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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



CHESAPEAKE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Proportioned Three-Bedroomed Home
- > Ideal Family/First Time Time
- > Gardens To Front, Side And Rear Elevations Together With Off-Road Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditionally constructed three-bedroom home occupying a corner plot, with gardens to the front, side and rear, together with off-road parking. The well-proportioned accommodation would ideally suit first-time buyers or a growing family. A particular feature is the former garage, which has been converted and is currently utilised as an additional bedroom, offering useful and versatile living space. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance porch, reception hallway, good size living room, kitchen, cloaks/wc, side lobby with access to a bathroom (bath only) and brick built store. To the first floor the landing provides access to three bedrooms and a shower room with a three piece suite. Outside, there are gardens to front, side and rear elevations together with a driveway providing off-road parking. There is also a former garage within the garden which is currently used as a bedroom.

Room Measurement & Details

Entrance Hall: (6'4" x 11'10") 1.93 x 3.61

WC: (4'11" x 2'7") 1.50 x 0.79

Living Room: (17'10" x 13'6") 5.44 x 4.11

Kitchen: (11'0" x 11'5") 3.35 x 3.48

Side Entrance: (3'6" x 6'5") 1.07 x 1.96

Bathroom: (5'9" x 6'1") 1.75 x 1.85 With Bath only

First Floor Landing: (2'10" x 9'0") 0.86 x 2.74

Bedroom One: (10'3" x 14'10") 3.12 x 4.52

Bedroom Two: (11'1" x 10'4") 3.38 x 3.15

Bedroom Three: (7'3" x 10'2") 2.21 x 3.10

Shower Room: (6'5" x 5'7") 1.96 x 1.70

Former Garage: (15'10" x 7'5") 4.83 x 2.26: Flexible accommodation suitable for a range of uses, home office, gym, hobby room or additional living space having light, power and heating (currently used as a bedroom).

Outside:

There are gardens to front, side and rear elevations, the front has a fenced boundary. Double timber gates provide access to a driveway providing off-road parking. There is a paved and lawned area to the side elevation and gated access leads to the rear garden being mostly paved.

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

Keyed to make representations or warranties regarding the property. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY119175

Tenure: Freehold

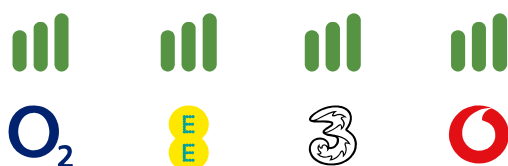
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

