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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



SPRINGFIELD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Home On Corner Plot
- > Ideal First Time Buy/Family Home
- > Off Road Parking And Garage
- > EPC Rating C, Non Standard Construction (With PRC Certificate)
- > Council Tax Band A, Freehold

Property Description

Located in the sought after area of Chaddesden, this spacious and well-presented three-bedroom semi-detached home is located on a corner plot and offers a generous lounge opening to a good-sized dining space, fitted kitchen and a well-proportioned family bathroom. With driveway, garage and enclosed garden space, it will make a superb family home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Porch; entrance hall with under stairs store; spacious lounge area opening to a good-sized dining room; fitted kitchen; first floor landing; three bedrooms and a fitted family bathroom. To the front of the property is a neat garden space alongside a driveway providing ample off-road parking and giving access to a detached garage. To the rear is a good-sized enclosed garden with patio seating area, lawn and planters. Springfield Road is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Porch: (6'8" x 4'1") 2.03 x 1.24

Entrance Hall:

Lounge/Diner: (21'0" x 12'1") 6.40 x 3.68

Kitchen: (8'9" x 8'6") 2.67 x 2.59

First Floor Landing:

Bedroom One: (11'7" x 10'10") 3.53 x 3.30

Bedroom Two: (10'6" x 9'0") 3.20 x 2.74

Bedroom Three: (8'8" x 8'0") 2.64 x 2.44

Bathroom: (8'3" x 5'5") 2.51 x 1.65

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
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY93023

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)

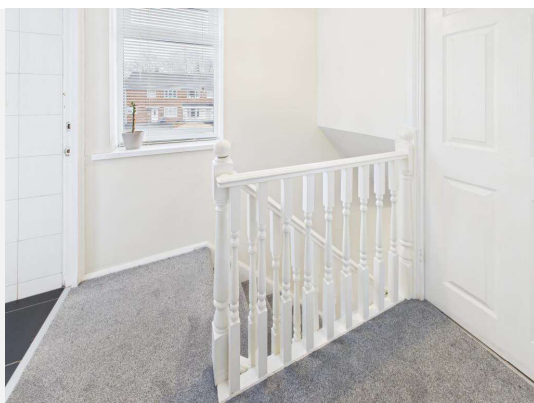
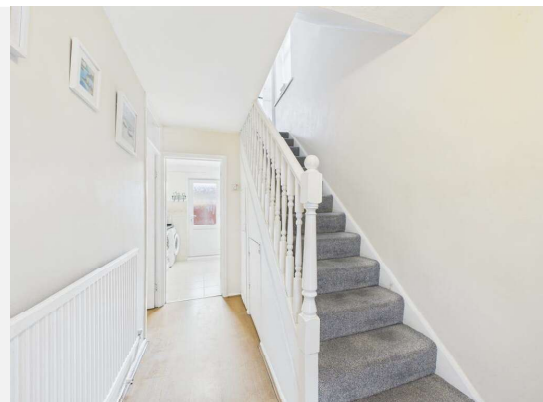
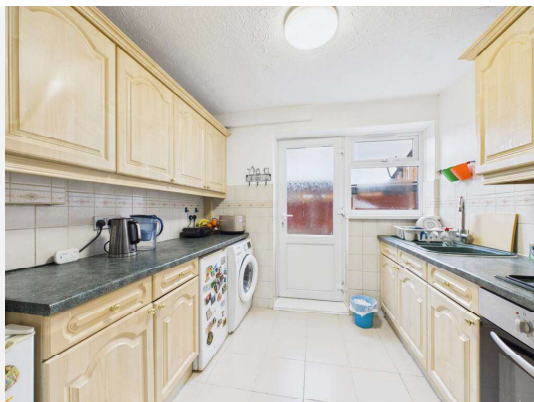
10 mb/s	80 mb/s	1800 mb/s

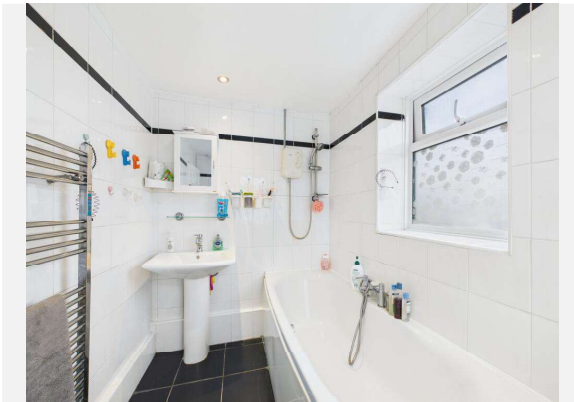
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



