

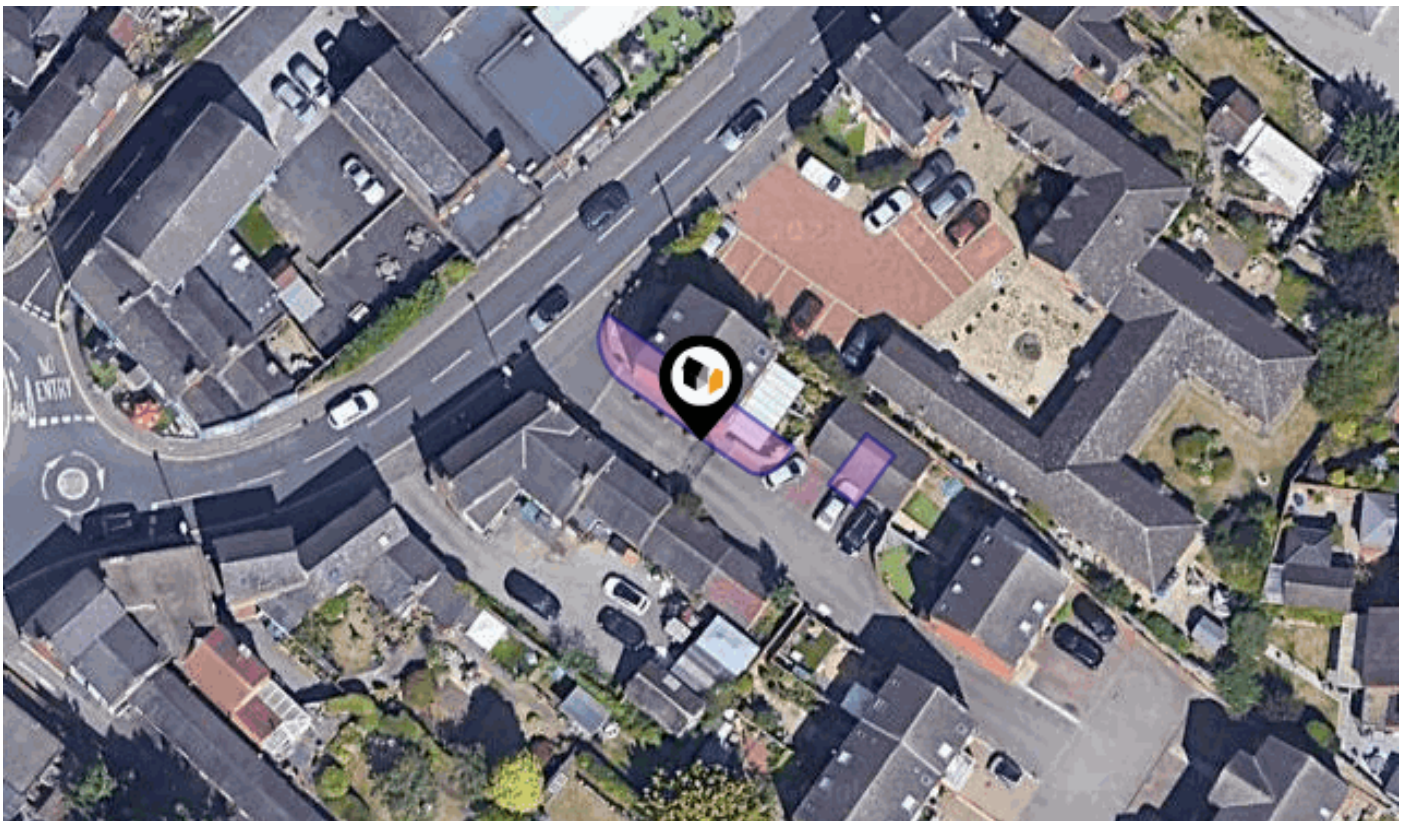


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10<sup>th</sup> January 2024



## MOOR STREET, SPONDON, DERBY, DE21

### Hannells

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### Key Features:

- > Well Appointed And Presented Semi-Detached Home
- > Within The Heart of Spondon Village
- > No Upward Chain, Early Viewing Recommended
- > EPC Rating C
- > Council Tax Band C, Freehold

### Property Description

This modern, well-appointed and presented three storey semi-detached home is situated within the heart of Spondon village and offers a master bedroom with dressing room and an en-suite shower room, brick garage and is available with no upward chain and viewing is recommended.