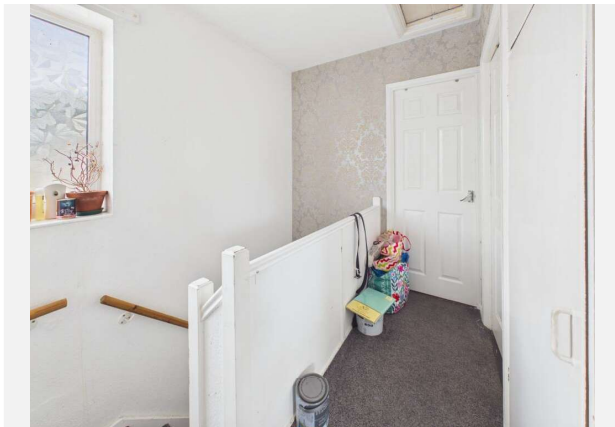
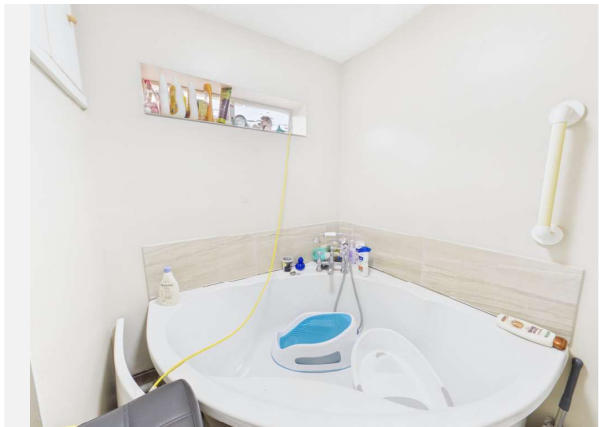
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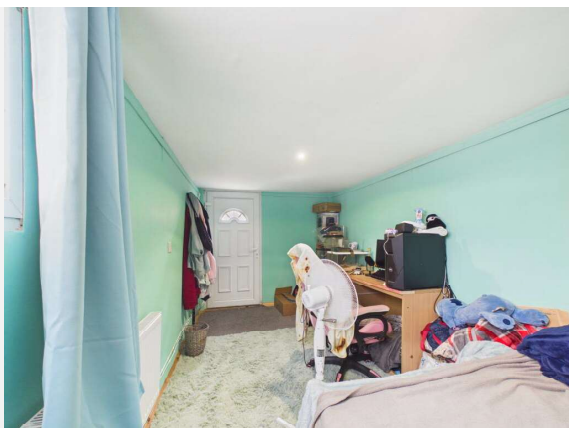
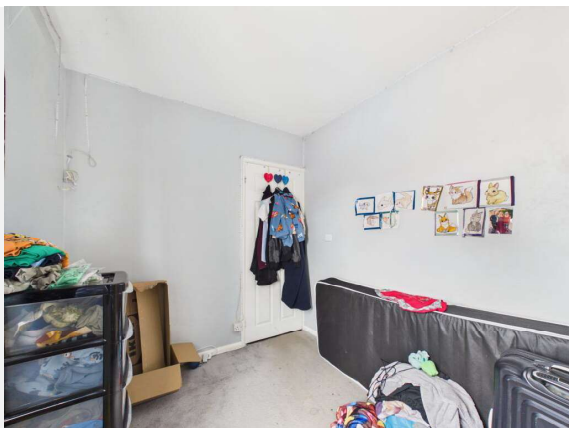
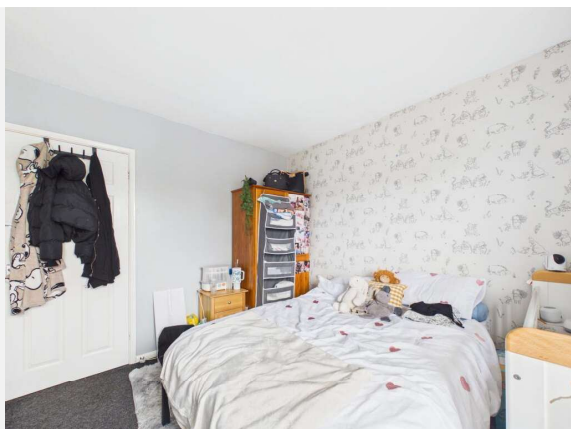
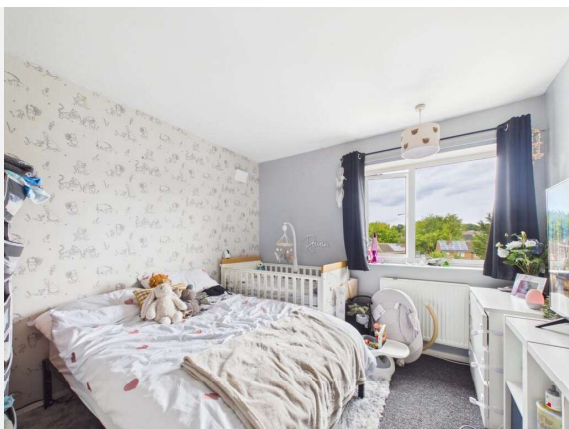
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

