

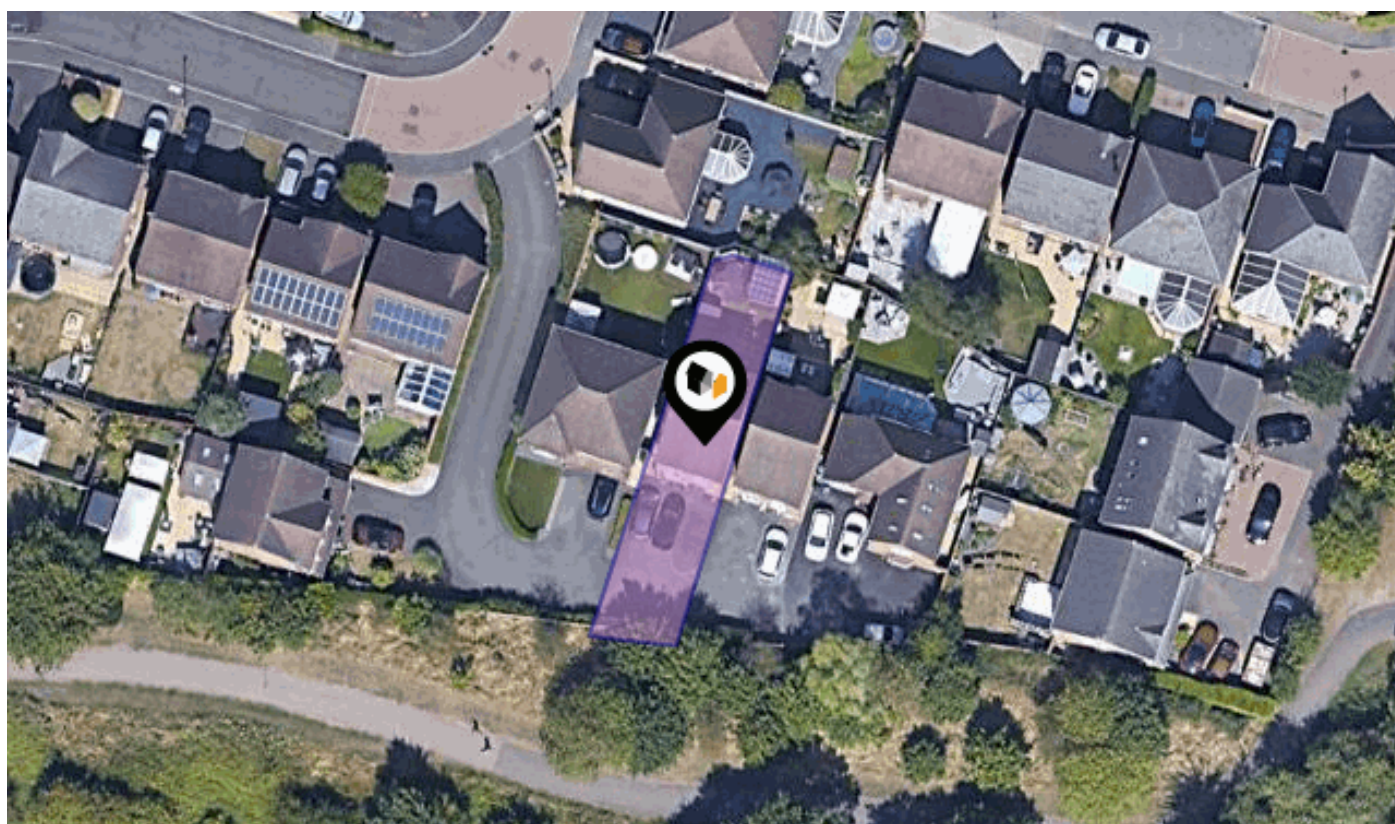


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th January 2024



ATLAS WAY, SPONDON, DERBY, DE21

Hannells

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Key Features:

- > Immaculately Presented Detached Home
- > Internal Viewing Recommended To Appreciate
- > Open Plan Lounge/Dining/Kitchen With Bi-Fold Doors
- > Modern Family Bathroom, Two En-Suite Shower Rooms
- > EPC Rating C

Property Description

Internal inspection is essential to fully appreciate this beautifully presented four bedroom detached home which offers two en-suites, a stunning open plan fitted living/dining/kitchen with bi-fold doors, further reception room with Juliet balcony, low maintenance rear garden and off-road parking.

