



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06<sup>th</sup> June 2023



## CLOVER CLOSE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Key Features:

- > Particularly Well Appointed And Presented Home
- > Early Viewing Highly Recommended
- > Block Paved Driveway, Detached Garage And Pleasant Rear Garden
- > EPC Rating D
- > Council Tax Band B, Freehold

### Property Description:

A particularly well maintained and presented semi detached home occupying a pleasant and established cul-de-sac location and enjoys the benefit of a most pleasant and established rear garden, a block paved driveway and detached garage.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, pleasant lounge, dining room, fitted kitchen and modern shower room.

To the first floor the landing provides access to two double bedrooms and cloakroom/WC. Outside, the property is set back within Clover Close and is approached via a block paved driveway providing off road parking and this in-turn continues to the side elevation and with access to a garage. There is a most pleasant, established and good size rear garden enjoying a south facing aspect and having a decked patio area, lawned area, mature shrubs, trees, etc.

Clover Close is a cul-de-sac of similar style properties and is well situated for Spondon village and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurements & Details:

#### Reception Hallway:

**Lounge:** 11' 0" x 10' 11" (3.35m x 3.32m)

**Dining Room:** 19' 0" x 10' 11" (5.79m x 3.32m)

**Fitted Kitchen :** 9' 10" x 8' 0" (2.99m x 2.44m)

**Shower Room :** 7' 11" x 6' 0" (2.41m x 1.83m)

#### First Floor Landing:

**Bedroom One:** 10' 0" x 9' 1" (3.05m x 2.77m)

**Bedroom Two:** 10' 10" x 9' 1" (3.30m x 2.77m)

**Cloakroom/WC:** 7' 11" x 6' 0" (2.41m x 1.83m)

**Outside:** The property is approached via a block paved driveway providing ample off road parking and this continues to the side elevation and a:- GARAGE with up and over door together with courtesy door to the side elevation.

There is gated access providing access to a most attractive, south facing mature rear garden. There is the benefit of a full width decked patio area from the accommodation and has a shaped lawned area beyond being well stocked with a range of flower, shrubs and trees. Cold water

**KFB - Key Facts For Buyers**

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£120
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	947 ft <sup>2</sup> / 88 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,486		
<b>Title Number:</b>	DY25851		
<b>UPRN:</b>	100030303076		

## 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>10</b> mb/s	<b>73</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



