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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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Useful Information:

- > Traditional Semi-Detached Home
- > Three Bedrooms, No Upward Chain
- > EPC Rating D, Freehold
- > Council Tax B, Standard Construction
- > Multiple Vehicle Driveway

Property Description

This well presented three bedroom semi-detached home offers generous accommodation, excellent outdoor space and plenty of scope for the new owner to further modernise and personalise the property to their own taste. Occupying a particularly convenient position, the property benefits from multiple vehicle off-road parking to the front, a garage and a good-sized rear garden, making it an ideal choice for families and those looking for a home with useful outdoor space. In brief, the accommodation comprises entrance hallway, downstairs WC, spacious living room, separate dining room, fitted kitchen and a useful garden room. To the first floor there are three bedrooms, together with a family bathroom. The property has been well maintained throughout, whilst offering considerable potential for modernisation and improvement, allowing purchasers the opportunity to create a home perfectly suited to their own requirements. Outside, the property enjoys a generous frontage providing multiple vehicle off-road parking and access to the garage. To the rear is a good-sized garden offering a pleasant degree of privacy and providing ample space for outdoor entertaining, children and gardening enthusiasts. The property is situated in a popular and convenient area of Chaddesden, with a wide range of everyday amenities close at hand.

Room Measurement & Details

Entrance Hall: (13'9" x 6'5") 4.19 x 1.96

Cloaks/WC: (4'9" x 2'11") 1.45 x 0.89

Living Room: (12'7" x 11'6") 3.84 x 3.51

Dining Room: (13'10" x 11'6") 4.22 x 3.51

Garden Room: (11'1" x 5'11") 3.38 x 1.80

Kitchen: (10'6" x 6'5") 3.20 x 1.96

First Floor Landing:

Bedroom: (12'1" x 9'5") 3.68 x 2.87

Bedroom: (12'1" x 9'8") 3.68 x 2.95

Bedroom: (8'9" x 7'10") 2.67 x 2.39

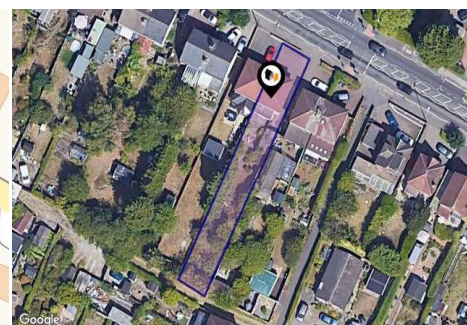
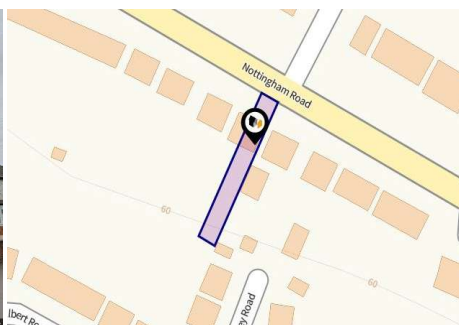
Bathroom: (7'11" x 6'4") 2.41 x 1.93

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.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.12 acres
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY106483

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)

