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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Detached Home
- > Fitted Breakfast Kitchen And Conservatory
- > Generous Rear Garden And Ample Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

Located in the popular and sought after area of Chaddesden, this spacious three-bedroom detached home offers a generous open plan lounge/dining area, well-appointed fitted breakfast kitchen, conservatory and spacious bathroom. With a generous rear garden and ample off-road parking, it will make a superb family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with stairs off and understairs area used as a home office/computer space; generous lounge with feature wall mounted fire and opening through to a good sized dining area; uPVC double glazed conservatory; well-appointed fitted breakfast kitchen with breakfast bar and range style cooker; ground floor spacious bathroom; first floor landing and three good sized first floor bedrooms. To the front of the property is a neat garden space with lawn alongside a driveway providing ample off-road parking. To the rear of the property is a generous garden with patio seating area, lawn, elevated decked entertaining area, mixed flower and shrubbery beds, large garden pond and mature fruit trees. Oregon Way is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Lounge: (14'5" x 12'0") 4.39 x 3.66

Dining Area: (11'8" x 7'10") 3.56 x 2.39

Breakfast Kitchen: (15'9" x 8'9") 4.80 x 2.67

Conservatory: (10'7" x 8'8") 3.23 x 2.64

Bathroom: (8'9" x 7'7") 2.67 x 2.31

First Floor Landing:

Bedroom One: (15'7" x 7'9") 4.75 x 2.36

Bedroom Two: (15'6" x 7'9") 4.72 x 2.36

Bedroom Three: (12'2" x 7'9") 3.71 x 2.36

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

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY28276		

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)

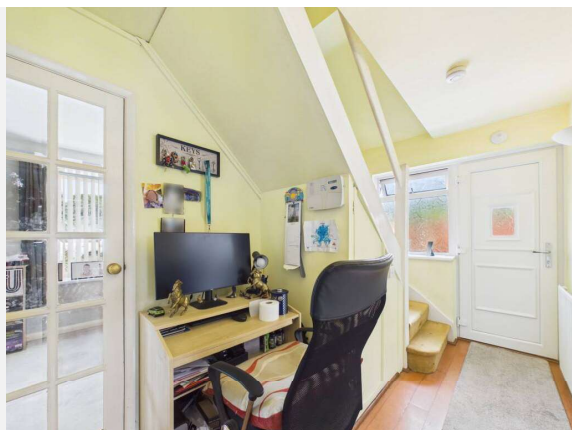
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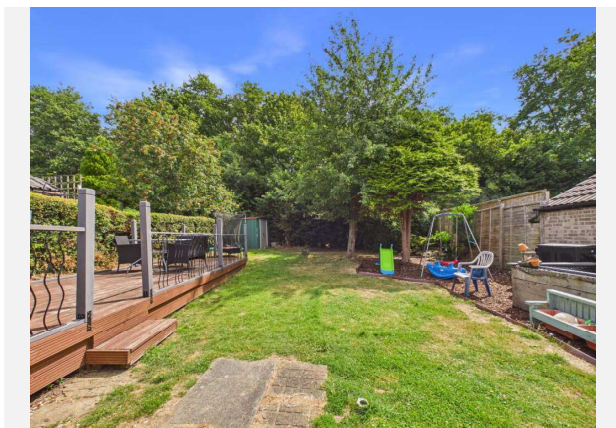
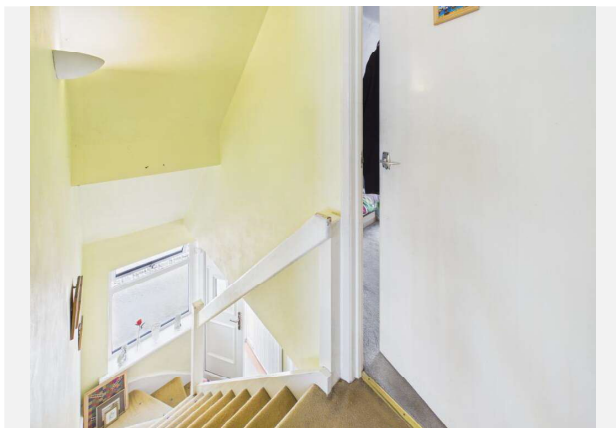
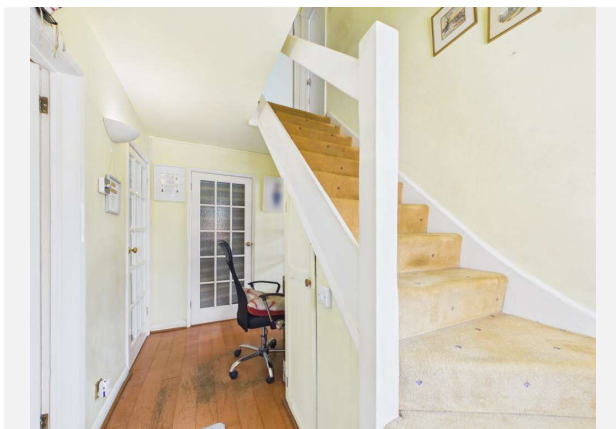
Mobile Coverage: (based on calls indoors)