The property benefits from gas fired central heating via a recently fitted combination central heating boiler, UPVC double glazing and a security alarm system and briefly comprises:- entrance porch, lounge, inner hallway with access to a cloakroom/WC and newly fitted kitchen with in-built oven and hob.

To the first floor are two bedrooms and modern family bathroom. To the second floor is a good-size master bedroom, dressing room and a shower room. Outside, there is a small garden area to the front elevation, an enclosed and paved garden to the rear together with a brick built garage within Courtyard Place development.

Spondon is well situated for major road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport together with access for Derby City Centre. Early viewing is recommended.

### Room Measurement & Details

#### Entrance Porch:

**Lounge:** (12'7" x 11'2") 3.84 x 3.40

#### Inner Hallway:

**Cloakroom/WC:** (6'0" x 4'10") 1.83 x 1.47

**Kitchen:** (11'2" x 7'9") 3.40 x 2.36

#### First Floor Landing:

**Bedroom Two:** (12'6" x 11'1") 3.81 x 3.38

**Bedroom Three:** (8'0" x 6'4") 2.44 x 1.93

**Family Bathroom:** (7'2" x 4'5") 2.18 x 1.35

#### Second Floor Landing:

**Master Bedroom:** (12'7" x 11'2") 3.84 x 3.40

**Dressing Room:** (7'3" x 5'3") 2.21 x 1.60

**Shower Room:** (7'2" x 5'7") 2.18 x 1.70

**Outside:** There is a small walled garden to the front elevation.

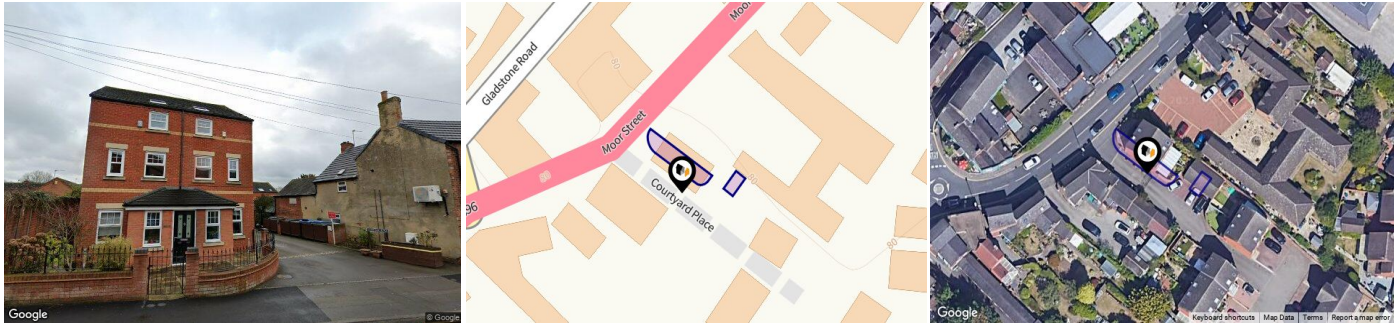
There is secured gated access to the side elevation leading to a brick garage with up and over door, light and power

The rear garden is enclosed and arranged for ease of maintenance being mostly paved and incorporates a covered seating area.

**KFB** - Key Facts For Buyers



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£154
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	957 ft <sup>2</sup> / 89 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	2005		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,698		
<b>Title Number:</b>	DY388559		
<b>UPRN:</b>	10010669790		

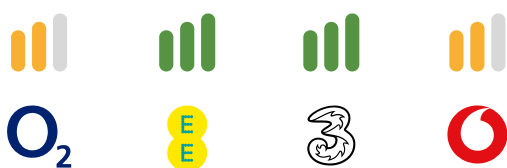
## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

