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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



CHADDESDEN LANE, CHADDESDEN, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Attractive And Well-Presented Semi-Detached Home
> Pleasant Rear Garden With Home Office/Playroom/Hobby Room
> Off Road Parking, Pleasant Rear Garden
> EPC Rating D, Standard Construction
> Council Tax Band B, Freehold

Property Description

An early viewing is recommended to fully appreciate this particularly attractive and well-appointed three-bedroom semi-detached home, occupying a sought-after position set back from Chaddesden Lane and enjoying pleasant views towards St Mary's Church to the rear. The property benefits from a spacious dining kitchen, three bedrooms, modern bathroom and pleasant garden with the benefit of a brick built office/study/garden room which insulated and having power. The double glazed and gas central heated accommodation briefly comprises an entrance hallway, cloakroom/WC, a bay-fronted living room with feature fireplace and a spacious open-plan dining kitchen. To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom. There is access to the partly boarded on the landing with ladders and lighting provided. Outside, the property is approached via a shared driveway opening to a driveway providing off-road parking. There is a pleasant rear garden with gated access to Chaddesden Park and brick-built outbuilding, which has been thoughtfully adapted to provide a versatile additional reception room. Complete with French doors opening directly onto the garden, this is an ideal space for a home office, playroom, hobby room or additional sitting area.

Room Measurement & Details

Entrance Hallway: (13'8" x 2'8") 4.16 x 0.81
Cloaks/WC: (3'9" x 2'7") 1.15 x 0.79
Living Room: (12'11" x 11'0") 3.93 x 3.36
Dining Kitchen:
Dining Area: (12'8" x 11'0") 3.85 x 3.35
Kitchen Area: (11'0" x 6'0") 3.36 x 1.84
First Floor Landing: (7'7" x 5'10") 2.30 x 1.77
Bedroom One: (12'0" x 8'11") 3.67 x 2.72
Bedroom Two: (10'1" x 8'4") 3.07 x 2.54
Bedroom Three: (8'4" x 7'8") 2.53 x 2.33
Bathroom: (8'4" x 5'10") 2.55 x 1.78
Hobby/Garden Room: (13'11" x 9'0") 4.25 x 2.74 - An ideal space for a home office, playroom, hobby room or additional sitting area.

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

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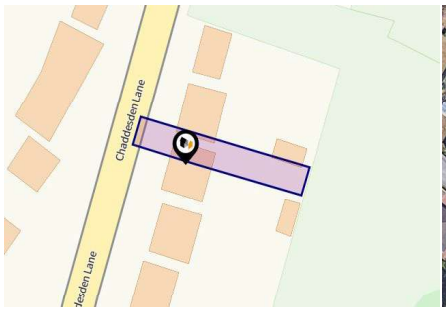
Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	850 ft^2 / 79 m^2		
Plot Area:	0.08 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY296834		

Local Area

Local Authority: Derby

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	56 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***Chaddesden Lane, Chaddesden, Derby, DE21***

Reference - 21/00881/FUL	
Decision:	Decided
Date:	20th May 2021
Description:	
Single storey rear extension to dwelling house (dining area)	

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Gallery
Photos

















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Gallery
Floorplan

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Gallery
Floorplan

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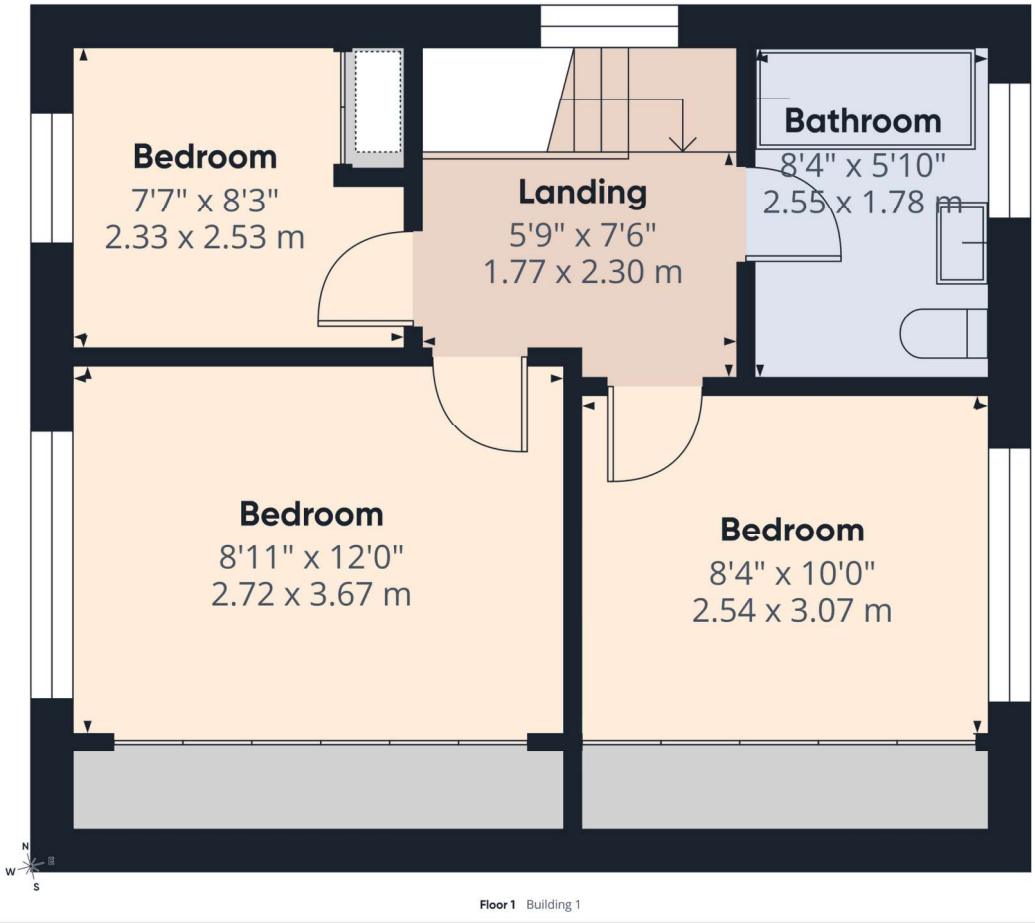

