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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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Useful Information:

- > Attractive Traditional Bay-Fronted Detached Home
- > Pleasant South-Facing Rear Garden, Ample Off-Road Parking
- > Spacious Open Plan Dining Kitchen
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An attractive bay-fronted detached family home, ideally located close to a range of local amenities. This spacious property offers ample off-road parking, a garage/store, and a private south-facing rear garden, perfect for enjoying the sunshine. Internally, the home features a generous dining kitchen, separate utility room, and a convenient cloakroom/WC. Completing the accommodation is a stylish modern family bathroom fitted with a four-piece suite, making this an ideal home for growing families. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- covered entrance porch, reception hallway with useful understairs storage cupboard, bay fronted living room, fitted dining kitchen with French doors to the decked patio area, utility room and cloakroom/WC. Outside, the property is set back from Nottingham Road and benefits from ample off-road parking together with access to a garage/store. The rear garden is enclosed and enjoys a south-facing aspect with decked patio and lawned area together with outhouse/gym to the head of the garden.

Room Measurement & Details

Entrance Hall: (6'4" x 4'11") 1.93 x 1.50

Living Room: (11'4" x 15'3") 3.45 x 4.65

Dining Kitchen: (18'5" x 8'4") 5.61 x 2.54

Utility Room: (6'6" x 12'2") 1.98 x 3.71

Cloaks/WC: (3'6" x 4'11") 1.07 x 1.50

First Floor Landing:

Bedroom One: (10'0" x 11'2") 3.05 x 3.40

Bedroom Two: (8'11" x 12'5") 2.72 x 3.78

Bedroom Three: (8'1" x 7'11") 2.46 x 2.41

Family Bathroom: (9'0" x 8'10") 2.74 x 2.69

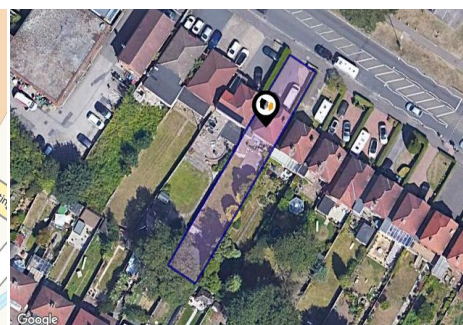
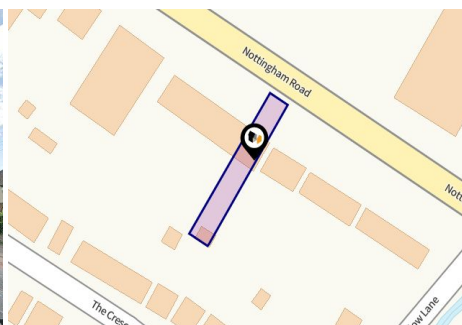
Outside:

The property is set back from Nottingham Road and provides off-road parking for several vehicles and access to a GARAGE /STORE (9'6" x 6'8" minimum measurement) with up and over door. There is an enclosed and good-size rear garden enjoying a south-facing aspect having a full width decked patio area and steps provide access to a lawned garden area with fenced boundaries. To the head of the garden is a OUTHOUSE (15'0" x 13'9") which is currently used as a gym having light and power. There is a useful underhouse cellar/storage space.

Buyers 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.

6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring KFB - Key Facts For Buyers



Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.12 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY332710

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9	68	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **Nottingham Road, Derby, DE21**

