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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026

RAVENSCROFT DRIVE, CHADDESDEN, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Traditional Three-Bedroomed Semi-Detached Home
> No Upward Chain
> Ideal First Time/Family Home
> EPC Rating D , Standard Construction
> Council Tax Band A, Freehold

Property Description
A traditional bay-fronted semi-detached home offered for sale with no upward chain, conveniently located close to Chaddesden Shopping Centre. The property would make an ideal first-time purchase or family home and benefits from a dining kitchen, bay-fronted lounge and three bedrooms, along with an enclosed rear garden. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, bay fronted lounge and dining kitchen. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, there is a block paved area to the front elevation and an enclosed garden to the rear with garage (for storage purposes only with no vehicle access). Ravenscroft Drive is well situated for Chaddesden and its range of shops, schools and transport links together with Chaddesden Park and road links including the A52, M1 motorway A50 and Nottingham East Midlands airport.

Room Measurement & Details
Entrance Hall: (3'10" x 5'7") 1.17 x 1.70
Lounge: (12'6" x 15'8") 3.81 x 4.78
Dining Kitchen: (15'9" x 8'3") 4.80 x 2.51
First Floor Landing: (3'2" x 7'10") 0.97 x 2.39
Bedroom One: (9'6" x 11'3") 2.90 x 3.43
Bedroom Two: (9'0" x 10'11") 2.74 x 3.33
Bedroom Three: (5'11" x 7'3") 1.80 x 2.21
Bathroom: (5'11" x 6'9") 1.80 x 2.06
Outside:
To the front of the property is a walled area with block paved garden area for ease of maintenance. The rear garden is enclosed and laid mainly to lawn. There also the benefit of a garage for storage purposes (no vehicle access).
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.

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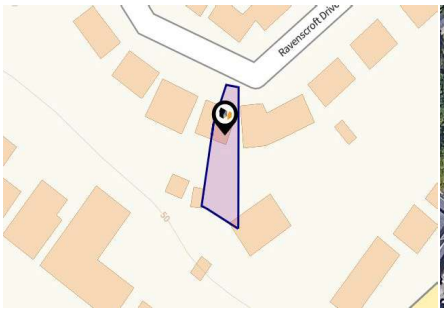
Property
Overview



Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	731 ft^2 / 68 m^2		
Plot Area:	0.09 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY135087		

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)

8	73	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

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Gallery
Floorplan

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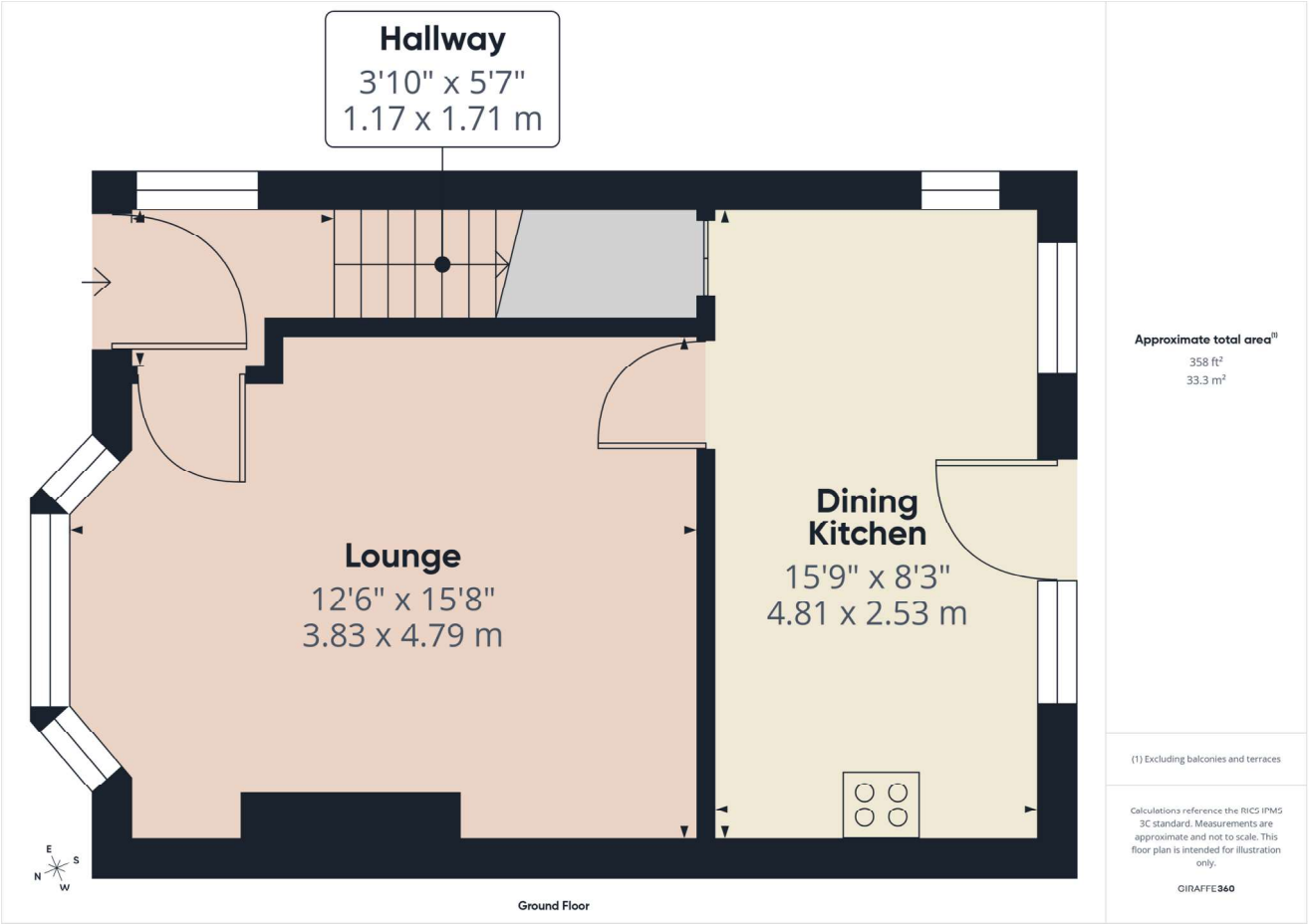

