

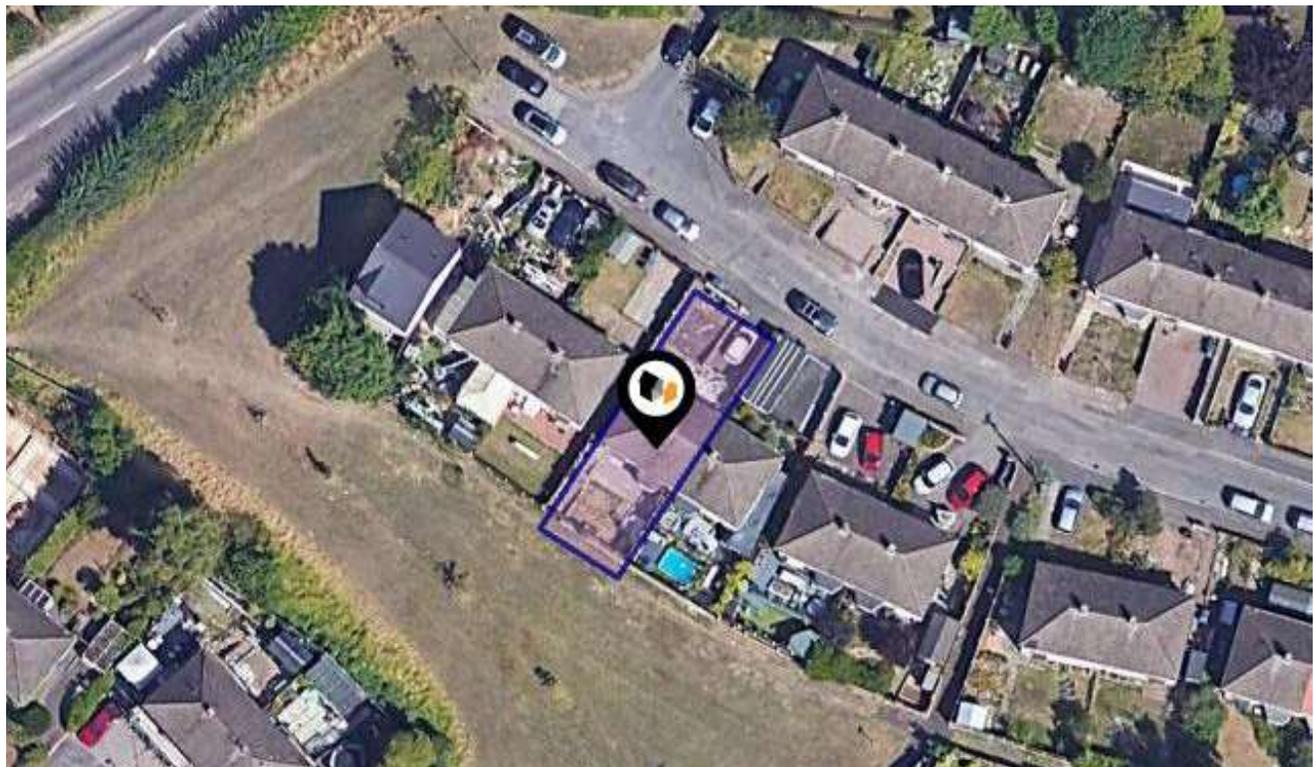


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



HAWKSHEAD AVENUE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Bay-Fronted Semi-Detached Property
- > Ideal First Time Buy/Family Home
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold
- > Replacement UPVC Double Glazed Windows And Doors (To The Majority)

Property Description

A bay-fronted, three-bedroom semi-detached home offering well-proportioned accommodation, ideal for first-time buyers or a growing family. The property features a spacious refitted dining kitchen and benefits from off-road parking. The accommodation includes replacement UPVC double-glazed windows (to the majority), replacement doors, and gas-fired central heating. In brief, the layout comprises a reception hallway, a bay-fronted lounge, and a fitted dining kitchen. To the first floor, the landing provides access to three bedrooms and a family bathroom fitted with a three-piece suite. Externally, there are gardens to both the front and rear, with the rear garden incorporating off-road parking. Occupying a pleasant cul-de-sac position, the property is conveniently located for local shops, schools, and transport links, with easy access to Derby City Centre and excellent road connections beyond.

