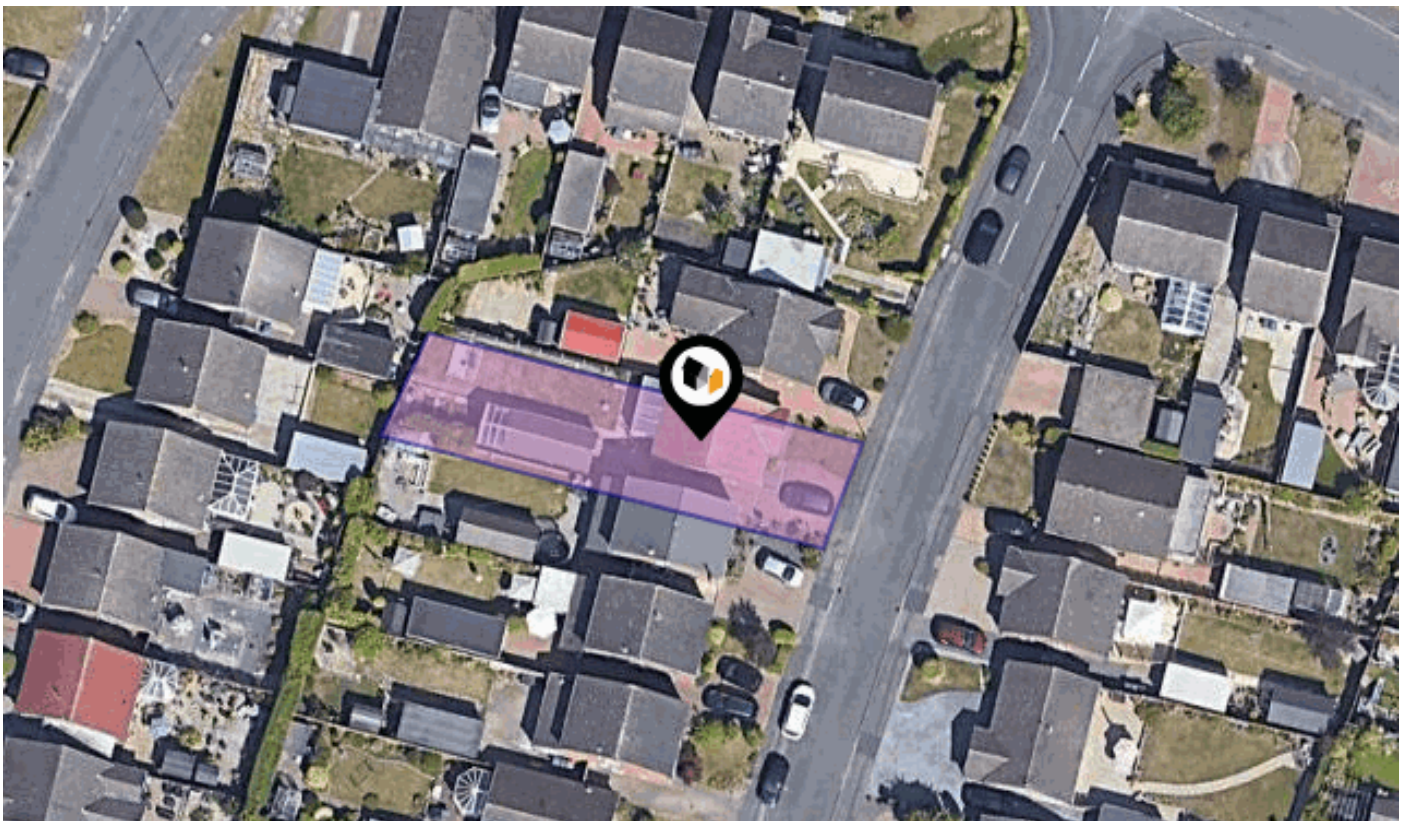




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th December 2023



DOLPHIN CLOSE, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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Introduction

Our Comments



Key Features:

- > Detached Bungalow Within Established Cul-De-Sac
- > No Upward Chain, Viewing Recommended
- > Driveway and Detached Garage
- > EPC Rating D
- > Council Tax Band C, Freehold

Property Description:

A well-maintained presented detached bungalow offered to the market with no upward chain and benefits from double glazing, gas fired central heating, off-road parking and a detached brick-built garage.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, lounge/diner, fitted kitchen, conservatory, two bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations, the front incorporates a block paved driveway providing off-road parking, good size garage and an enclosed rear garden.

Dolphin Close is ideally located close to local shops, well regarded schools, public transport routes and amenities within the area. The property also benefits from excellent road links with the A52, M1 Motorway, A50 and access to Spondon village and local amenities. An internal viewing is highly recommended.

