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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd September 2026



JASMINE CLOSE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Detached Chalet Style Home
- > Three Bedrooms, No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold
- > Ground Floor Bathroom

Property Description

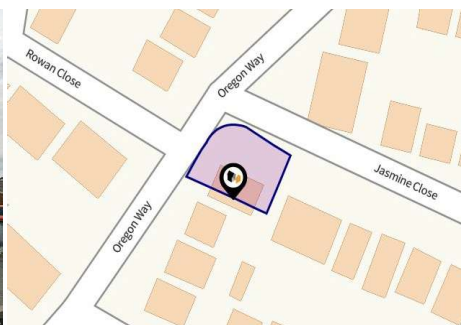
Situated on a desirable corner plot within this popular residential location, this well-proportioned three-bedroom detached property offers spacious and versatile accommodation together with excellent off-road parking and an enclosed rear garden. The property is offered for sale with no upward chain, making it an appealing choice for families, first-time buyers or those looking to move without a lengthy onward chain. The accommodation benefits from double glazing and central heating and, in brief, comprises entrance hallway, spacious lounge/diner, generous living/breakfast kitchen, useful utility room and bathroom to the ground floor. To the first floor are three bedrooms and a landing. The property also benefits from a multiple-vehicle driveway providing ample off-road parking. The former garage has been thoughtfully utilised as a useful garden room, offering excellent additional space for a home office, hobbies, gym or entertaining, with double doors opening directly onto the enclosed rear garden. Externally, the corner plot provides a good degree of outside space, with the enclosed rear garden offering a private and practical area for relaxing and entertaining. The combination of multiple parking, the versatile garden room and generous garden makes this a particularly attractive property for those seeking both indoor and outdoor space. Jasmine Close is well placed for a range of everyday amenities, with local shops, schools, supermarkets and recreational facilities all within easy reach.

Room Measurement & Details

Entrance Hall: (6'5" x 13'7") 1.96 x 4.14
Lounge Diner: (7'9" x 23'10") 2.36 x 7.26
Living/Breakfast Kitchen: (21'10" x 12'3") 6.65 x 3.73
Utility Room: (5'9" x 5'6") 1.75 x 1.68
Bathroom: (8'9" x 7'6") 2.67 x 2.29
First Floor Landing: (2'10" x 3'4") 0.86 x 1.02
Bedroom One: (7'9" x 15'9") 2.36 x 4.80
Bedroom Two: (15'7" x 7'10") 4.75 x 2.39
Bedroom Three: (12'5" x 7'8") 3.78 x 2.34
Garage: (8'2" x 14'7") 2.49 x 4.44

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:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY91093		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	68	1800
mb/s	mb/s	mb/s
		

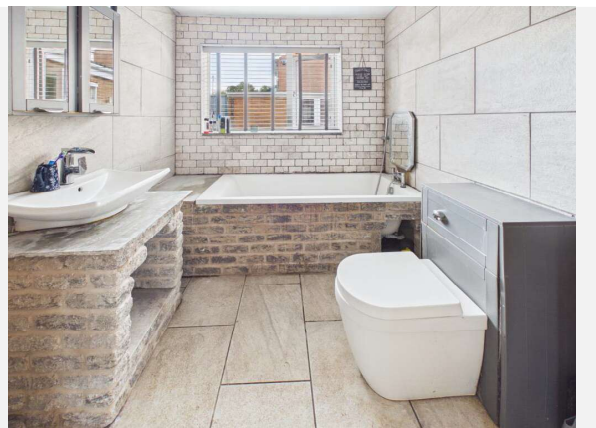
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

