



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 27<sup>th</sup> March 2024



## MOOR STREET, SPALDON, DERBY, DE21

### Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk





### Useful Information:

- > Period Farmhouse In Sought After Location
- > Four Bedrooms & Master En-Suite
- > Fitted Family Bathroom
- > Lounge With Log Burner & Period Features
- > EPC Rating E, Standard Construction

### Property Description

**\*\* PREMIER PROPERTY \*\*** Located in the heart of the sought after village of Spondon, this most spacious period farmhouse offers a wealth of charm and character including revealed original beams, brickwork, and a beautiful central fireplace with log burner. Offering four bedrooms, lounge, breakfast kitchen and a useful cellar store, viewing is highly recommended!

Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with entrance to the cellar store; spacious and charming living room with stripped wood flooring, revealed brickwork, feature beams and central log burner; well-appointed fitted breakfast kitchen with period style quarry tile flooring and a range of modern fitted units; first floor landing; first floor double bedroom; second single bedroom/office; well-appointed fitted bathroom; second floor landing; double master bedroom with walk in wardrobe and en-suite shower room and a further generous second floor double bedroom.

To the front of the property is an enclosed and low maintenance garden with artificial lawn. The property benefits from parking located to the side in a private courtyard. Ideally located to offer easy access to the centre of the village with its highly regarded amenities including cafe's, shops, restaurants, public houses and public transport links, the property is also well situated close to highly regarded schools.

### Room Measurement & Details

#### Entrance:

Lounge: (13'3" x 11'9") 4.04 x 3.58

Breakfast Kitchen: (13'4" x 11'11") 4.06 x 3.63

Cellar: (15'3" x 8'11") 4.65 x 2.72

#### First Floor Landing:

Bedroom One: (13'3" x 11'9") 4.04 x 3.58

Bedroom Four/Study: (8'8" x 6'5") 2.64 x 1.96

Bathroom: (8'10" x 6'8") 2.69 x 2.03

#### Second Floor Landing:

Bedroom Two: (13'6" x 7'2") 4.11 x 2.18

Walk In Wardrobe: (5'6" x 3'2") 1.68 x 0.97

En-Suite: (7'3" x 4'1") 2.21 x 1.24

Bedroom Three: (13'3" x 11'10") 4.04 x 3.61

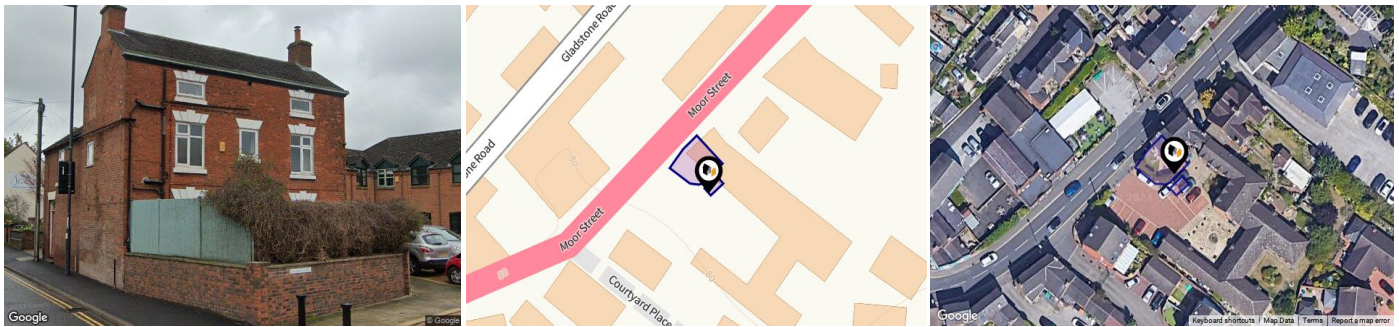
#### Outside:

To the front of the property is an enclosed and low maintenance garden with artificial lawn. The property benefits from parking located to the side in a private courtyard.