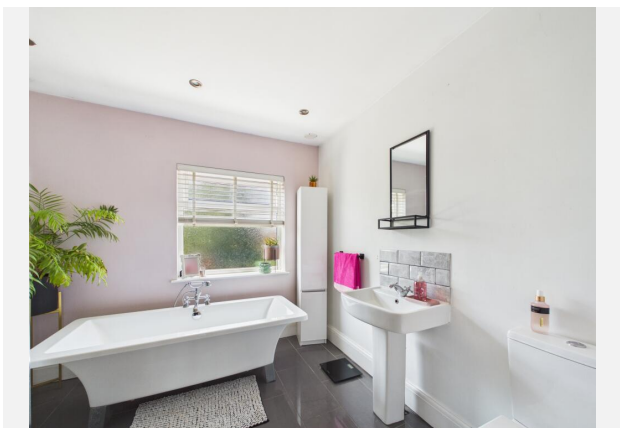
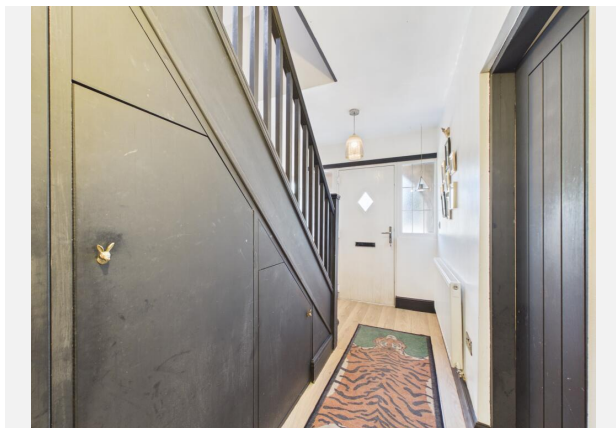
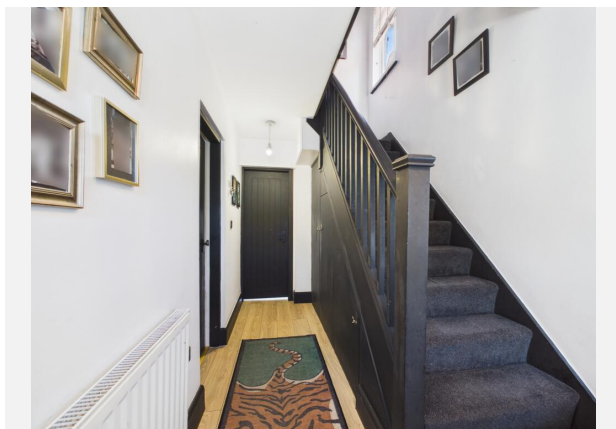
Reference - 11/15/01462
Decision: Permitted
Date: 22nd December 2015
Description: Change Of Use From Dwelling House (Use Class C3) To Office (Use Class B1(A))

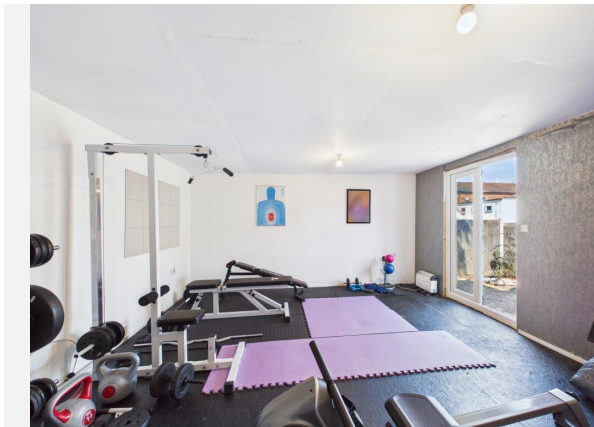
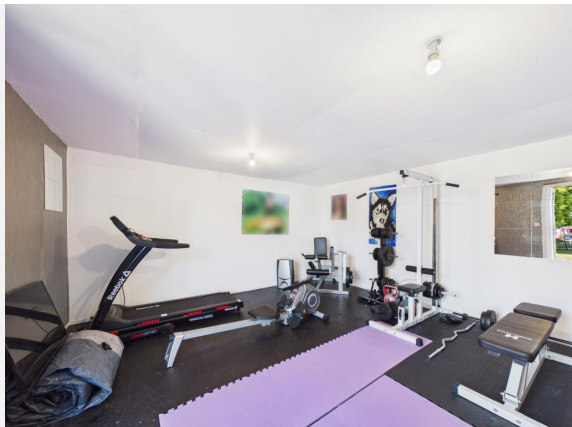
Reference - 10/15/01301
Decision: Rejected
Date: 18th November 2015
Description: Retention Of Raised Decking Area

