



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th August 2026



SUFFOLK AVENUE, DERBY, DE21

Hannells

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Useful Information:

- > Extended Two-Bedroomed End Of Terrace Property
- > No Upward Chain
- > Ample Parking, Garage And Good Size Rear Garden
- > Two Reception Rooms
- > EPC Rating D, Standard Construction

Property Description

A spacious and extended end of terrace property offered for sale with no upward chain, benefiting from off-road parking, a garage, and a generous rear garden. While the property would benefit from some modernisation and cosmetic improvement, it offers excellent potential and spacious accommodation. The layout includes two reception rooms, two well-proportioned bedrooms, and provides an ideal opportunity for buyers looking to create a home to their own taste. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance porch, two reception rooms, kitchen and sun room. To the first floor there are two bedrooms and bathroom with a three piece suite. Outside, there is ample off-road parking to the front elevation, garage and an enclosed rear garden. Suffolk Avenue is well situated for Chaddesden and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch: (4'11" x 6'11") 1.50 x 2.11
Dining Room: (14'8" x 10'10") 4.47 x 3.30
Living Room: (14'9" x 11'3") 4.50 x 3.43
Sun Room: (9'5" x 17'6") 2.87 x 5.33
Kitchen: (14'11" x 8'2") 4.55 x 2.49
First Floor Landing: (5'5" x 5'3") 1.65 x 1.60
Bedroom One: (14'10" x 11'4") 4.52 x 3.45
Bedroom Two: (7'1" x 11'0") 2.16 x 3.35
Bathroom: (7'5" x 5'3") 2.26 x 1.60

Outside:

The property is set back from Suffolk Avenue and has the benefit of off-road parking to the front elevation together with a GARAGE 18'3" x 12'2" with light and power. There is a good size garden to the rear elevation.

Buyer Information:

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KFB - Key Facts For Buyers



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY305825		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