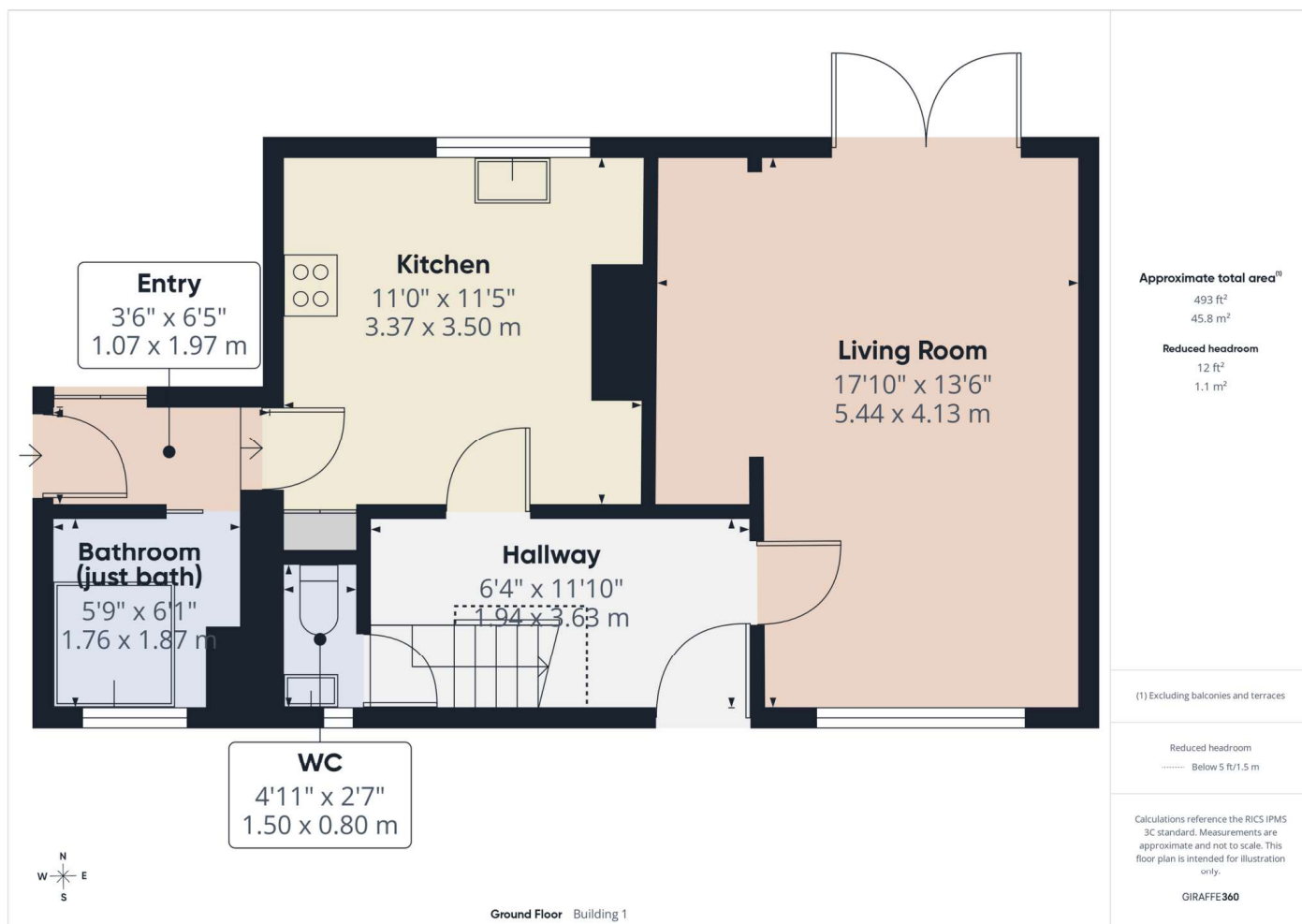




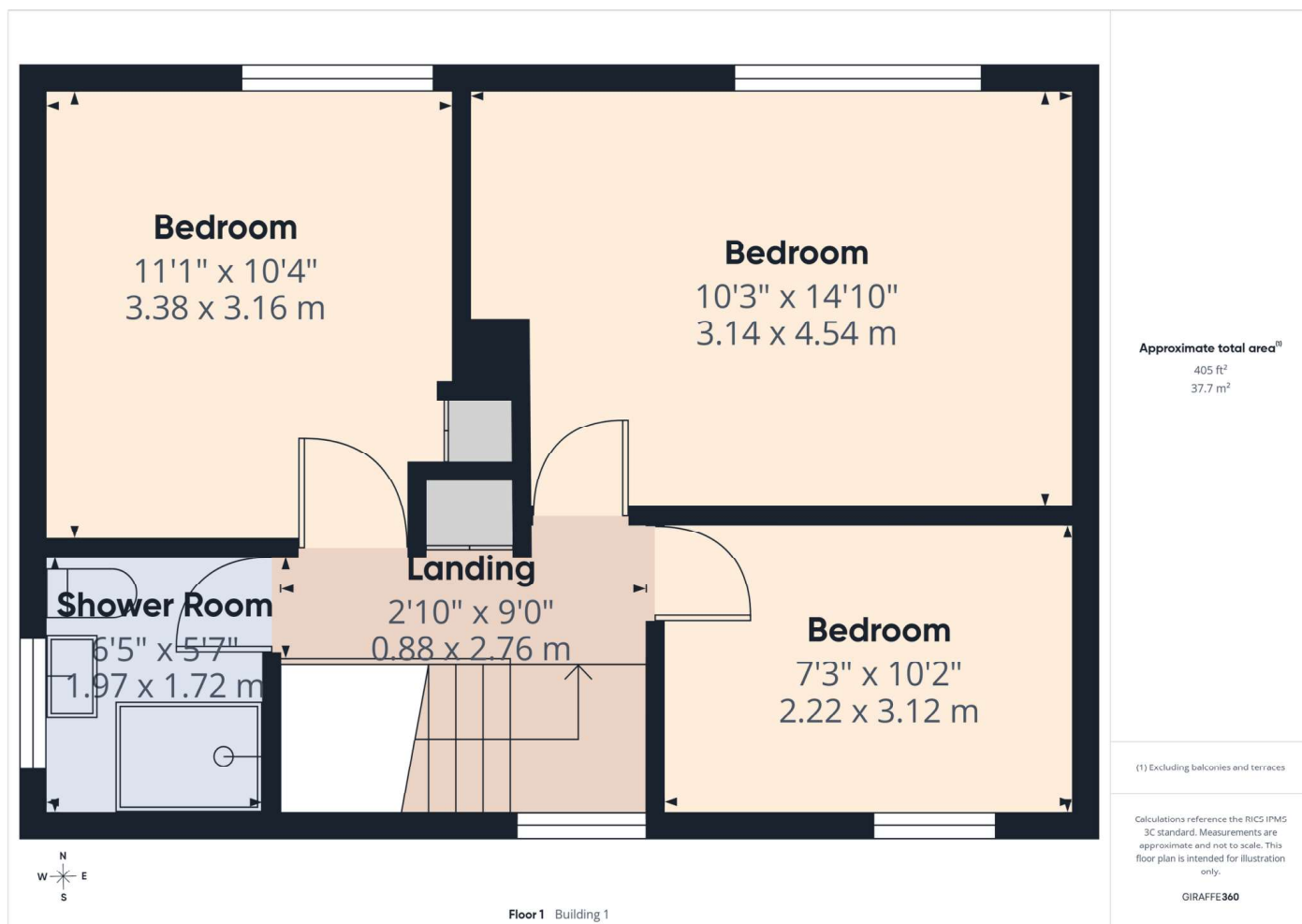




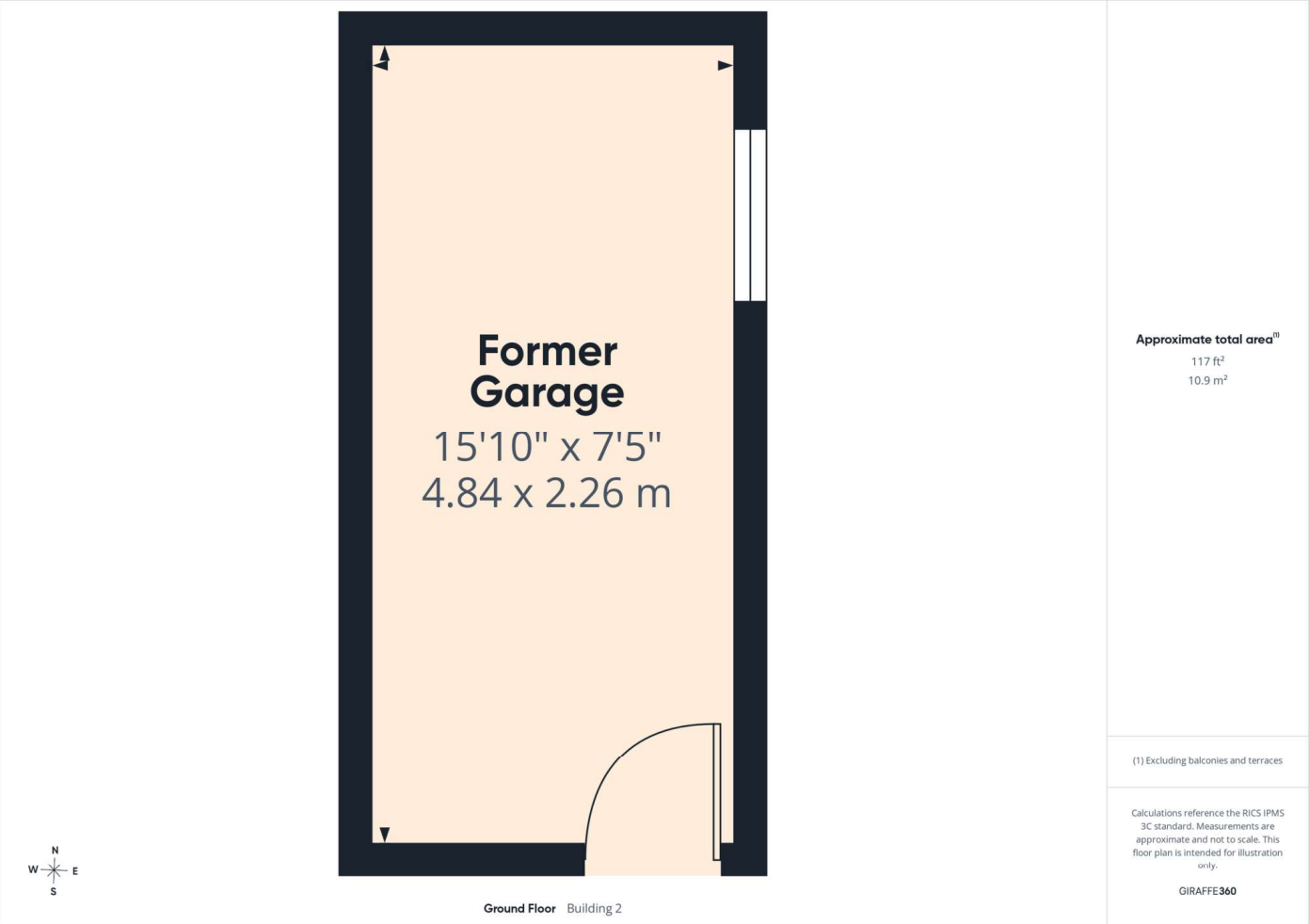