Reference - 01/16/00095
Decision: Permitted
Date: 27th January 2016
Description: Retention Of Raised Decking Area And Installation Of High Level Screening

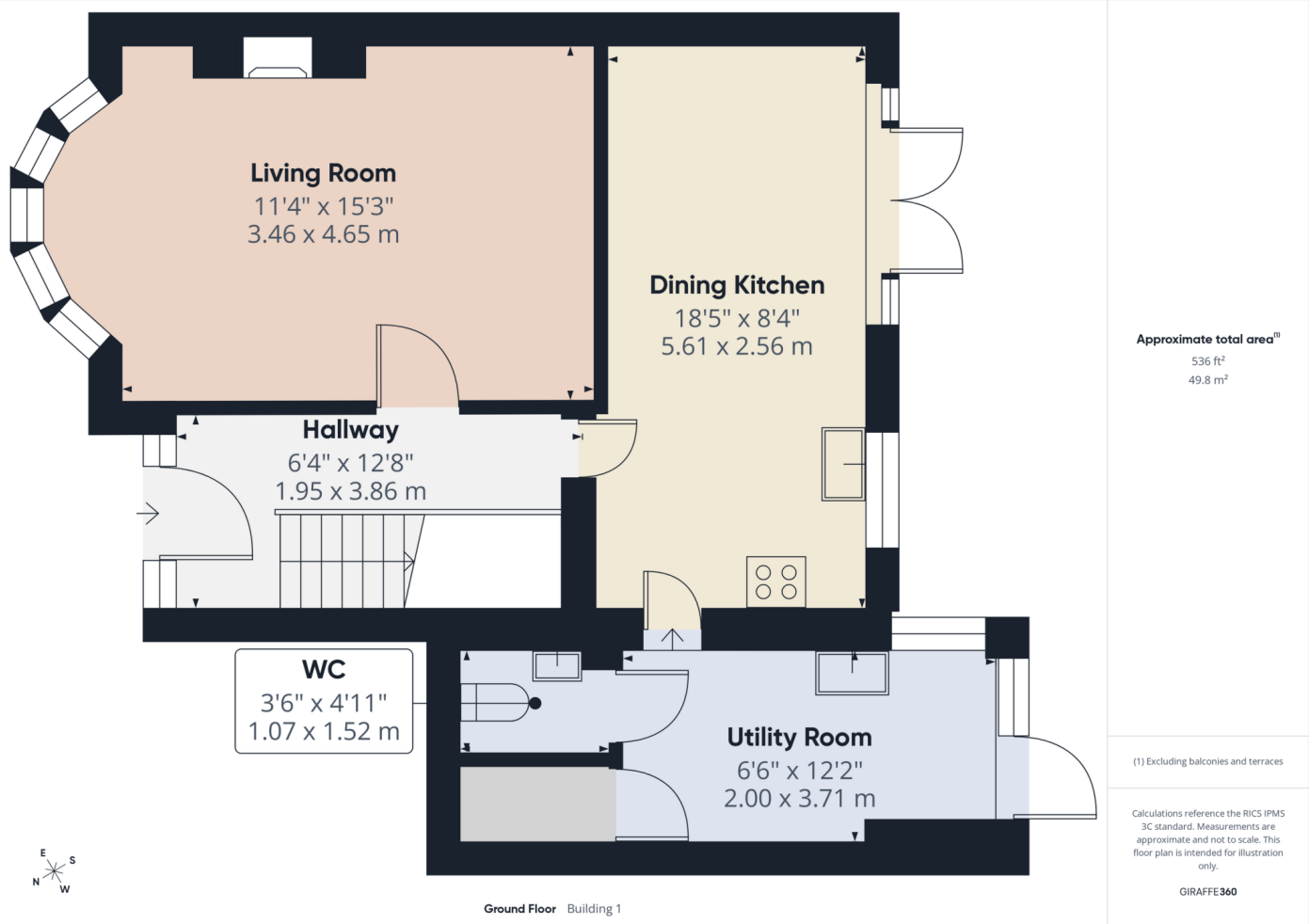
Reference - 20/00878/FUL
Decision: Decided
Date: 07th September 2020
Description: Two storey (ground floor and basement level) rear extension to dwelling house (lounge, shower room and enlargement of kitchen/dining area) and associated ground works



