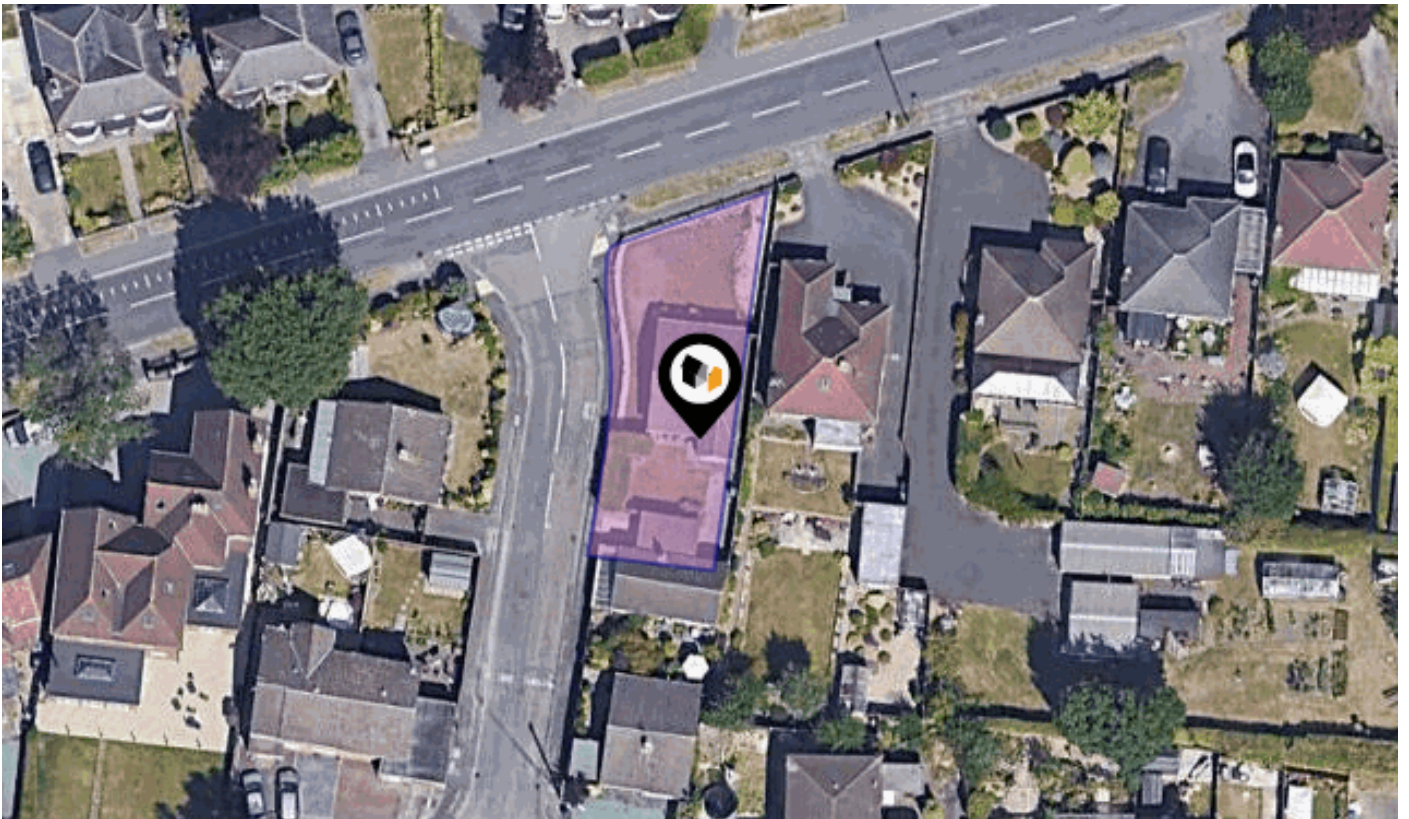




# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 20<sup>th</sup> December 2023**



## **DREYFUS CLOSE, SPONDON, DERBY, DE21**

### **Hannells**

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

# Introduction

## Our Comments



### Key Features:

- > Modernised Detached Bungalow
- > Three Good Sized Bedrooms
- > Beautiful Stylish Fitted Bathroom
- > Modern High Specification Fitted Dining Kitchen
- > EPC Rating C

### Property Description

**\*\* PREMIER PROPERTY \*\*** Located in the most sought-after area of Spondon, this extended, much improved and modernised detached bungalow offers a spacious lounge, stunning modern fitted kitchen, and bathroom, three good sized bedrooms and a detached garage at the rear. Offered for sale with no upward chain, viewing is highly recommended!

