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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 05<sup>th</sup> November 2025**



**CHADDESSEN PARK ROAD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Particularly Well Appointed & Presented Home
- > Excellent First Time Home, Early Viewing Recommended
- > Refitted Kitchen & Bathroom
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

Particularly well-presented and set back from the popular Chaddesden Park Road, this modernised two-bedroom semi-detached property offers stylish and comfortable living throughout. The home features a refitted kitchen and bathroom, two welcoming reception rooms and a good-sized rear garden. To the front, there is off-road parking for two vehicles. An excellent opportunity for first-time buyers or those seeking a ready-to-move-into home in a convenient location. Early viewing is highly recommended! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge, dining room and refitted kitchen with integrated appliances. To the first floor the landing provides access to two bedrooms and refitted bathroom with a three piece suite. Outside, there is off road parking to the front elevation and to the rear elevation is a good size rear garden. Chaddesden Park Road is well situated for Chaddesden and its range of 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: (3'2" x 2'11") 0.97 x 0.89

Living Room: (12'11" x 10'8") 3.94 x 3.25

Dining Room: (9'11" x 13'11") 3.02 x 4.24

Kitchen: (7'4" x 13'3") 2.24 x 4.04

First Floor Landing: (2'8" x 5'8") 0.81 x 1.73

Bedroom One: (11'3" x 10'10") 3.43 x 3.30

Bedroom Two: (11'9" x 7'9") 3.58 x 2.36

Bathroom: (8'10" x 5'9") 2.69 x 1.75

### Outside:

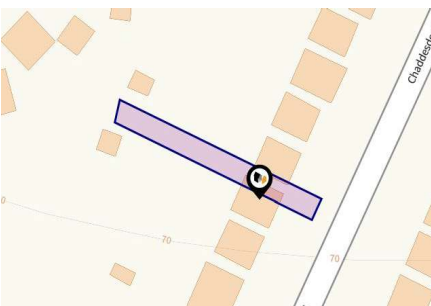
The property is set back from Chaddesden Park Road and benefits from off road parking for two vehicles. There is gated access to the side elevation with a useful integrated store with power. There is a good size rear garden which is laid mainly to lawn with paved patio area, mature hedgerows and two garden sheds.

### 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 authorized to make representations or warranties regarding the property.

**KFB** - Key Facts For Buyers

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY90231

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 mb/s	80 mb/s	1800 mb/s

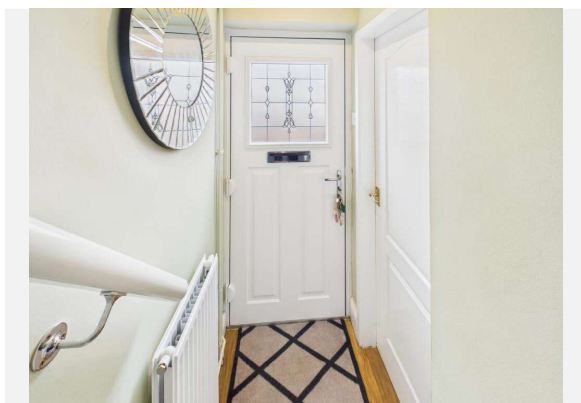
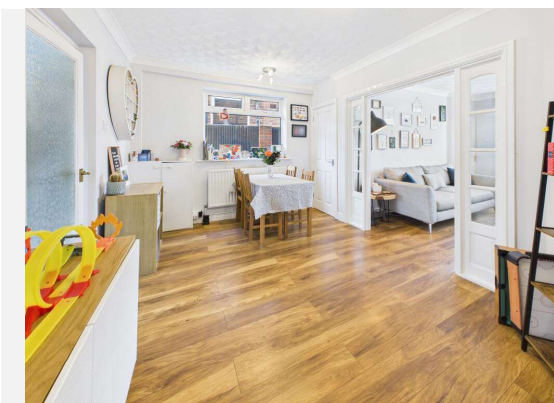
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

