

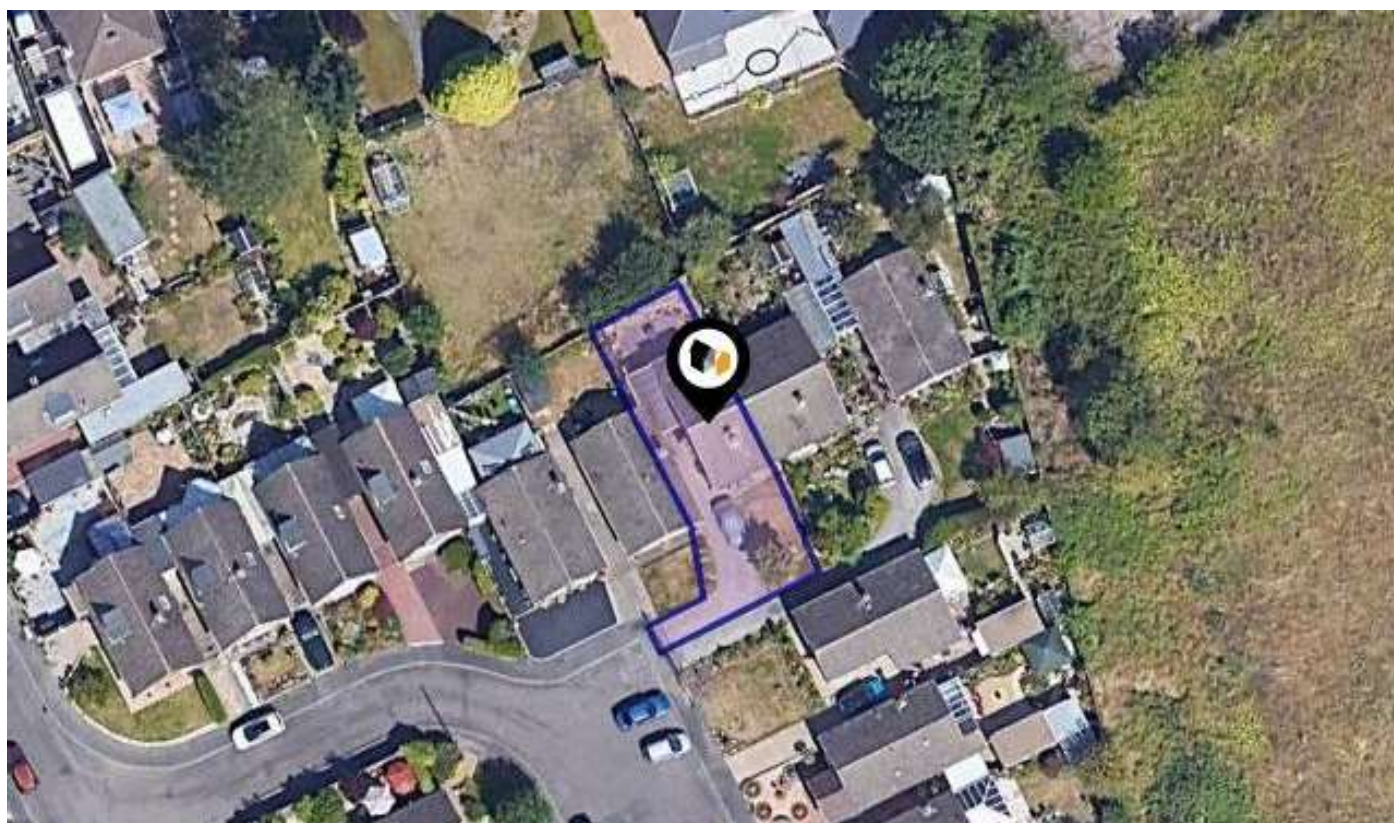


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th April 2026



LAWRENCE AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Semi-Detached Dormer Bungalow
- > Two Bedrooms Plus Attic Room
- > Pleasant And Established Cu-De-Sac Location Off Morley Road
- > Driveway And Garage (For Smaller Vehicle)
- > EPC Rating D, Standard Construction

Property Description

A well-presented two bedroomed dormer bungalow, pleasantly situated within an established cul de sac. The property benefits from a fitted kitchen, refitted shower room, off-road parking and a garage and is available with no upward chain. An early viewing is recommended. The accommodation is supplemented by UPVC double glazing, gas central heating and briefly comprises:- side reception hallway, fitted kitchen, living room, master bedroom, optional second bedroom/dining room and refitted shower room. To the first floor is a good size attic room with walk-in eaves housing a Glow Worm combination central heating boiler.