Benefiting from gas central heating and uPVC double glazing, the accommodation in brief comprises: Entrance Hall with feature laminate flooring and wall mounted designer radiator; spacious lounge with feature laminate flooring; inner hall giving access to a beautiful modern fitted dining kitchen with a range of modern wall, base and drawer units, high specification Stoves oven, induction hob and extractor and French doors opening to the rear garden; master bedroom with double windows; two further good sized bedrooms and a superb stylish modern fitted bathroom with feature hand wash basin and vanity unit, feature tiling and bath with shower over and glass screen.

To the front of the property is a most generous driveway providing ample off-road parking for several vehicles. To the rear is a good sized and enclosed garden with feature high quality patio slabs, decked seating area, lawn and a detached garage accessed via gates to the side of the property.

Dreyfus Close is well situated for Spondon village and its range of shops, schools, and transport links together with excellent road links for the A52 and M1, A50 and Nottingham East Midlands Airport. Viewing is highly recommended.

### Room Measurement & Details

#### Entrance Hall:

**Lounge:** 4.60 x 3.10

#### Inner Hall:

**Kitchen Diner:** 4.39 x 3.07

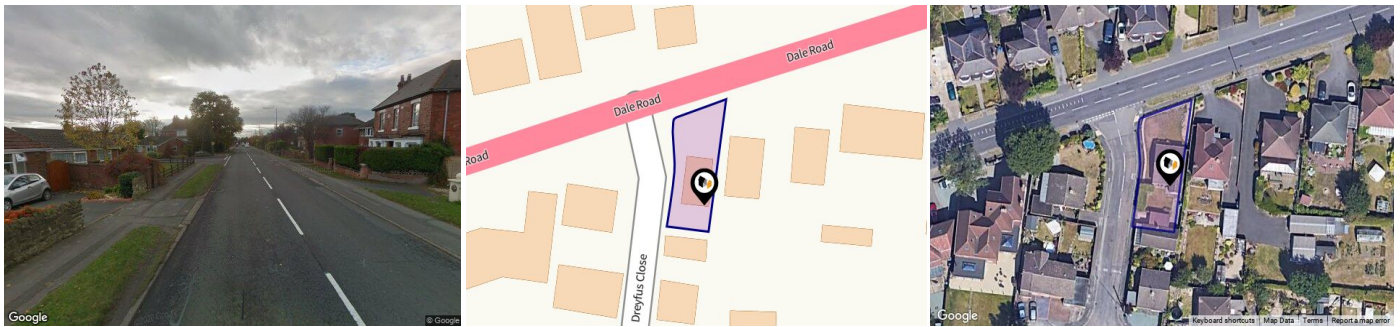
**Bedroom One:** 4.78 x 3.15

**Bedroom Two:** 2.97 x 2.54

**Bedroom Three:** 3.81 x 2.16

**Bathroom:** 2.59 x 2.11

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£328
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	527 ft <sup>2</sup> / 49 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,486		
<b>Title Number:</b>	DY60218		
<b>UPRN:</b>	100030309902		

## Local Area

<b>Local Authority:</b>	Derby City
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>69</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *1, Dreyfus Close, Spondon, Derby, DE21 7RR*

