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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd September 2026



WINGFIELD DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented, Three Bedroom Semi-Detached House
- > Two Reception Rooms
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold
- > Off-Road Parking With Carport

Property Description

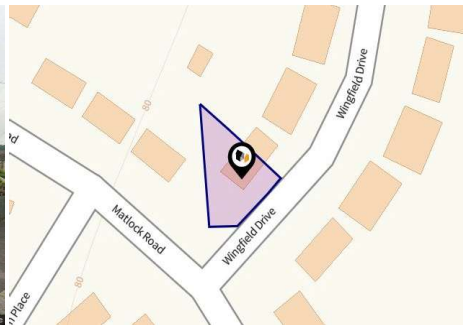
This three-bedroom semi-detached home provides well-proportioned accommodation, a driveway with carport and gardens to the front, side and rear. The property is well suited to first-time buyers, couples and families seeking convenient access to local amenities. In brief, the UPVC double glazed and gas central heated accommodation briefly comprises: entrance hallway, living room, fitted kitchen and dining room with French doors giving access to the rear garden. On the first floor, the landing leads to three bedrooms and the modern shower room fitted with a walk-in shower enclosure, wash basin, WC and heated towel rail. Outside, the property is approached by a driveway which extends to the side of the house and incorporates a covered parking area. The front and side garden is mainly laid to lawn, with established shrubs and mature planting. To the rear is an enclosed, low-maintenance garden arranged over different levels, including a paved seating area immediately outside the dining room and steps leading to an additional garden section. The property is located in the established residential area of Chaddesden, with access to local shops, schools and everyday facilities. Road connections provide convenient travel towards Derby city centre and the surrounding areas.

Room Measurement & Details

Hallway: (10'7" x 6'2") 3.23 x 1.88
Living Room: (14'7" x 10'9") 4.44 x 3.28
Kitchen: (11'11" x 10'1") 3.63 x 3.07
Dining Room: (10'2" x 8'11") 3.10 x 2.72
Landing: (7'11" x 5'11") 2.41 x 1.80
Bedroom One: (13'1" x 8'6") 3.99 x 2.59
Bedroom Two: (11'1" x 10'3") 3.38 x 3.12
Bedroom Three: (9'7" x 7'3") 2.92 x 2.21
Shower Room: (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. 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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.08 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY27447

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)

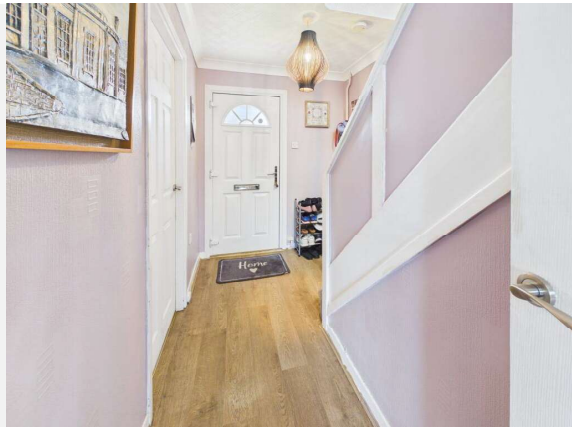
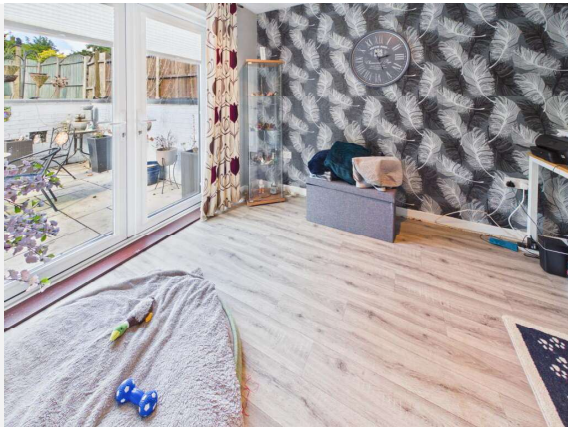
5	80	1800
mb/s	mb/s	mb/s
		

