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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 22nd September 2026**



**CHADDESSEN LANE, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented, Modernised And Improved Semi-Detached Bungalow
- > Set Back From Chaddesden Lane And Incorporates Parking And Gardens
- > Modern Kitchen And Shower Room
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A well-presented and modernised two-bedroom semi-detached bungalow, pleasantly set back from Chaddesden Lane. The property benefits from ample off-road parking, an established front garden, a fitted kitchen and a modern shower room. Offering comfortable single-storey accommodation, this appealing home is ideally suited to a range of buyers. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, living room, fitted breakfast kitchen, two bedrooms and modern shower room. Outside, as previously mentioned, the property is set back from Chaddesden Lane and benefits from a block paved driveway for several vehicles, pleasant front garden and paved rear garden. Chaddesden Lane is well situated for local amenities within Chaddesden including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

### Room Measurement & Details

Hallway: (13'5" x 3'9") 4.09 x 1.14

Living Room: (15'4" x 12'3") 4.67 x 3.73

Breakfast Kitchen: (12'0" x 11'4") 3.66 x 3.45

Bedroom One: (11'9" x 10'1") 3.58 x 3.07

Bedroom Two: (11'0" x 10'0") 3.35 x 3.05

Shower Room: (4'9" x 7'10") 1.45 x 2.39

### Outside:

The property is set back from Chaddesden Lane and benefits from a block paved driveway provides off-road parking for two/three vehicles. There is a lawned area with a selection of flowers and shrubs. There is an enclosed garden to the rear elevation being mostly paved.

### 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 Overview



## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 2                                       |
| Floor Area:      | 688 ft <sup>2</sup> / 64 m <sup>2</sup> |
| Plot Area:       | 0.09 acres                              |
| Year Built :     | 1930-1949                               |
| Council Tax :    | Band A                                  |
| Annual Estimate: | £1,537                                  |
| Title Number:    | DY258598                                |

Tenure: Freehold

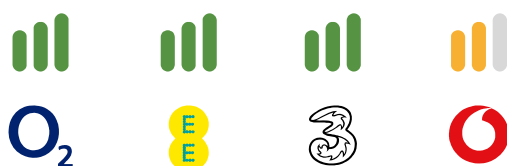
## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

|      |      |      |
|------|------|------|
| 10   | 80   | 1800 |
| mb/s | mb/s | mb/s |
|      |      |      |

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



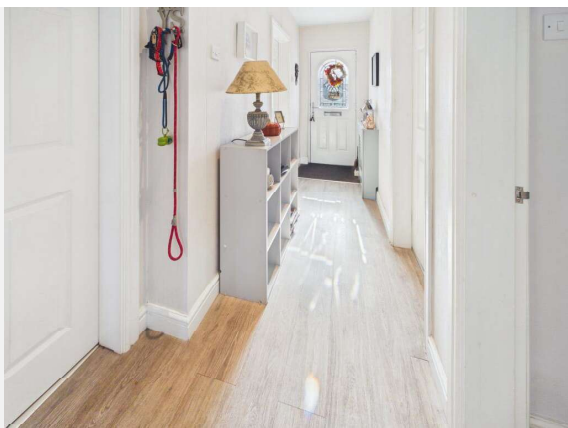
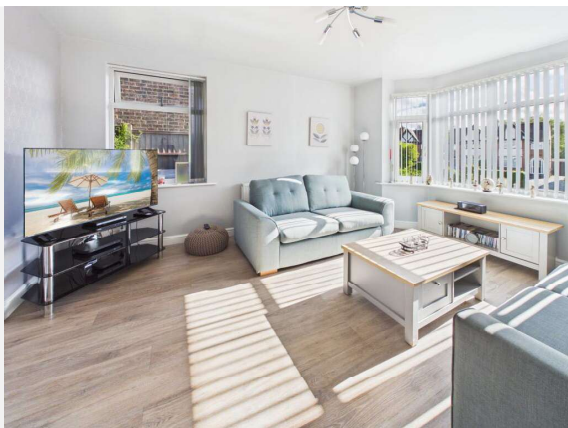
# Planning History