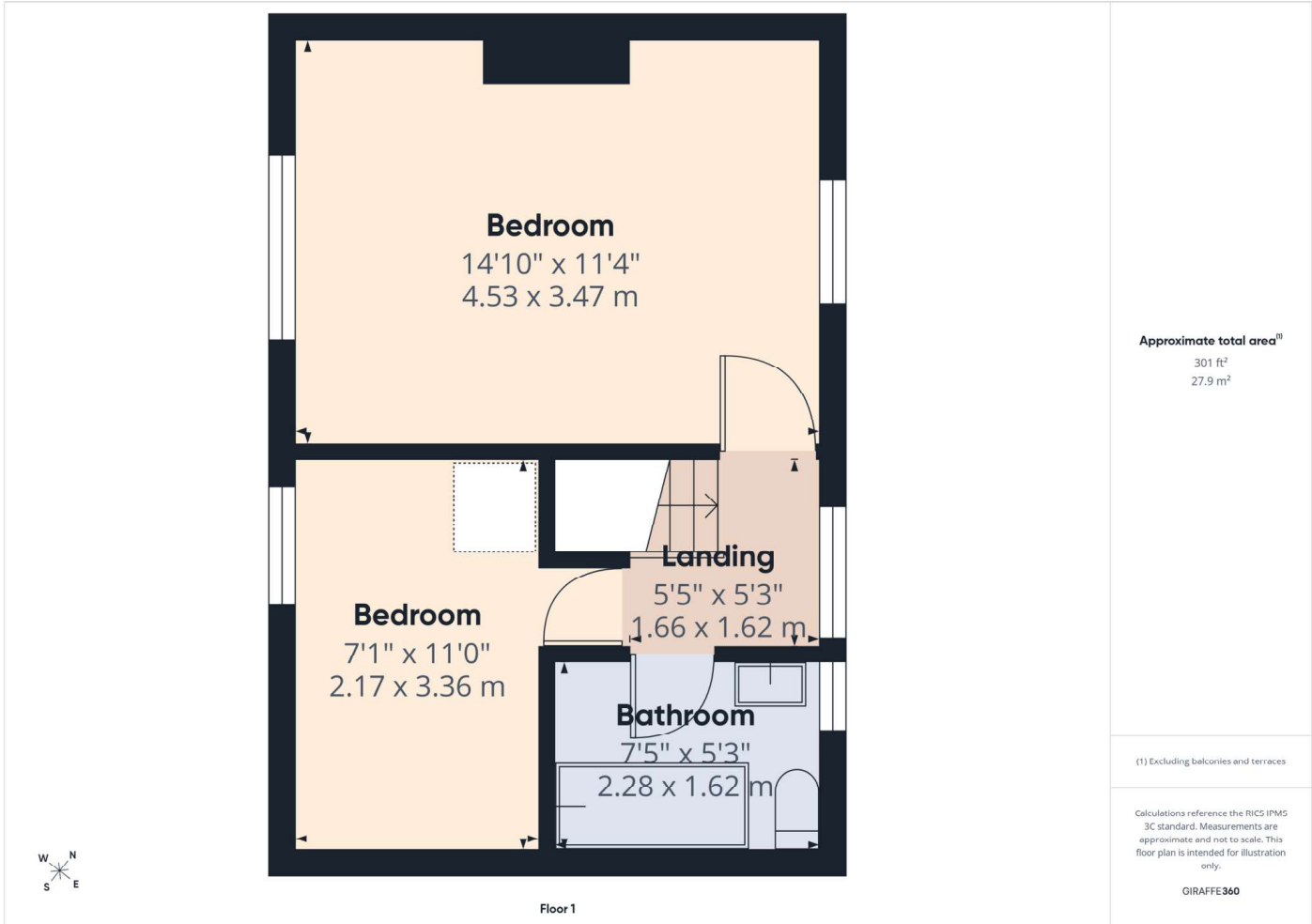
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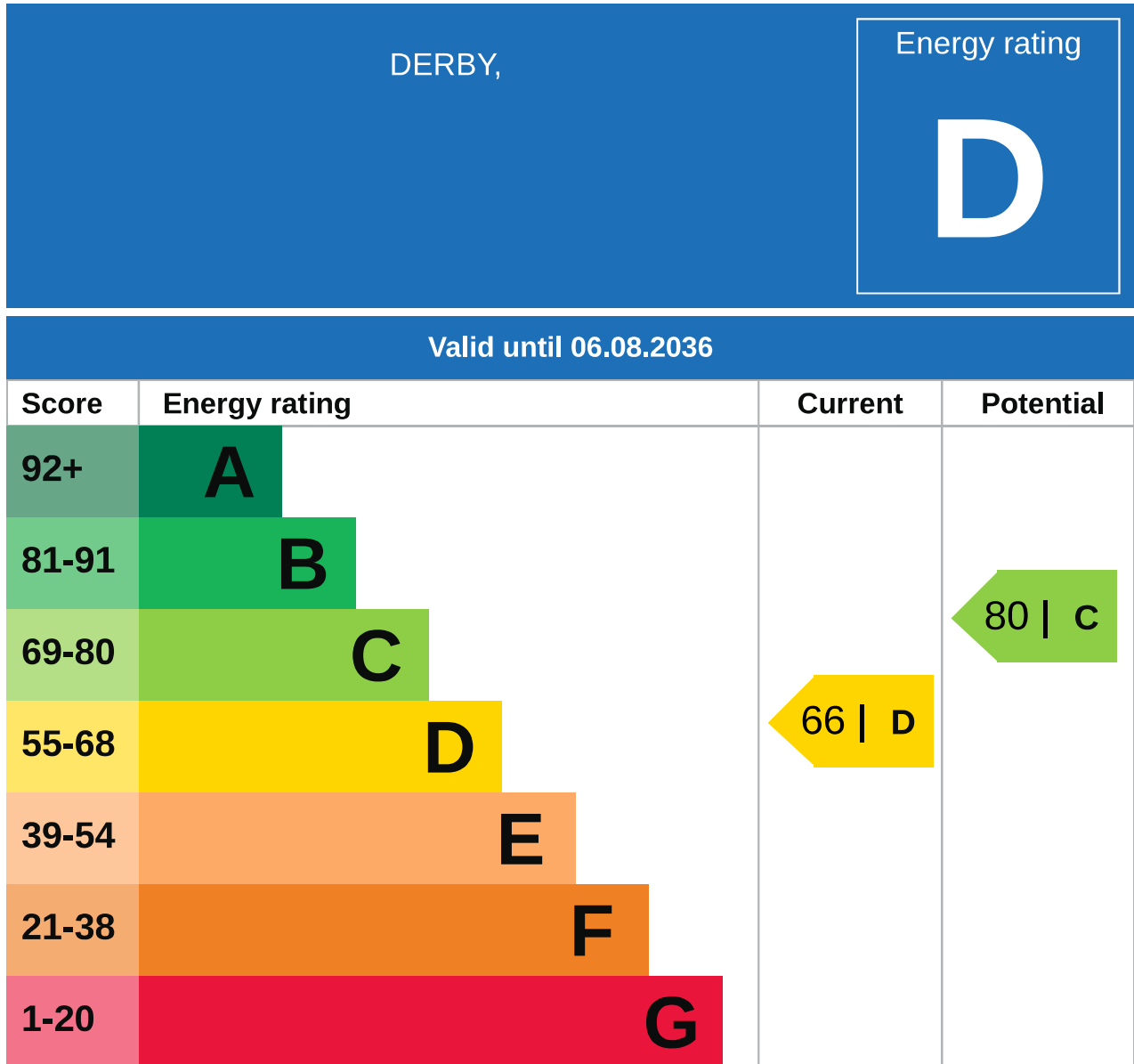
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Property EPC - Certificate



Additional EPC Data

Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
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:	None
Air Tightness:	(not tested)
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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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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