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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th October 2026



SOUTH DRIVE, CHADDESDEN, DERBY, DE21

Hannells

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Introduction
Our Comments

> Substantially Extended Four-Bedroom Semi-Detached Home
> Stylish Refitted Open Plan Dining Kitchen, No Upward Chain
> Principal Bedroom With En-Suite
> EPC Rating C, Standard Construction
> Council Tax Band C, Freehold

** No upward chain ** The ground floor begins with an entrance leading into a spacious hallway, where the staircase rises to the first floor. The living room features a contemporary media wall with an inset electric fire. To the rear is the main family living space, arranged as an open plan kitchen and dining area. The refitted kitchen has an integrated oven, a gas hob with extractor above. The adjoining dining area benefits from doors opening outside and ground floor WC. On the first floor are four bedrooms and recently refitted family bathroom. The extended principal bedroom is particularly generous and has the benefit of its own en-suite shower room.

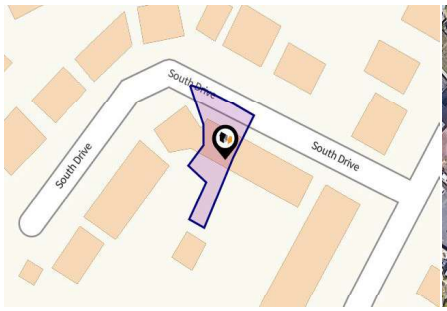
Entry: (7'2" x 2'1") 2.18 x 0.64
Hallway: (13'2" x 7'5") 4.01 x 2.26
Living Room: (13'2" x 11'7") 4.01 x 3.53
Dining Kitchen: Dining Area: (19'5" x 12'1") 5.92 x 3.68
Kitchen Area: (13'6" x 10'8") 4.11 x 3.25
WC: (4'1" x 2'11") 1.24 x 0.89
First Floor Landing: (8'3" x 4'7") 2.51 x 1.40
Bedroom One: (15'8" x 15'0") 4.78 x 4.57 En-Suite Shower Room: (9'10" x 4'0") 3.00 x 1.22
Bedroom Two: (11'11" x 11'9") 3.63 x 3.58
Bedroom Three: (12'1" x 10'10") 3.68 x 3.30
Bedroom Four: (7'5" x 6'7") 2.26 x 2.01
Bathroom: (8'7" x 7'11") 2.62 x 2.41

Outside: There is a driveway to the front elevation and access to a DOUBLE GARAGE 19'6" x 15'6" with electric door, light, power and courtesy door to the rear elevation. There is a pleasant rear garden having lawned areas, paved patio areas and rear garden comprises both patio and lawn areas, leading to a versatile OUTHOUSE/ENTERTAINMENT ROOM 14'1" x 11'3".

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	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,399 ft^2 / 130 m^2		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY545334		

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)

12 mb/s | **46** mb/s | **1800** mb/s

Mobile Coverage:
(based on calls indoors)

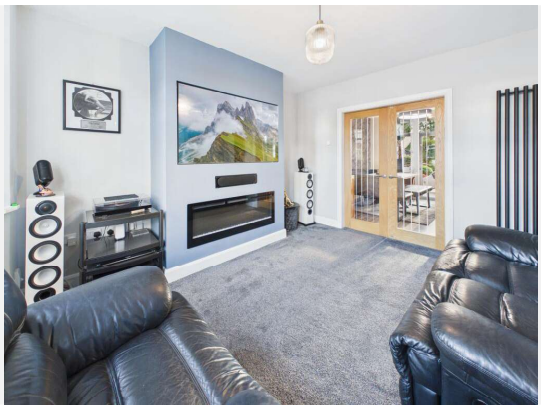
Satellite/Fibre TV Availability:

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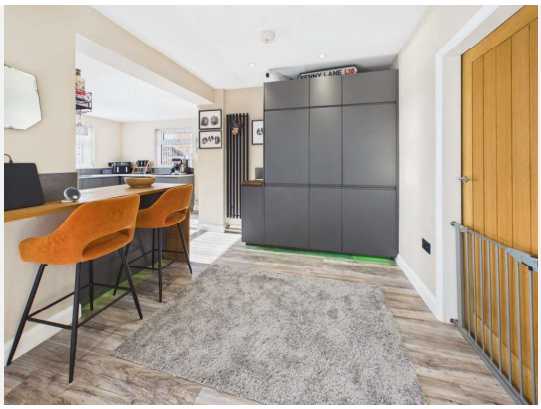
Gallery
Photos