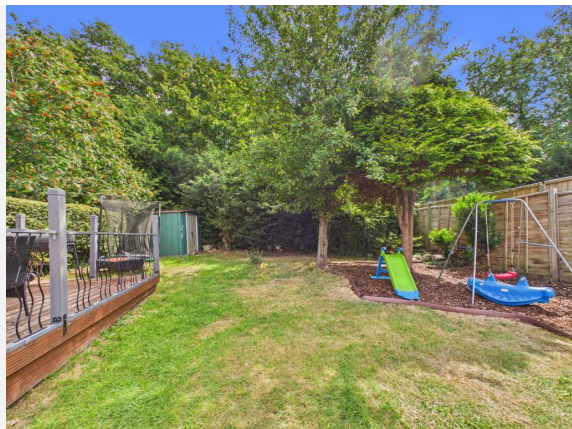


Satellite/Fibre TV Availability:

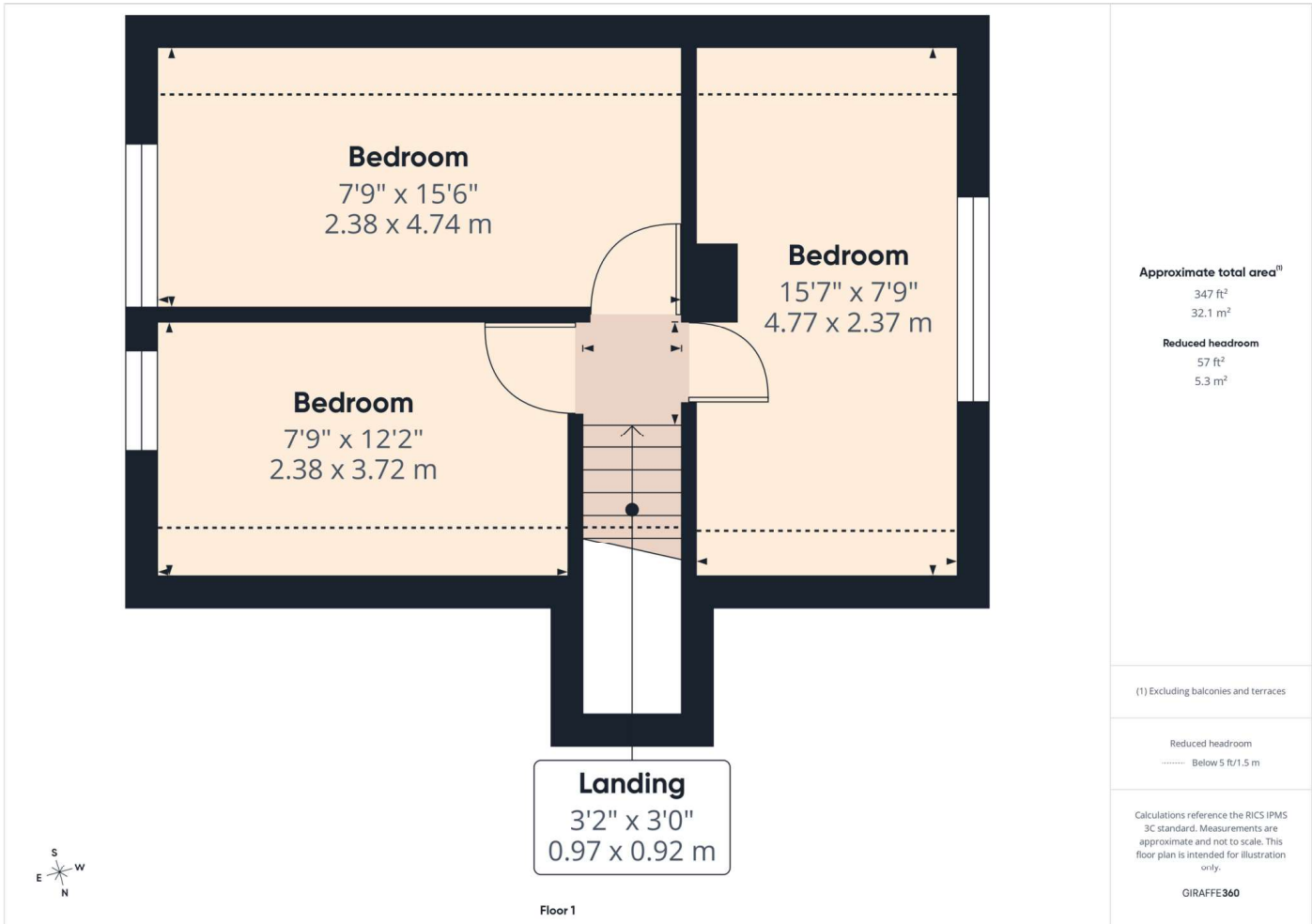




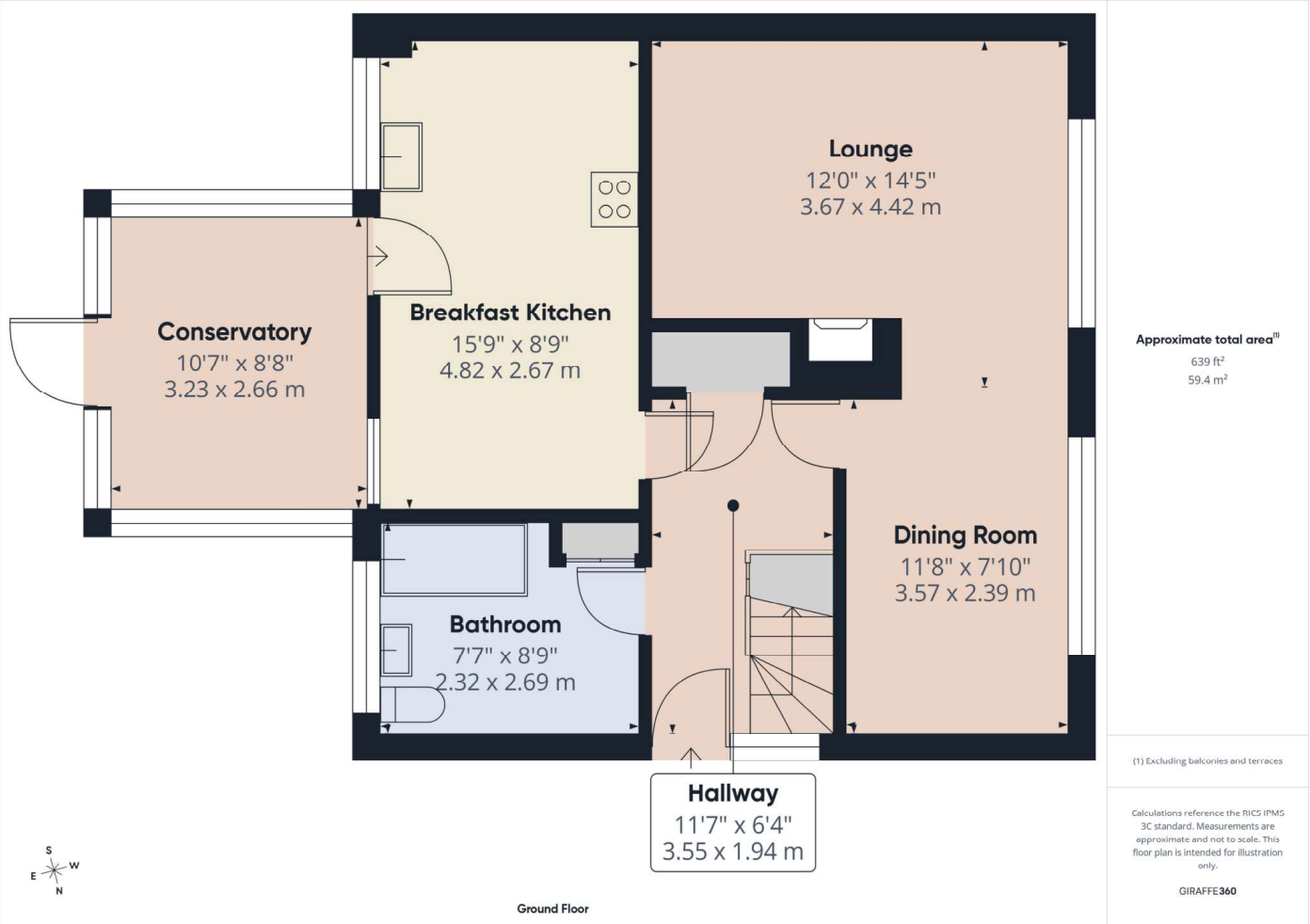




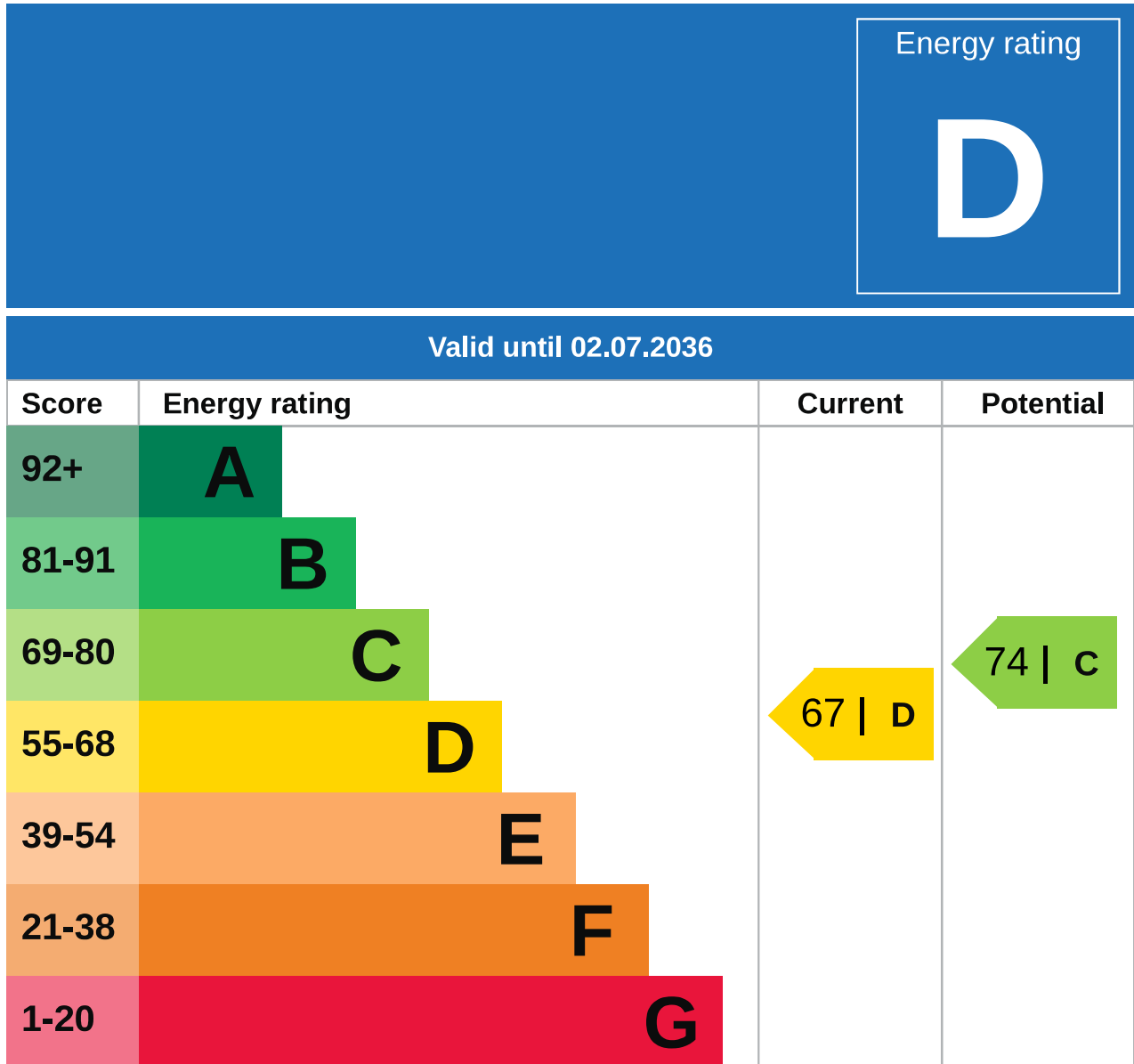
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 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:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²



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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.

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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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