**KFB** - Key Facts For Buyers







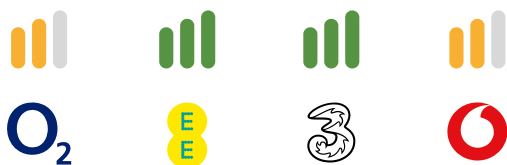
## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£207
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,097 ft <sup>2</sup> / 102 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1997		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,486		
<b>Title Number:</b>	DY294187		
<b>UPRN:</b>	100030339299		

## Local Area

<b>Local Authority:</b>	Derby	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>15</b>	<b>80</b>	<b>1000</b>
• Rivers & Seas	Very Low	mb/s	mb/s	mb/s
• Surface Water	Low			

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



**Satellite/Fibre TV Availability:**



# Gallery Photos



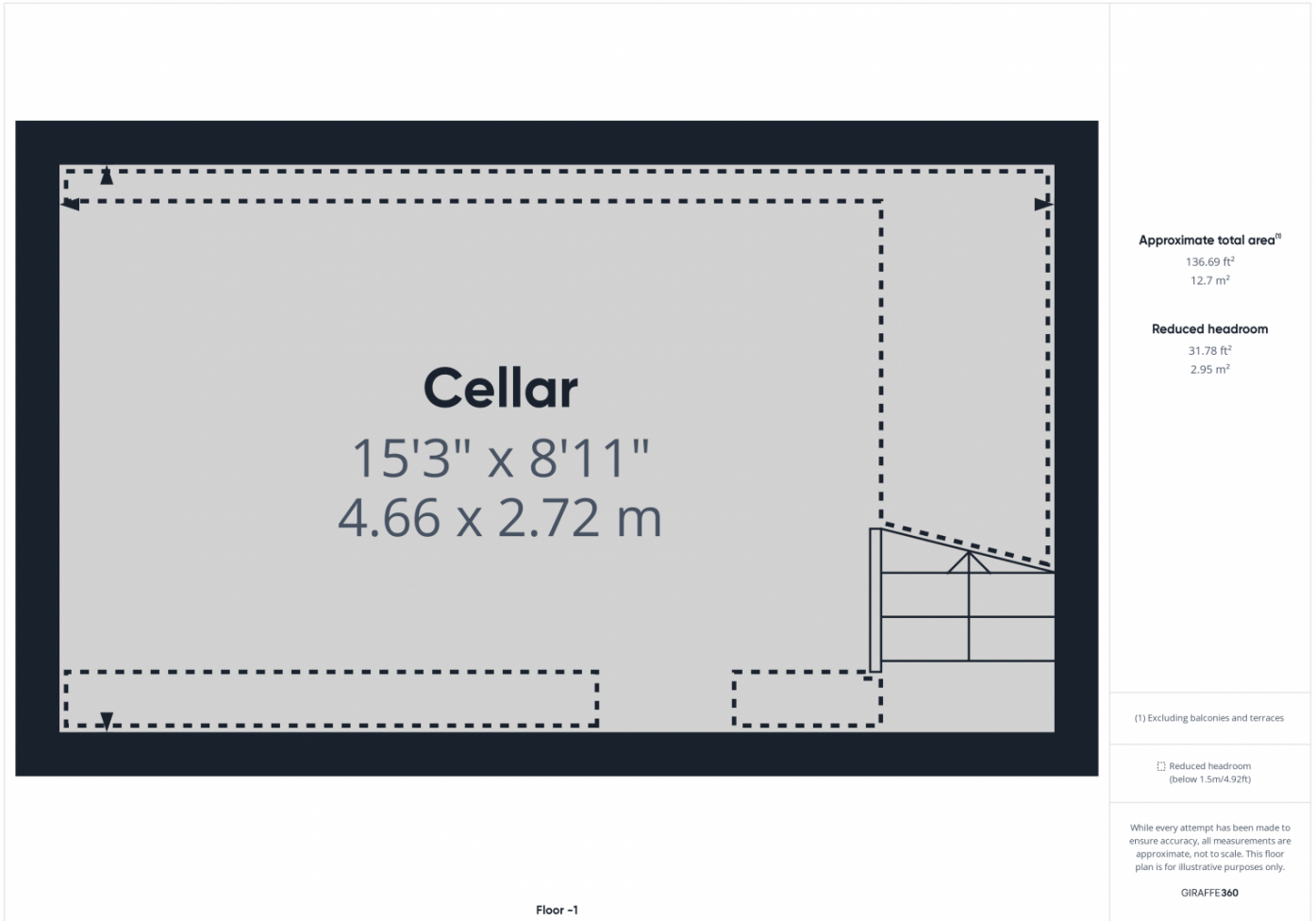








**MOOR STREET, SPONDON, DERBY, DE21**



## MOOR STREET, SPONDON, DERBY, DE21

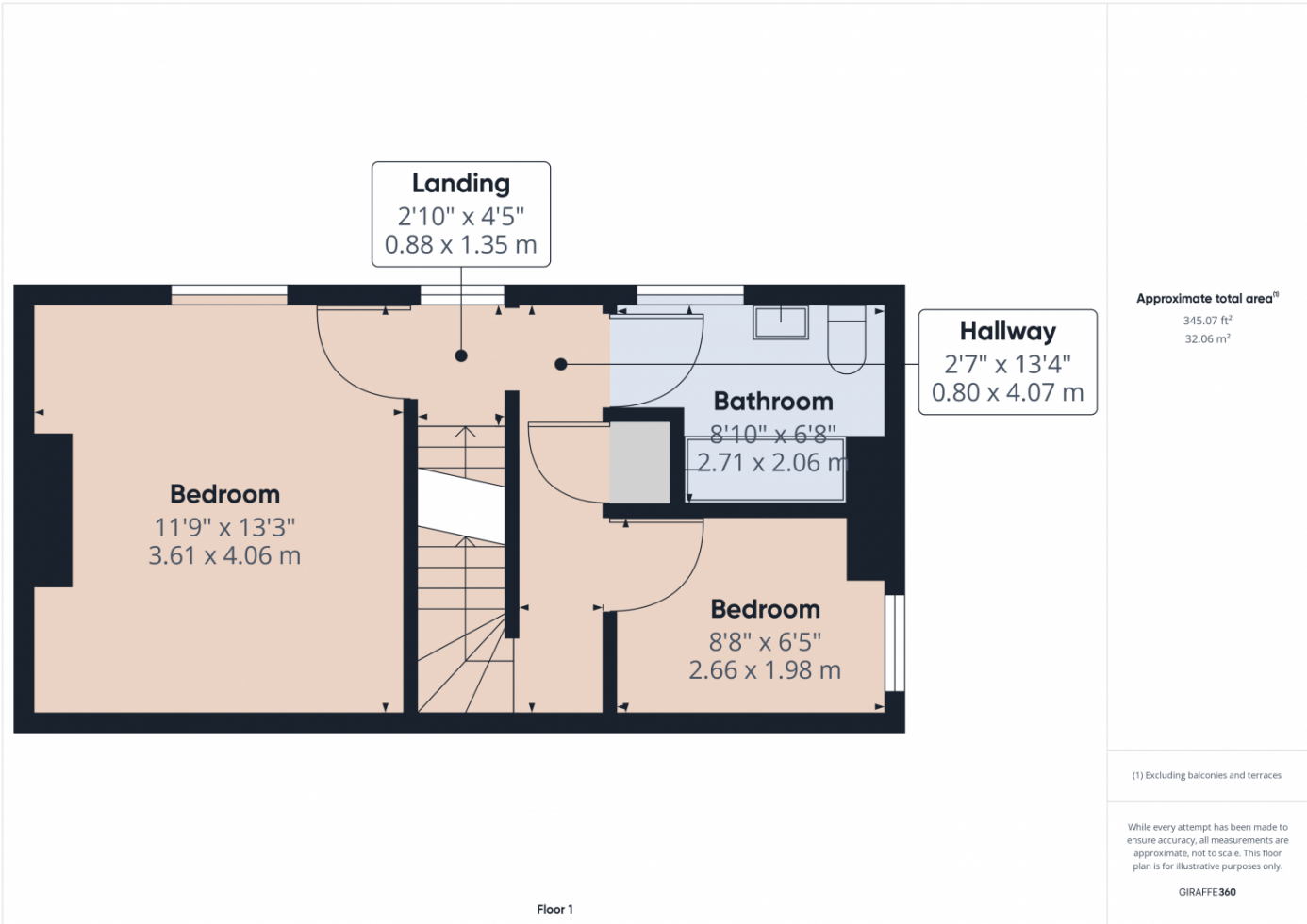




## MOOR STREET, SPONDON, DERBY, DE21



## MOOR STREET, SPONDON, DERBY, DE21



# Property EPC - Certificate



Moor Street, Spondon, DE21

Energy rating

**E**

Valid until 20.08.2028

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>		
39-54	<b>E</b>	48   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

