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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



ELMWOOD DRIVE, BREADSALL, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three Bedrooomed Semi-Detached Home
- > Ideal Family Home, No Upward Chain
- > Good Size Plot With Gardens, Driveway And Off-Road Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A traditional constructed three bedrooomed semi-detached home occupying a popular location close to local amenities and road links and with potential to extend, subject to necessary planning permission. The property benefits from a good size lounge and dining kitchen, off-road parking, garage and gardens. The property is available with no upward chain and viewing is recommended. The accommodation is supplemented by double glazing and briefly comprises:- entrance lobby, dual aspect lounge with real flame effect gas fire and exposed floorboards, spacious dining kitchen and rear 'lean to'. To the first floor are three bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and garage. Elmwood Drive is well situated for local amenities including shops, schools and transport links together with easy access for The Meteor Centre, Derby City Centre and further road links.

Room Measurement & Details

Entrance Hall:

Lounge: (17'9" x 10'9") 5.41 x 3.28

Kitchen Diner: (17'10" x 10'11") 5.44 x 3.33

Conservatory/Lean To: (18'5" x 5'10") 5.61 x 1.78

First Floor Landing:

Bedroom One: (17'10" x 9'7") 5.44 x 2.92

Bedroom Two: (9'6" x 9'2") 2.90 x 2.79

Bedroom Three: (8'1" x 7'10") 2.46 x 2.39

Bathroom: (8'11" x 4'3") 2.72 x 1.30

Outside:

There are gardens to both front and rear elevations, the front is arranged for ease of maintenance. A driveway to the side elevation provides off-road parking and provides access to a GARAGE with double timber doors. To the rear is an enclosed garden. Cold water tap.

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

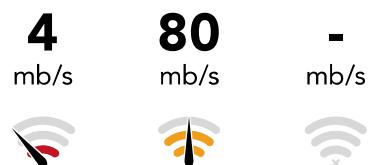
Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.09 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY473559

Tenure: Freehold

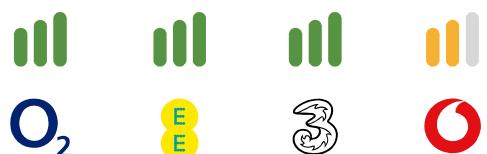
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



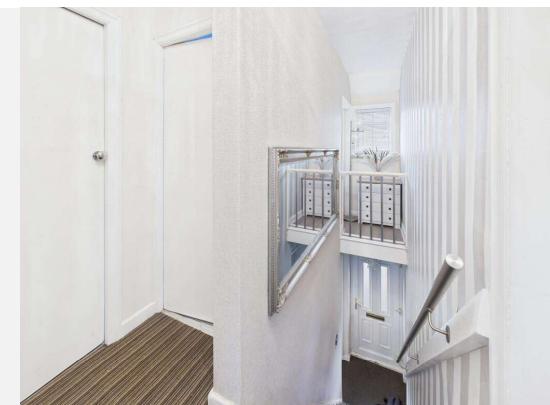
Mobile Coverage:
(based on calls indoors)