Outside, there is an established front garden, driveway, garage (for smaller vehicle) and enclosed rear garden arranged for ease of maintenance. Lawrence Avenue is a pleasant and established cul-de-sac location conveniently situated for access to local amenities including shopping in Chaddesden, local schools (including Lees brook, Chaddesden Park and Cavendish Close), Chaddesden Park and useful road links via the A52, M1 motorway and A50 networks. An early viewing is recommended.

Room Measurement & Details

Side Entrance Hallway: (2'10" x 9'7") 0.86 x 2.92

Living Room: (9'4" x 16'5") 2.84 x 5.00

Kitchen: (7'4" x 7'7") 2.24 x 2.31

Bedroom One: (9'3" x 13'2") 2.82 x 4.01

Dining Room/Bedroom: (9'0" x 15'2") 2.74 x 4.62

Shower Room: (5'6" x 6'4") 1.68 x 1.93

First Floor:

Attic Room: (16'2" x 13'4") 4.93 x 4.06

Outside:

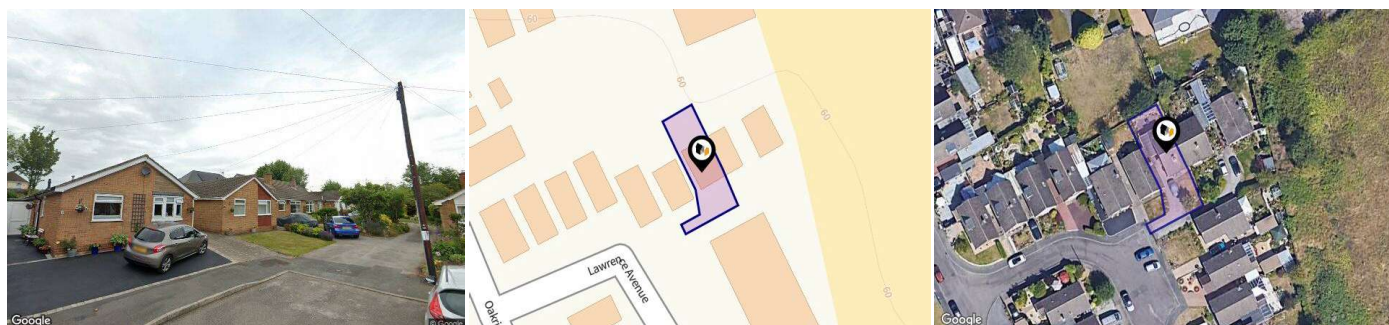
There are gardens to both front and rear elevations, the front incorporates a driveway which leads to the side elevation and to an enclosed workshop/garage 16'9" x 7'5" with double doors, light, power and courtesy door to the rear garden. The rear garden is enclosed and arranged for ease of maintenance being mostly paved with raised gravelled beds. 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

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band B
Title Number:	DY40536

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)

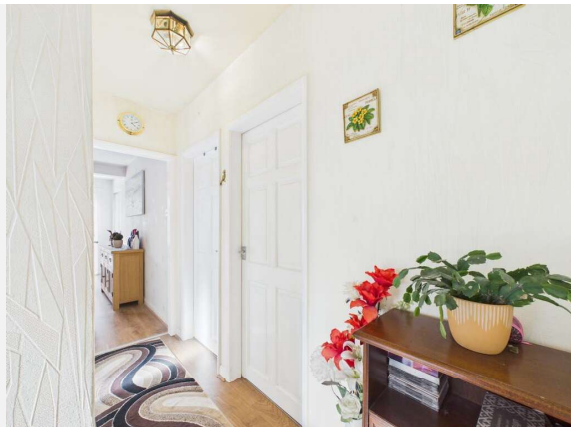
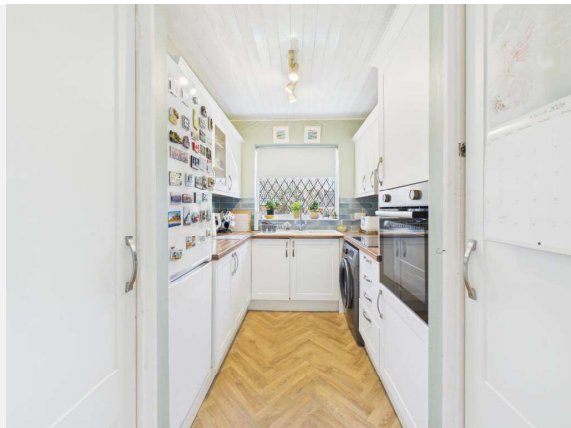
6	65	1800
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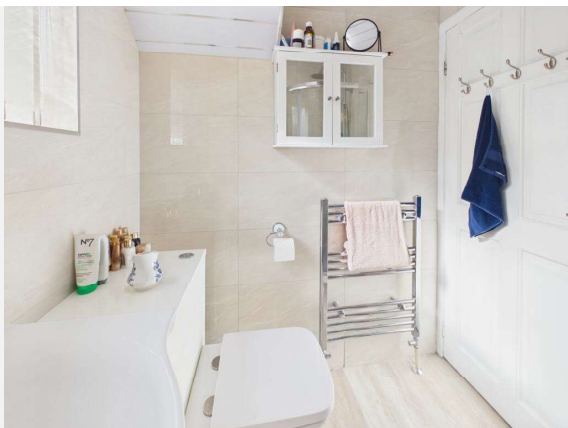
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