Having the benefits of gas fired central heating, UPVC double glazing and briefly comprises of:- reception hallway, cloakroom/WC and modern high gloss kitchen opening through to the open plan living/dining area having bi-fold doors to the rear garden. To the first floor is the lounge with Juliet balcony and master bedroom with en-suite shower room. To the second floor are three further bedrooms, one having an en-suite shower room and modern family bathroom.

Outside, a double width driveway provides off road parking and to the rear is an enclosed low maintenance garden with artificial turf and raised decked seating area.

Atlas Way is conveniently located close to local amenities, shops and schools as well as having excellent road links with the A38 and A52 road networks, leading to the M1 motorway and East Midlands Airport.

Overlooking the nearby field the property is close to local walks leading along the side of the river Derwent towards Elvaston Castle Country Park. Internal viewings are highly recommended to appreciate the size and standard of the property in offer.

Room Measurement & Details

Entrance Hallway: (17'11" x 4'9") 5.46 x 1.45

Cloaks/WC:

Kitchen Area: (18'3" x 7'9") 5.56 x 2.36

Open Plan Living / Dining Area: (17'9" x 15'5") 5.41 x 4.70

First Floor Landing: (9'5" x 3'10") 2.87 x 1.17

Lounge: (14'8" x 16'10") 4.47 x 5.13

Bedroom: (11'6" x 11'4") 3.51 x 3.45

En-Suite Shower Room: (7'4" x 5'1") 2.24 x 1.55

Second Floor Landing: (9'7" x 4'5") 2.92 x 1.35

Bedroom: (10'1" x 11'7") 3.07 x 3.53

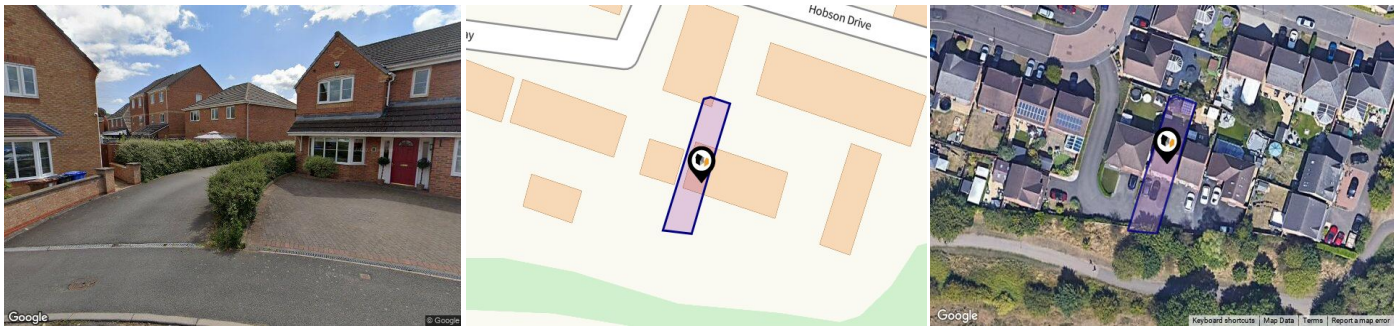
En-Suite Shower Room: (5'2" x 5'0") 1.57 x 1.52

Bedroom: (11'4" x 9'1") 3.45 x 2.77

Bedroom: (7'11" x 7'8") 2.41 x 2.34

Family Bathroom: (6'2" x 8'4") 1.88 x 2.54

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£160
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,431 ft ² / 133 m ²		
Plot Area:	0.05 acres		
Year Built :	2007		
Council Tax :	Band D		
Annual Estimate:	£1,910		
Title Number:	DY411624		
UPRN:	10010672646		

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)