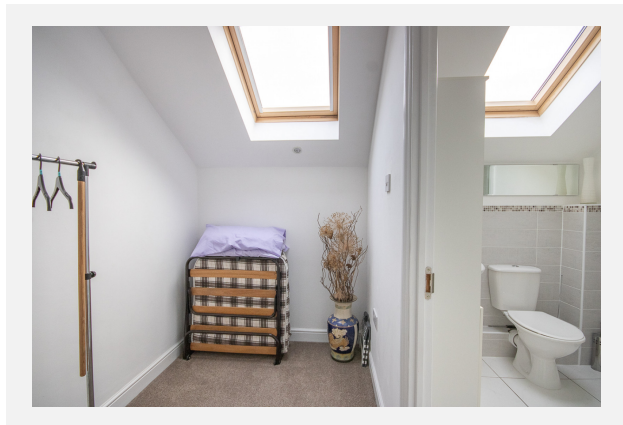
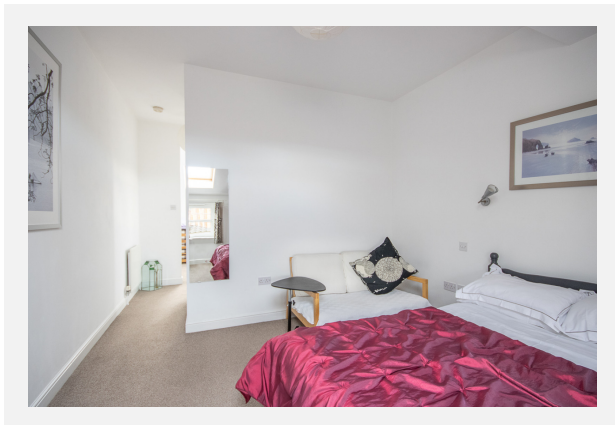
### Mobile Coverage: (based on calls indoors)



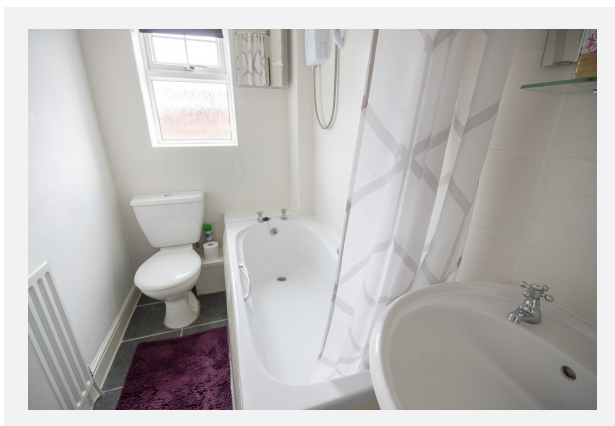
### Satellite/Fibre TV Availability:



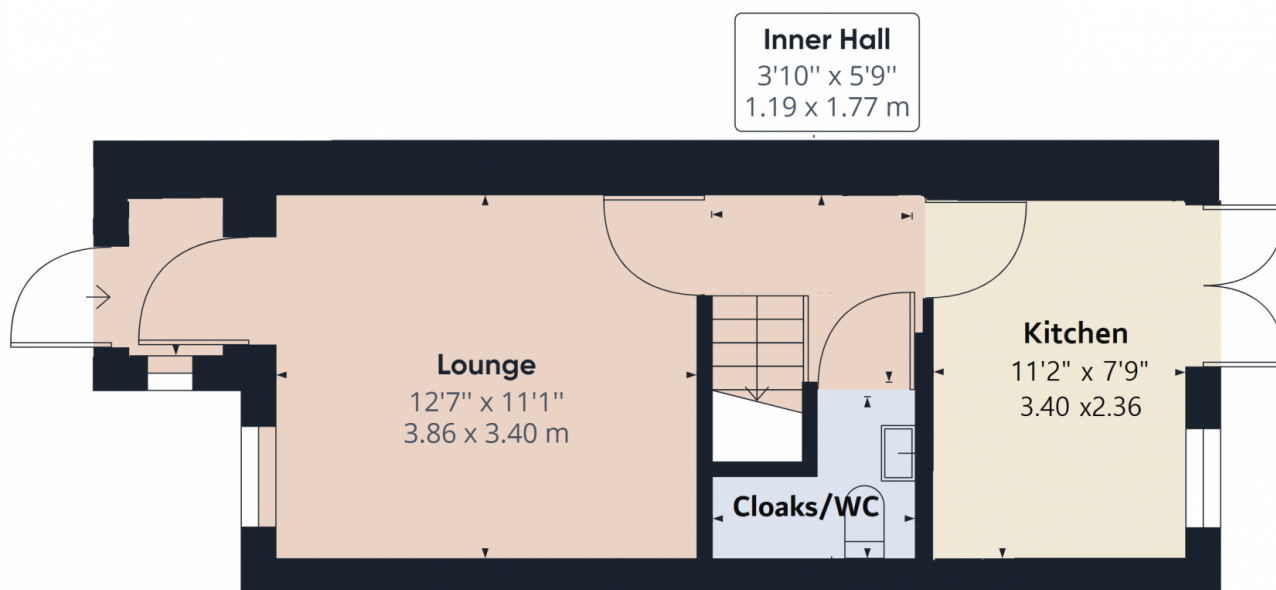
# Gallery Photos



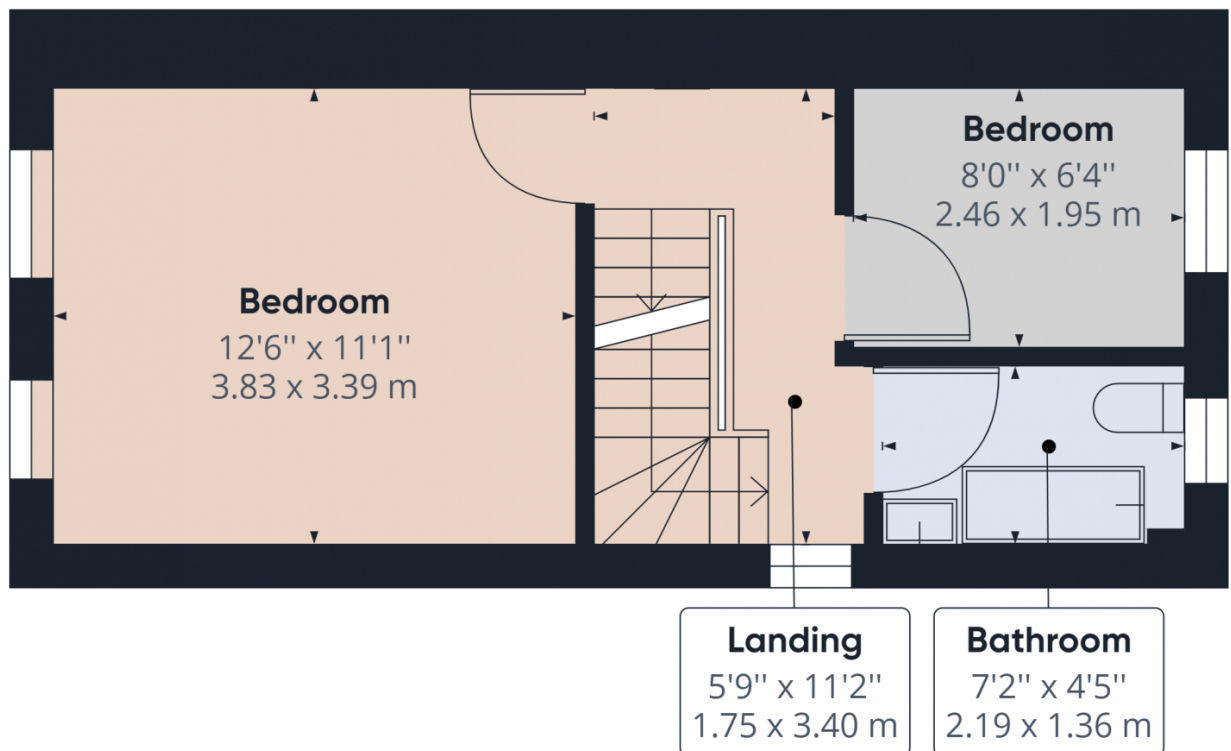




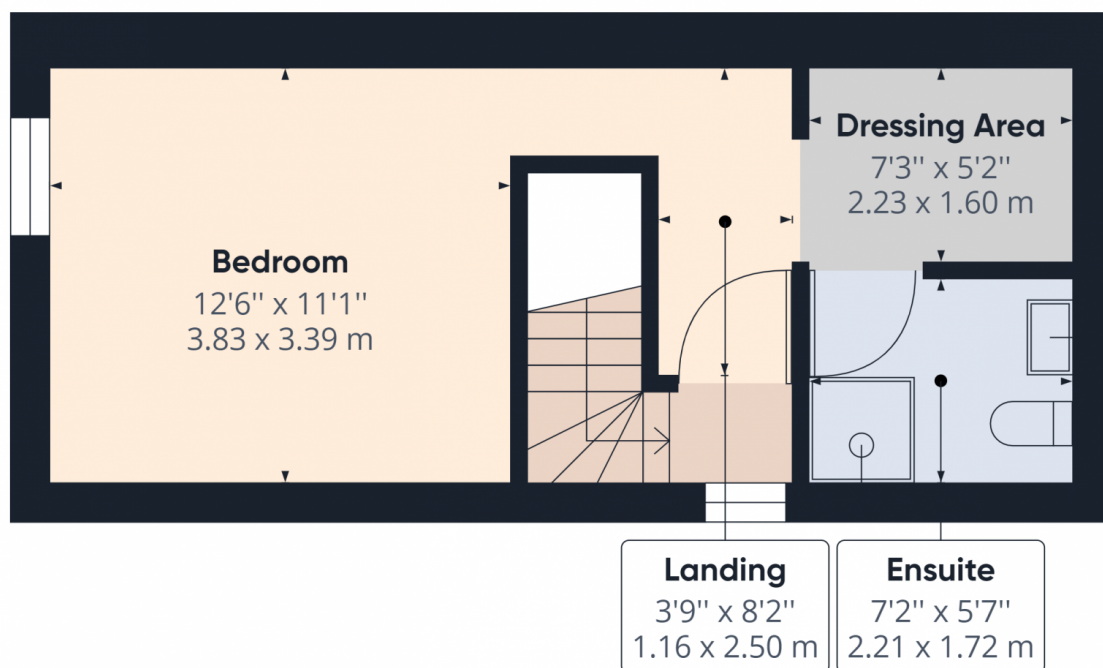
## MOOR STREET, SPONDON, DERBY, DE21



**MOOR STREET, SPONDON, DERBY, DE21**



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# Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