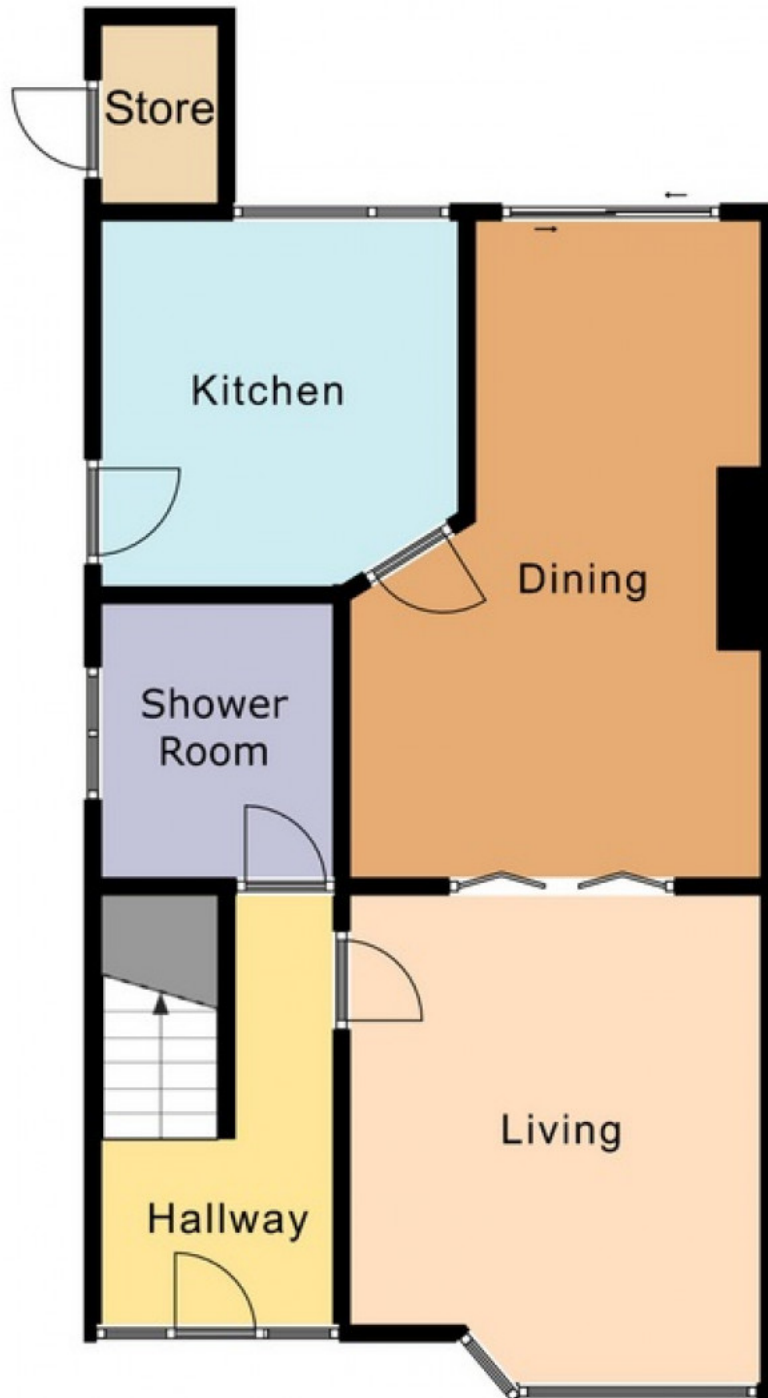


# Gallery Photos

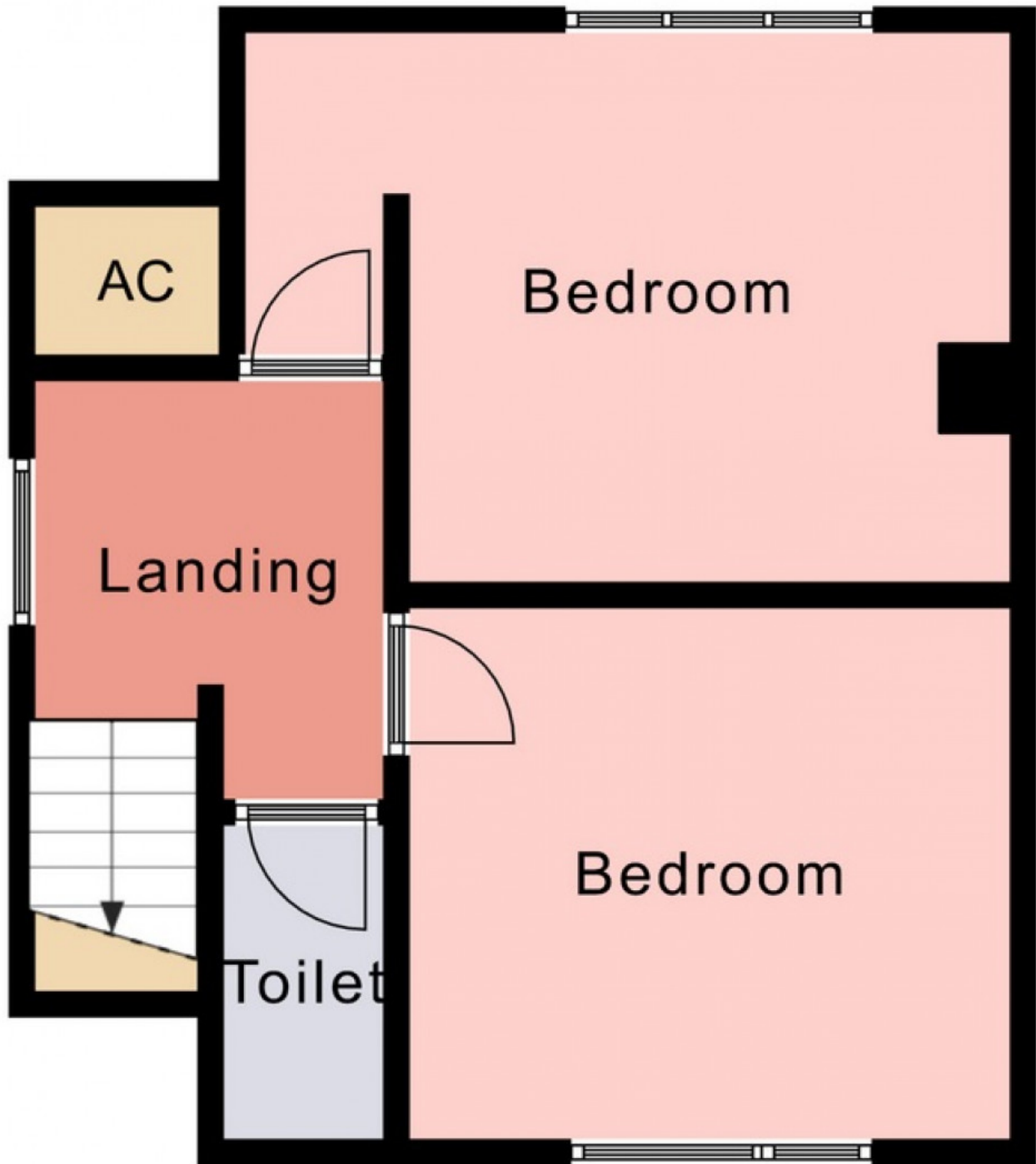




**CLOVER CLOSE, SPONDON, DERBY, DE21**



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# Property EPC - Certificate