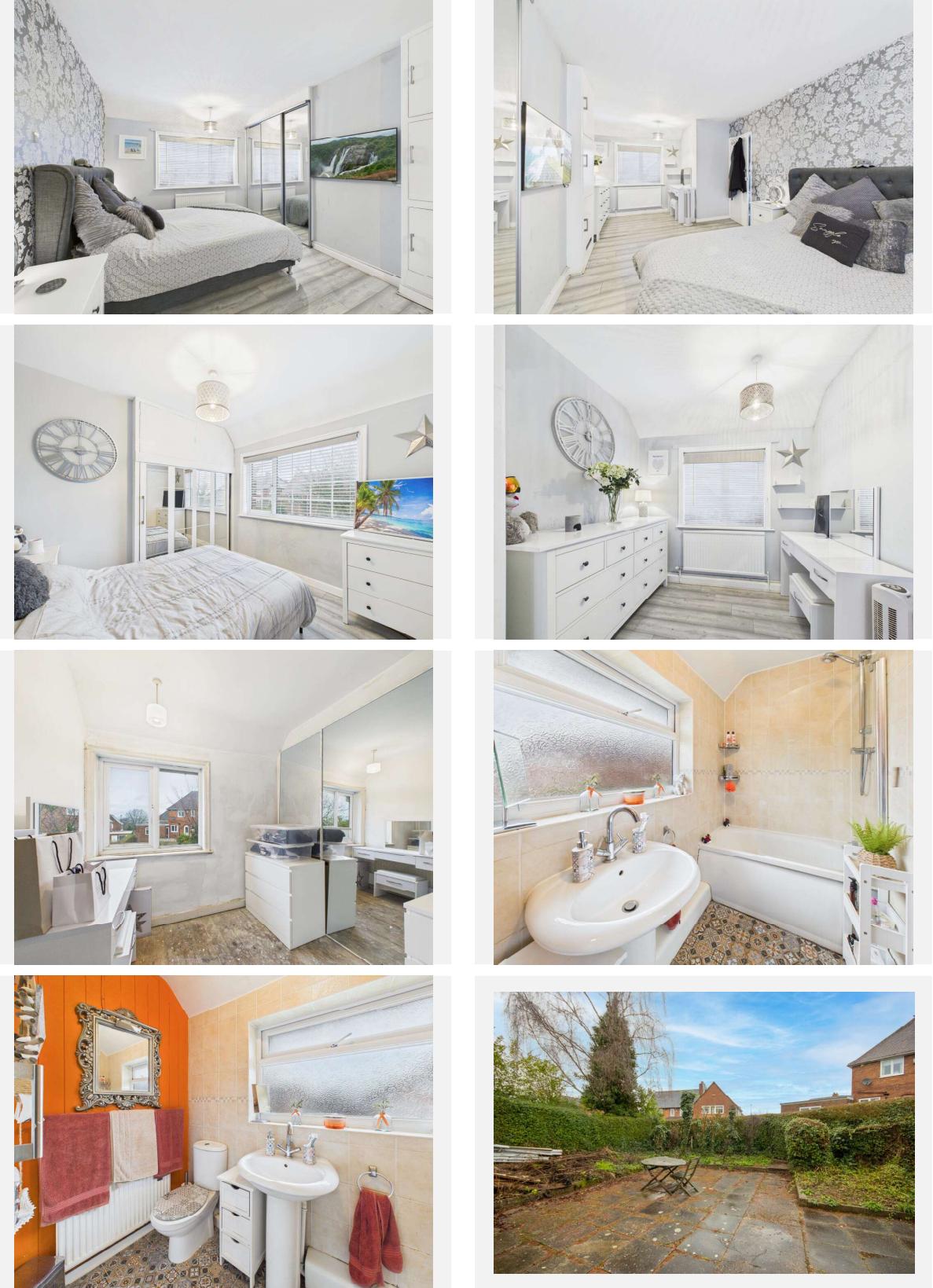
Satellite/Fibre TV Availability:



Gallery Photos



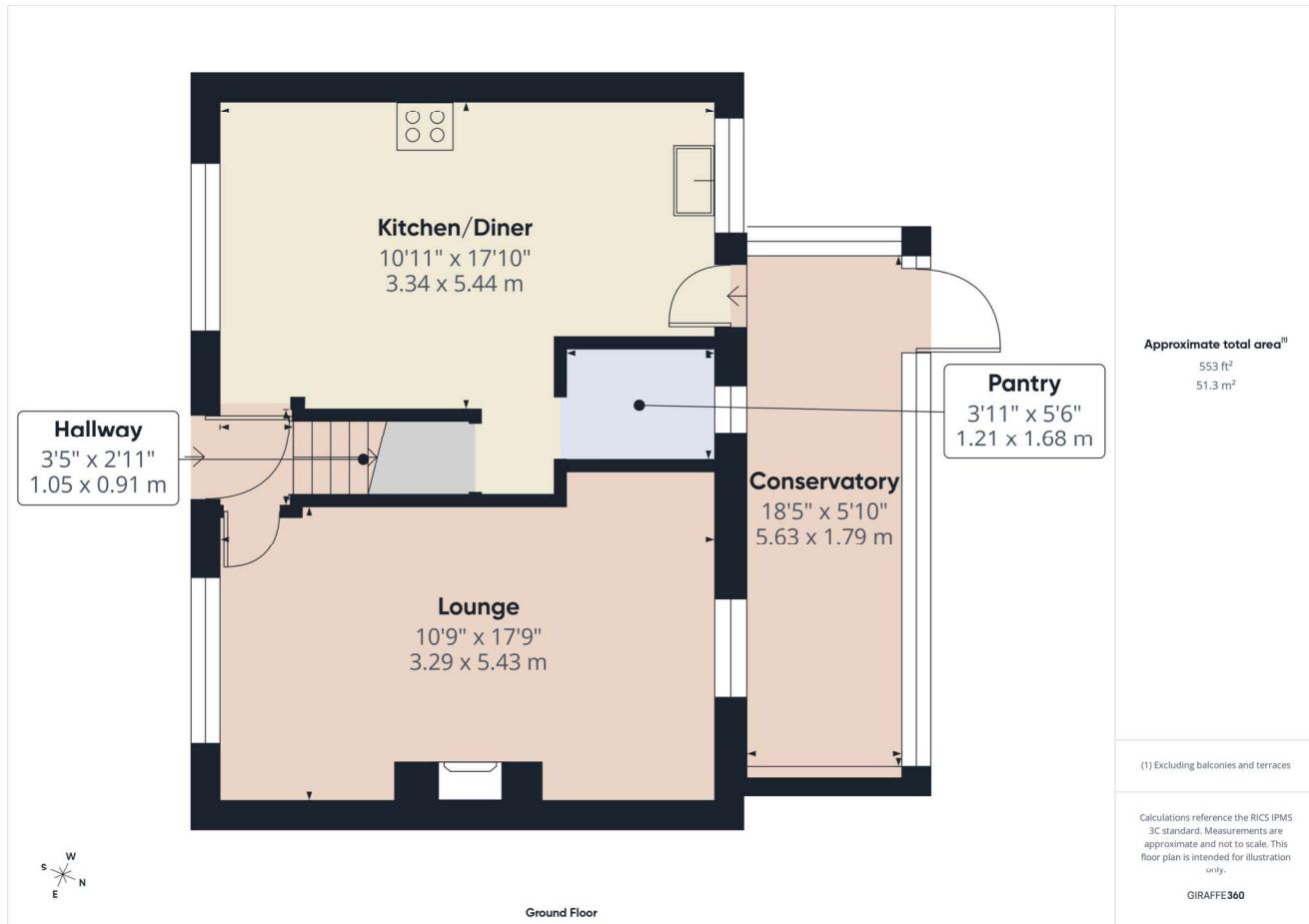
Gallery Photos



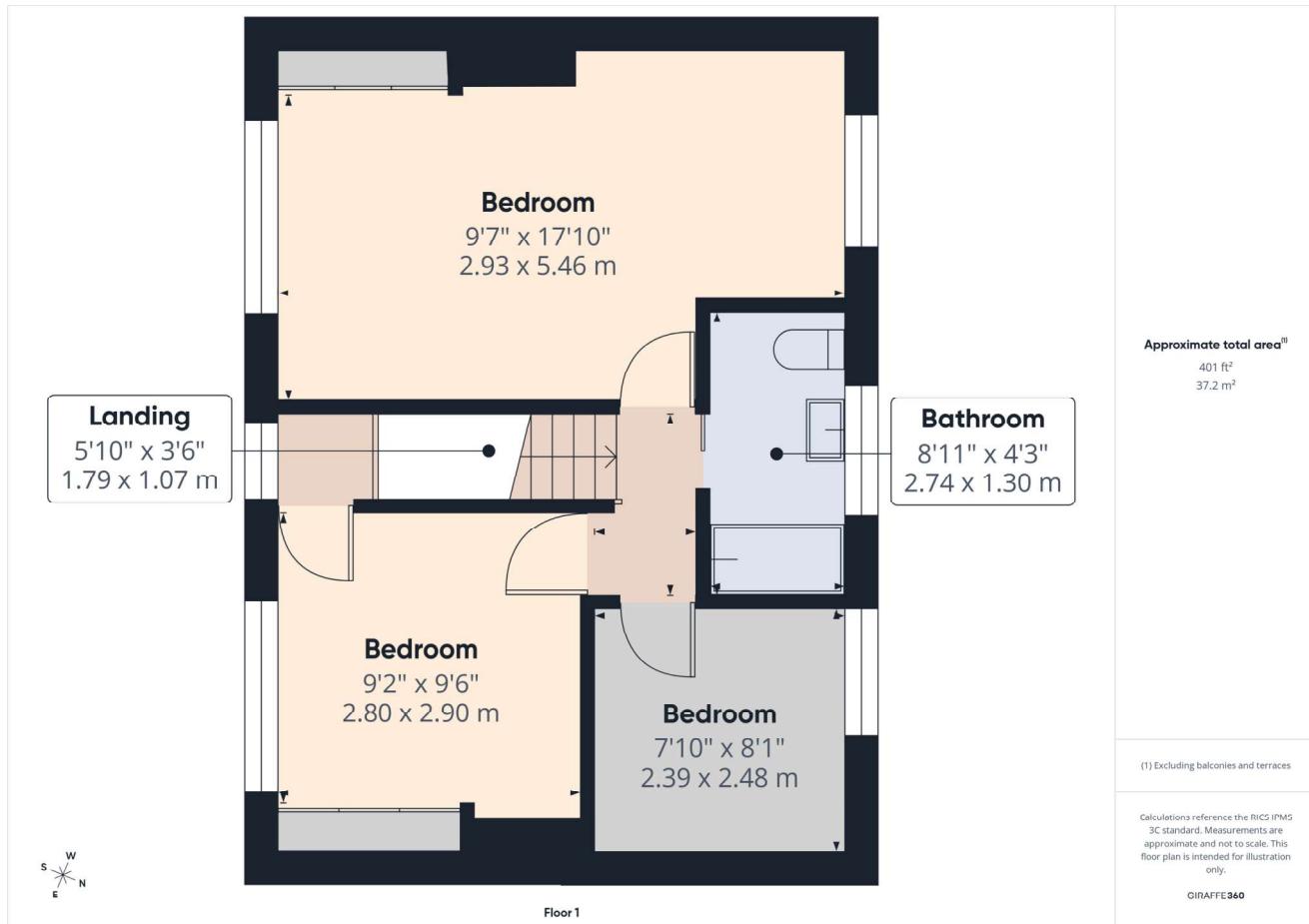
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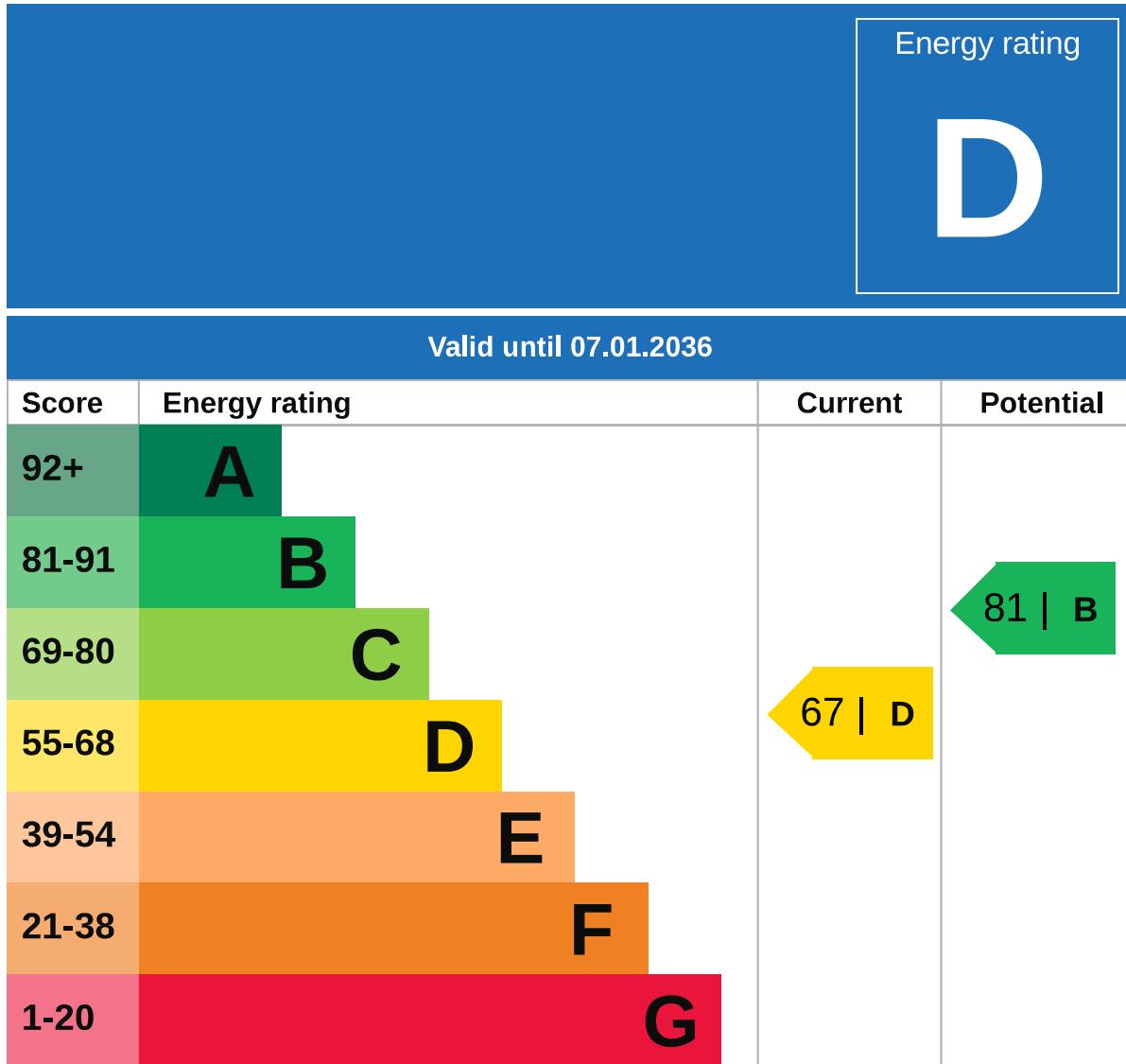
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	Suspended, no insulation (assumed)
Total Floor Area:	85 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 proper

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, 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

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