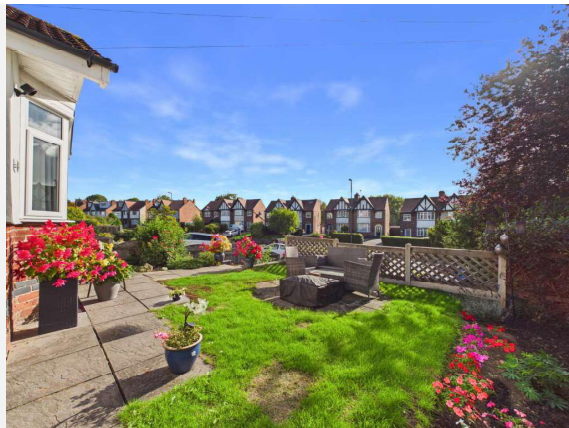
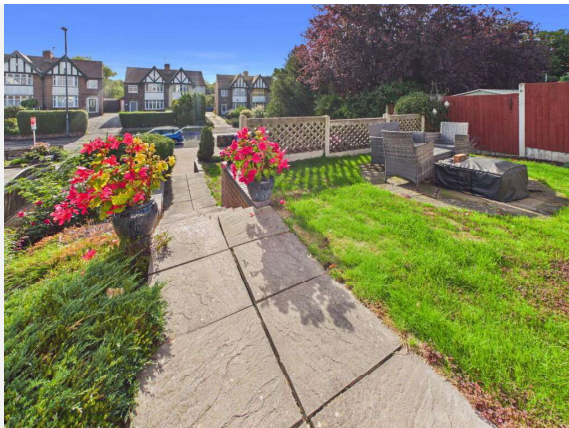
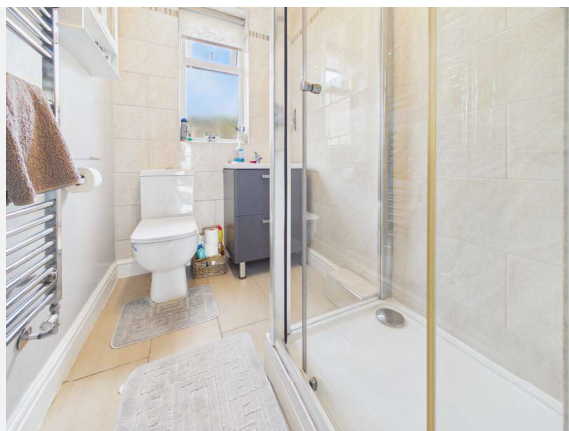
## This Address