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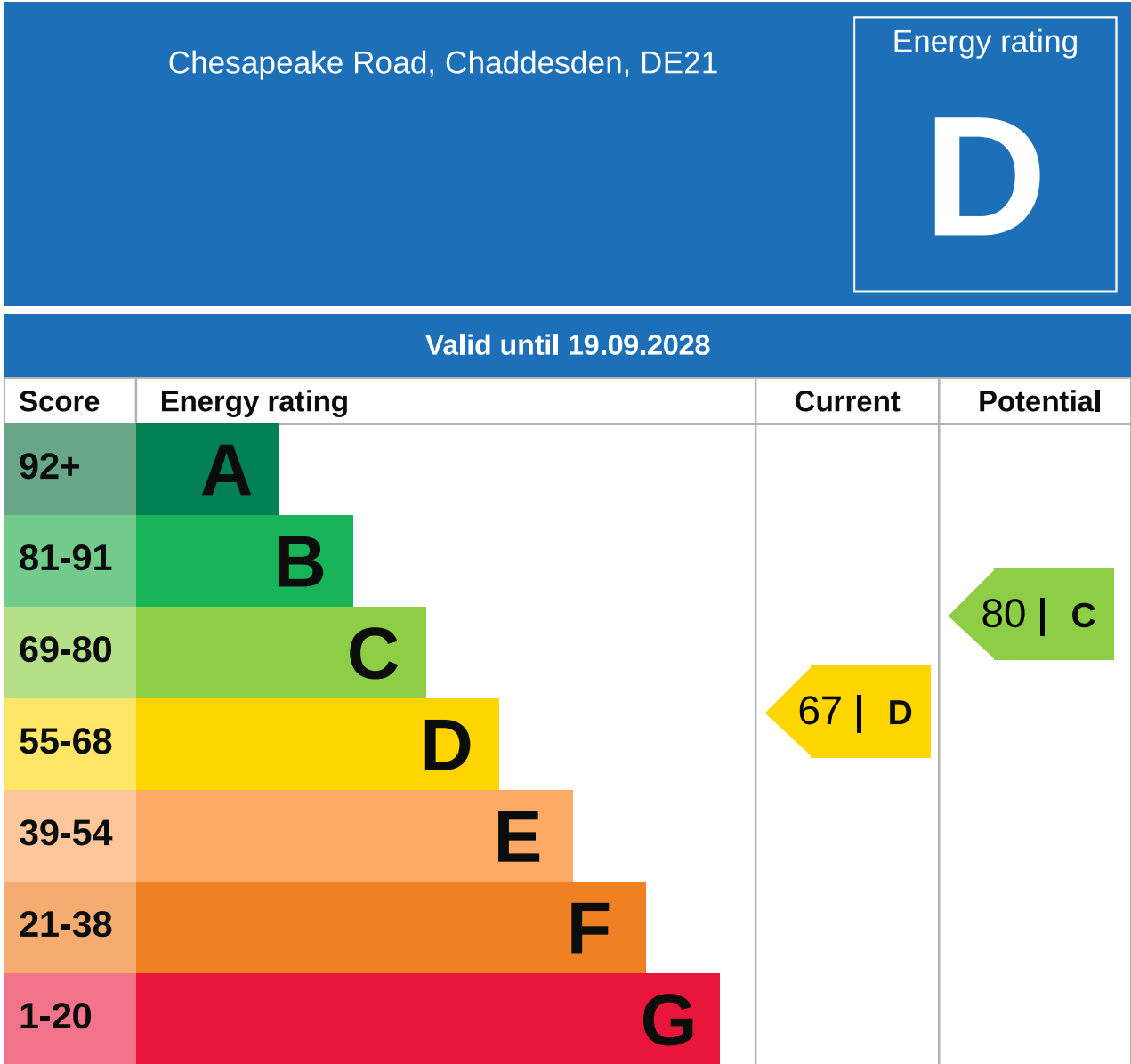
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²



Hannells

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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

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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

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