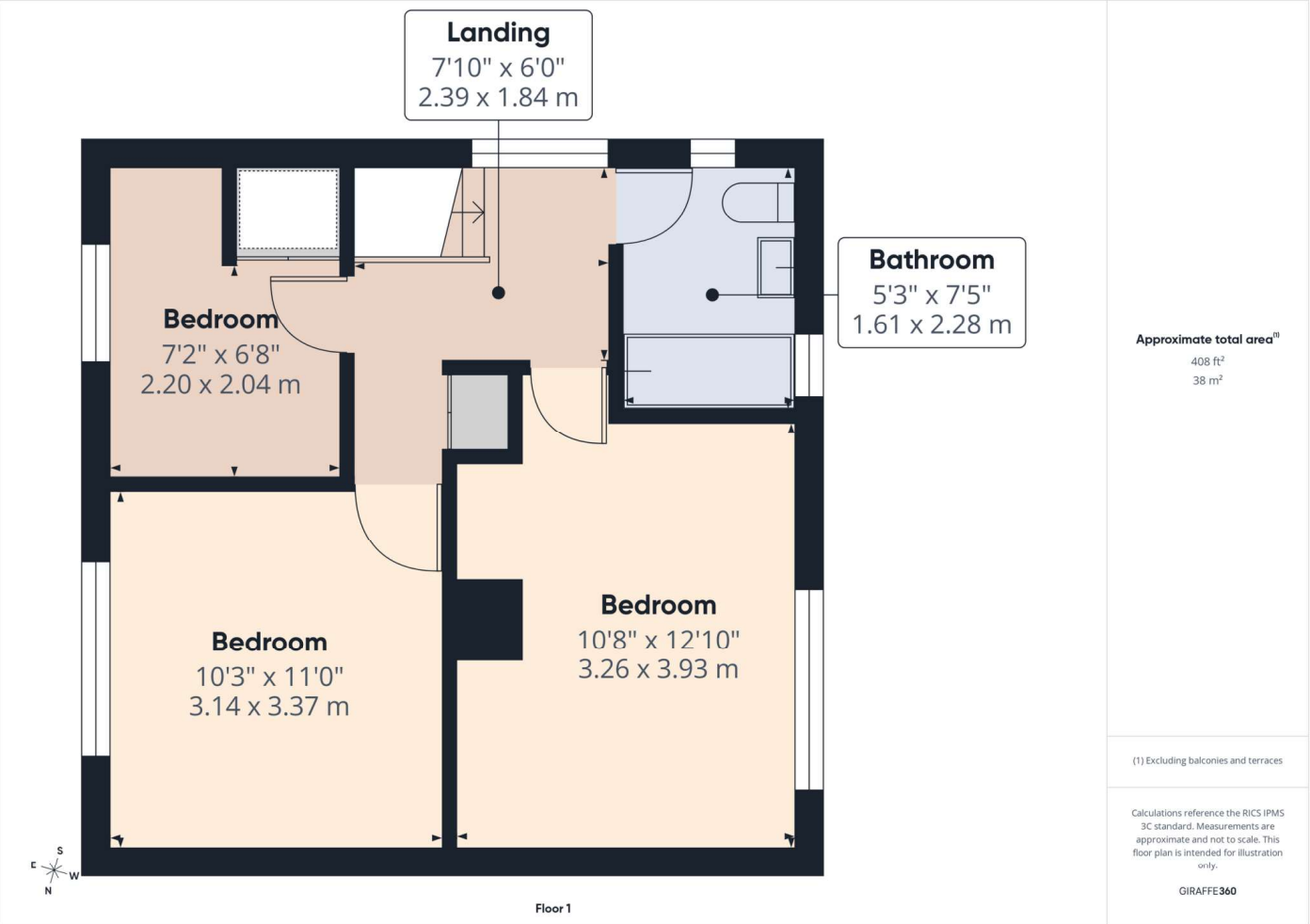




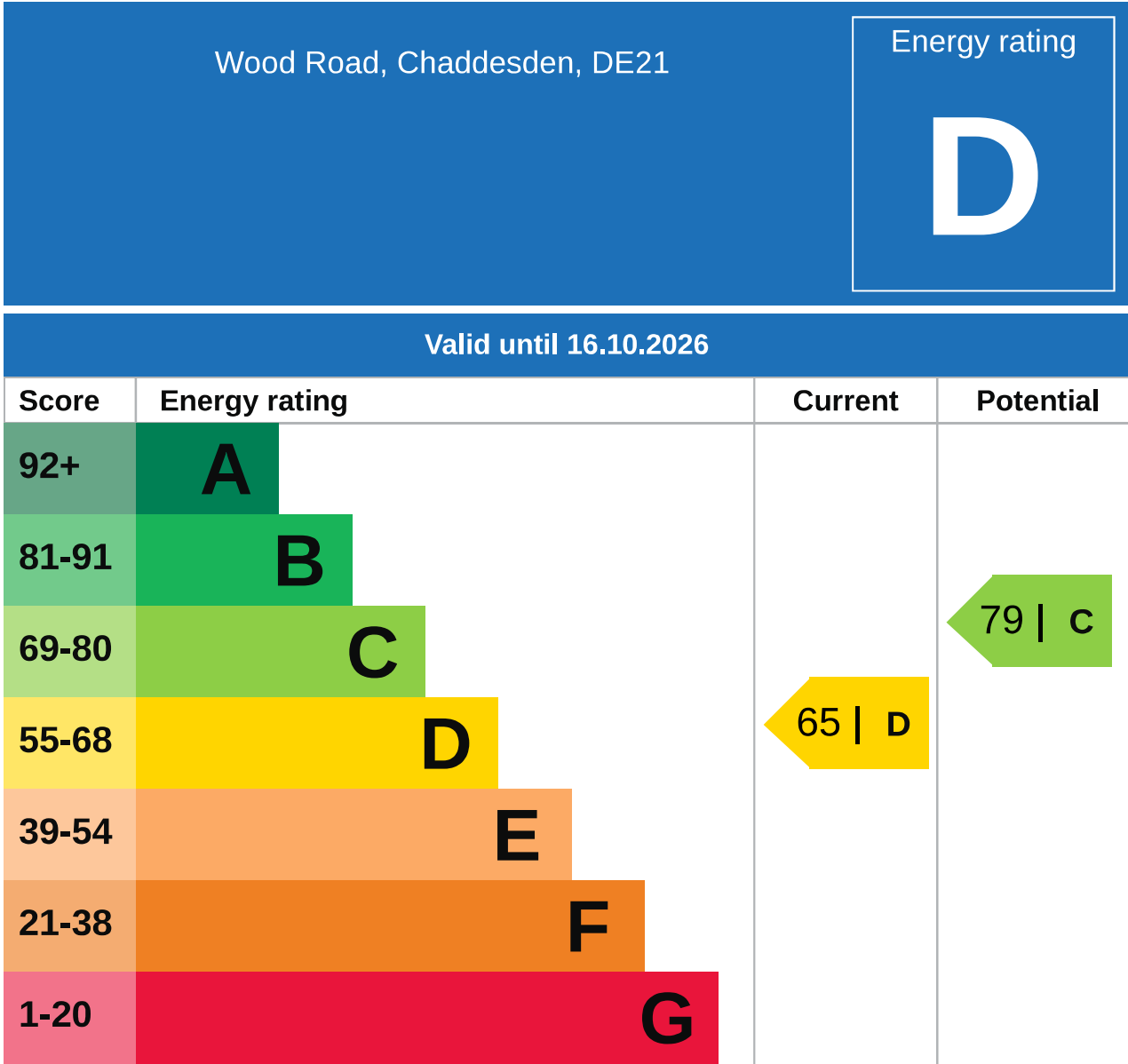
WOOD ROAD, CHADDESSEN, DERBY, DE21



WOOD ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 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 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