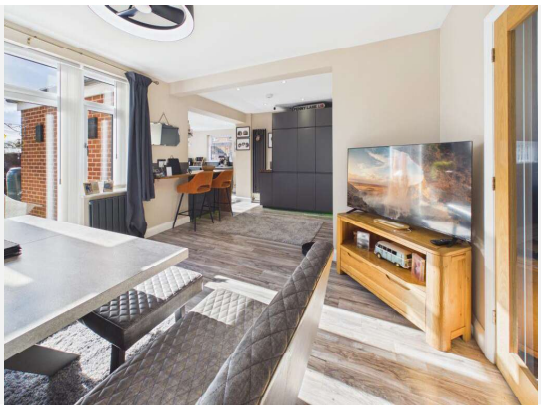














Gallery
Photos





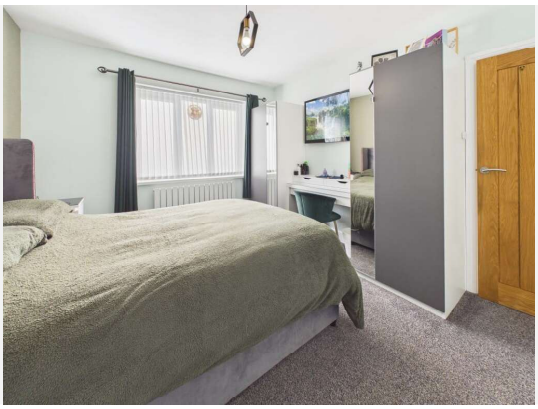




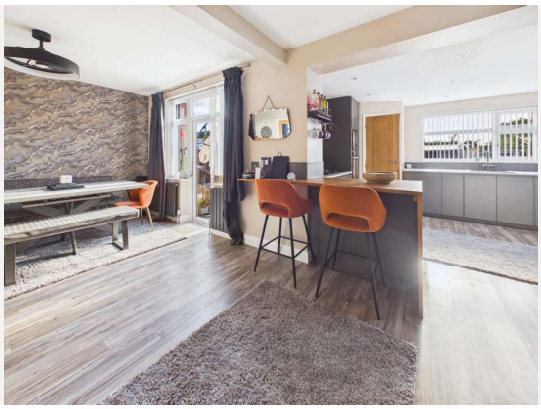








Gallery
Photos

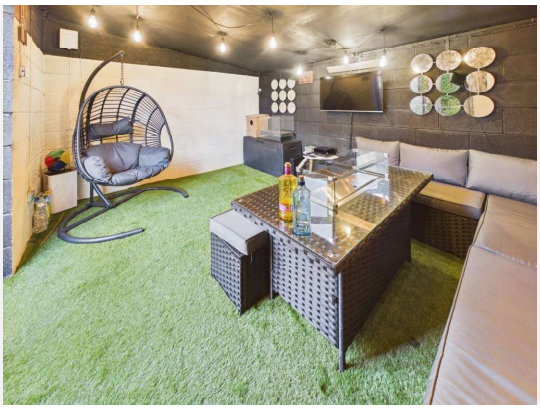
















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Gallery
Floorplan

SOUTH DRIVE, CHADDESDEN, DERBY, DE21



Approximate total area(1)
895 ft²
83.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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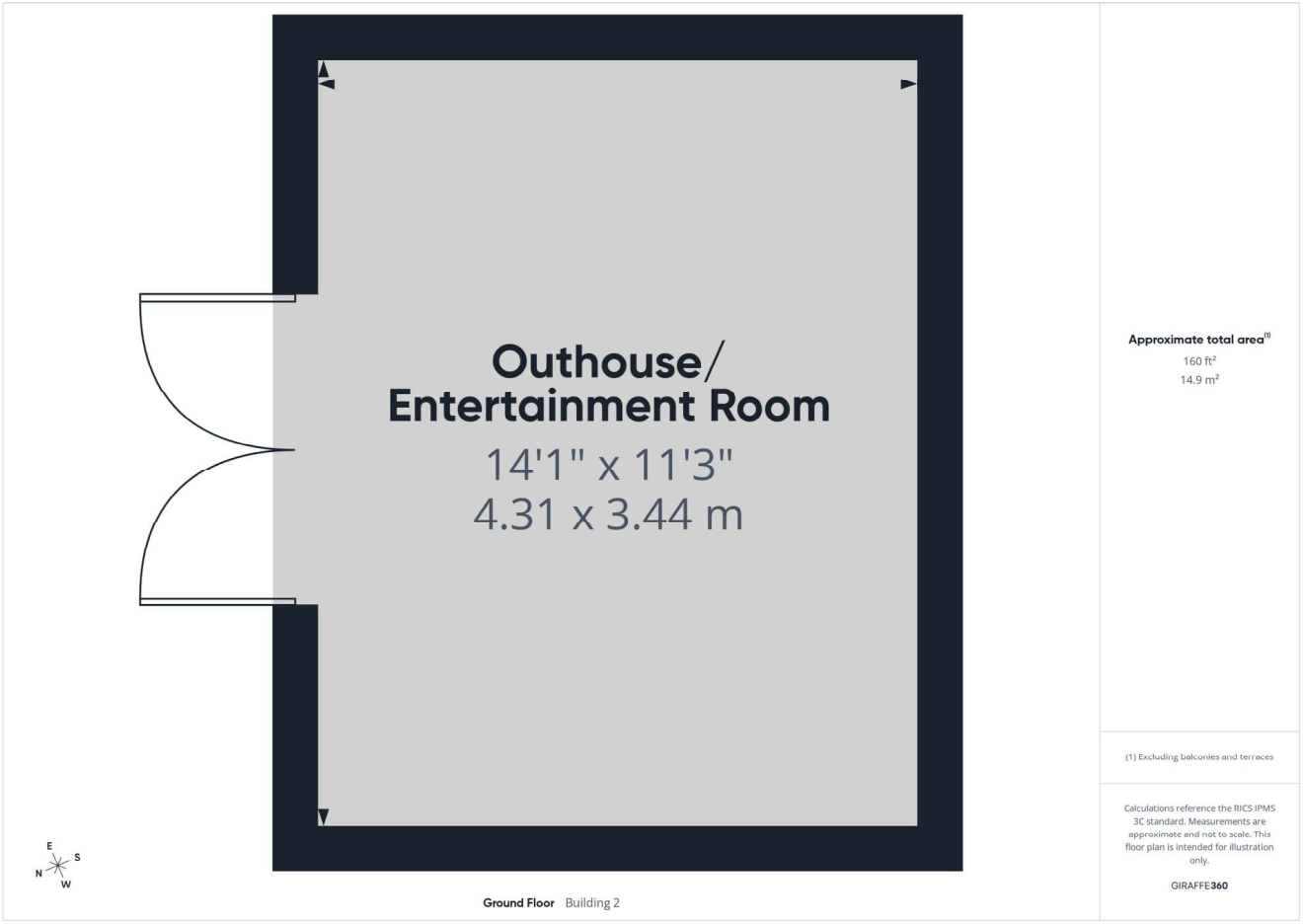