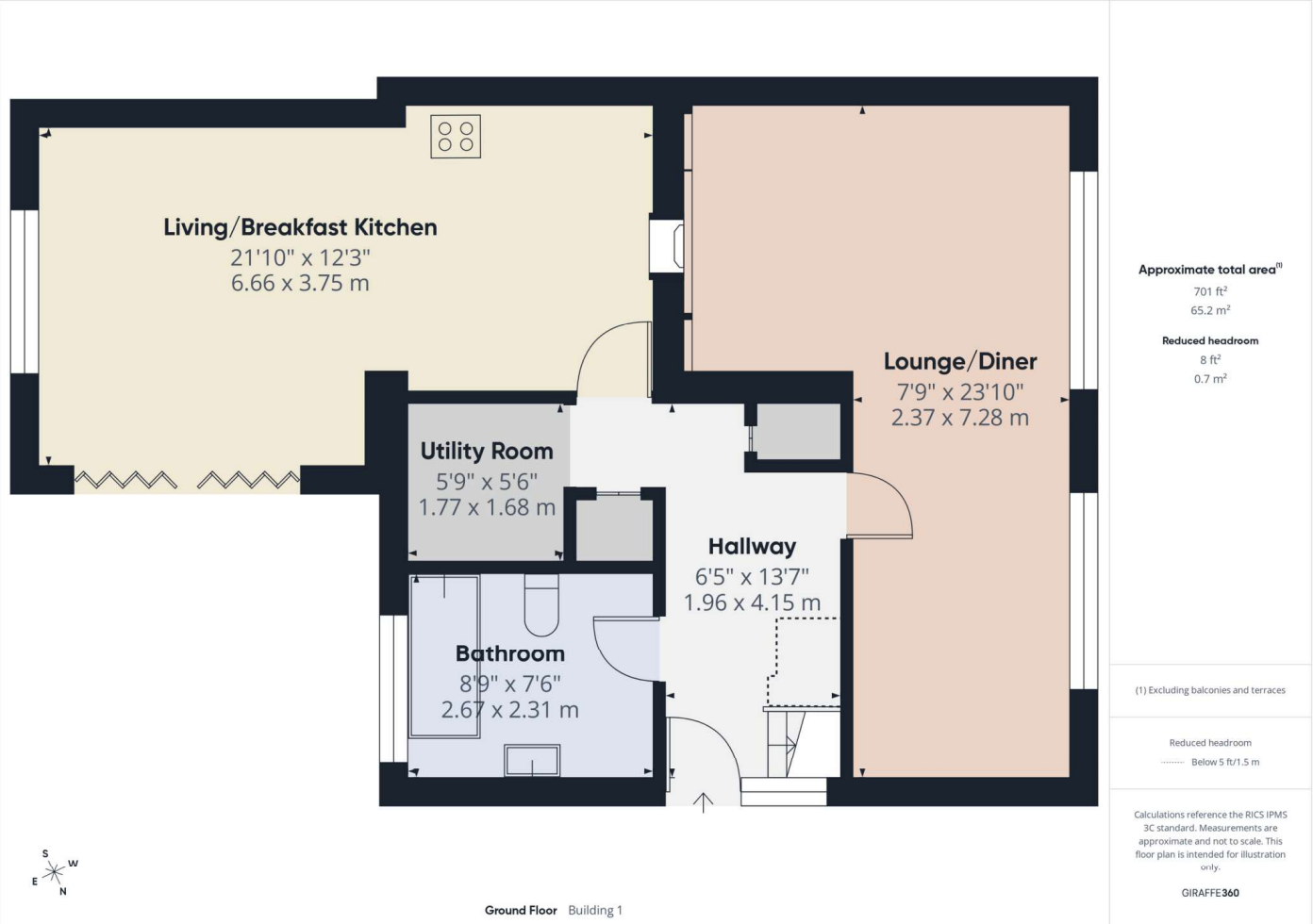




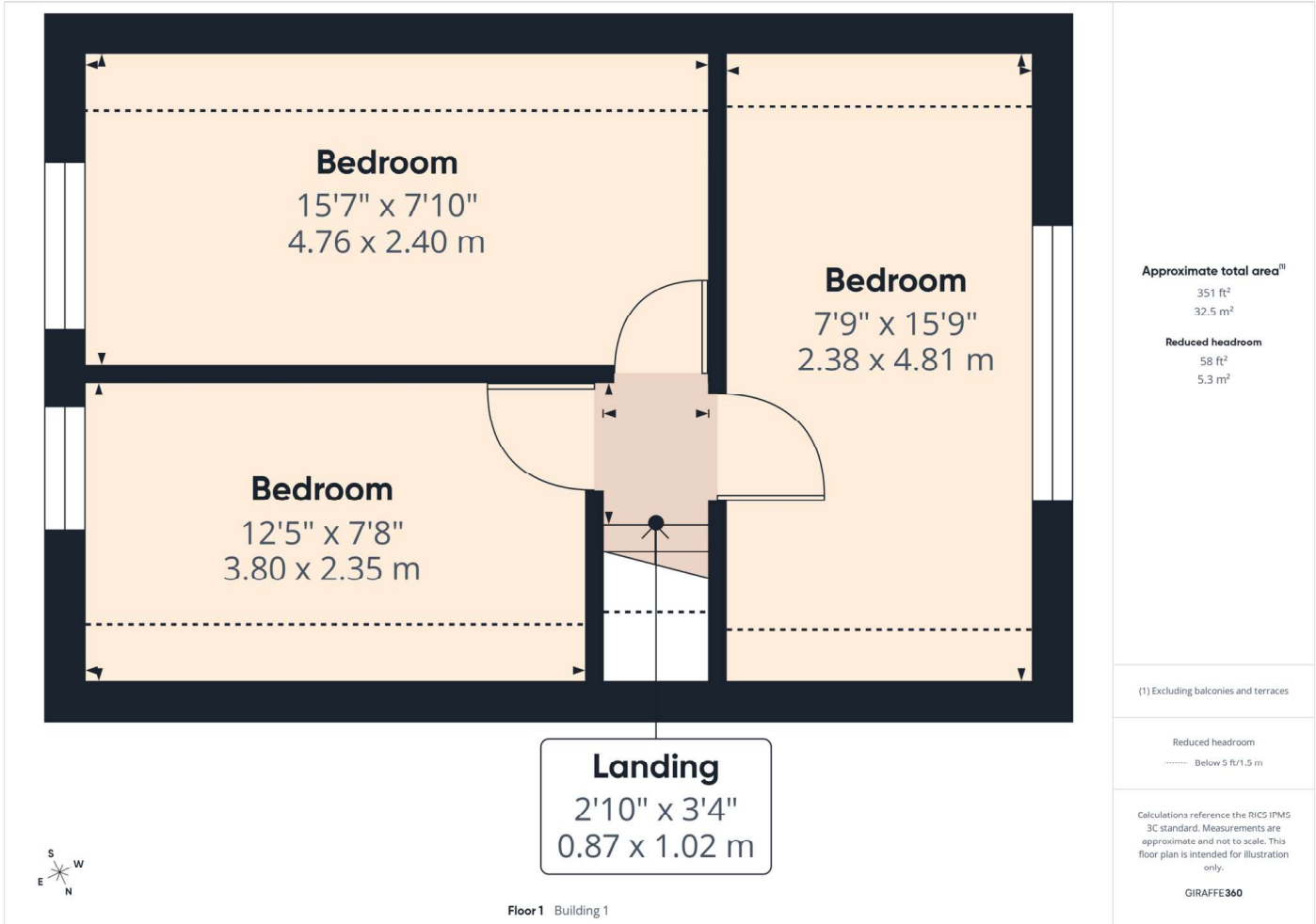




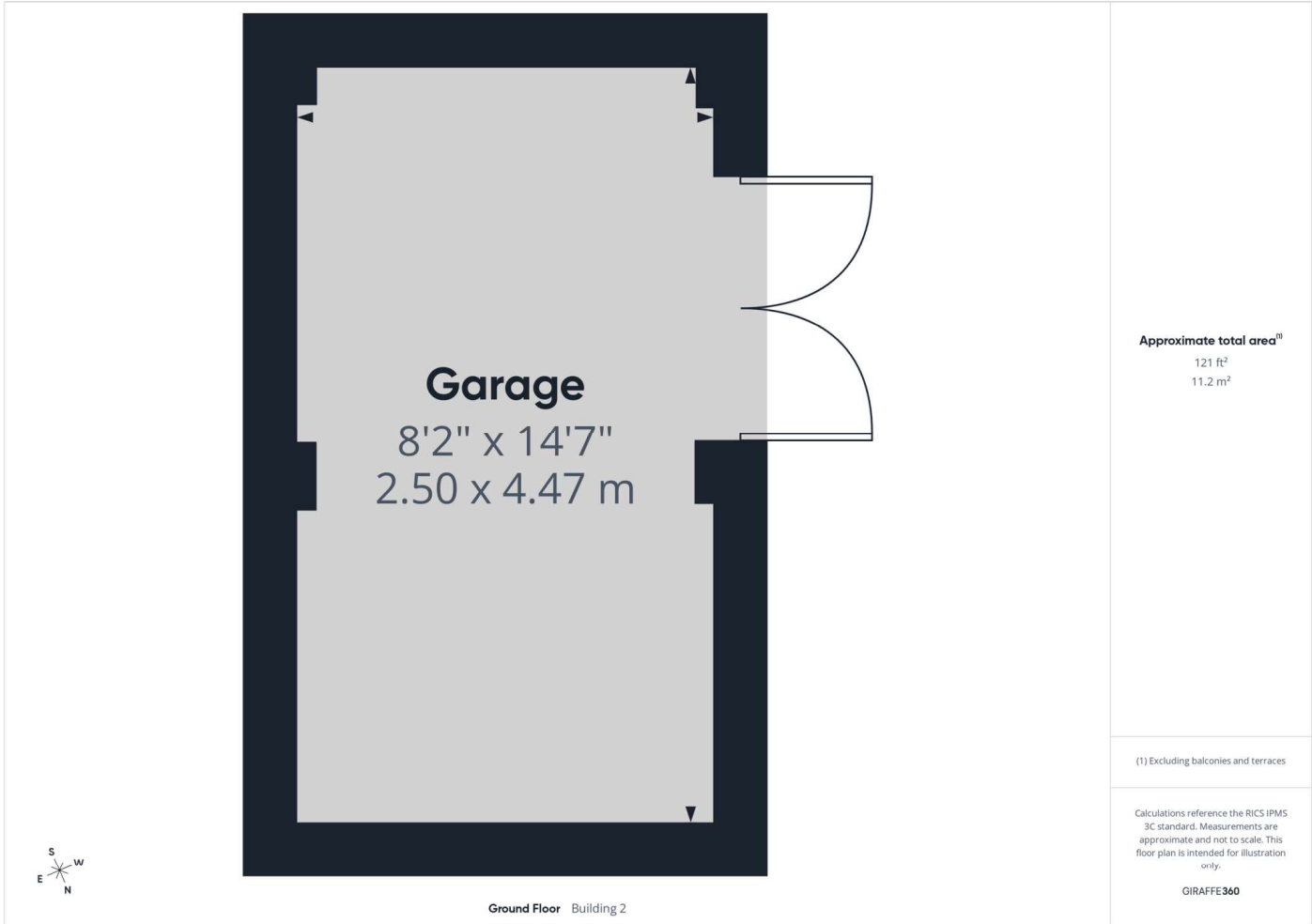