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

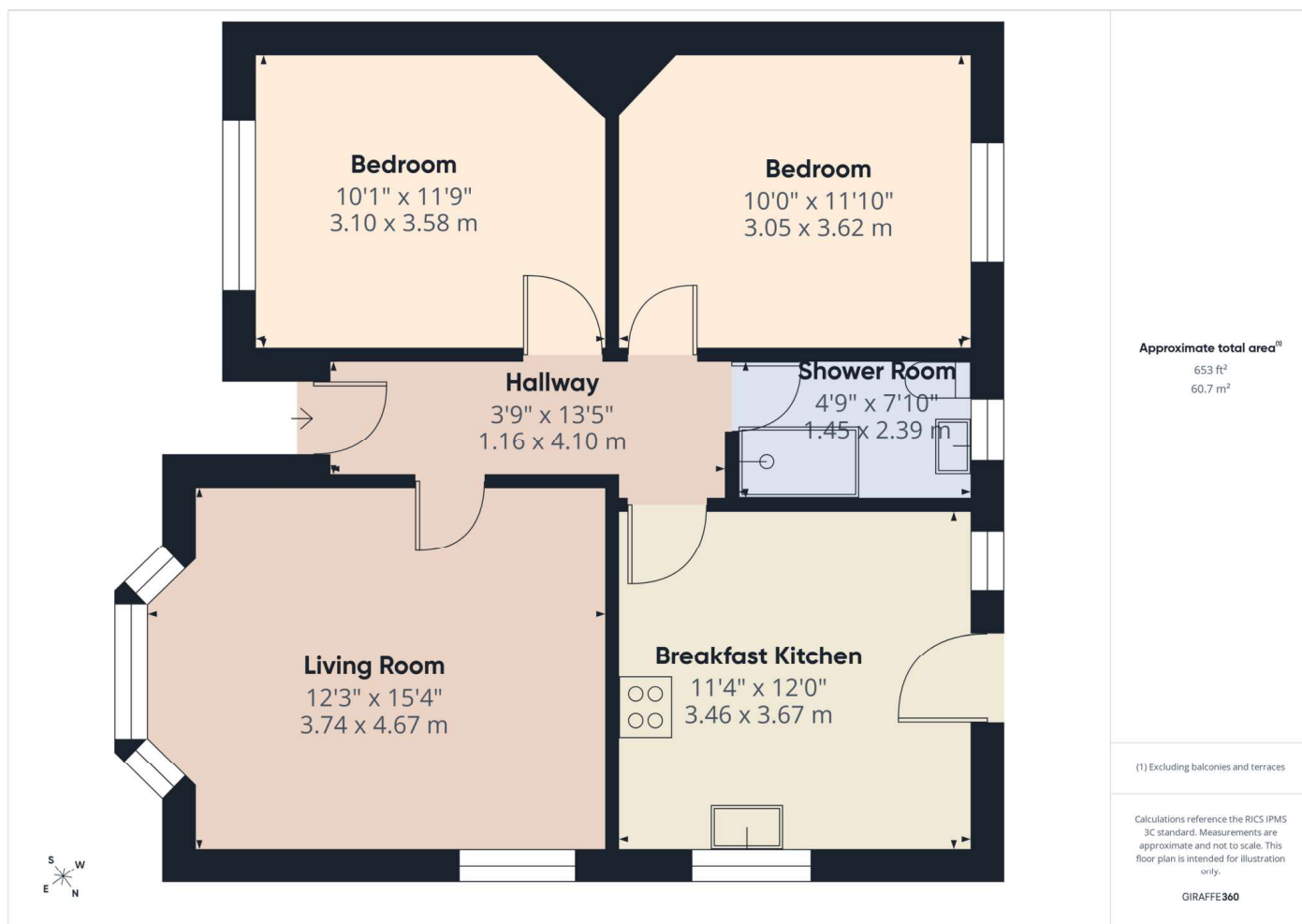
| Reference - 12/13/01406 |                                 |
|-------------------------|---------------------------------|
| Decision:               | Permitted                       |
| Date:                   | 12th December 2013              |
| Description:            | Formation Of Vehicular Accesses |



