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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



MEADOW LANE, CHADDESDEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Two Bedroomed Semi-Detached Home Offered With No Upward Chain
> Would Benefit From A Scheme of Modernisation/Cosmetic Improvement
> Off-Road Parking And An Enclosed Rear Garden
> EPC Rating D, Standard Construction
> Council Tax Band A, Freehold

Property Description

Offered for sale with no upward chain, this two-bedroom semi-detached property presents an excellent opportunity for buyers looking to modernise and add their own personal touch. The accommodation would benefit from a programme of cosmetic improvement and updating. Externally, the property enjoys a driveway providing off-road parking to the front, together with an enclosed rear garden. Conveniently positioned for a range of local amenities and providing easy access to nearby road links, the property offers excellent potential. The ground-floor accommodation begins with a front entrance opening directly into the living room. A doorway leads through to the kitchen. On the first floor, the landing gives access to two bedrooms and the bathroom a three-piece suite. Outside, there is a driveway providing off-road parking and an enclosed garden to the rear elevation. Meadow Lane is situated in Chaddesden, a popular residential suburb of Derby with access to a range of local shops, schools and everyday amenities. The location is also convenient for routes towards Derby city centre and the surrounding road network.

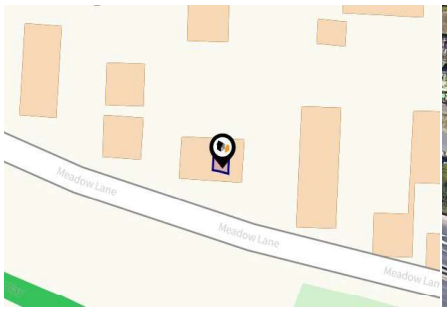
Room Measurement & Details

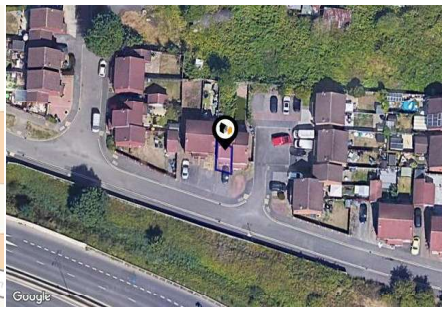
Door To:
Living Room: (12'11" x 11'4") 3.93 x 3.46
Kitchen: (11'5" x 9'4") 3.47 x 2.84
First Floor Landing: (6'0" x 4'0") 1.83 x 1.23
Bedroom One: (11'3" x 7'11") 3.42 x 2.42
Bedroom Two: (11'0" x 5'5") 3.36 x 1.66
Bathroom: (6'7" x 5'7") 2.01 x 1.70
Outside:
There is a driveway to the front elevation. There is an enclosed garden to the rear elevation.

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







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	538 ft^2 / 50 m^2		
Plot Area:	0.01 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY224350		

Local Area

Local Authority: Derby city
Conservation Area: No
Flood Risk:
- Rivers & Seas — Low
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos















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Gallery
Floorplan

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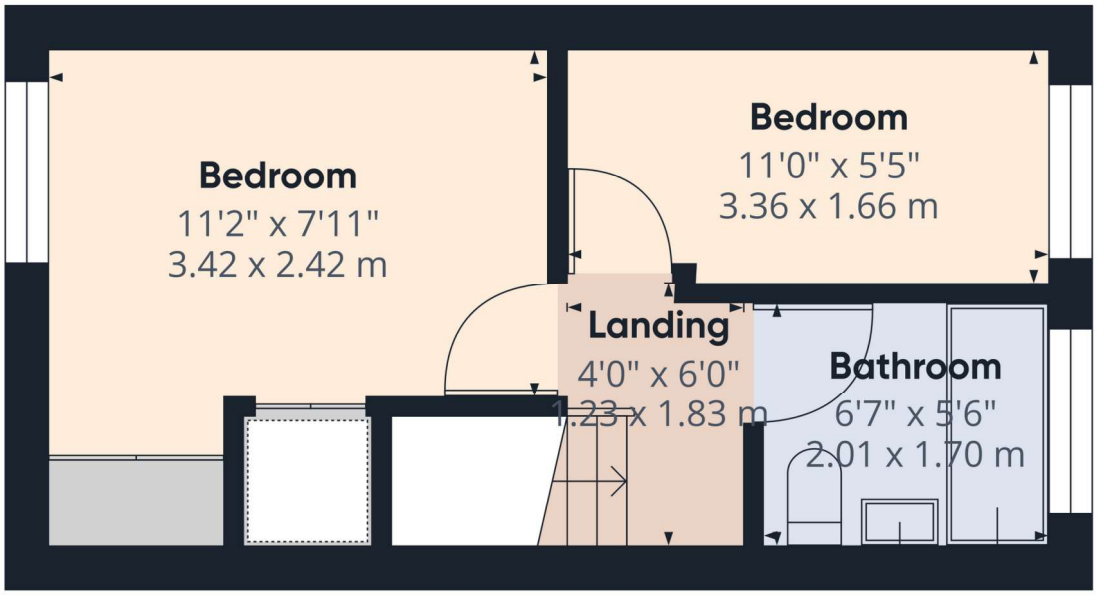