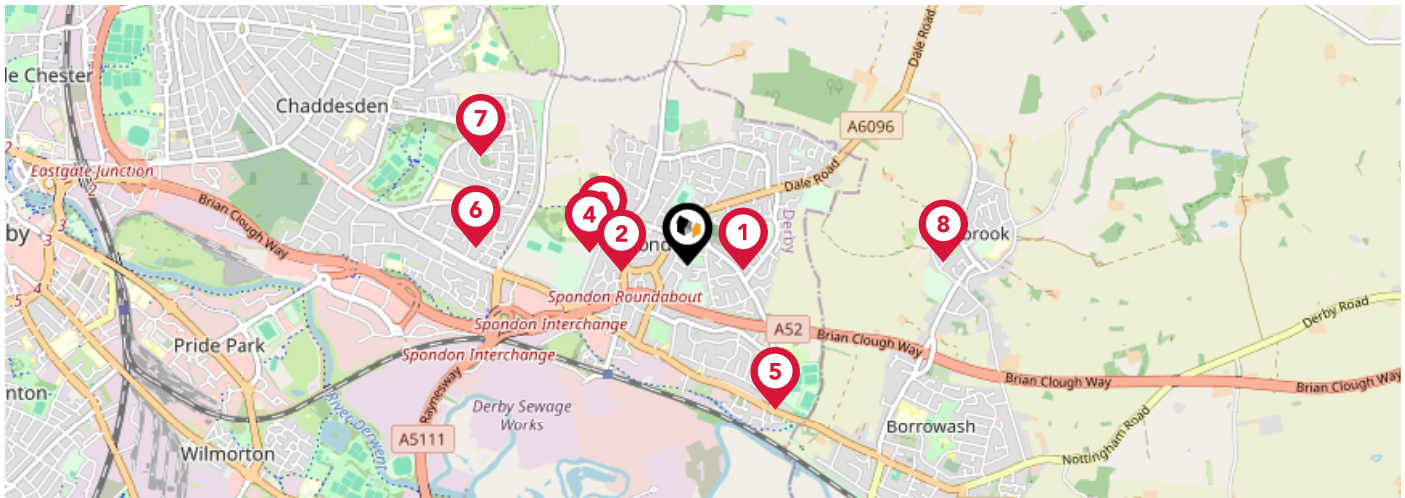
# Property

## EPC - Additional Data

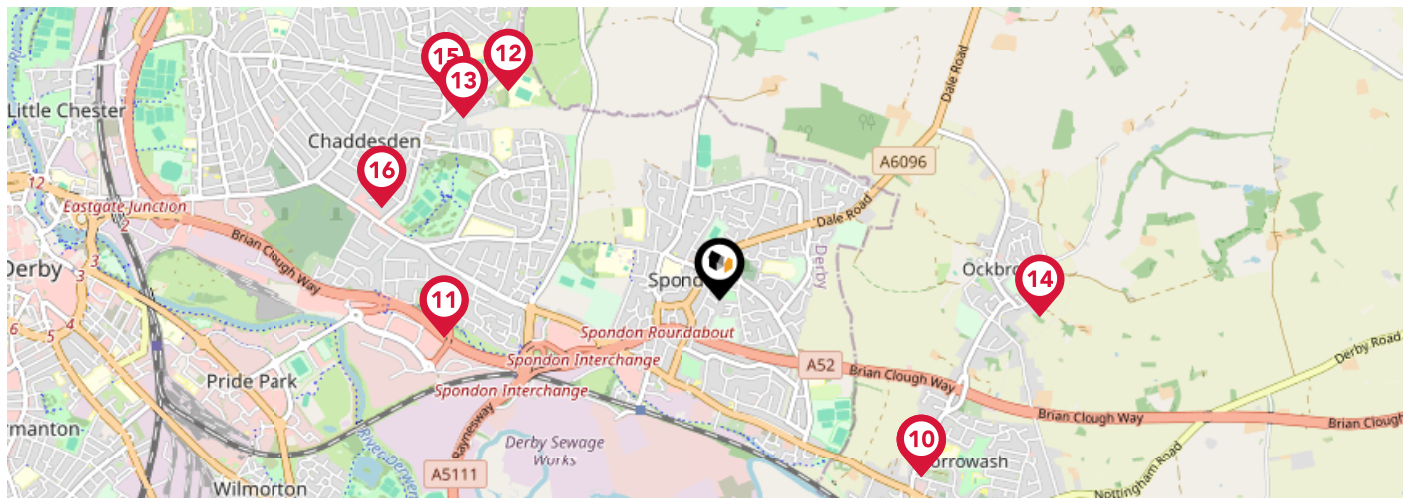


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	102 m <sup>2</sup>



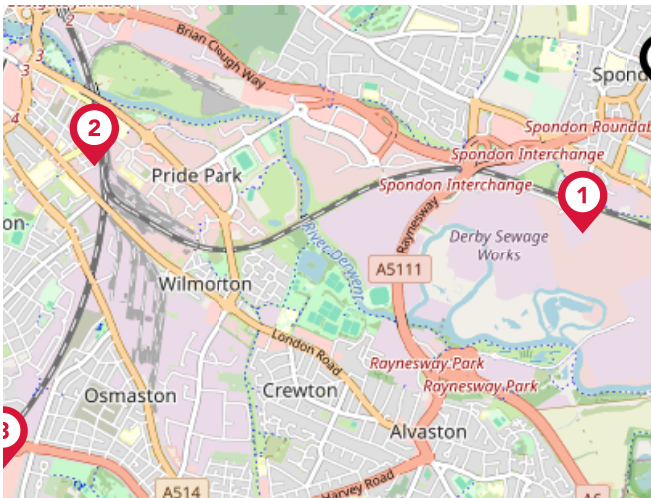
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.29	<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:0.4	<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:0.44	<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:1.14	<input type="checkbox"/>	<input 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:1.24	<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:1.43	<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"/>

