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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



PARKSIDE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Deceptively Spacious, Versatile And Extended Bay-Fronted Home
- > Games/Entertainment Room, Off-Road Parking, Pleasant Rear Garden
- > EPC Rating D, Standard Construction, > Council Tax Band C, Freehold
- > Good-Size Lounge/Dining Room Opening To A Conservatory

Property Description

An early viewing is highly recommended to fully appreciate this deceptively spacious, versatile and extended bay-fronted semi-detached home, ideally situated in the heart of the ever-popular Chaddesden area. Offering generous and flexible accommodation throughout, the property features a spacious bay-fronted lounge/dining room, a games and entertainment room, separate utility room, and wet room. To the first floor are four bedrooms, complemented by a family bathroom. Externally, the property benefits from off-road parking to the front and a pleasant enclosed rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- deep reception hallway, spacious bay fronted lounge/dining room with feature wood burning stove opening to a good size conservatory. There is a games/entertainment room, fitted kitchen with roof lantern, utility room and modern shower room. To the first floor the landing provides access to four bedrooms, master bedroom having a walk-in shower and family bathroom with a three piece suite. Outside, there is off-road parking to the front elevation and a pleasant rear garden.

Room Measurement & Details

Entrance Hallway: (27'5" x 5'3") 8.36 x 1.60

Lounge/Dining Room: (24'11" x 11'9") 7.59 x 3.58

Conservatory: (17'3" x 10'6") 5.26 x 3.20

Games Room: (14'9" x 9'9") 4.50 x 2.97

Kitchen: (14'3" x 10'0") 4.34 x 3.05

Utility Room: (6'9" x 7'2") 2.06 x 2.18

Shower Room: (4'9" x 7'0") 1.45 x 2.13

First Floor Landing: (8'3" x 5'2") 2.51 x 1.57

Bedroom One: (17'1" x 9'9") 5.21 x 2.97

En-Suite Shower: (5'3" x 3'6") 1.60 x 1.07

Bedroom Two: (10'11" x 11'9") 3.33 x 3.58

Bedroom Three: (10'10" x 8'3") 3.30 x 2.51

Bedroom Four: (6'10" x 6'5") 2.08 x 1.96

Bathroom: (6'1" x 5'3") 1.85 x 1.60

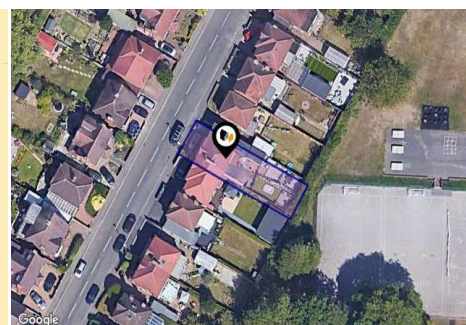
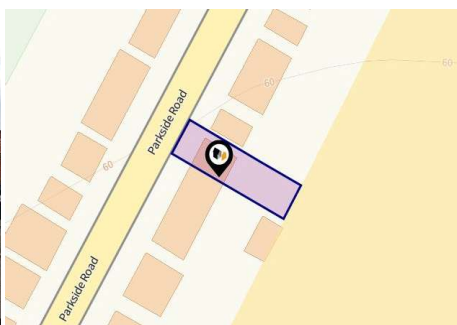
Outside:

There is a tarmacadam driveway to the front elevation providing off-road parking. There is a pleasant rear garden ideal for entertaining having a lawned area incorporating a block paved pathway and extensive decked seating/patio areas.

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 structure.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,528 ft ² / 142 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY16952

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)