Clover Close, Spondon, DE21

Energy rating

**D**

Valid until 01.12.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

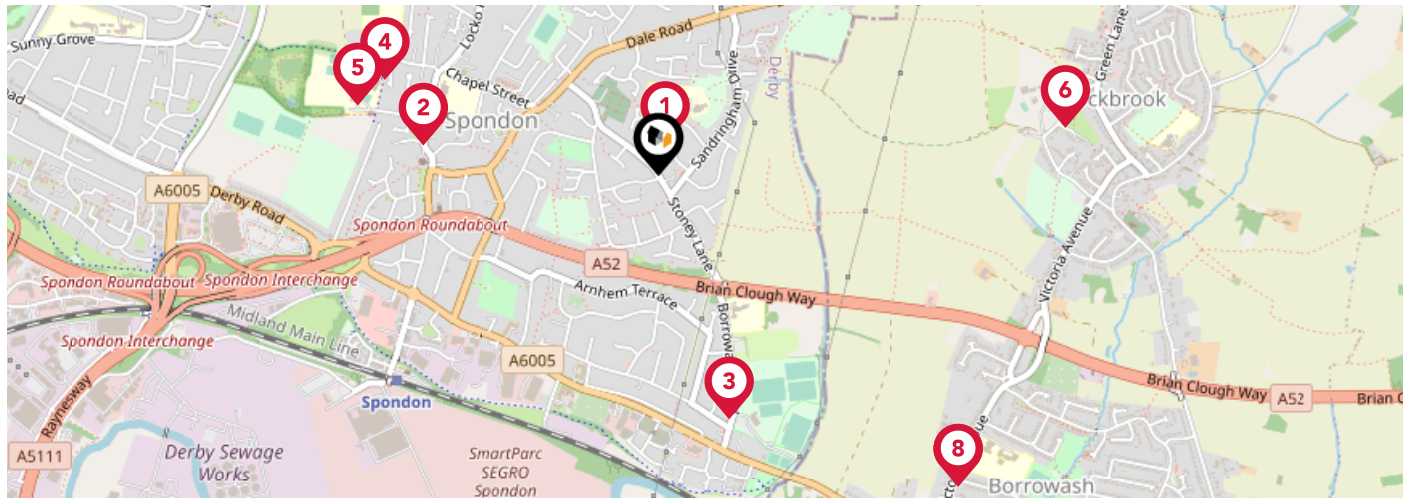
## EPC - Additional Data



### Additional EPC Data

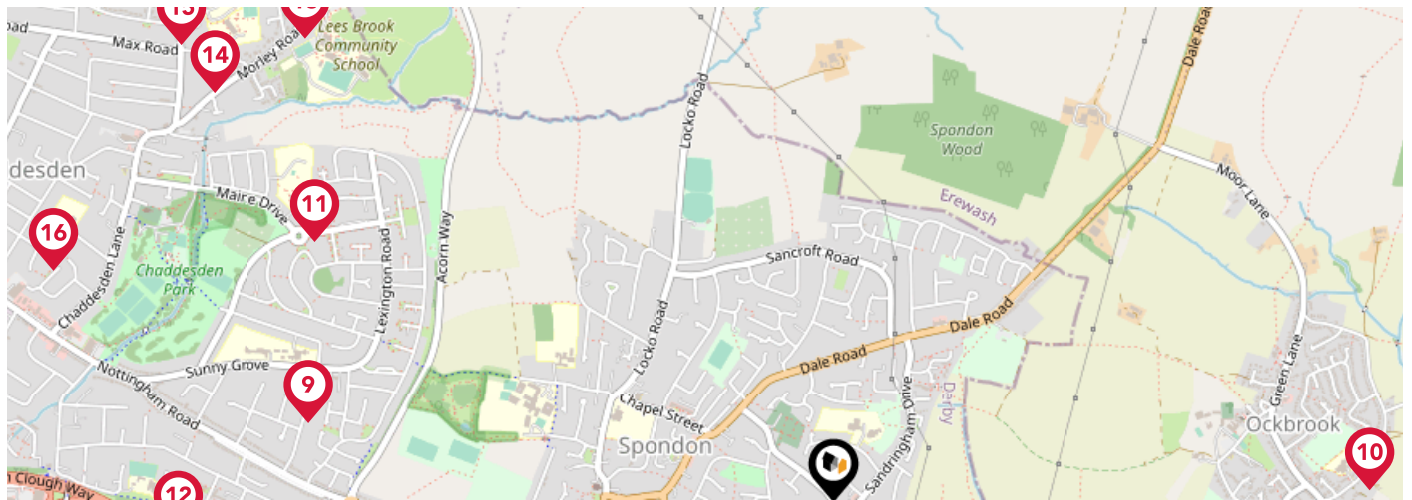
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<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, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>

# Area Schools



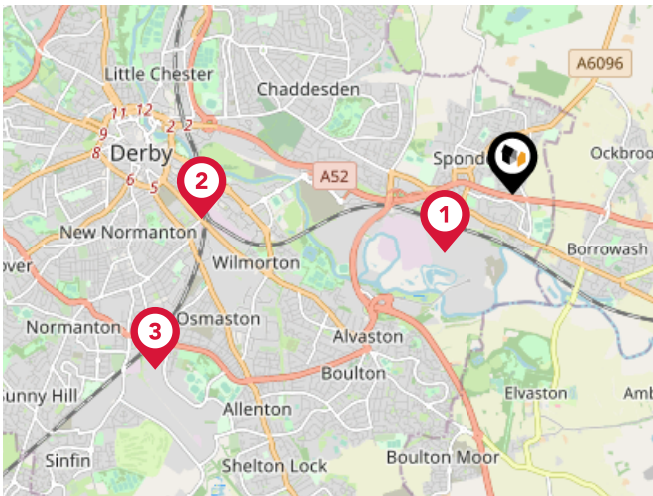
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Asterdale Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ockbrook School</b> Ofsted Rating: Not Rated   Pupils: 301   Distance:0.92	<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:0.97	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



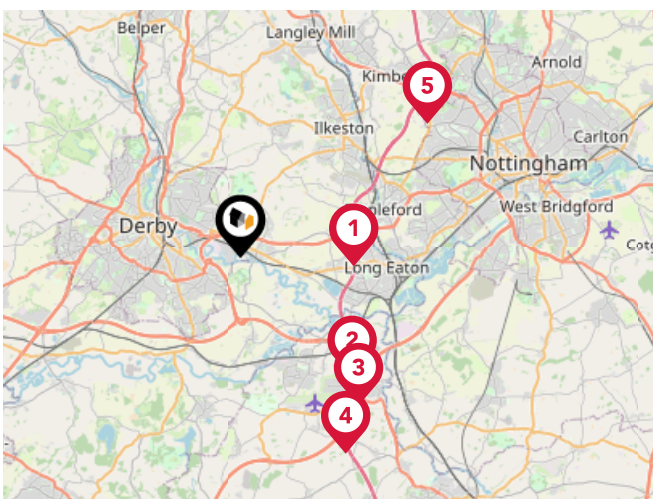
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 218   Distance:1.2	<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:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.65	<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:1.78	<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:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



