



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st October 2025



CHINLEY ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Particularly Well-Appointed And Presented Semi-Detached Home
- > Excellent First Time Home, Viewing Recommended
- > Spacious Fitted Dining Kitchen And Conservatory
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Set back from the road, this modernised and well presented two double bedroom semi-detached property offers a comfortable and stylish living environment. Boasting ample off-road parking, a south-facing rear garden, and a versatile attic area, this home is perfect for the first time buyer and early viewing is recommended. The property is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge with feature log burning stove, spacious fitted dining kitchen and good size conservatory. To the first floor the landing provides access to two double bedrooms and a modern bathroom with a three piece suite. There is a staircase providing access to an attic room which may be used as an occasional study/storage/hobbies.

Outside, there is a gravelled driveway providing off-road parking for several vehicles and a south-facing rear garden arranged for ease of maintenance. Chinley Road is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Hallway: (4'11" x 3'2") 1.50 x 0.97

Living Room: (14'5" x 11'2") 4.39 x 3.40

Dining Kitchen: (17'7" x 9'6") 5.36 x 2.90

Conservatory: (13'8" x 12'10") 4.17 x 3.91

First Floor Landing: (5'11" x 8'4") 1.80 x 2.54

Double Bedroom One: (14'6" x 9'5") 4.42 x 2.87

Double Bedroom Two: (9'5" x 11'5") 2.87 x 3.48

Bathroom: (7'10" x 5'5") 2.39 x 1.65

Attic Room:

Outside:

The property is set back from Chinley Road and provides a gravelled frontage providing off-road parking for several vehicles. There is gated access to the side elevation leading to the enclosed, south-facing rear garden being arranged for ease of maintenance having a full width decked patio area with paved garden beyond having fenced boundaries and raised flower beds.

Buyer Information:

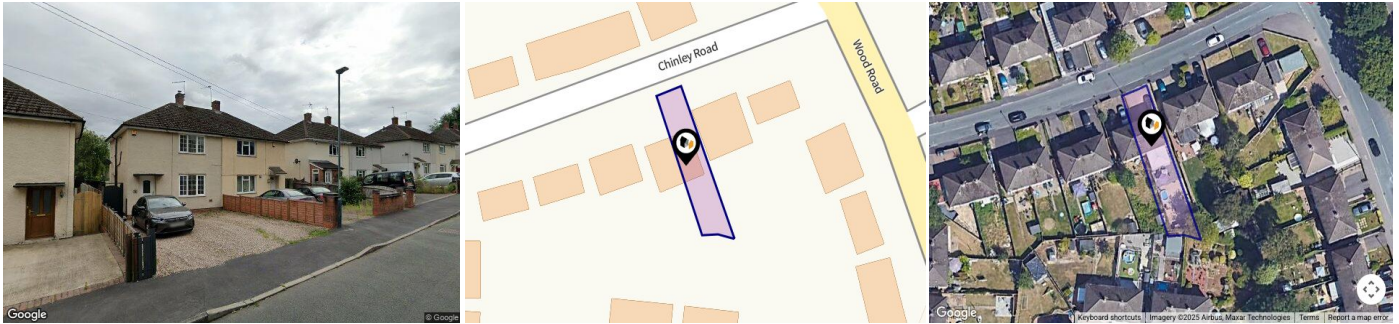
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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

liable to make representations or warranties regarding the property.

KFB Key Facts For Buyers



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY340712		

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 mb/s	78 mb/s	1800 mb/s

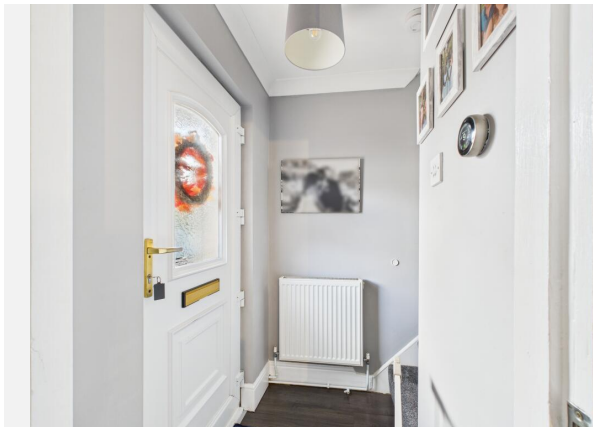
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