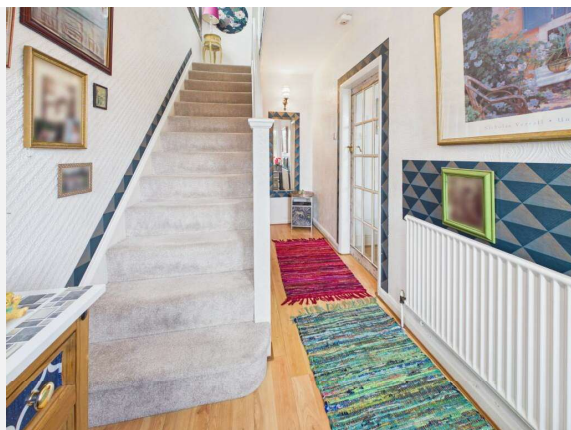
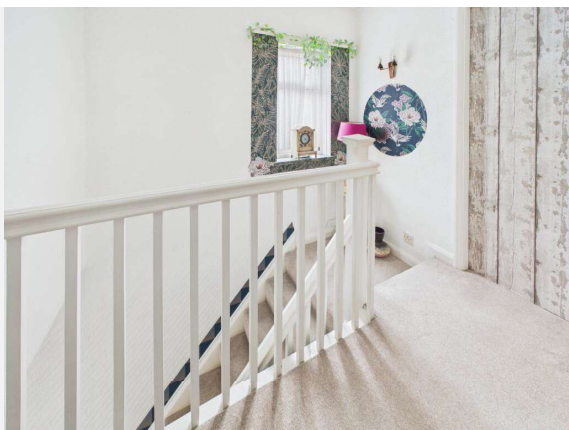
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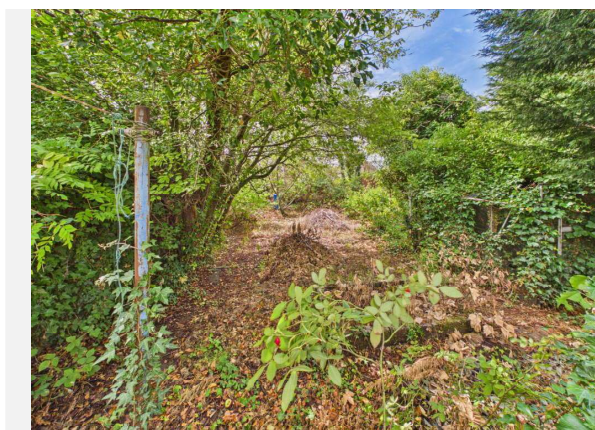
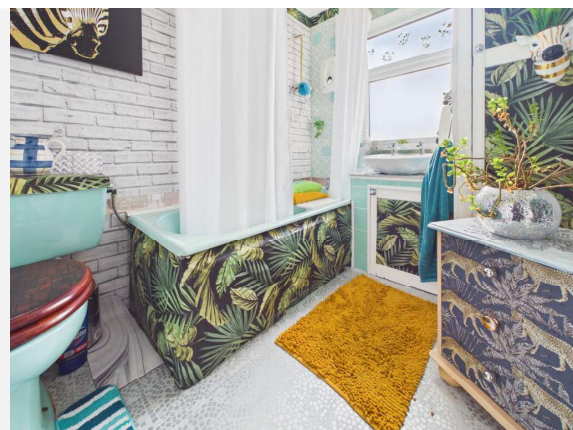
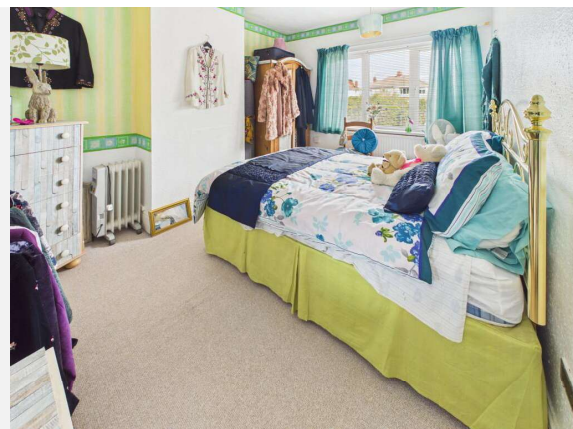
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