10 mb/s	75 mb/s	1800 mb/s

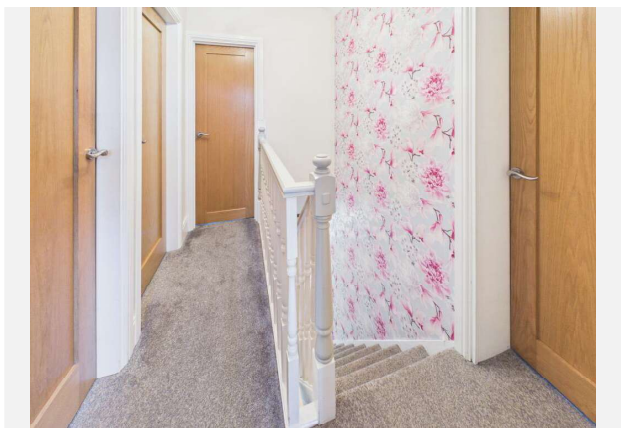
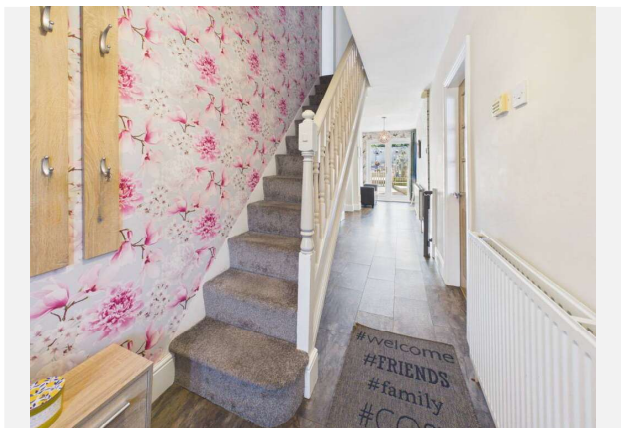
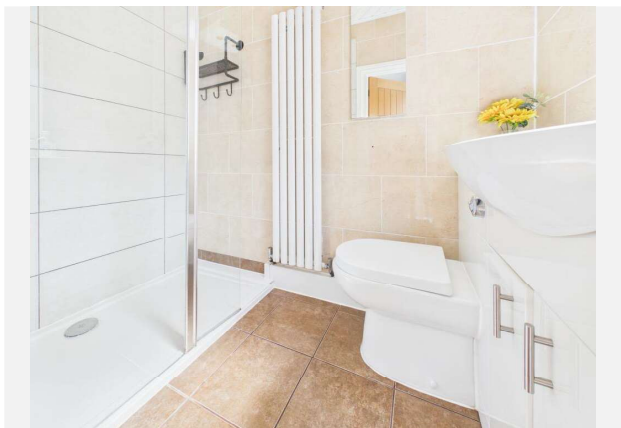
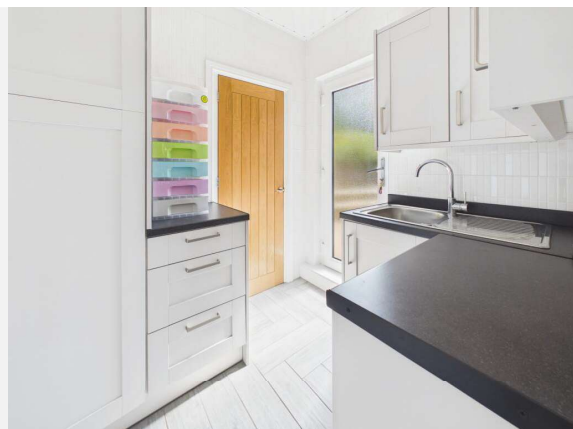
Mobile Coverage:
(based on calls indoors)

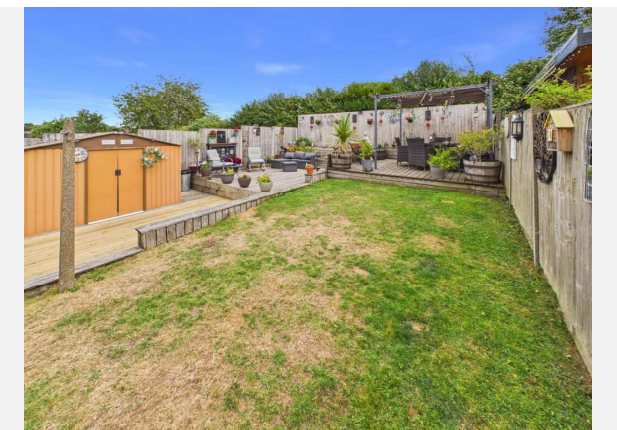
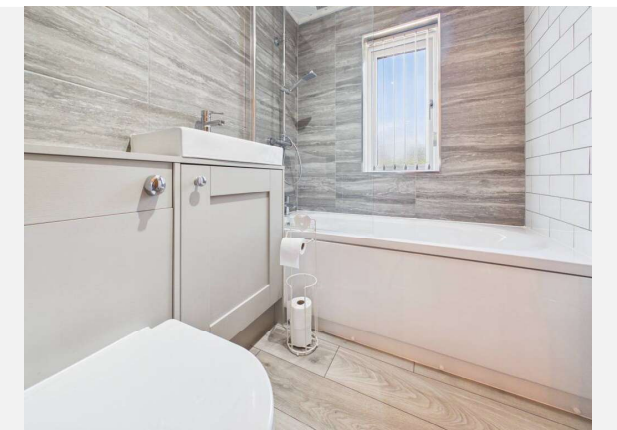
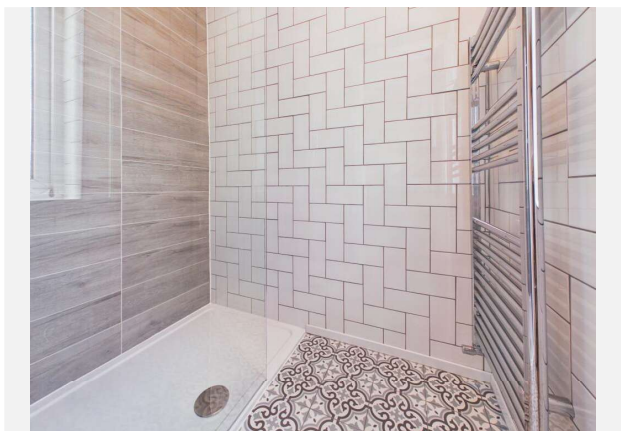