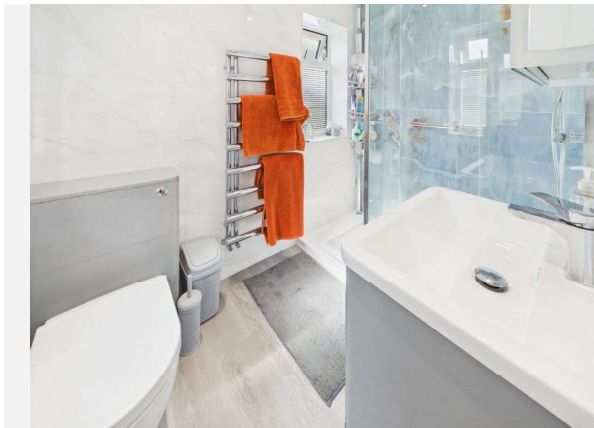
Mobile Coverage:
(based on calls indoors)



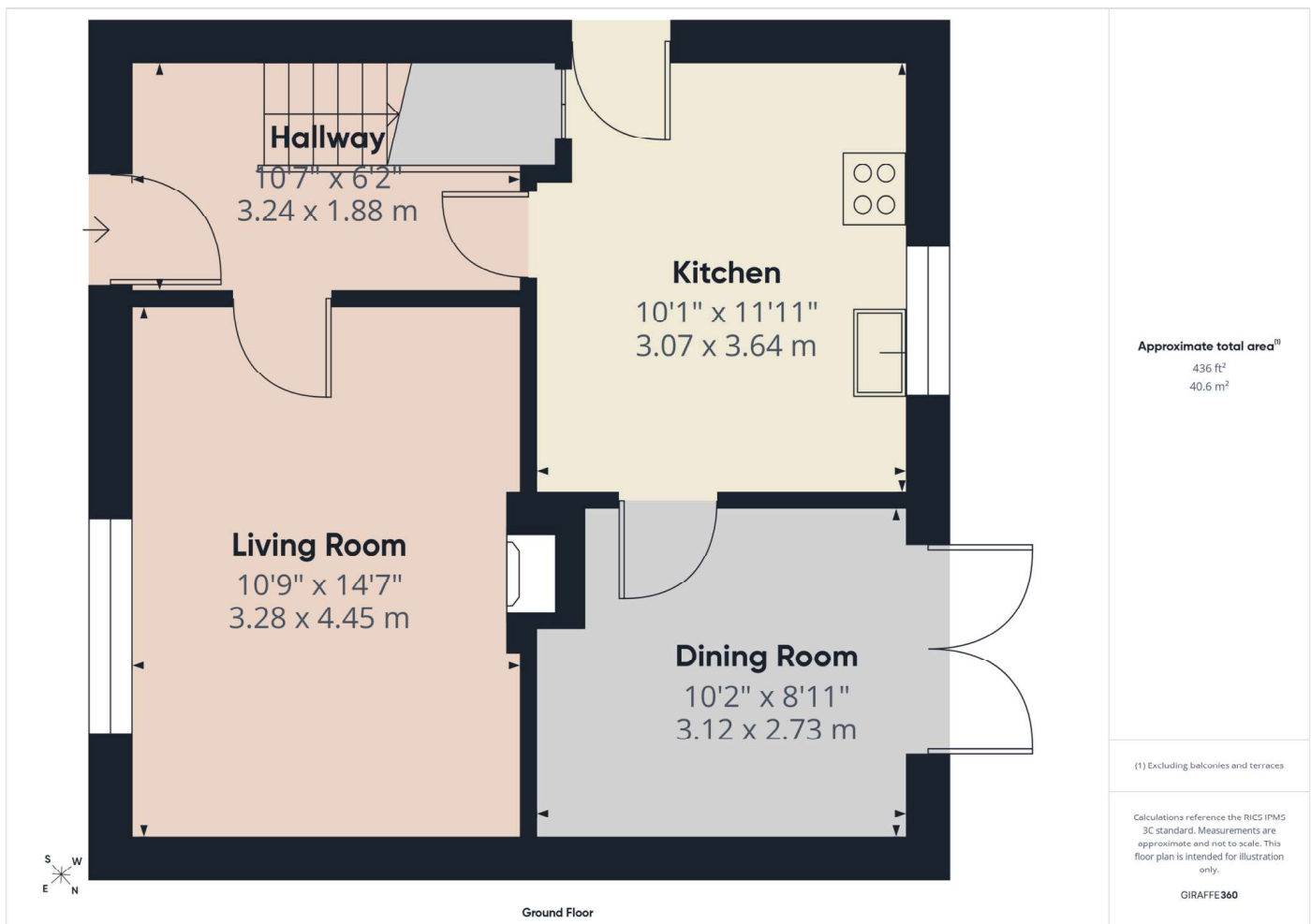
Satellite/Fibre TV Availability:







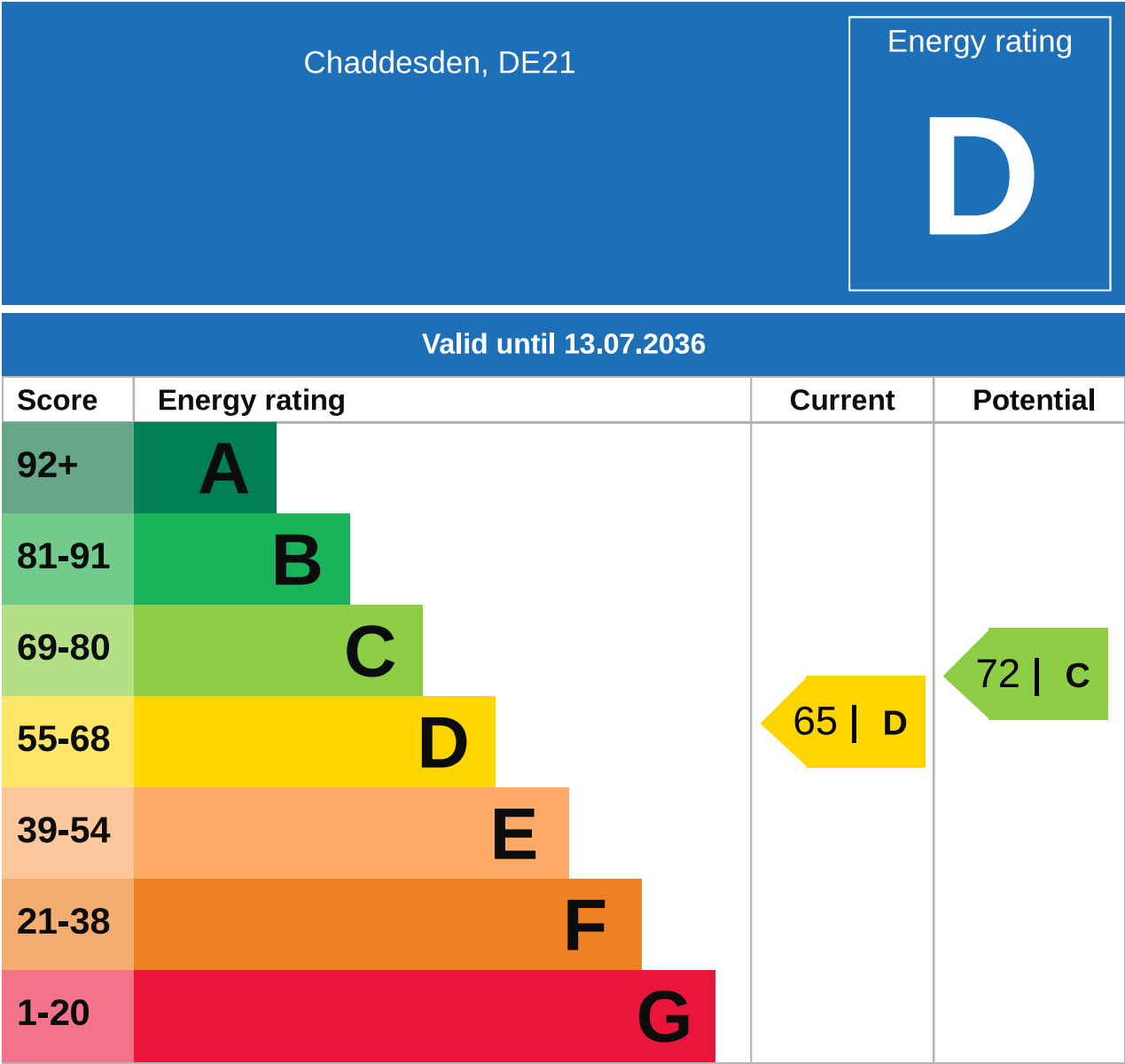
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WINGFIELD DRIVE, CHADDESSEN, DERBY, DE21



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
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very 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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 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

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