14 mb/s	73 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

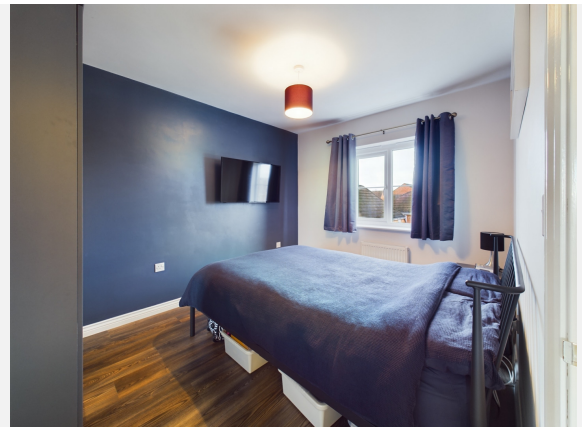


Satellite/Fibre TV Availability:





Gallery Photos



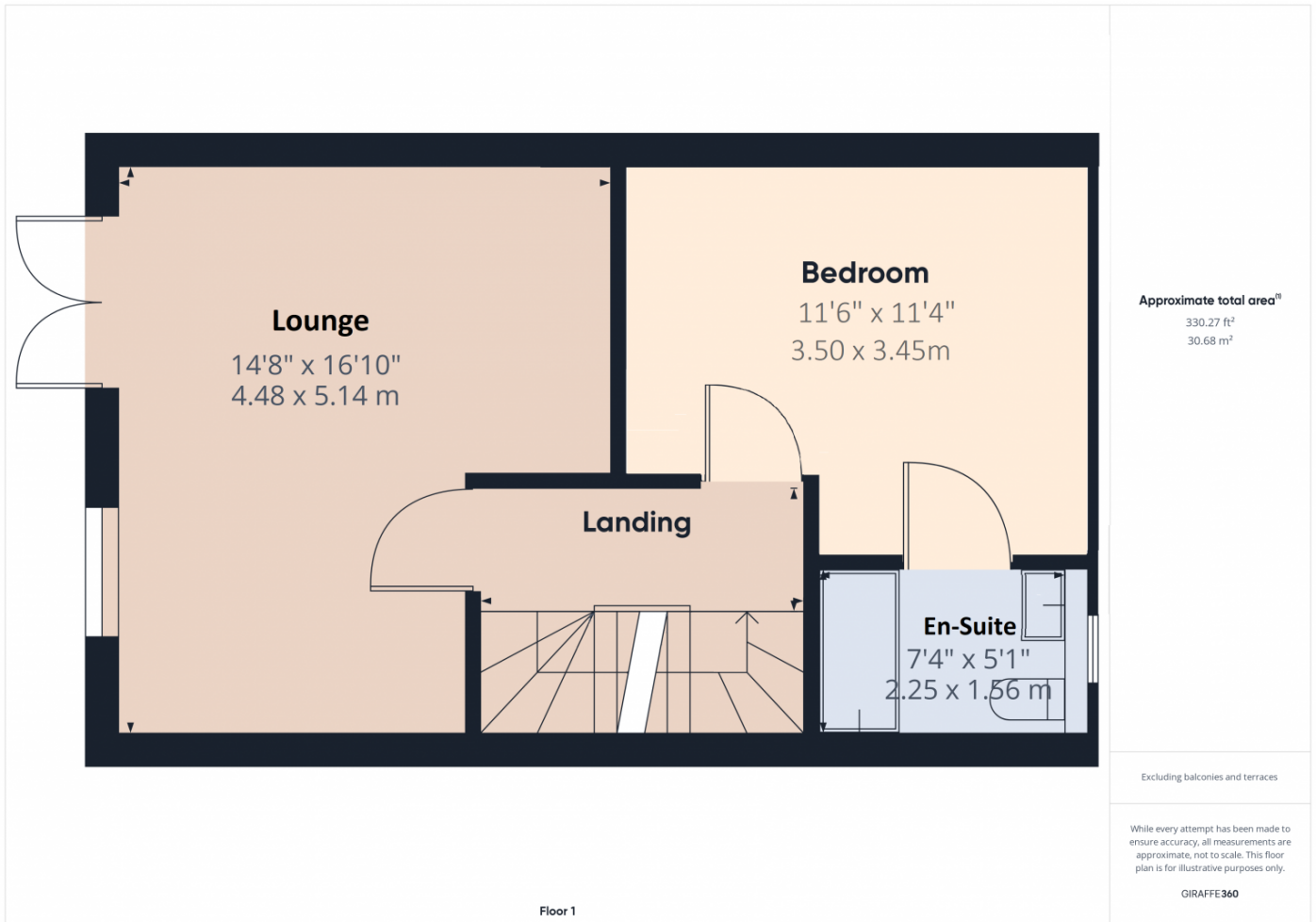
Gallery Photos



ATLAS WAY, SPONDON, DERBY, DE21



ATLAS WAY, SPONDON, DERBY, DE21



ATLAS WAY, SPONDON, DERBY, DE21



Property EPC - Certificate



Atlas Way, Spondon, DE21

Energy rating

C

Valid until 02.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

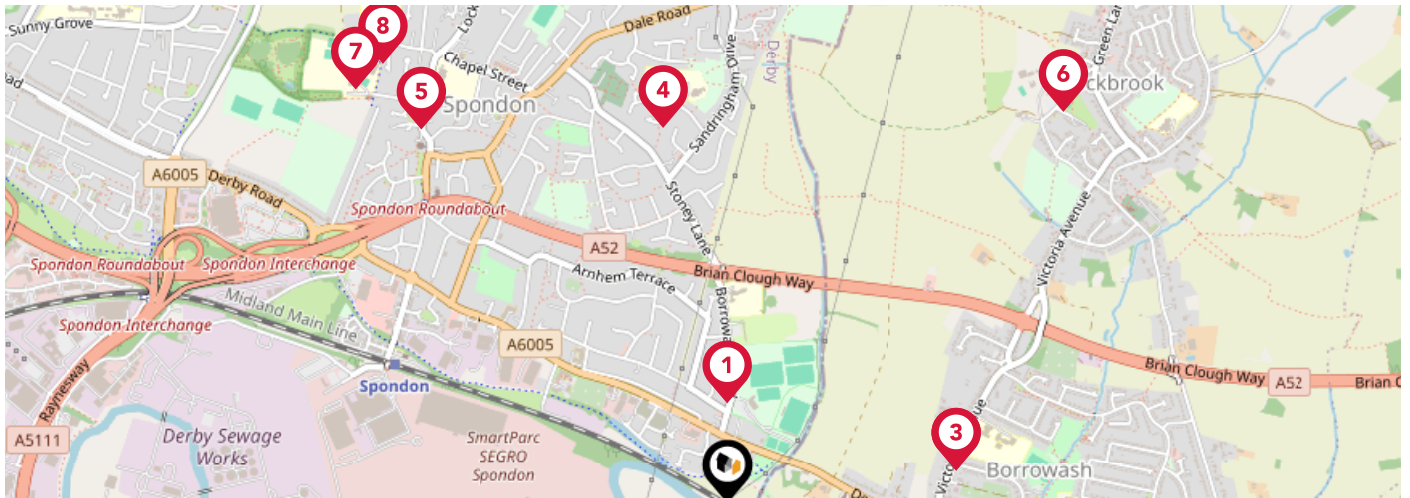
EPC - Additional Data