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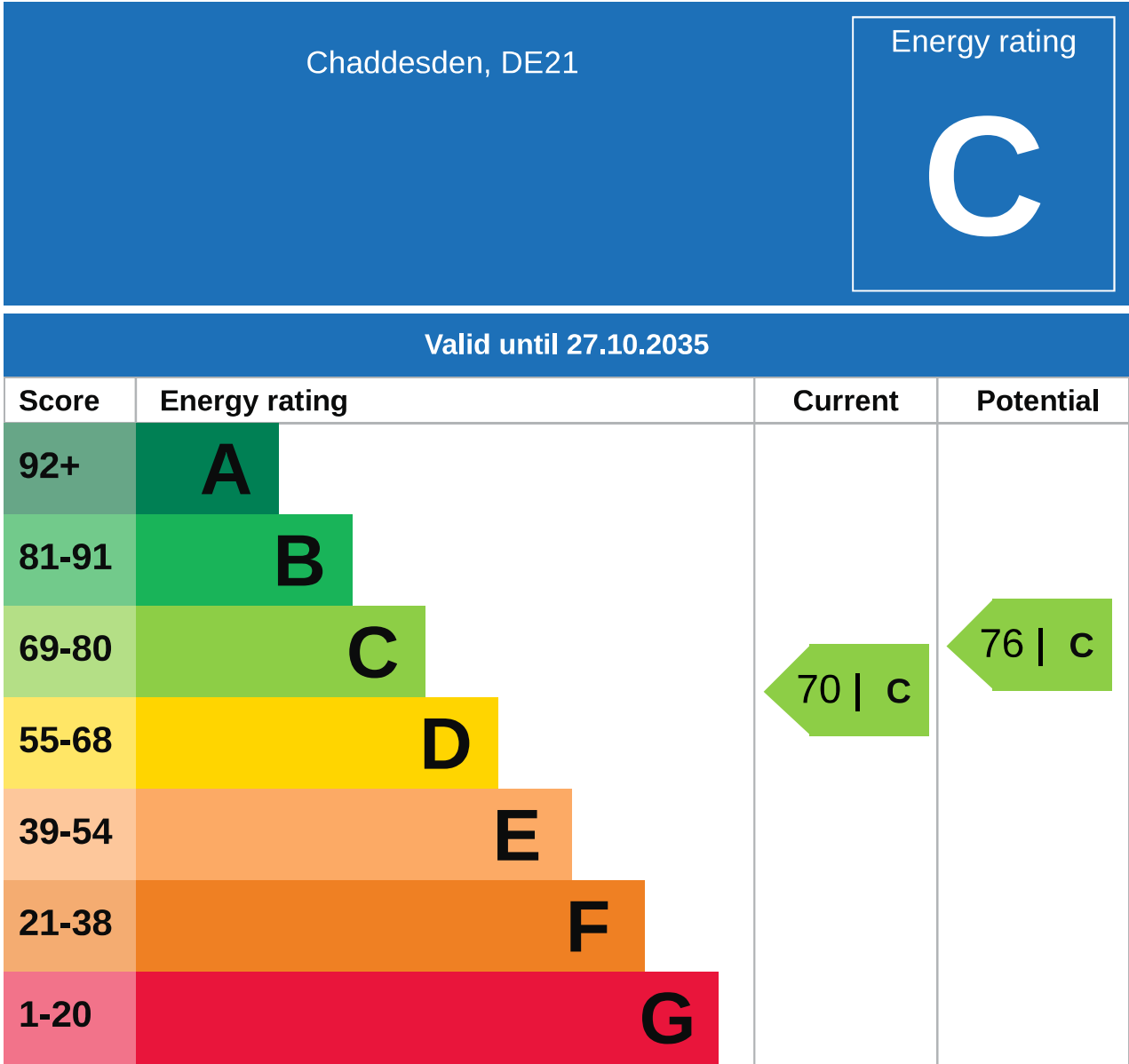
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
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:	96 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

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