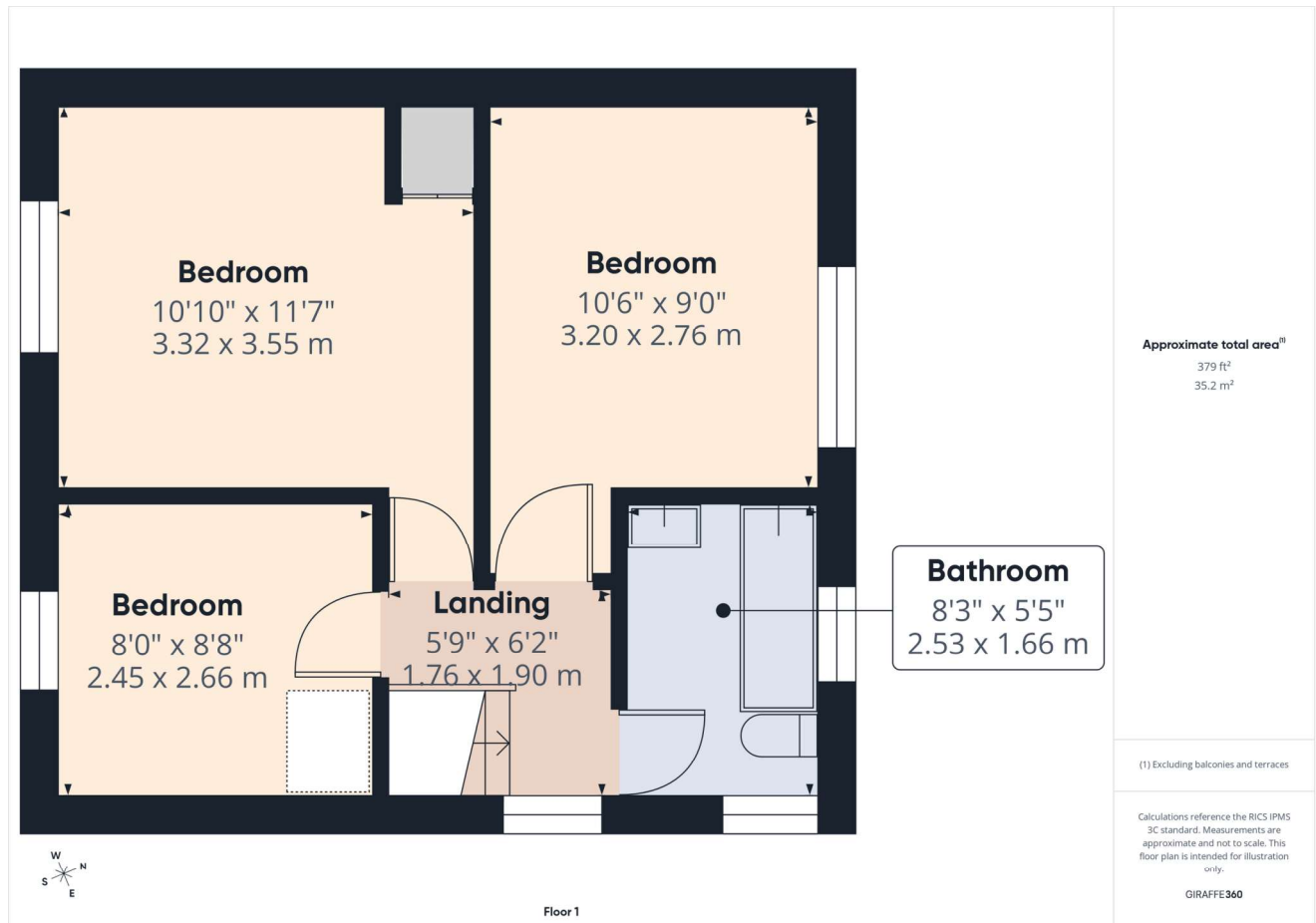




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Property EPC - Certificate



Chaddesden, DE21

Energy rating

C

Valid until 04.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 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.

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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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