**C**

Valid until 03.01.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

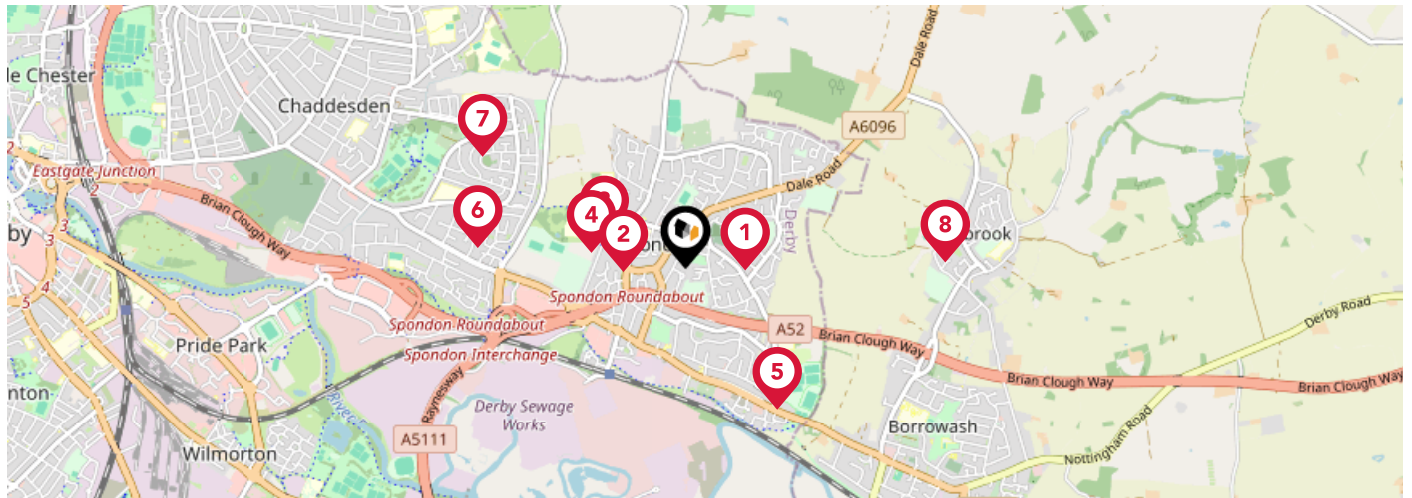
## EPC - Additional Data



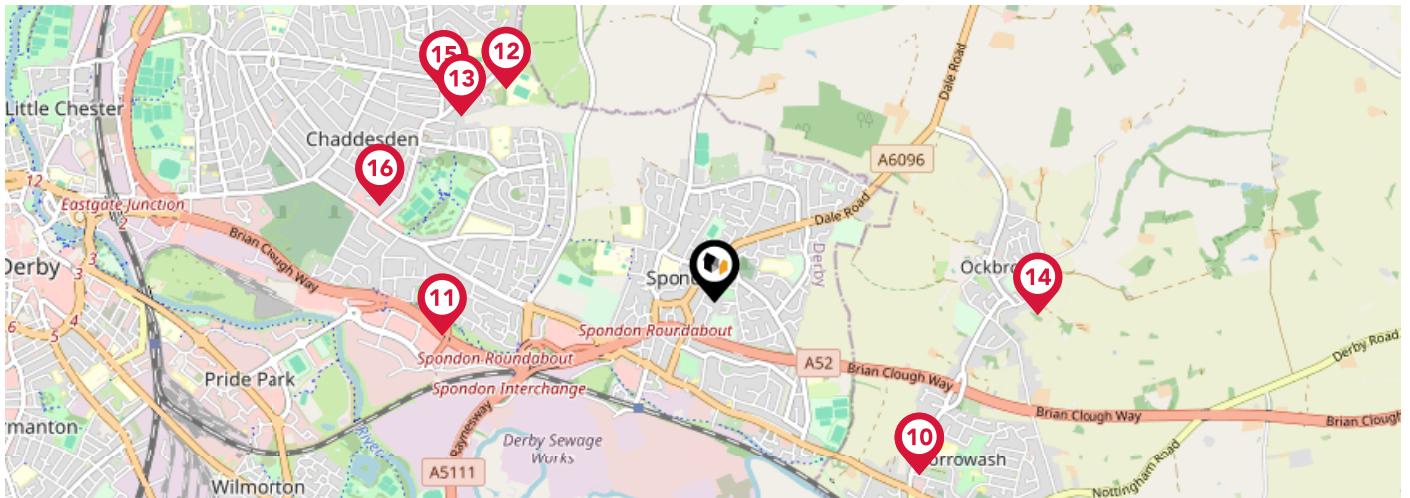
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof room(s), insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	89 m <sup>2</sup>

# Area Schools

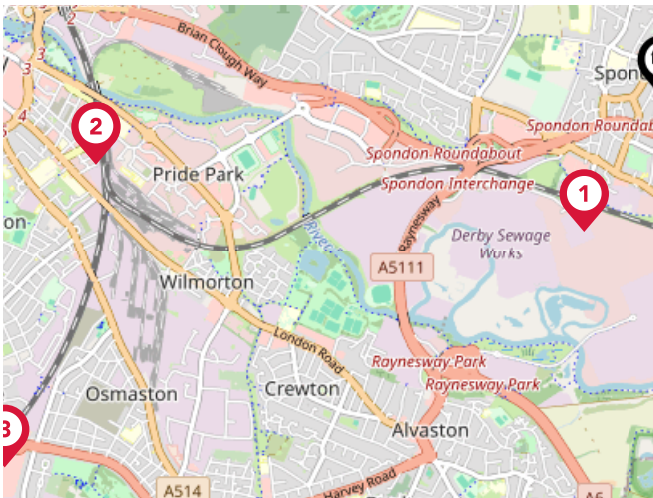


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.28	<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:0.39	<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:0.43	<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:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ockbrook School</b> Ofsted Rating: Not Rated   Pupils: 301   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



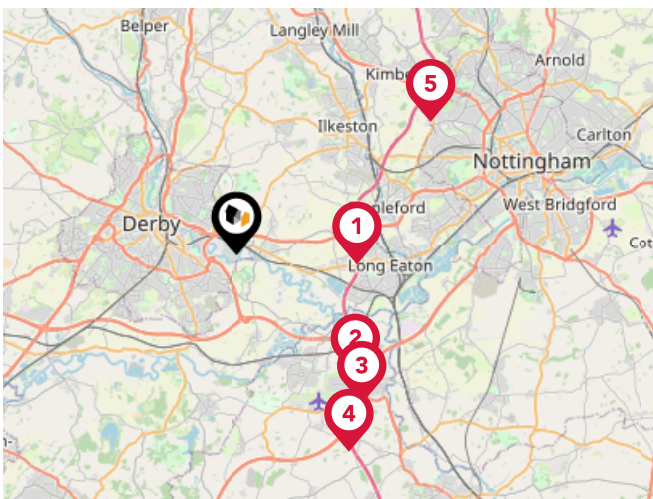
		Nursery	Primary	Secondary	College	Private
	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbrook Infant School</b> Ofsted Rating: Good   Pupils: 150   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 218   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