<b>Reference - 23/00188/FUL</b>
<b>Decision:</b> Pending Consideration
<b>Date:</b> 09th February 2023
<b>Description:</b> Single storey front and side extensions dwelling (porch, store, enlargement of bedrooms and lounge) and formation of a vehicular access to Dale Road
<b>Reference - 03/15/00332</b>
<b>Decision:</b> Permitted
<b>Date:</b> 18th March 2015
<b>Description:</b> Single Storey Extension To Dwelling (Enlargement Of Lounge And Bedroom) And Raising Of Roof Height And Installation Of Dormer To Form Rooms In The Roof Space (Bedroom And En-Suite)

# Gallery Photos





# Gallery Photos



## DREYFUS CLOSE, SPONDON, DERBY, DE21





# Property EPC - Certificate



Spondon, DE21

Energy rating

**C**

Valid until 03.01.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	69   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

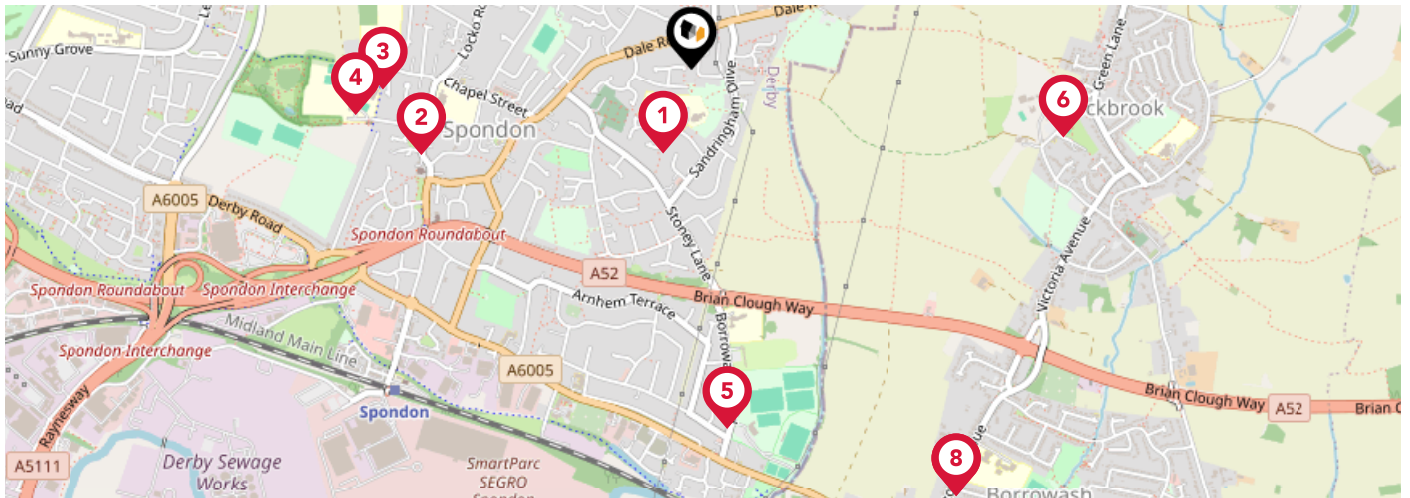
## EPC - Additional Data



### Additional EPC Data

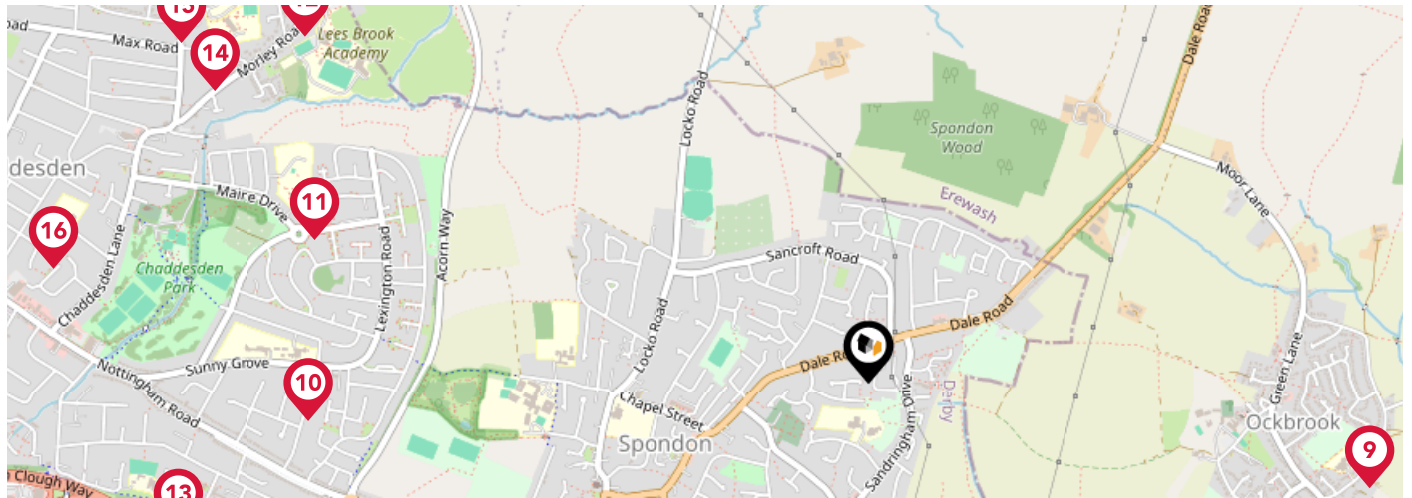
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	49 m <sup>2</sup>

# Area Schools



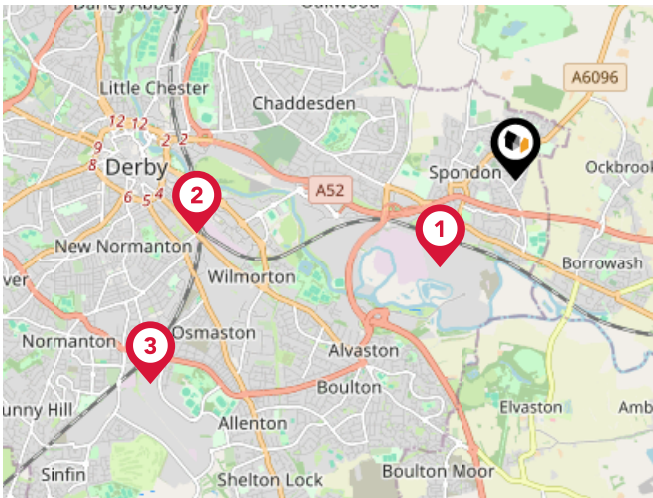
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Asterdale Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Ockbrook School</b> Ofsted Rating: Not Rated   Pupils: 301   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Ashbrook Infant School</b> Ofsted Rating: Good   Pupils: 150   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



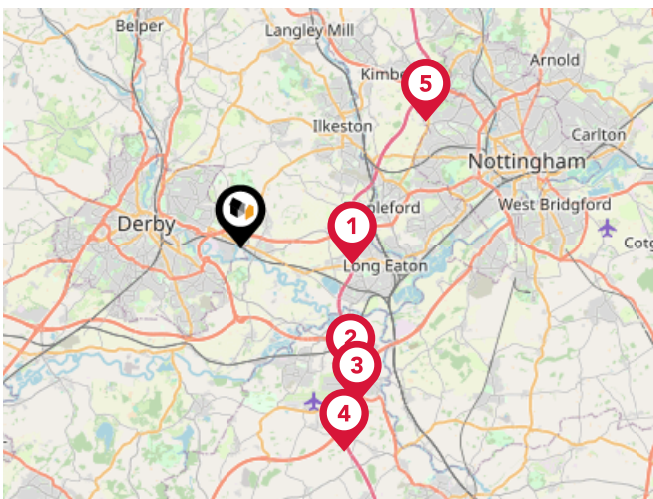
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 218   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance: 1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