Room Measurement & Detail

Reception Hallway: (6'1" x 10'6") 1.85 x 3.20

Living Room: (14'7" x 10'7") 4.44 x 3.23

Open Plan Dining/Living Kitchen (Incorporating Utility) With Appliances: (17'6" x 10'0") 5.33 x 3.05

Utility Area: (3'3" x 9'0") 0.99 x 2.74

First Floor Landing: (5'10" x 7'10") 1.78 x 2.39

Double Bedroom One: (13'0" x 10'7") 3.96 x 3.23

Double Bedroom Two (With Views over Derby): (11'0" x 10'1") 3.35 x 3.07

Bedroom Three (With Views Over Derby): (9'7" x 7'2") 2.92 x 2.18

Bathroom: (7'8" x 5'3") 2.34 x 1.60

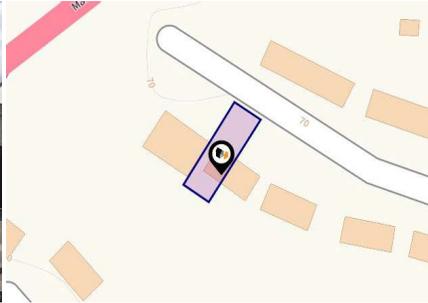
Outside:

There are gardens to both front and rear elevations, the rear incorporates off-road parking.

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

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY228124		

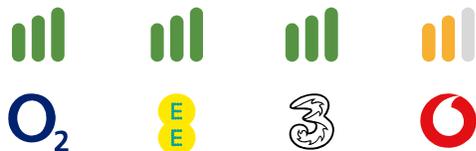
Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	34 mb/s	1000 mb/s

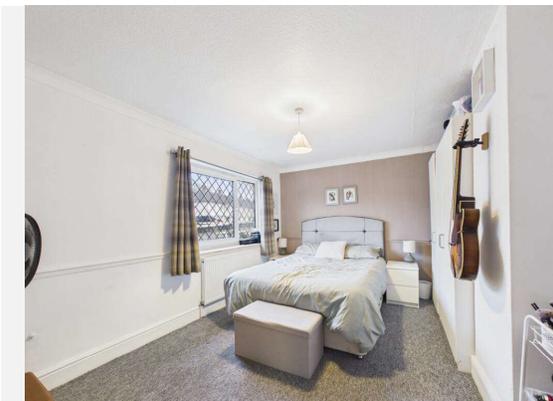
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