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Gallery
Floorplan

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A Moving Experience

MEADOW LANE, CHADDESDEN, DERBY, DE21



Floor 1

Approximate total area(1)
221 ft²
20.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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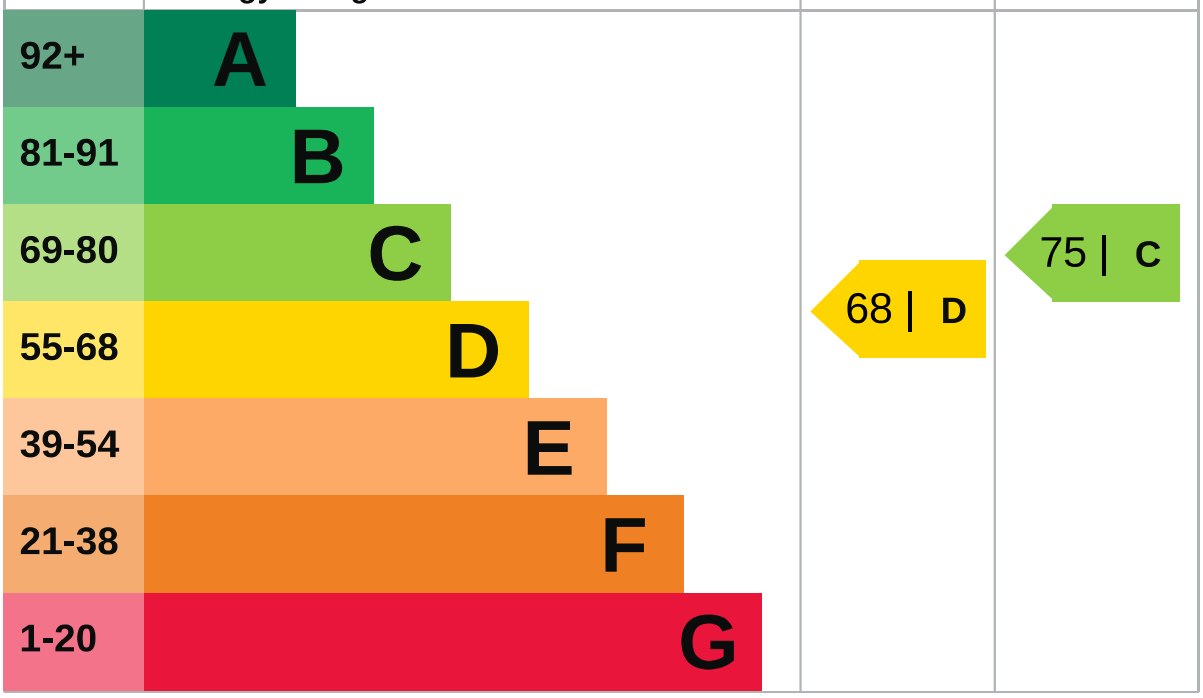
Property
EPC - Certificate

Chaddesden, DERBY,

Energy rating

D

Valid until 01.11.2036



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 125 mm loft insulation
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	50 m^2

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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.

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells

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