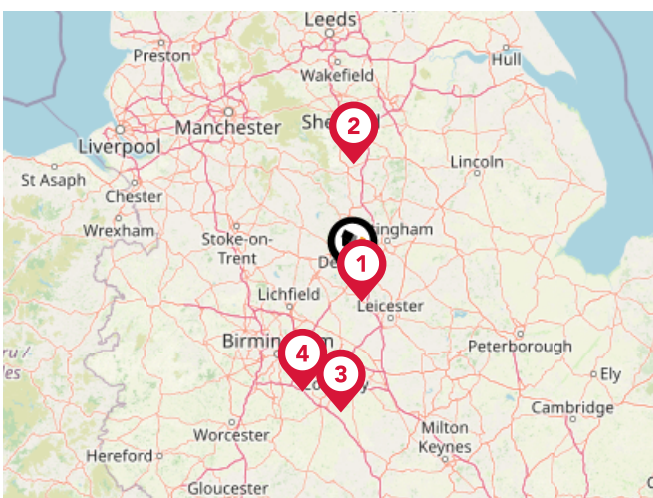
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.79 miles
2	Derby Rail Station	2.79 miles
3	Peartree Rail Station	3.56 miles



## Trunk Roads/Motorways

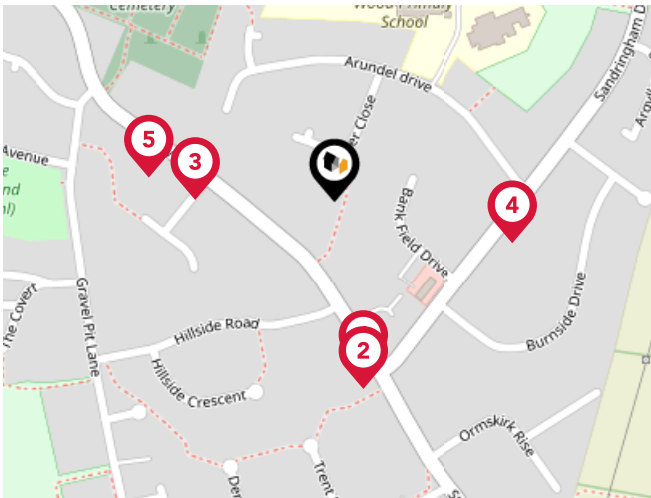
Pin	Name	Distance
1	M1 J25	4.06 miles
2	M1 J24A	5.87 miles
3	M1 J24	6.75 miles
4	M1 J23A	7.99 miles
5	M1 J26	8.24 miles



## Airports/Helipads

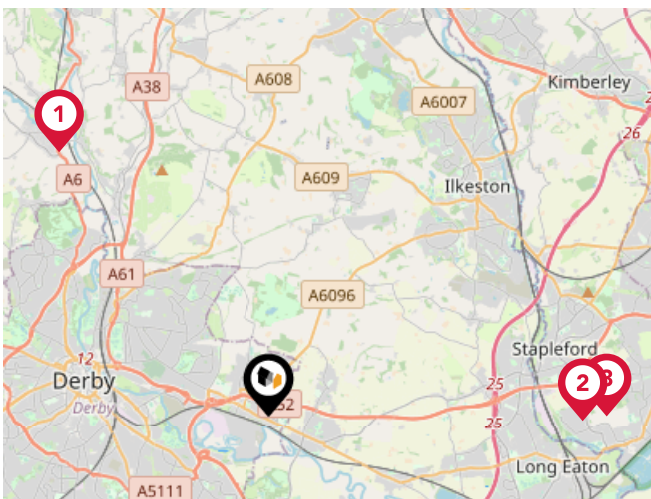
Pin	Name	Distance
1	East Midlands Airport	7 miles
2	Sheffield City Airport	32.92 miles
3	Coventry Airport	38.32 miles
4	Birmingham International Airport	35.19 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	The Yarnspinner	0.1 miles
2	The Yarnspinner	0.11 miles
3	The Pingle	0.08 miles
4	Arundel Drive	0.1 miles
5	The Pingle	0.1 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.03 miles
2	Toton Lane Tram Stop	5.61 miles
3	Inham Road Tram Stop	6.06 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

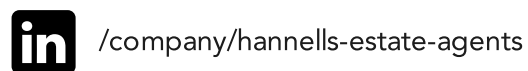
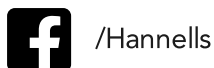


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.





# 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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