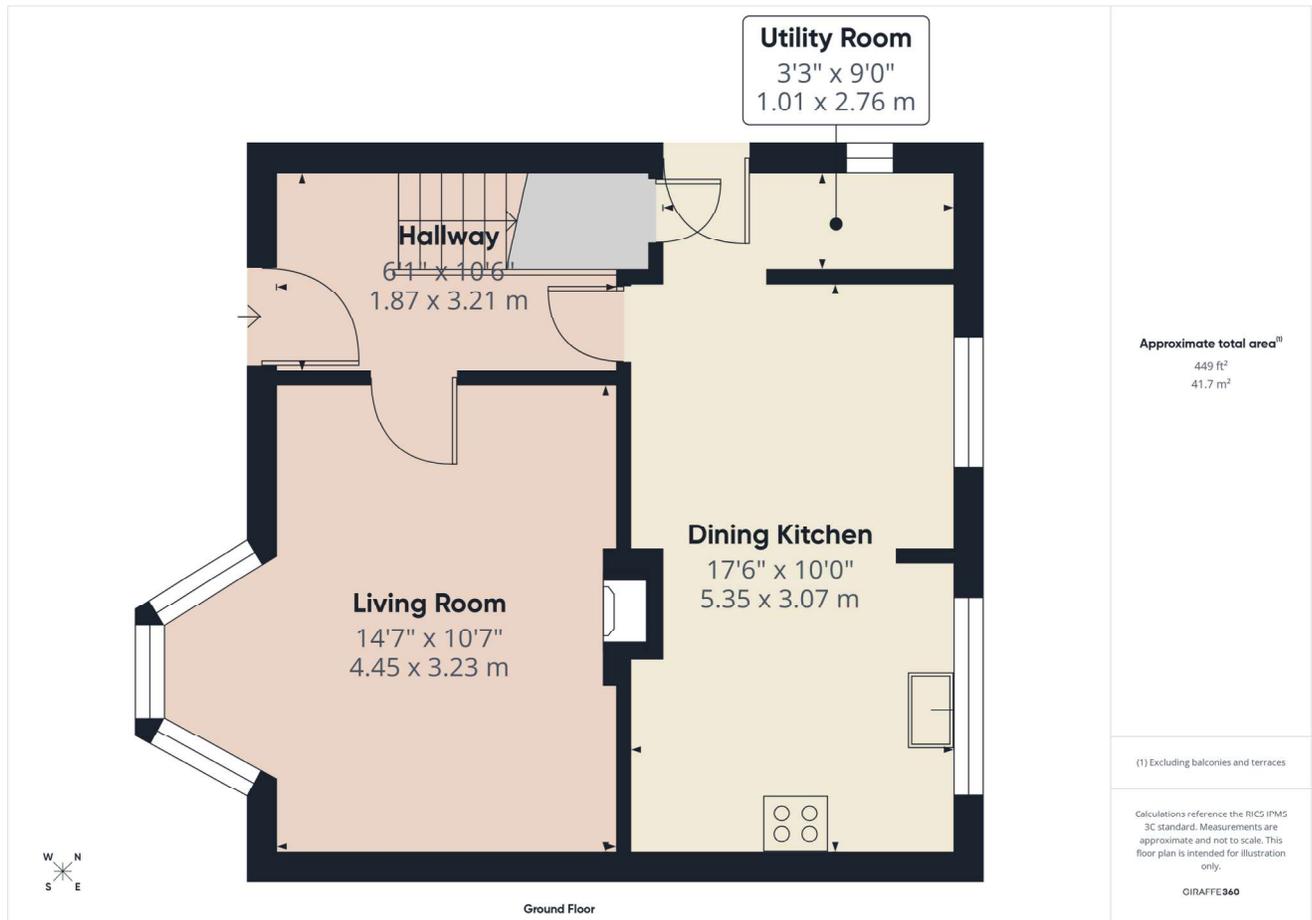
Gallery Photos



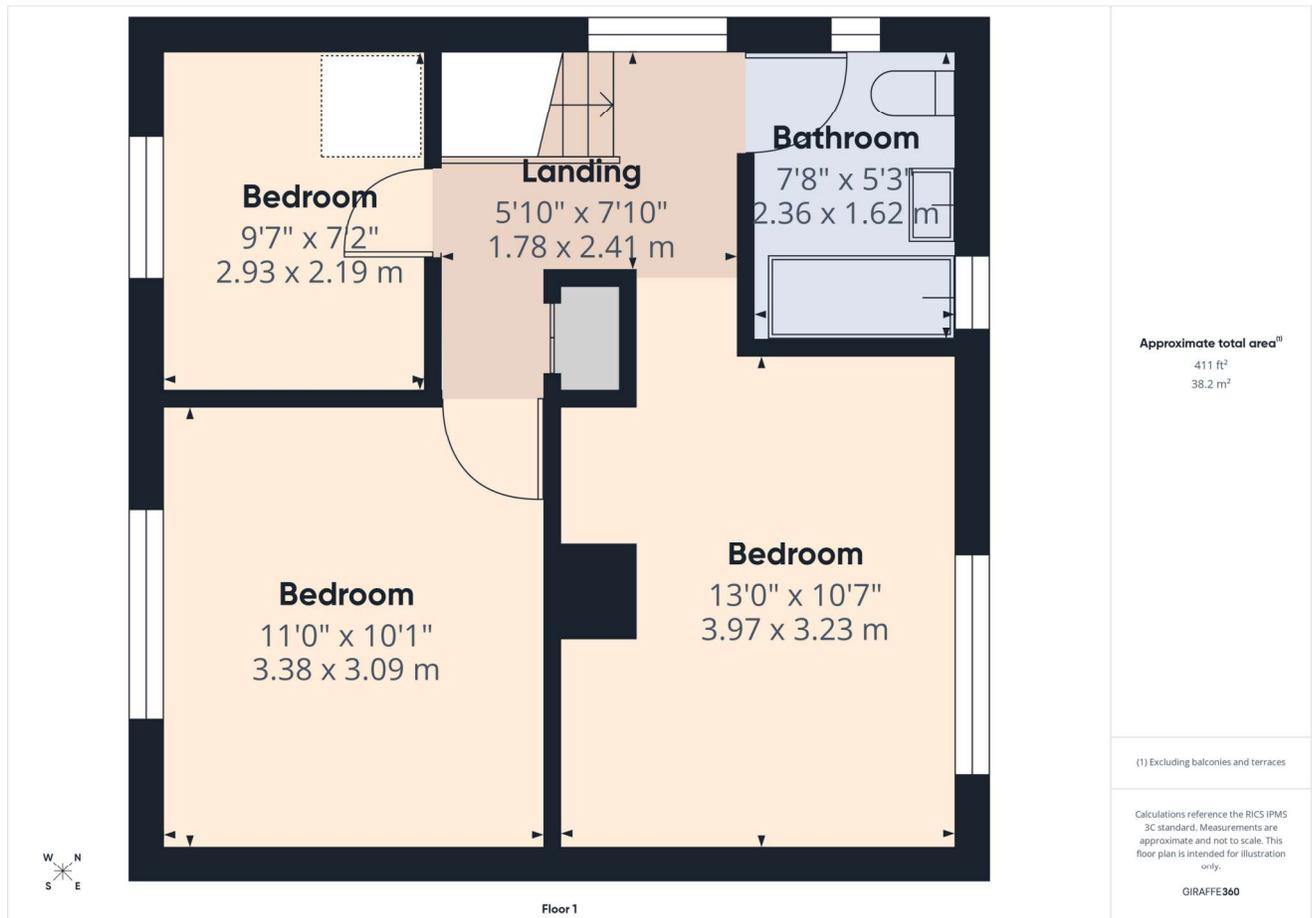
Gallery Photos



HAWKSHEAD AVENUE, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 02.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Hannells About Us



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.

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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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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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