Room Measurements & Details:

Side Reception Hallway:

Lounge/Dining Room: 16' 5" x 10' 1" (5.00m x 3.07m)

Fitted Kitchen: 13' 4" x 7' 8" (4.06m x 2.34m)

Conservatory: 13' 0" x 7' 1" (3.96m x 2.16m)

Bedroom One: 13' 2" x 10' 7" (4.01m x 3.22m)

Bedroom Two: 9' 4" x 7' 4" (2.84m x 2.23m)

Bathroom: 9' 4" x 4' 7" (2.84m x 1.40m)

Outside: There are gardens to both front and rear elevations, the front incorporates a block paved driveway providing off-road parking. The driveway continues to the side elevation and wrought iron gates provide access to a larger than average BRICK BUILT GARAGE with up and over door, light, power and inspection pit. There is a potting shed to the rear of the garden. The rear garden is enclosed and laid mainly to lawn.

Property Overview



Property

Type:	Detached
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.08 acres
Council Tax :	Band C
Annual Estimate:	£1,698
Title Number:	DY103056
UPRN:	100030309231

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)

8	36	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



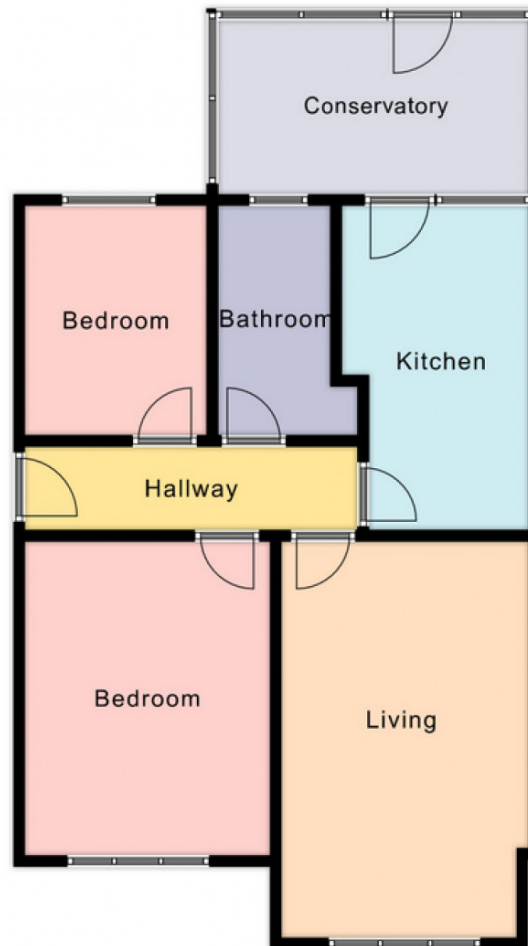
Gallery Photos



Gallery Photos



DOLPHIN CLOSE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

D

Valid until 12.12.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

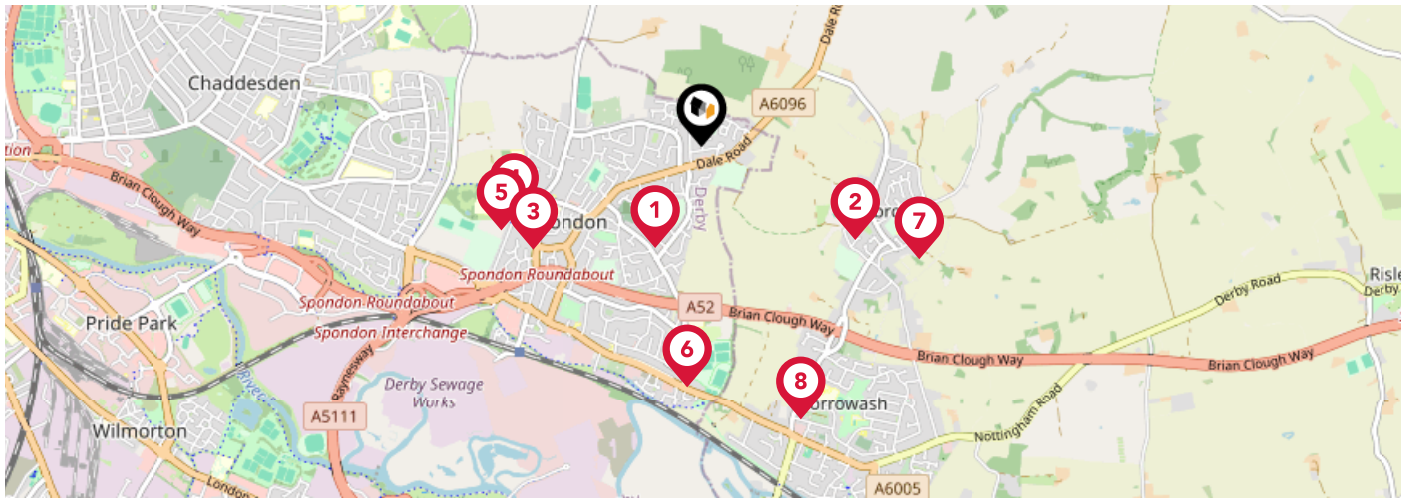
Property

EPC - Additional Data

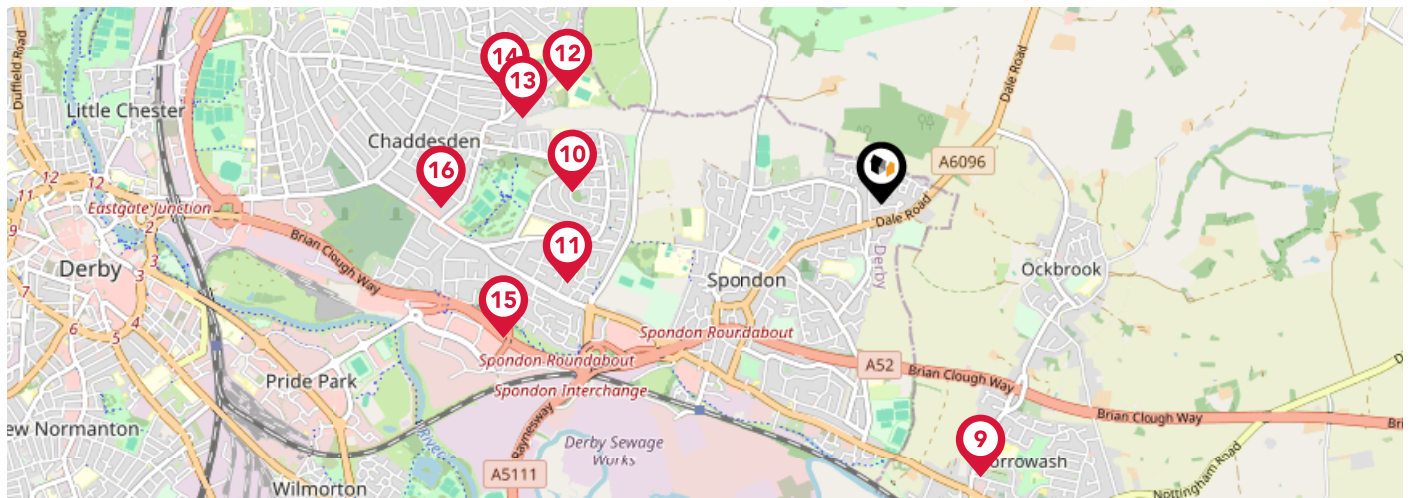


Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	58 m ²

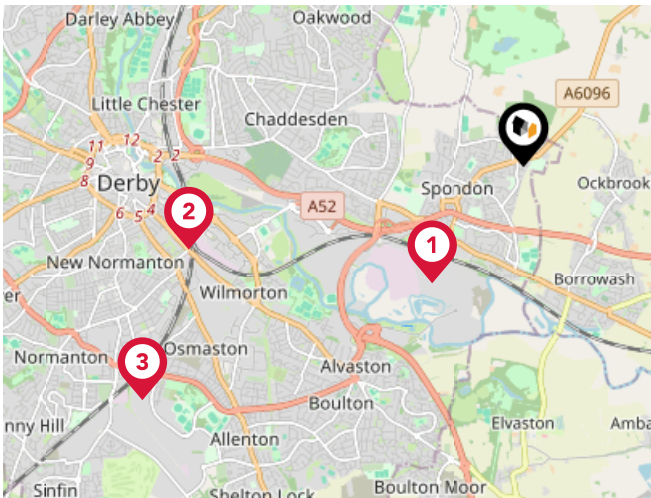


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



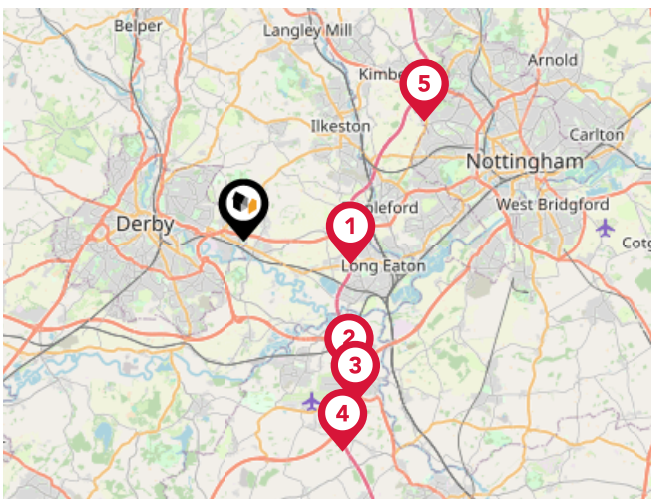
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	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