Satellite/Fibre TV Availability:







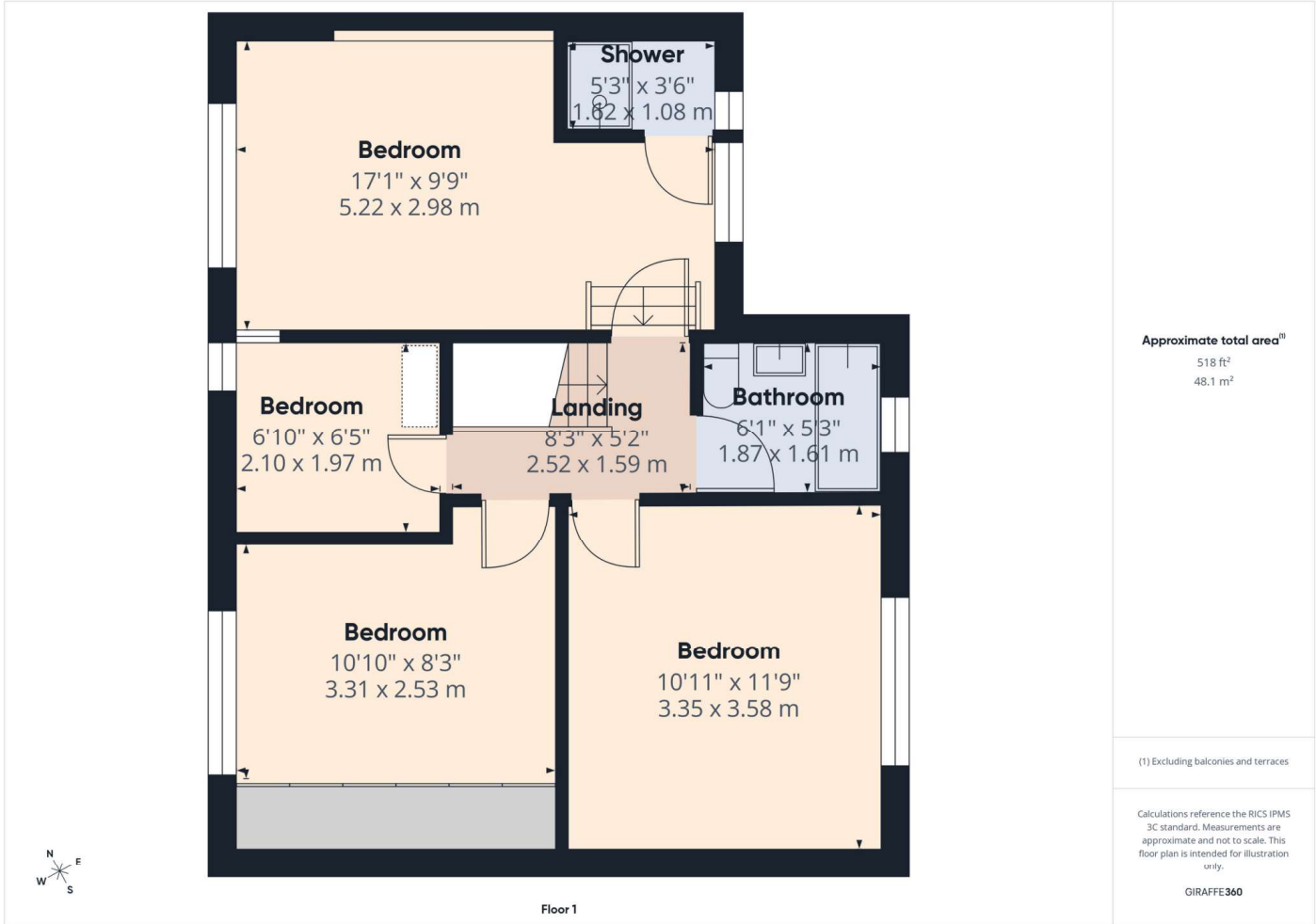




PARKSIDE ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Parkside Road, Chaddesden, DE21

Energy rating

D

Valid until 30.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, 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 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	142 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.

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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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