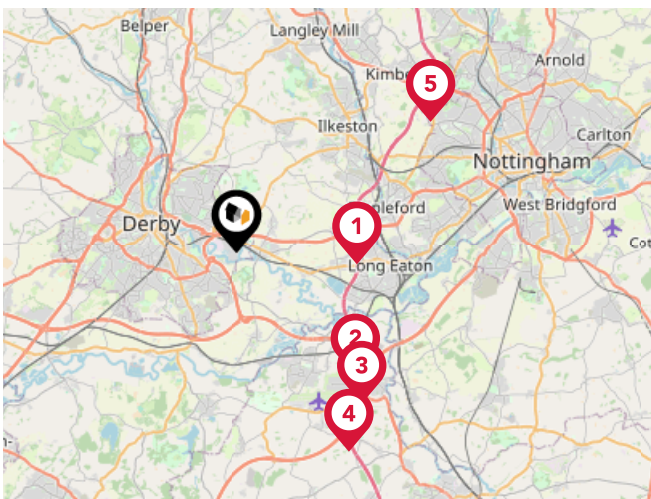


# Area Transport (National)



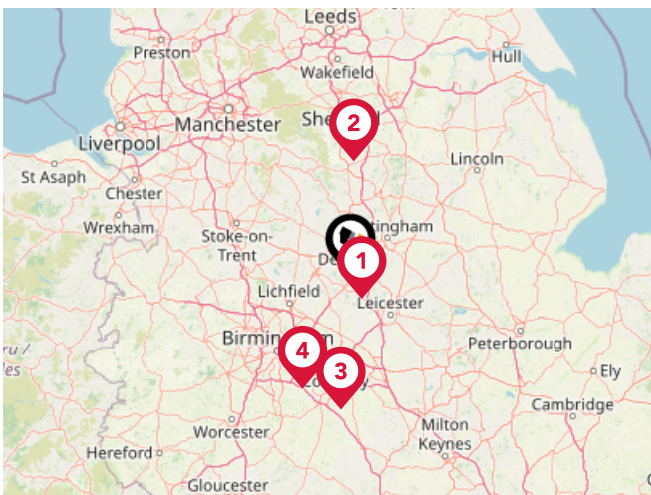
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.71 miles
2	Derby Rail Station	2.56 miles
3	Peartree Rail Station	3.39 miles



## Trunk Roads/Motorways

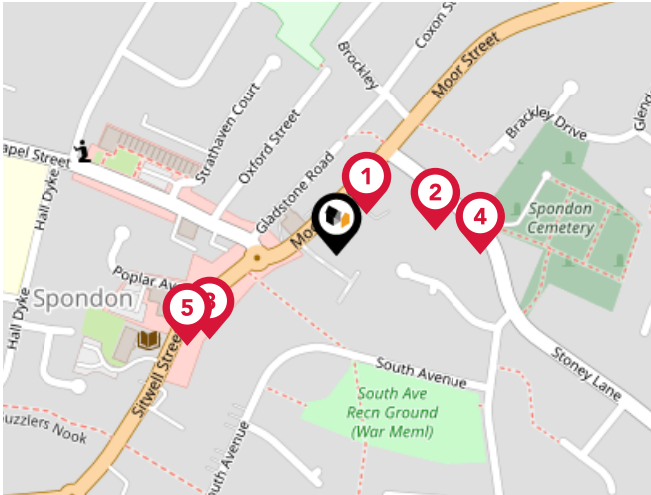
Pin	Name	Distance
1	M1 J25	4.3 miles
2	M1 J24A	6.1 miles
3	M1 J24	6.97 miles
4	M1 J23A	8.18 miles
5	M1 J26	8.38 miles



## Airports/Helipads

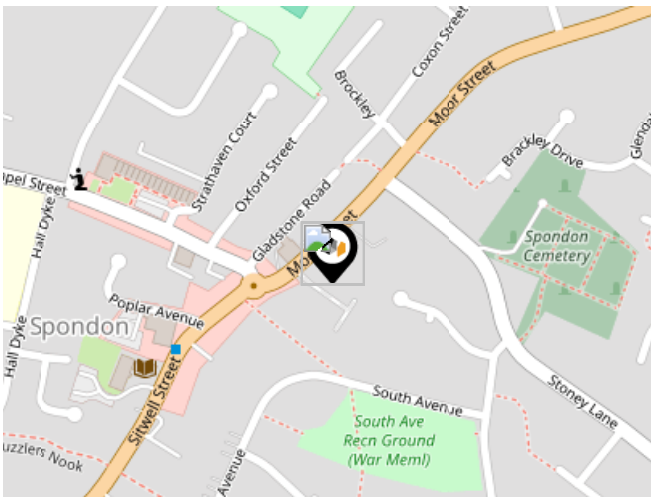
Pin	Name	Distance
1	East Midlands Airport	7.19 miles
2	Sheffield City Airport	32.83 miles
3	Coventry Airport	38.39 miles
4	Birmingham International Airport	35.19 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.03 miles
2	Stoney Lane Cemetery	0.06 miles
3	White Swan	0.08 miles
4	Stoney Lane Cemetery	0.08 miles
5	White Swan	0.1 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.81 miles
2	Toton Lane Tram Stop	5.84 miles
3	Inham Road Tram Stop	6.29 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

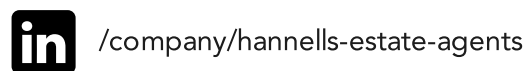
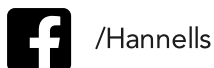


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