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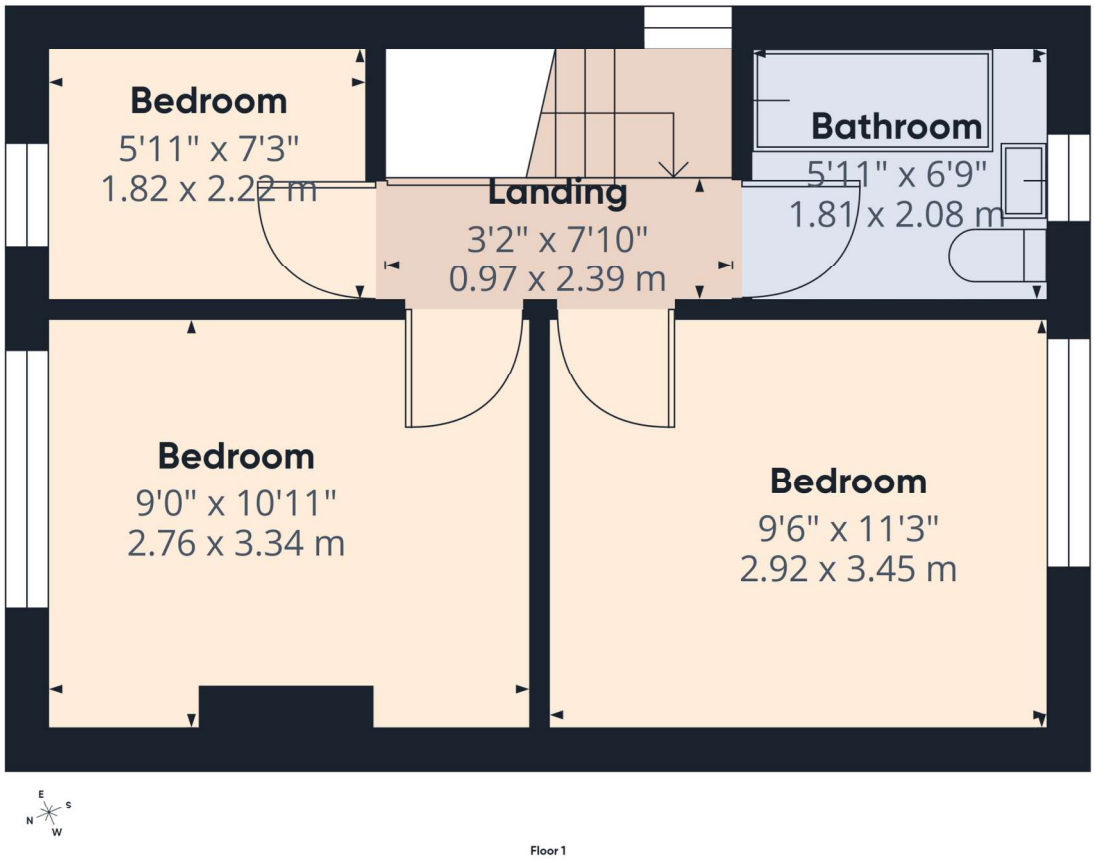
Gallery
Floorplan

RAVENSCROFT DRIVE, CHADDESDEN, DERBY, DE21



Approximate total area(1)
313 ft²
29 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
EPC - Certificate

Chaddesden, DERBY, DE21

Energy rating

D

Valid until 15.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 | C
55-68	D	57 | D	
39-54	E		
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	68 m^2

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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

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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