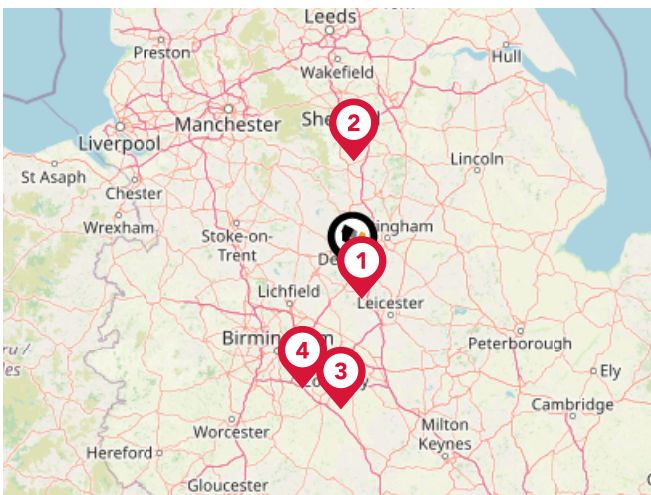
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.33 miles
2	Derby Rail Station	3.09 miles
3	Peartree Rail Station	4.01 miles



Trunk Roads/Motorways

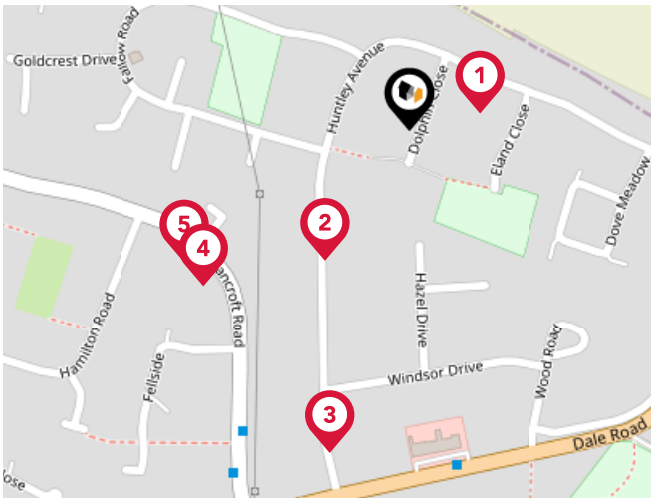
Pin	Name	Distance
1	M1 J25	3.91 miles
2	M1 J24A	6.12 miles
3	M1 J24	7.04 miles
4	M1 J23A	8.35 miles
5	M1 J26	7.76 miles



Airports/Helipads

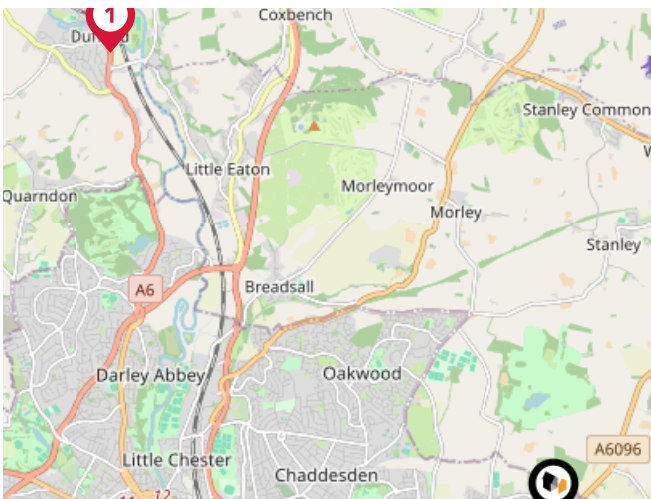
Pin	Name	Distance
1	East Midlands Airport	7.41 miles
2	Sheffield City Airport	32.39 miles
3	Coventry Airport	38.86 miles
4	Birmingham International Airport	35.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dolphin Close	0.04 miles
2	Badger Close	0.09 miles
3	Huntley Avenue	0.19 miles
4	Barton Close	0.14 miles
5	Barton Close	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.78 miles
2	Toton Lane Tram Stop	5.42 miles
3	Inham Road Tram Stop	5.86 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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

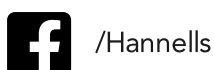


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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