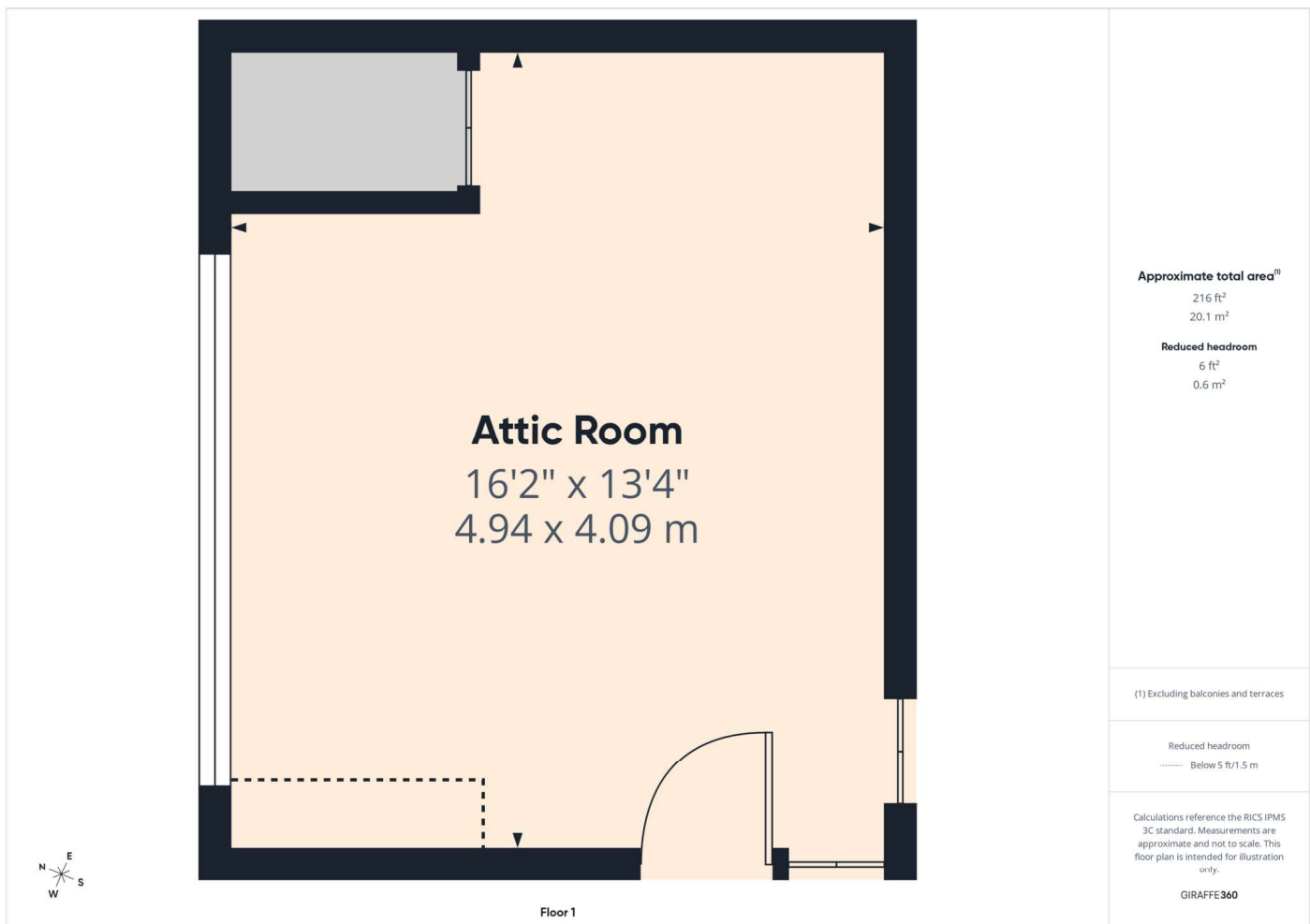




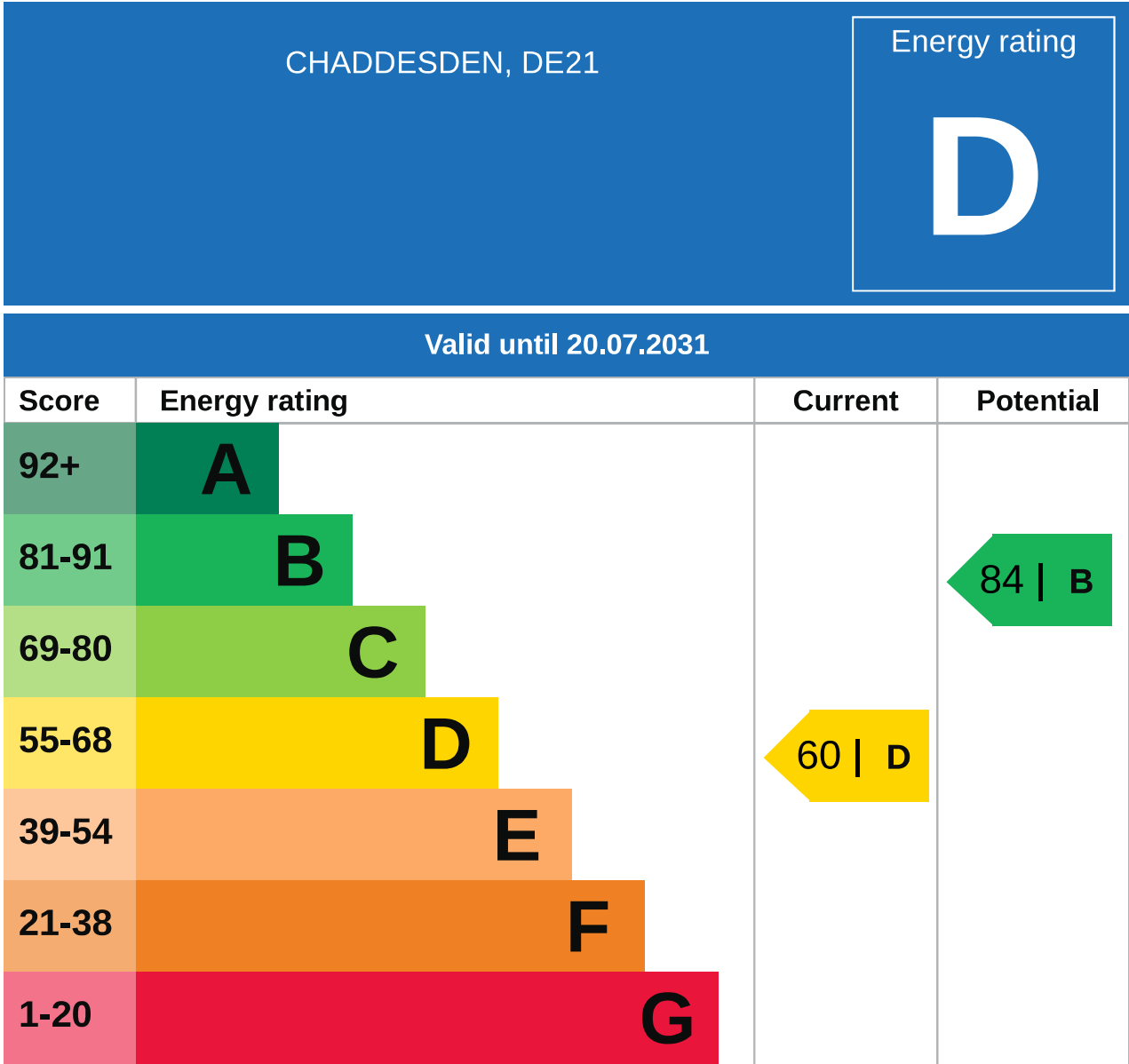
LAWRENCE AVENUE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 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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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.



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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