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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16<sup>th</sup> October 2025



**HANBURY ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

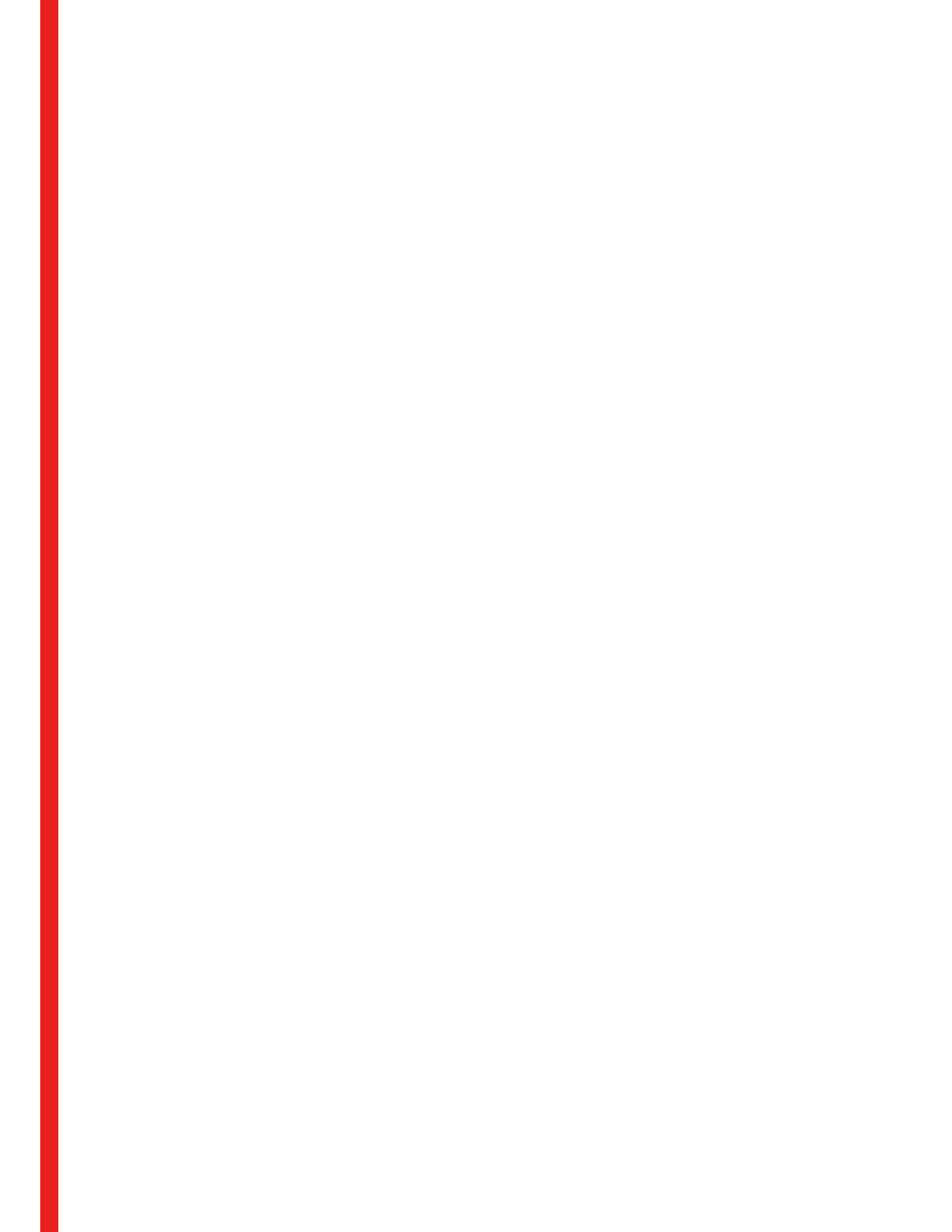
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# Introduction

## Our Comments



- > Well-Proportioned, Modernised & Improved
- > Good Size Corner Plot Position With Ample Parking & Garaging
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Three Bedrooms, Two Reception Rooms

### Property Description

A well-proportioned, three-bedroom, semi-detached home having been modernised and improved over recent years and now provides superbly presented and spacious accommodation for the growing family. The property occupies a larger than average plot with ample off-road parking, including two garages/stores! Having the benefit of gas fired central heating (via a Viessmann combination boiler fitted in 2020), double glazing and briefly comprises:- reception hallway, refitted kitchen with integrated appliances, utility room, cloakroom/WC, lounge opening to conservatory and dining/sitting room. To the first floor the landing provides access to three good-size bedrooms and refitted bathroom with three piece suite. Outside, there is ample off-road parking for a number of vehicles, two garages/stores, summer house and larger than average rear garden. Wood Road occupies an established residential location close to local amenities including shops, schools (including Cavendish Close and Lees Brook) and transport links together with easy access for Derby City Centre. An early viewing is essential to be appreciated. Viewing is recommended.