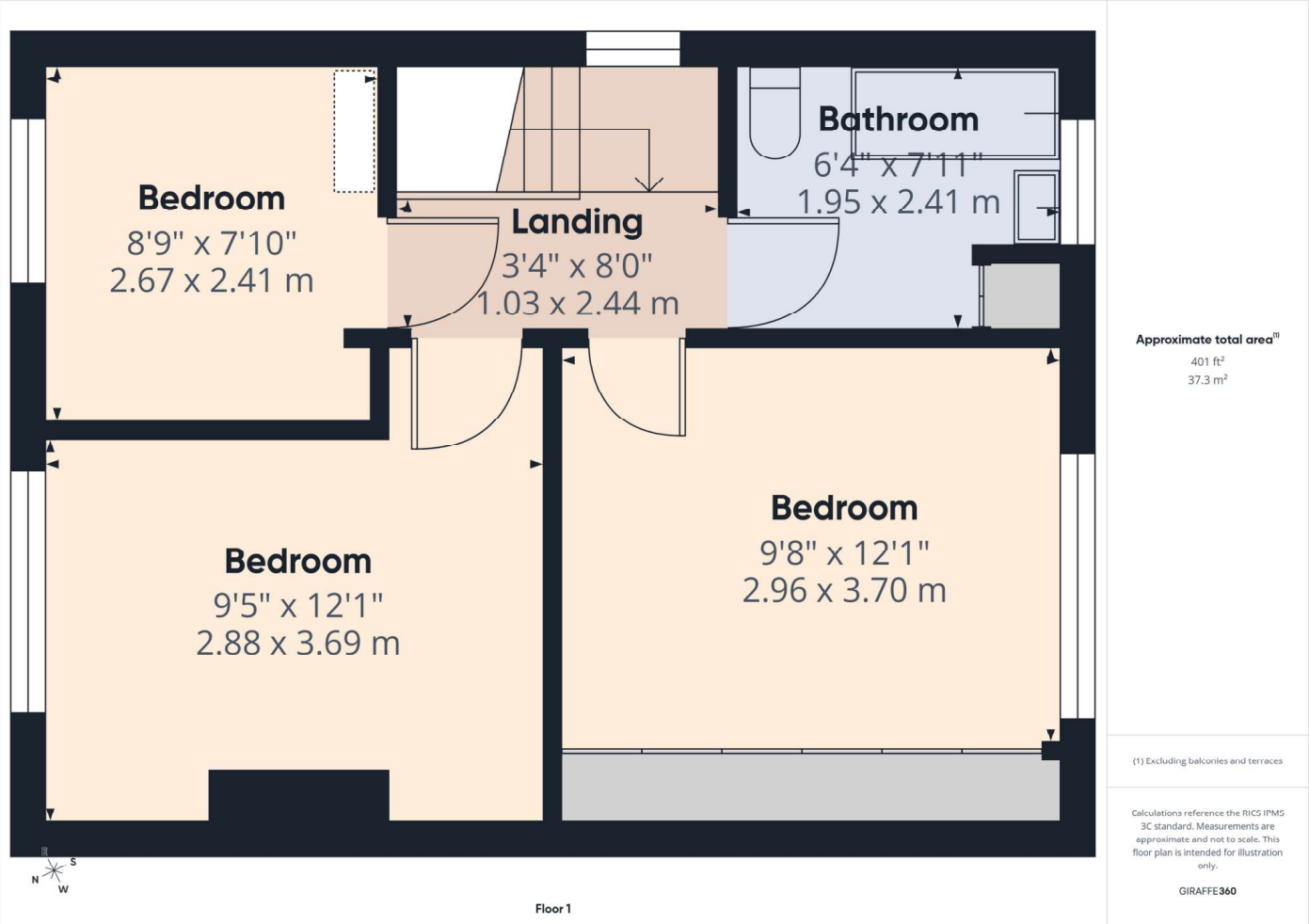




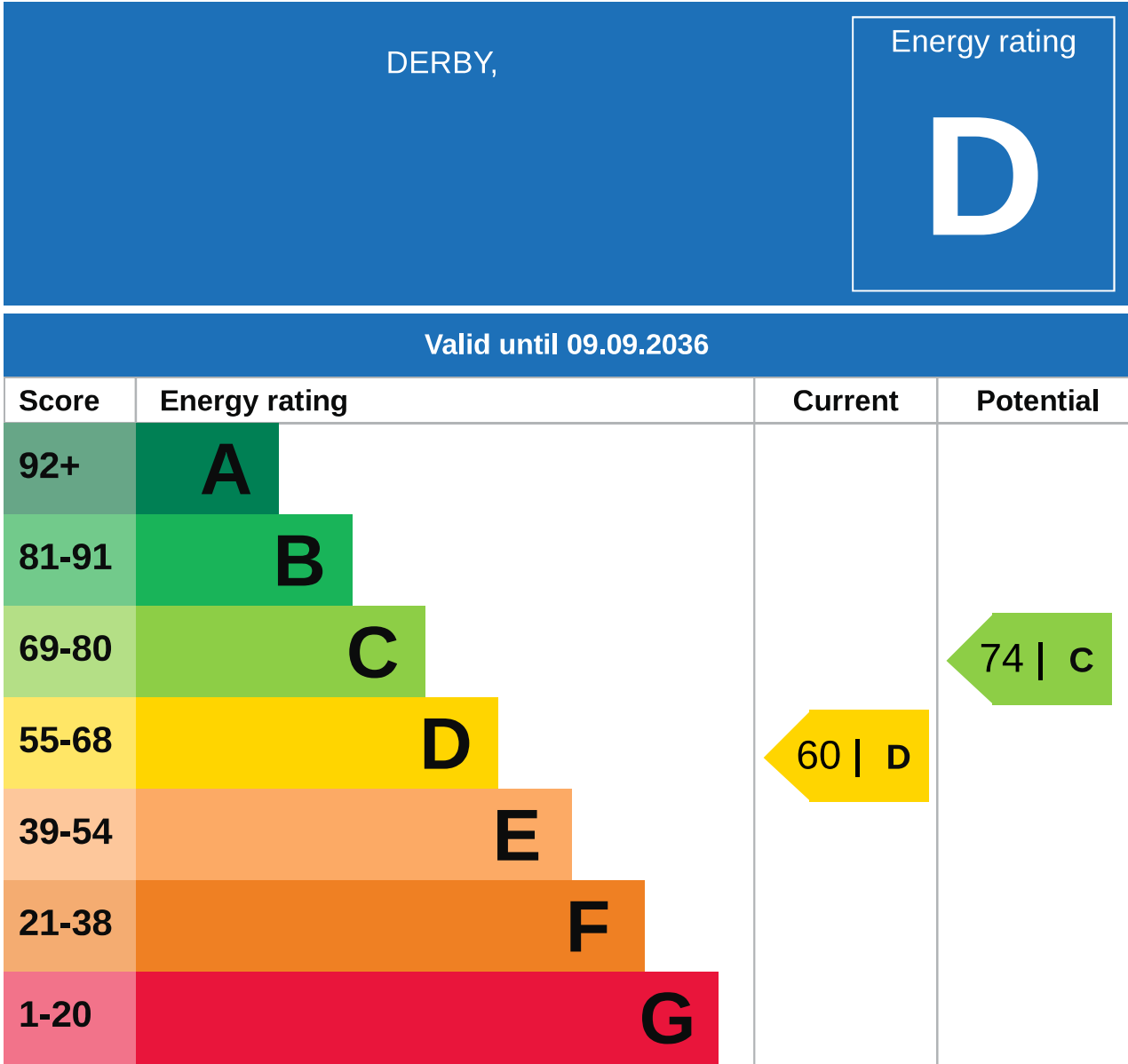
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	92 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

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.

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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