Floor 1 Building 1

Approximate total area(1)
387 ft²
35.9 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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Gallery
Floorplan

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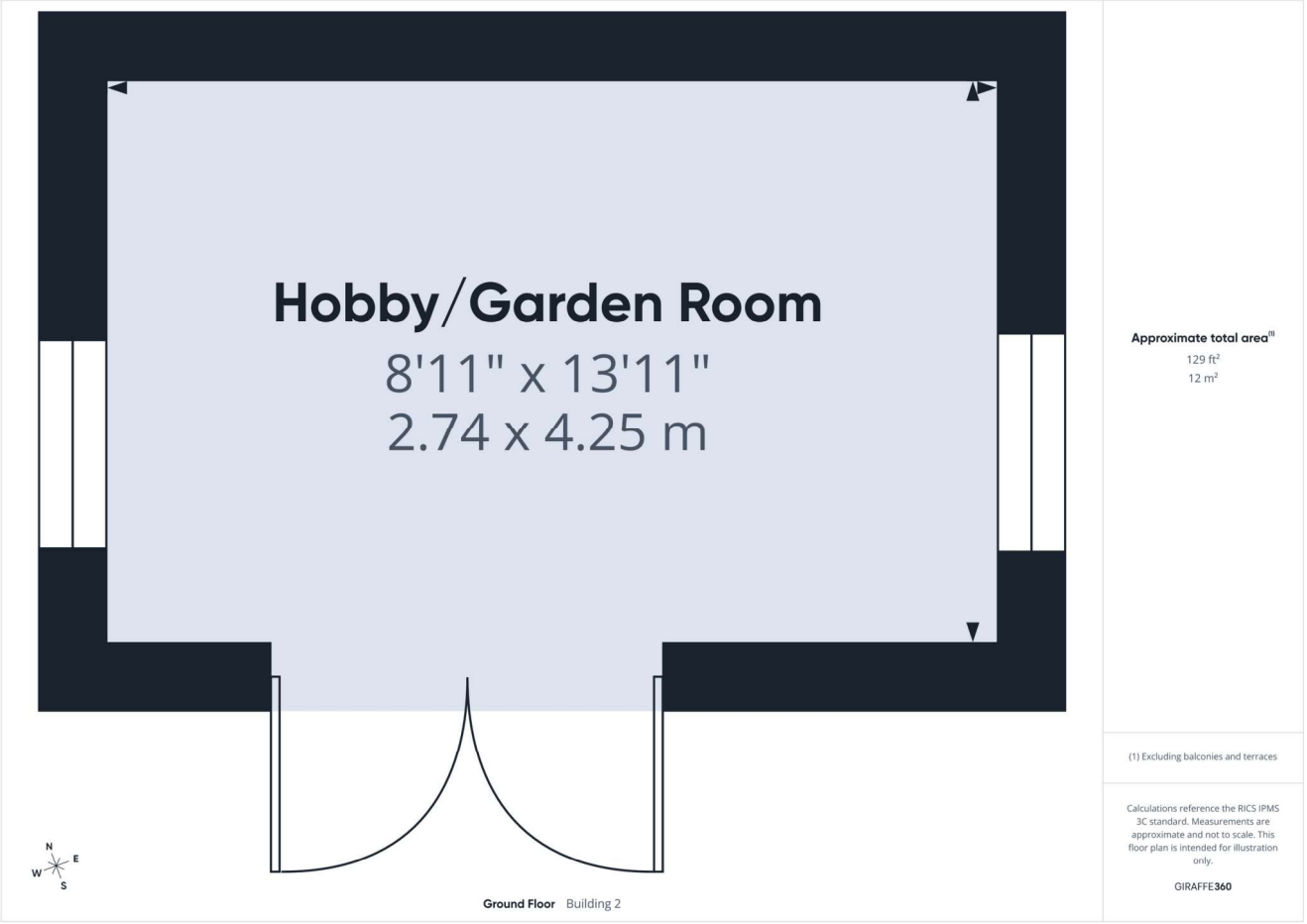