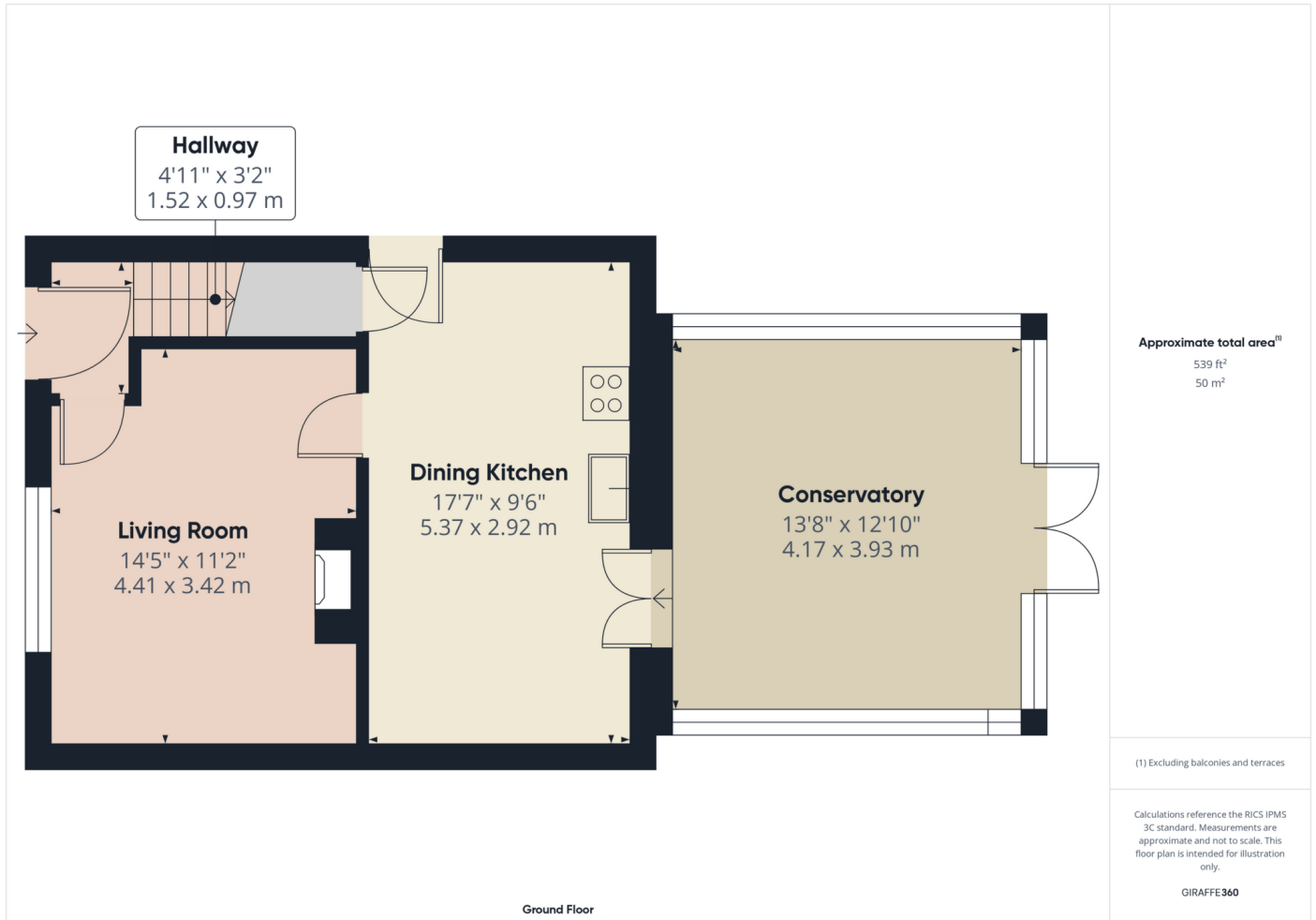


Gallery Photos

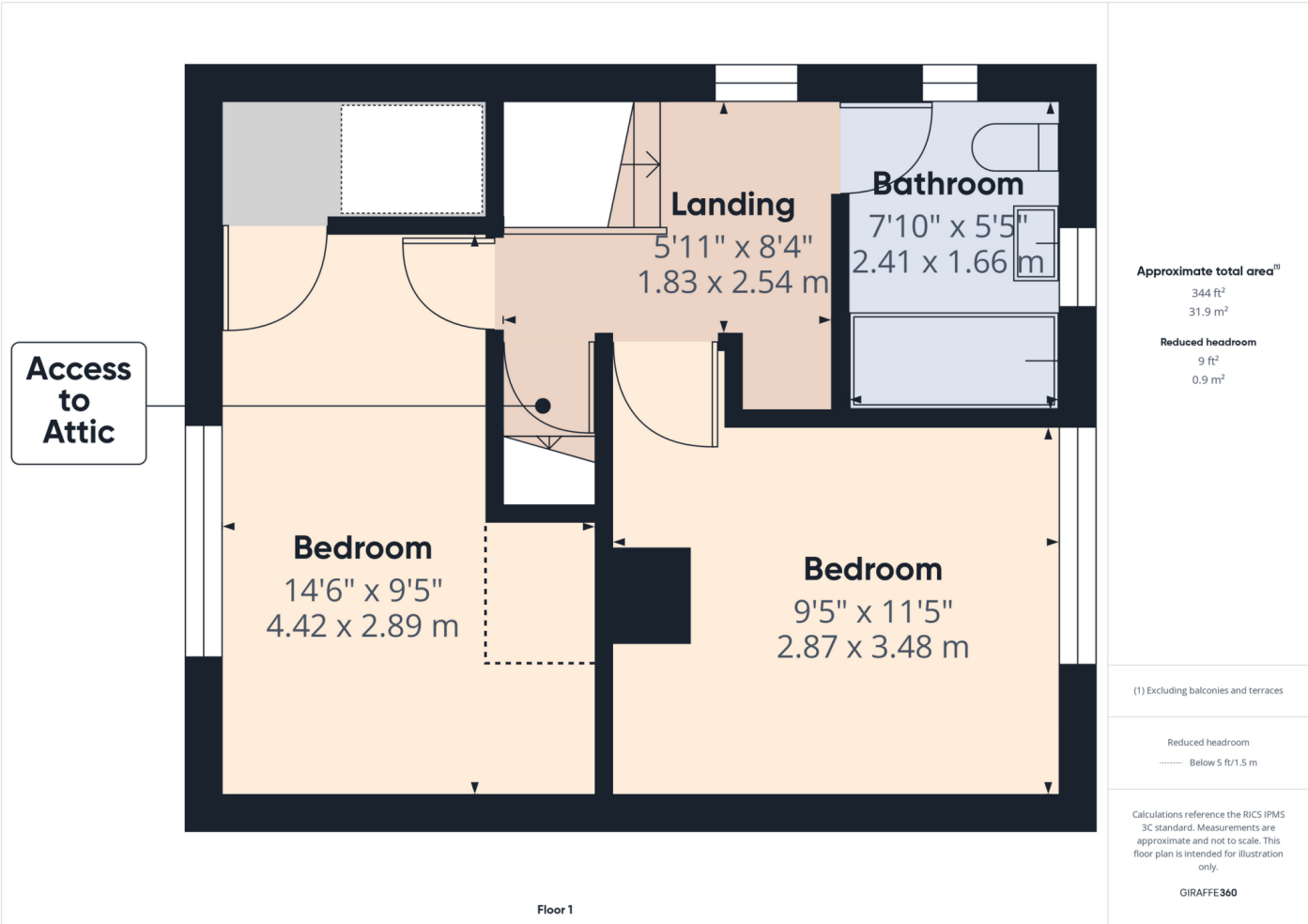




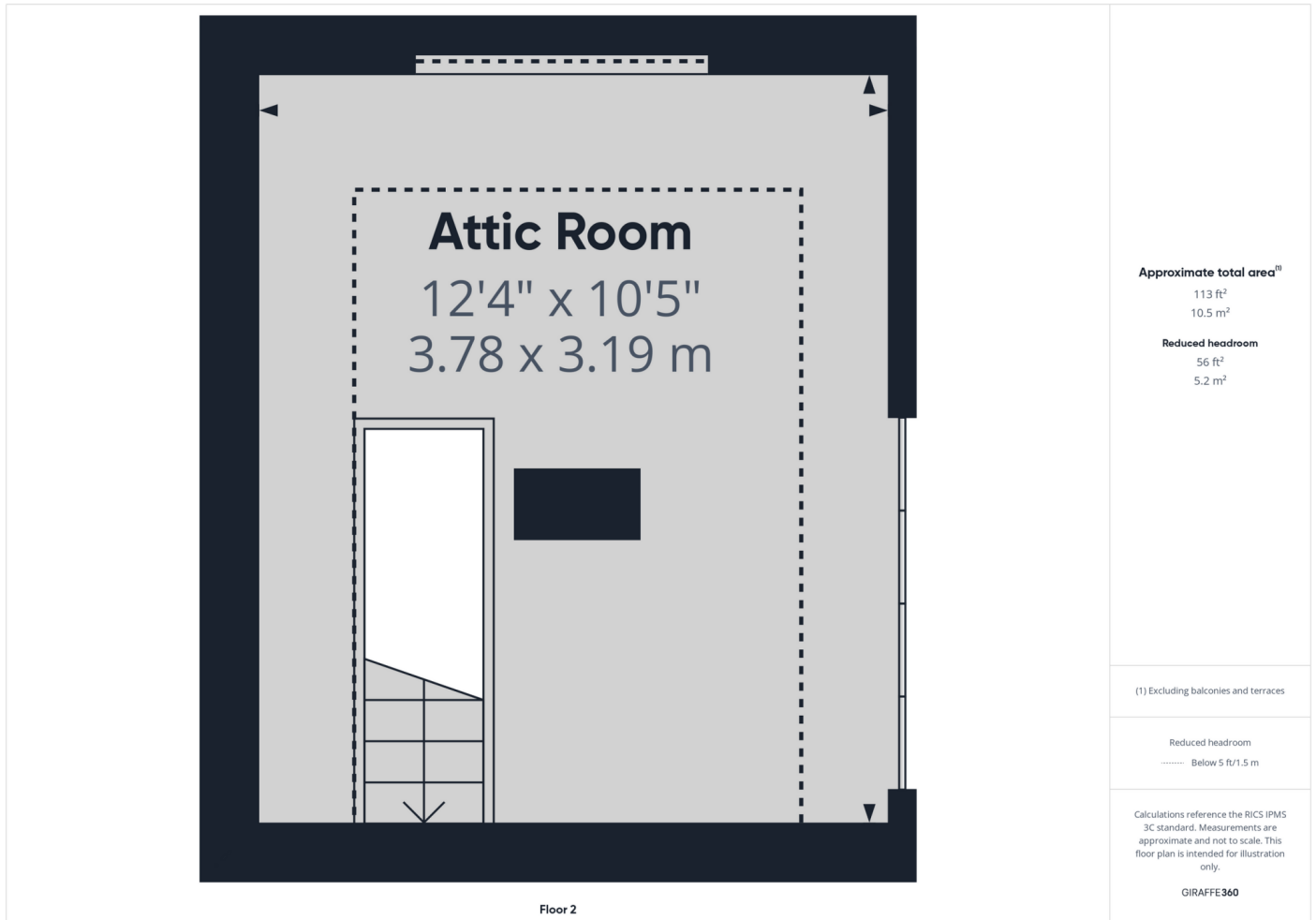
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Property EPC - Certificate



Energy rating

D

Valid until 22.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	System built, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

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.

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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