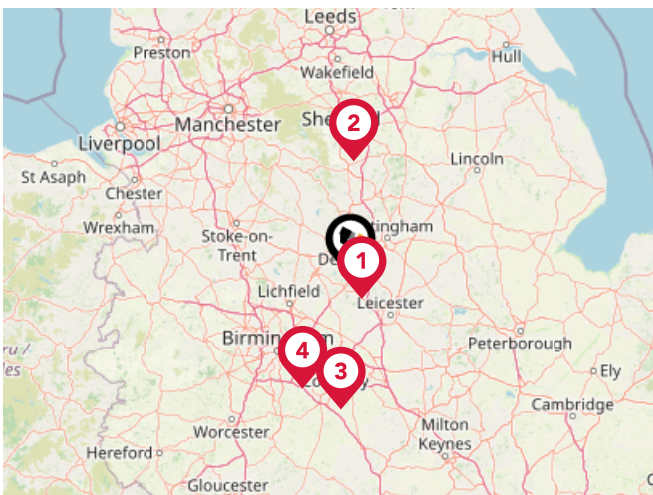
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.7 miles
2	Derby Rail Station	2.55 miles
3	Peartree Rail Station	3.38 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.31 miles
2	M1 J24A	6.09 miles
3	M1 J24	6.97 miles
4	M1 J23A	8.18 miles
5	M1 J26	8.4 miles

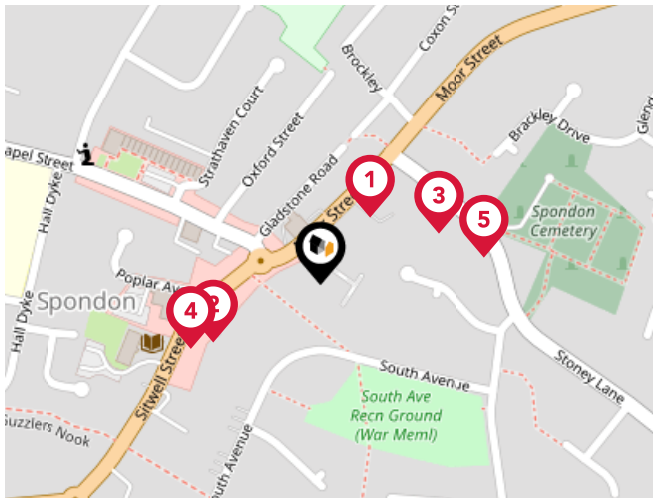


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.18 miles
2	Sheffield City Airport	32.85 miles
3	Coventry Airport	38.38 miles
4	Birmingham International Airport	35.17 miles

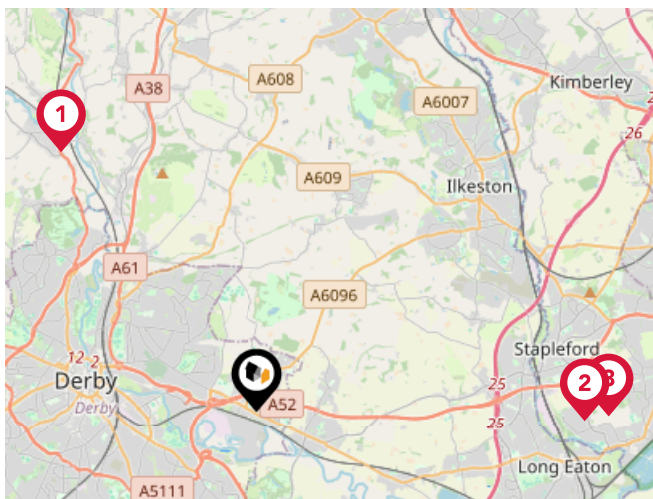


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.05 miles
2	White Swan	0.07 miles
3	Stoney Lane Cemetery	0.07 miles
4	White Swan	0.08 miles
5	Stoney Lane Cemetery	0.09 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.81 miles
2	Toton Lane Tram Stop	5.85 miles
3	Inham Road Tram Stop	6.3 miles





## Hannells

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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

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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.



## 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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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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