Additional EPC Data

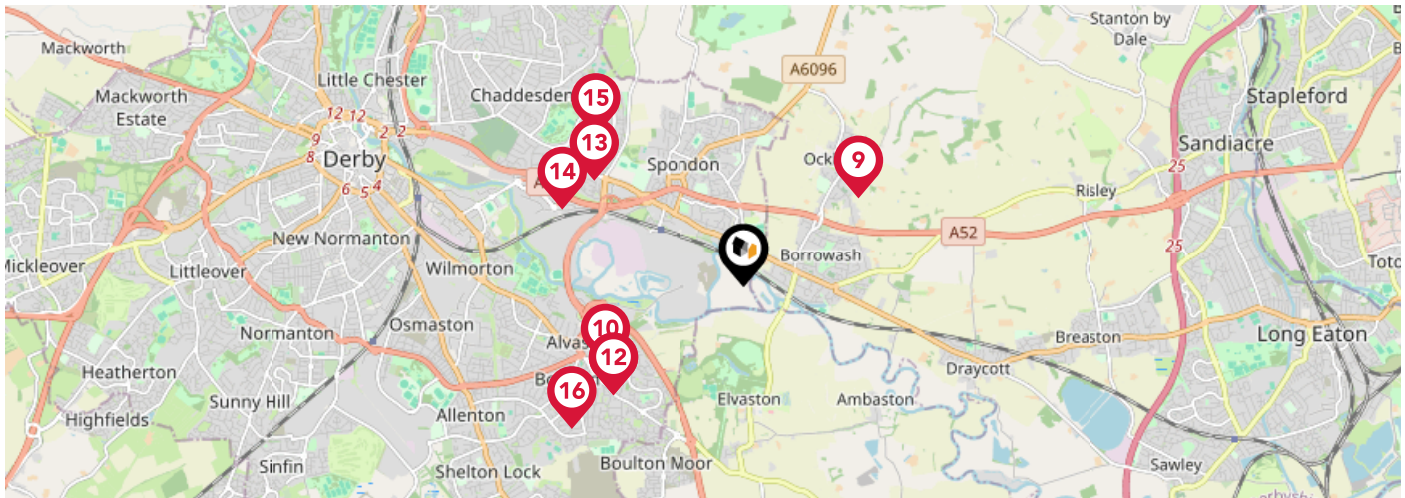
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	133 m ²

Area Schools



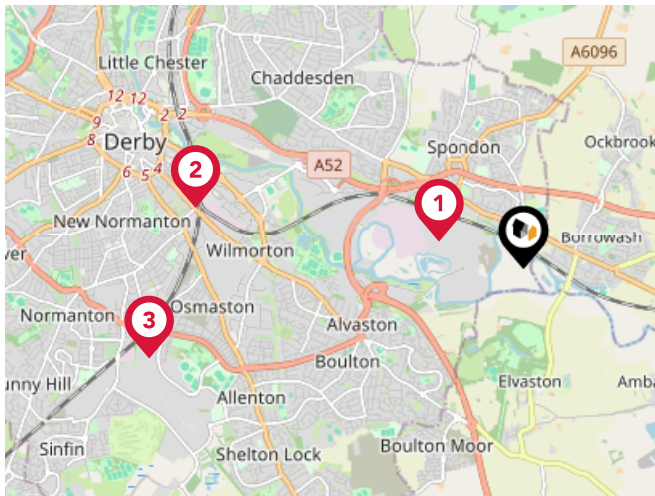
		Nursery	Primary	Secondary	College	Private
 Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.22		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:0.52		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:0.52		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.85		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:1.08		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.15		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.24		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.25		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



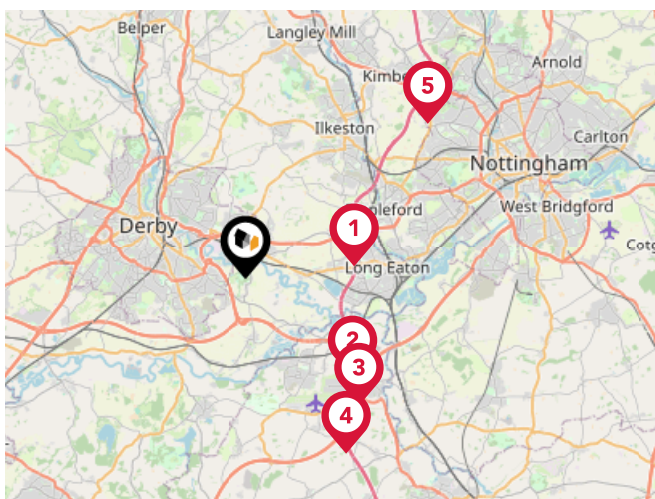
		Nursery	Primary	Secondary	College	Private
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:1.51	<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:1.63	<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:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