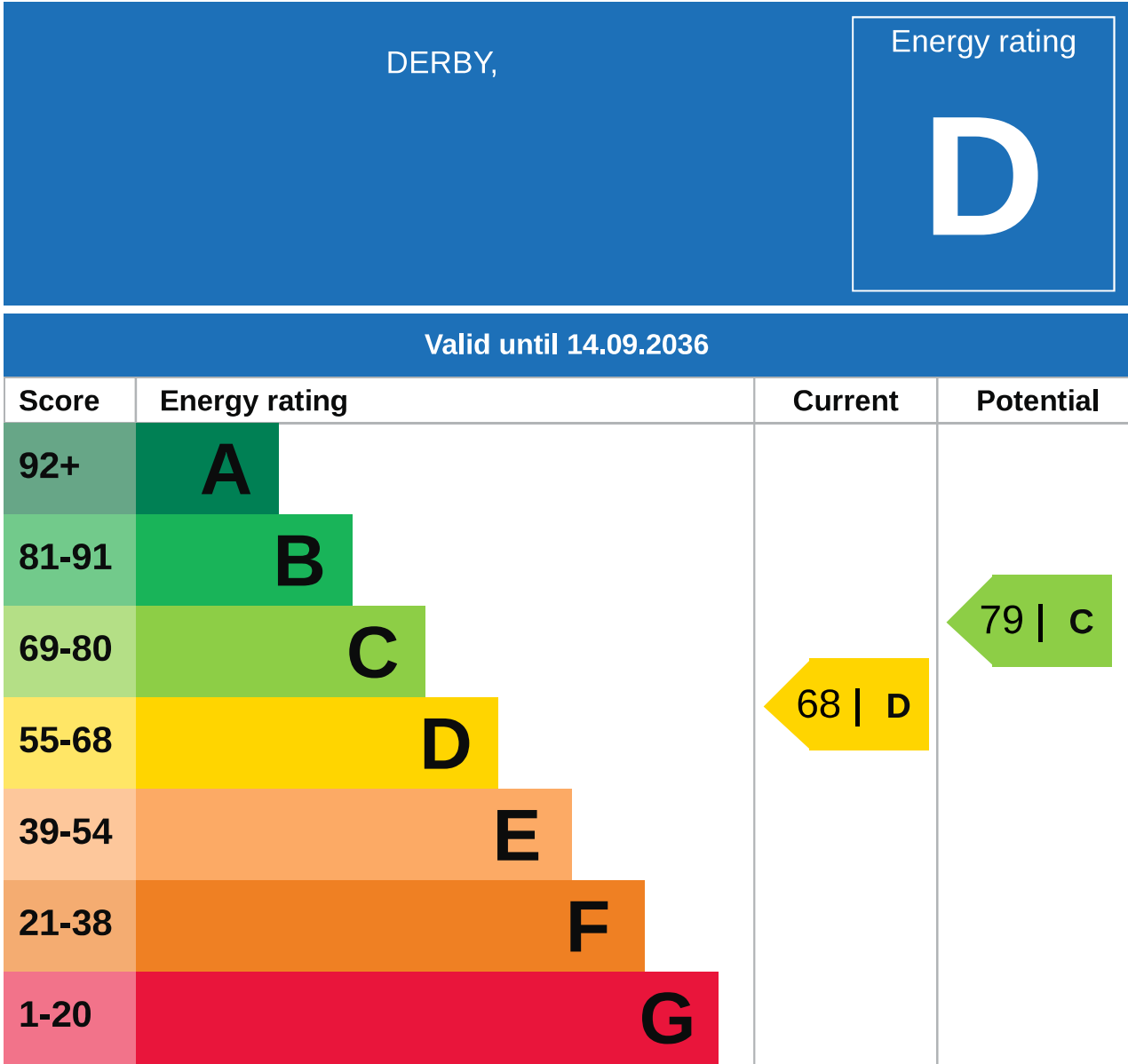




## CHADDESSEN LANE, DERBY, DE21



# Property EPC - Certificate



### Additional EPC Data

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|                                      |                                                |
|--------------------------------------|------------------------------------------------|
| <b>Property Type:</b>                | Semi-detached bungalow                         |
| <b>Walls:</b>                        | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Poor                                           |
| <b>Roof:</b>                         | Pitched, 400+ mm loft insulation               |
| <b>Roof Energy:</b>                  | Very good                                      |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Average                                        |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good                                           |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs           |
| <b>Main Heating Controls Energy:</b> | Good                                           |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Good                                           |
| <b>Lighting:</b>                     | Below average lighting efficiency              |
| <b>Lighting Energy:</b>              | Poor                                           |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | None                                           |
| <b>Air Tightness:</b>                | (not tested)                                   |
| <b>Total Floor Area:</b>             | 64 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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## 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

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