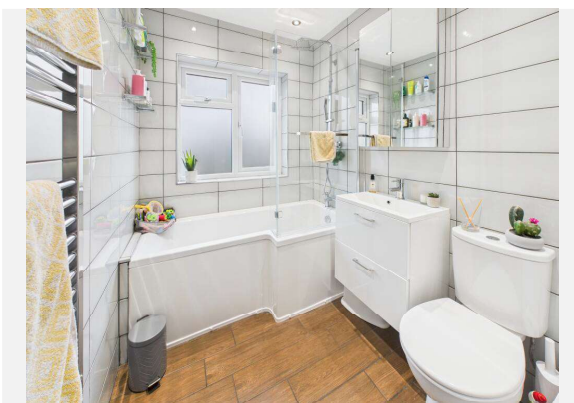








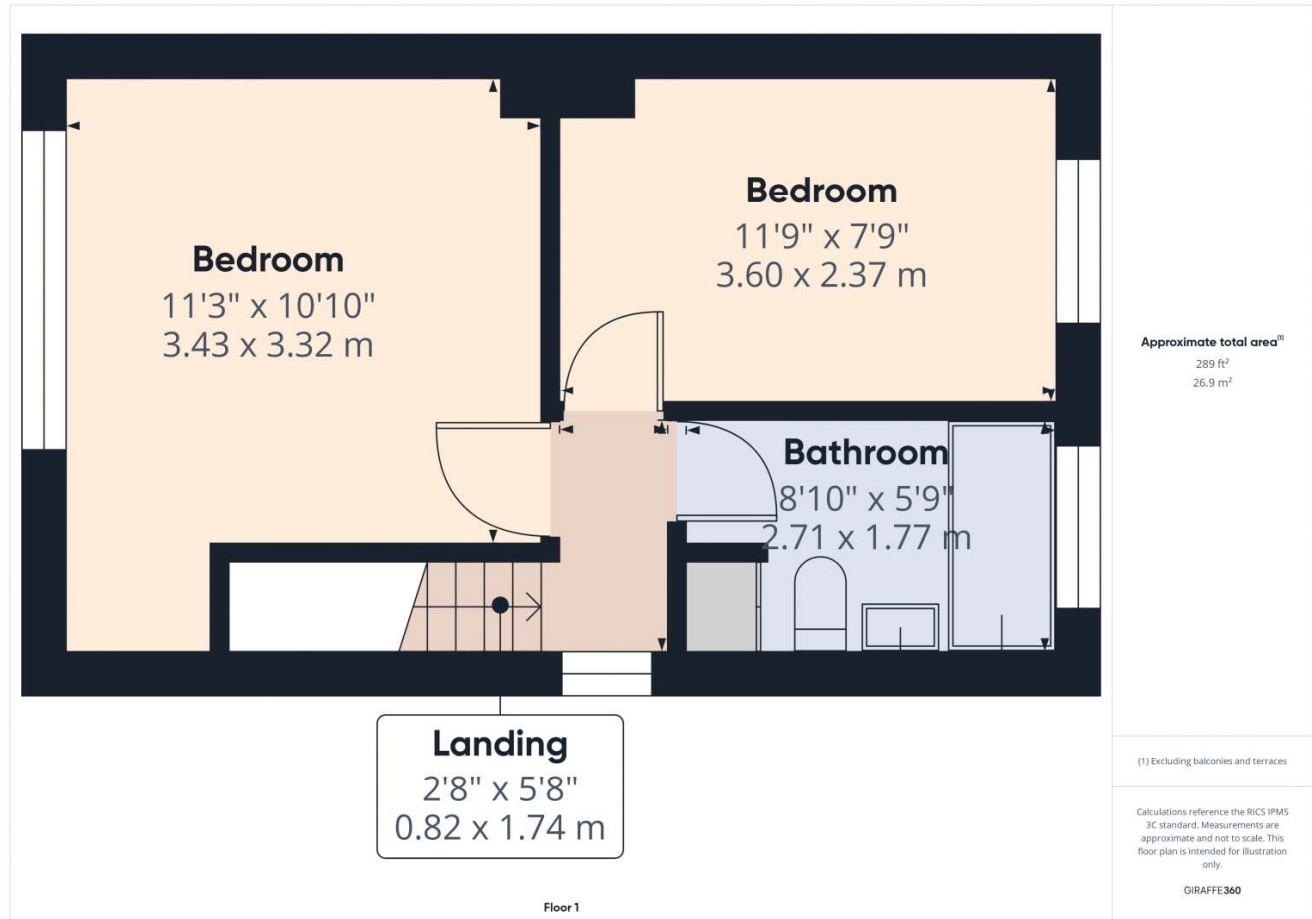
# Gallery Photos



## CHADDESSEN PARK ROAD, DERBY, DE21



## CHADDESSEN PARK ROAD, DERBY, DE21



# Property EPC - Certificate



Chaddesden Park Road, DE21

Energy rating

**D**

Valid until 13.08.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	55   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 27% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>



## Hannells

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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

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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, 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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# Hannells

## Data Quality

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