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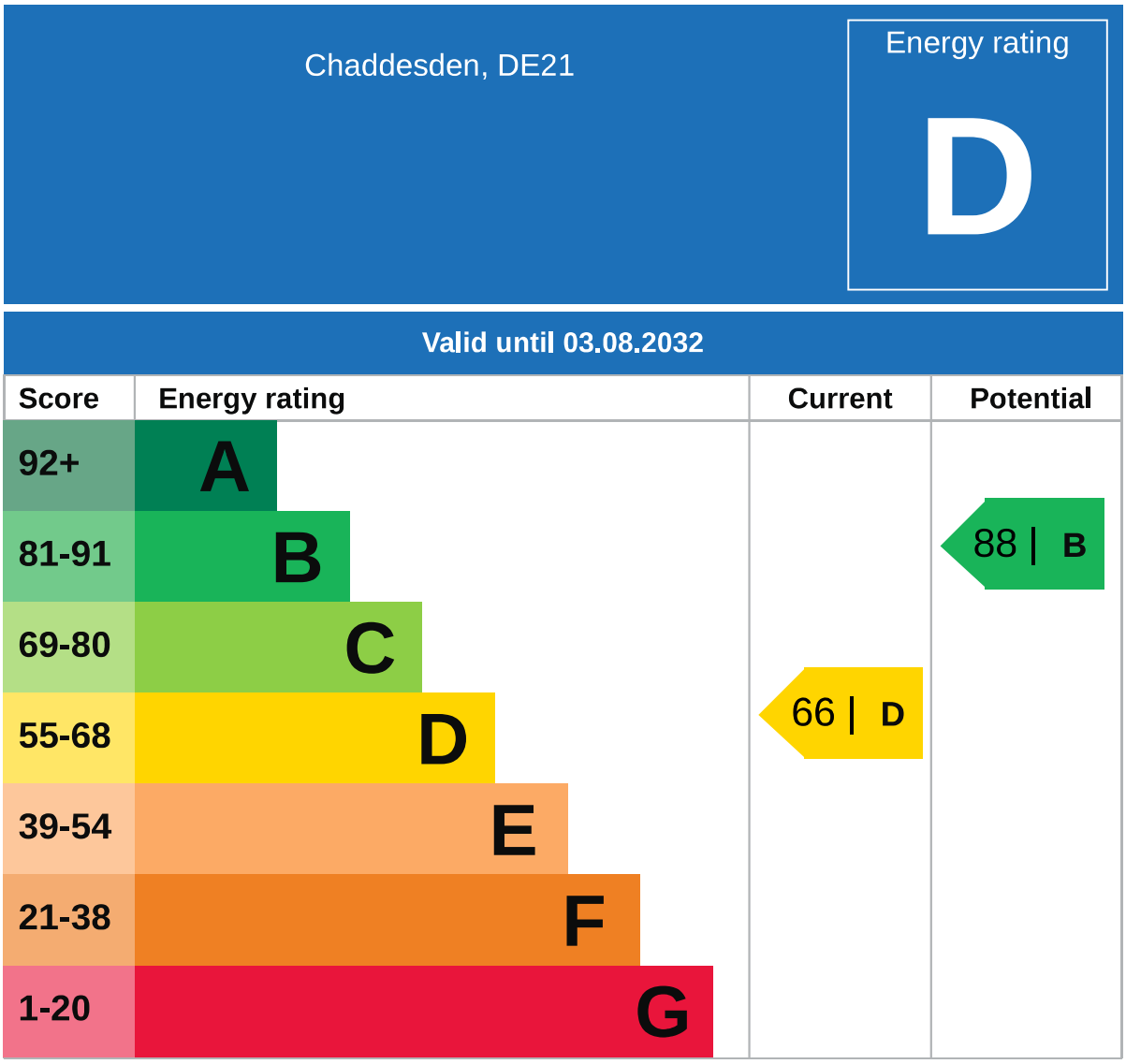
Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
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:	Suspended, no insulation (assumed)
Total Floor Area:	79 m^2

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 prope

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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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