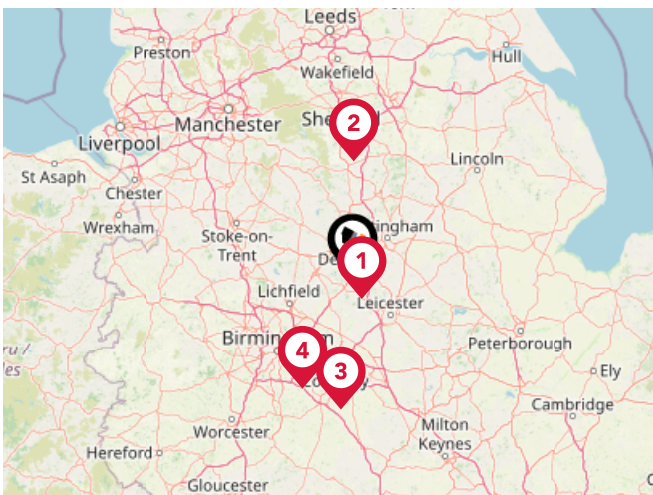
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.03 miles
2	Derby Rail Station	2.9 miles
3	Peartree Rail Station	3.75 miles



## Trunk Roads/Motorways

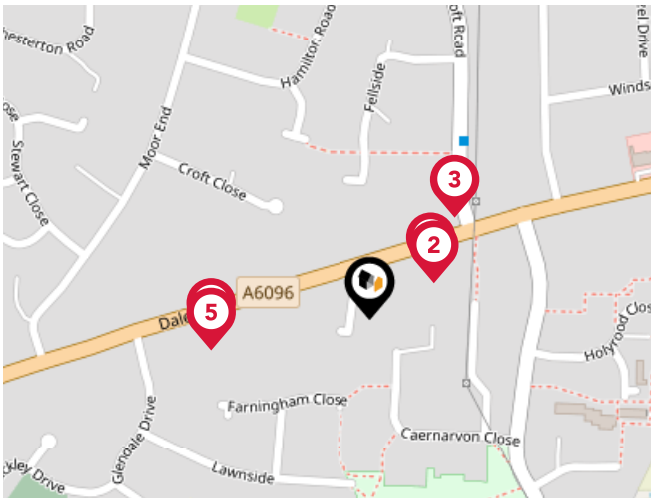
Pin	Name	Distance
1	M1 J25	4.01 miles
2	M1 J24A	6.01 miles
3	M1 J24	6.9 miles
4	M1 J23A	8.18 miles
5	M1 J26	8.03 miles



## Airports/Helipads

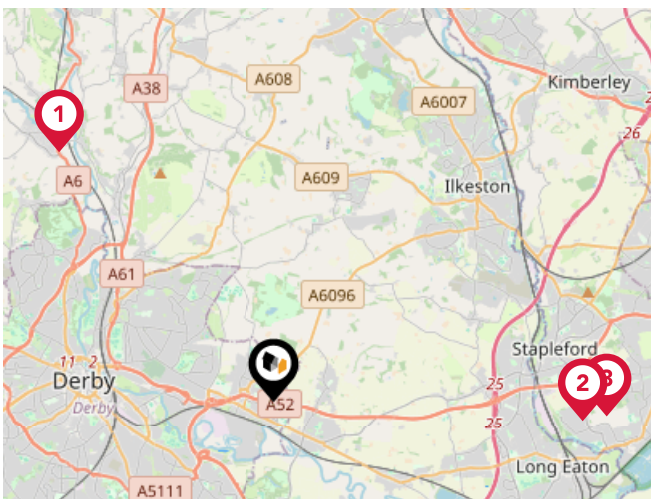
Pin	Name	Distance
1	East Midlands Airport	7.21 miles
2	Sheffield City Airport	32.66 miles
3	Coventry Airport	38.58 miles
4	Birmingham International Airport	35.46 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Sancroft Road	0.04 miles
2	Sancroft Road	0.04 miles
3	Fellside	0.07 miles
4	Glendale Drive	0.09 miles
5	Glendale Drive	0.09 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.88 miles
2	Toton Lane Tram Stop	5.54 miles
3	Inham Road Tram Stop	5.99 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

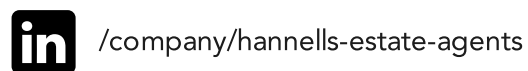
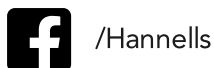


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