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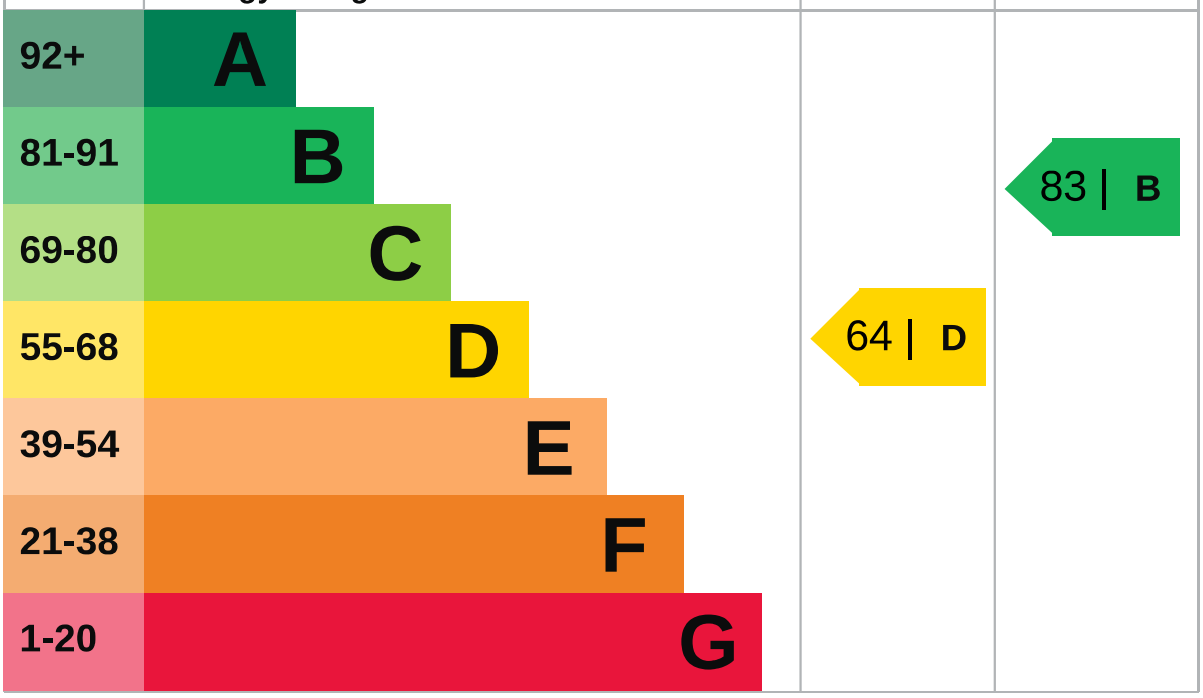
Property
EPC - Certificate

South Drive, Chaddesden, DE21

Energy rating

D

Valid until 26.10.2029



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	122 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.

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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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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