### Room Measurement & Details

Reception Hallway:

Refitted Kitchen (with integrated appliances): (16'8" x 5'1") 5.08 x 1.55

Utility Room: (10'1" x 8'3") 3.07 x 2.51

Cloakroom/WC:

Lounge: (17'2" x 10'7") 5.23 x 3.22

Conservatory: (13'8" x 8'6") 4.16 x 2.59

Dining/Sitting Room: (10'2" x 9'6") 3.10 x 2.89

First Floor Landing:

Double Bedroom One: (11'10" x 11'3") 3.60 x 3.43

Double Bedroom Two: (14'2" x 10'4") 4.31 x 3.15

Bedroom Three: (10'7" x 6'6") 3.22 x 1.98

Stylish Refitted Bathroom: (7'2" x 5'4") 2.18 x 1.62

Outside:

The property occupies a generous plot and provides ample off-road parking for a number of vehicles to the front elevation. There is the benefit of a timber garage/workshop 20' x 16' with double doors, light and power. There is an additional garage/store, larger than average rear garden and summerhouse. Cold water tap.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (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

**KFB - Key Facts For Buyers** responsible for representations or warranties regarding the property.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY93045		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>79</b> mb/s	<b>1800</b> mb/s

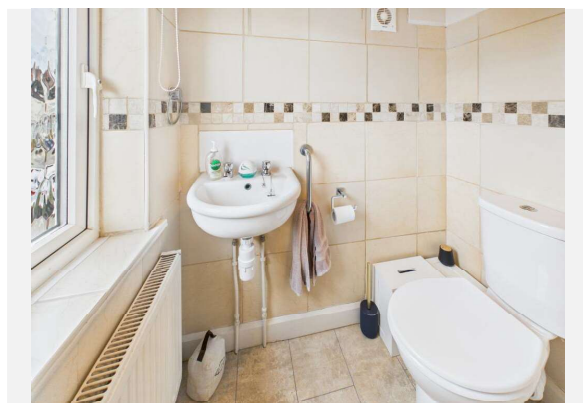
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



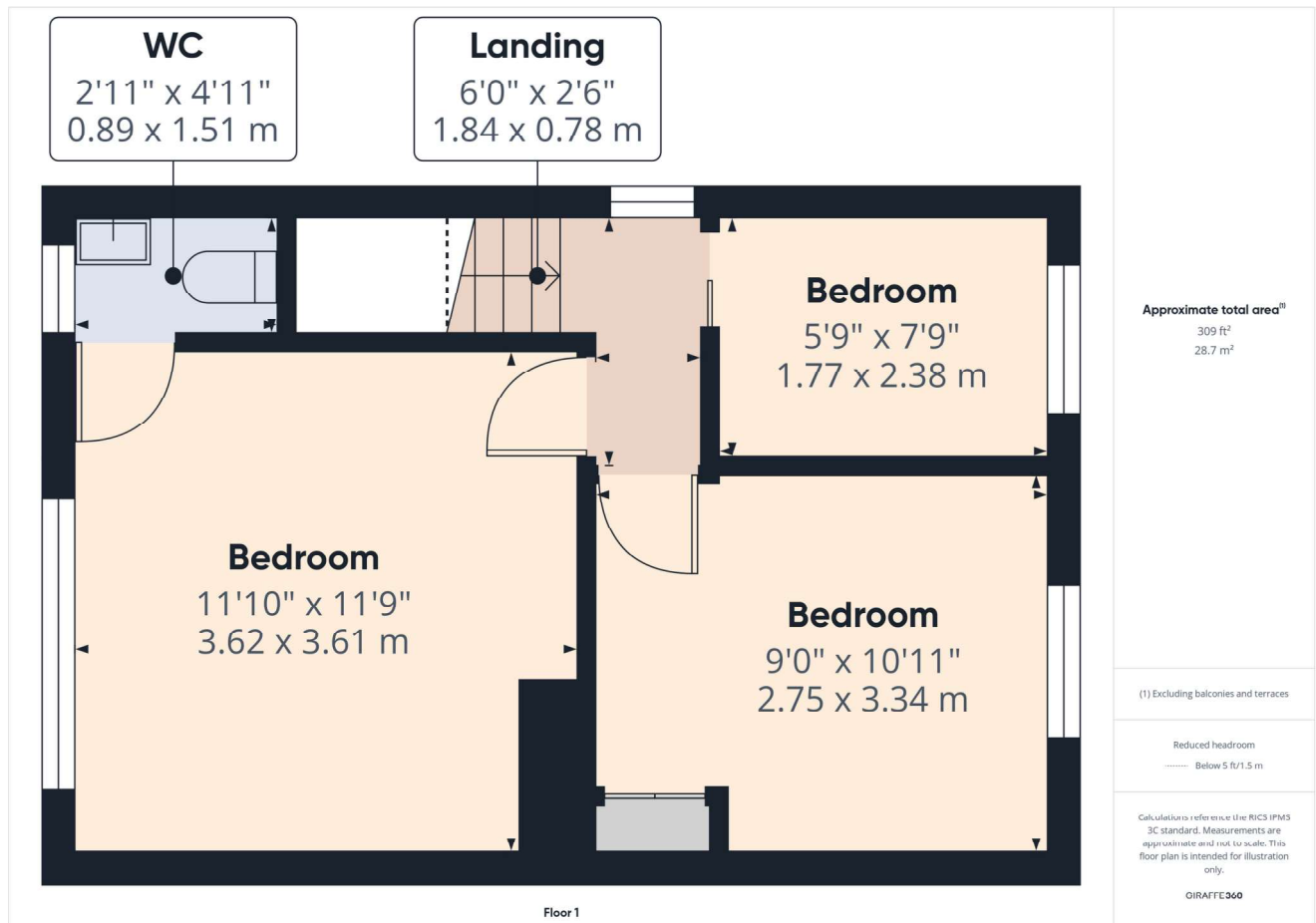
# Gallery Photos



## HANBURY ROAD, CHADDESSEN, DERBY, DE21



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# Property EPC - Certificate



Energy rating

D

Valid until 09.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #76c73a; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">76   C</span> </div>
55-68	D	<div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">64   D</span> </div>	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

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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

## 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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# 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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