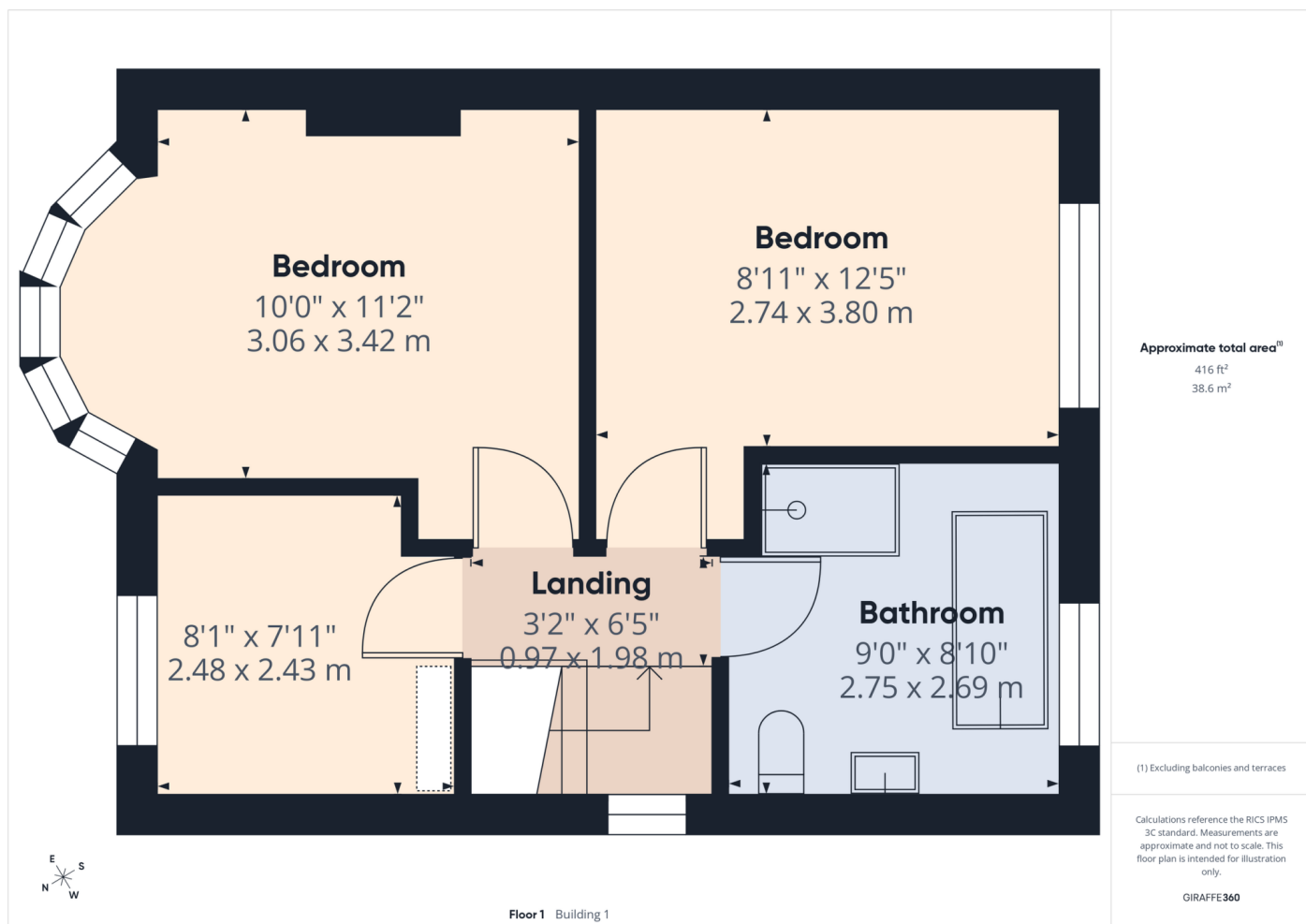




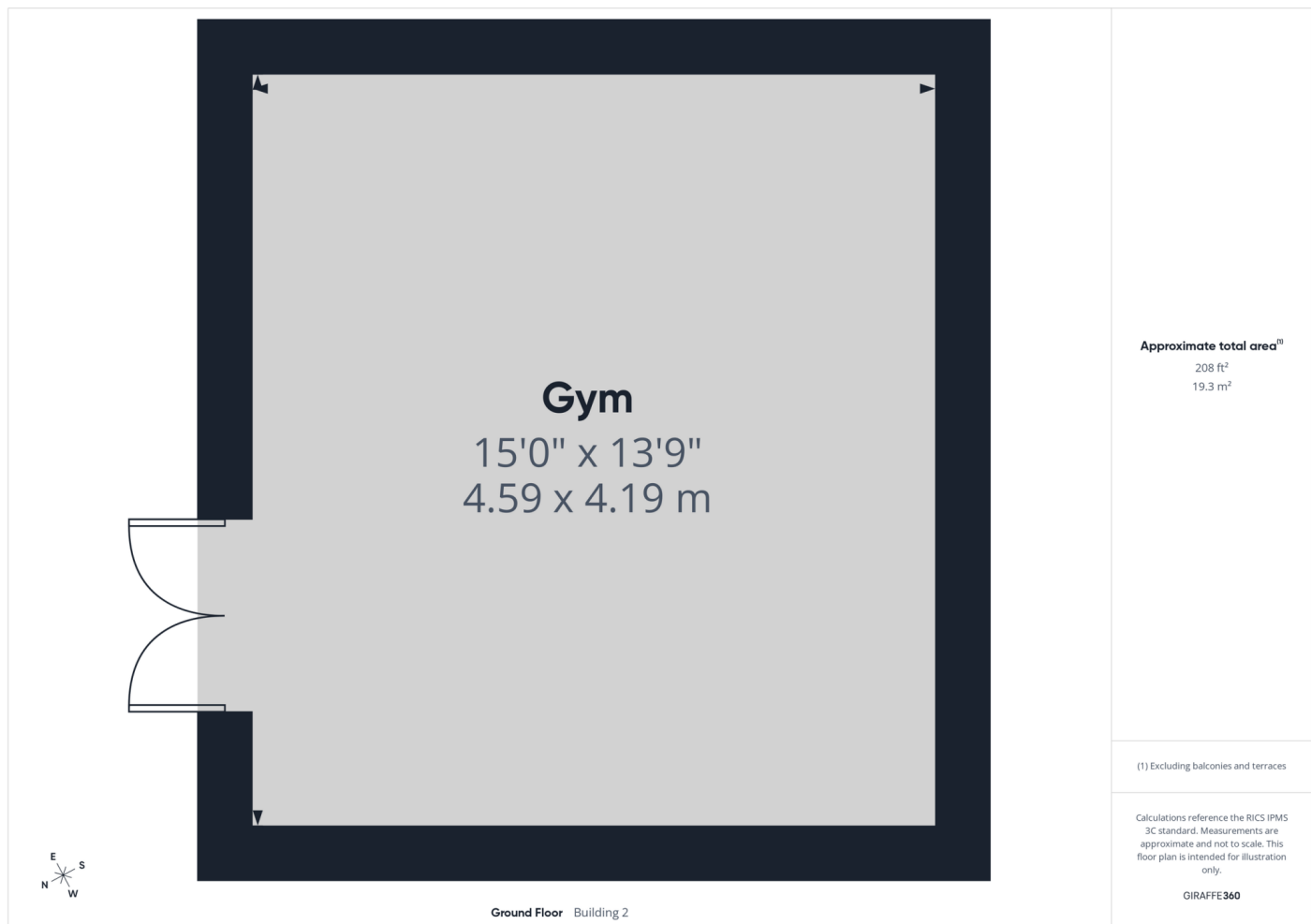
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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning 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

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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

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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