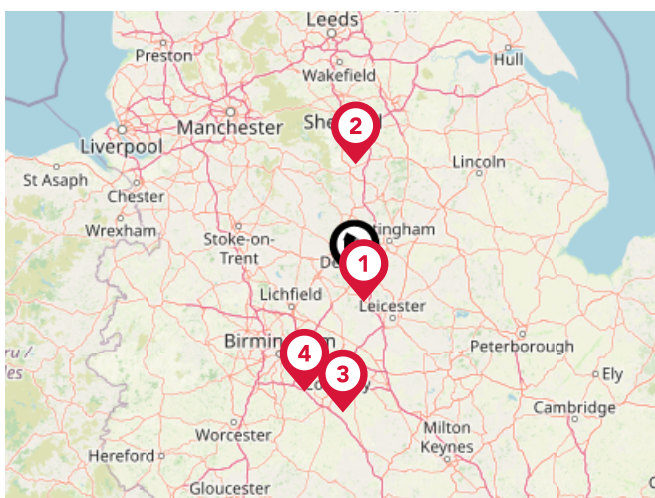
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.8 miles
2	Derby Rail Station	2.99 miles
3	Peartree Rail Station	3.44 miles



Trunk Roads/Motorways

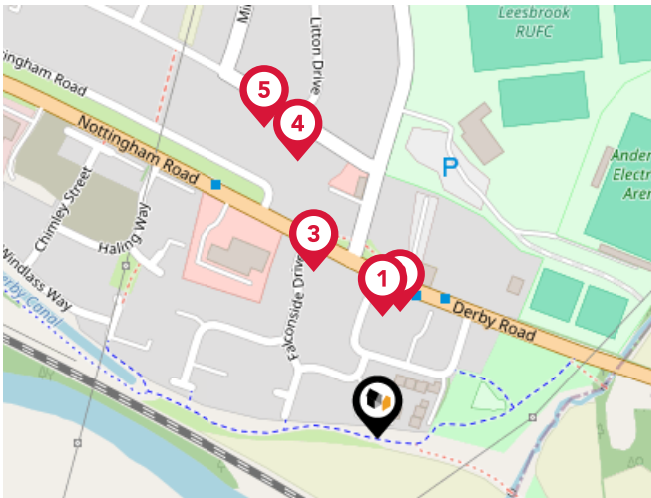
Pin	Name	Distance
1	M1 J25	3.92 miles
2	M1 J24A	5.22 miles
3	M1 J24	6.06 miles
4	M1 J23A	7.24 miles
5	M1 J26	8.59 miles



Airports/Helipads

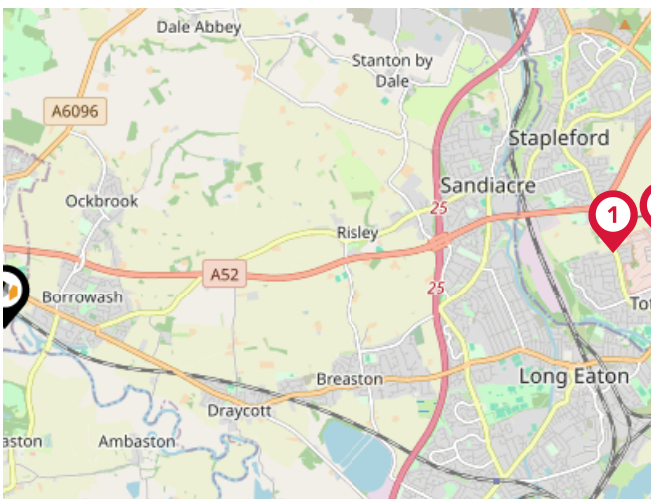
Pin	Name	Distance
1	East Midlands Airport	6.24 miles
2	Sheffield City Airport	33.68 miles
3	Coventry Airport	37.57 miles
4	Birmingham International Airport	34.56 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Borrowwash Road	0.07 miles
2	Borrowwash Road	0.07 miles
3	Clock Garage	0.1 miles
4	Borrowfield Road	0.16 miles
5	Borrowfield Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Toton Lane Tram Stop	5.49 miles
2	Inham Road Tram Stop	5.95 miles
3	Eskdale Drive Tram Stop	6.3 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

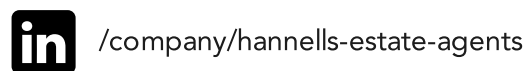
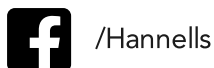


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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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