

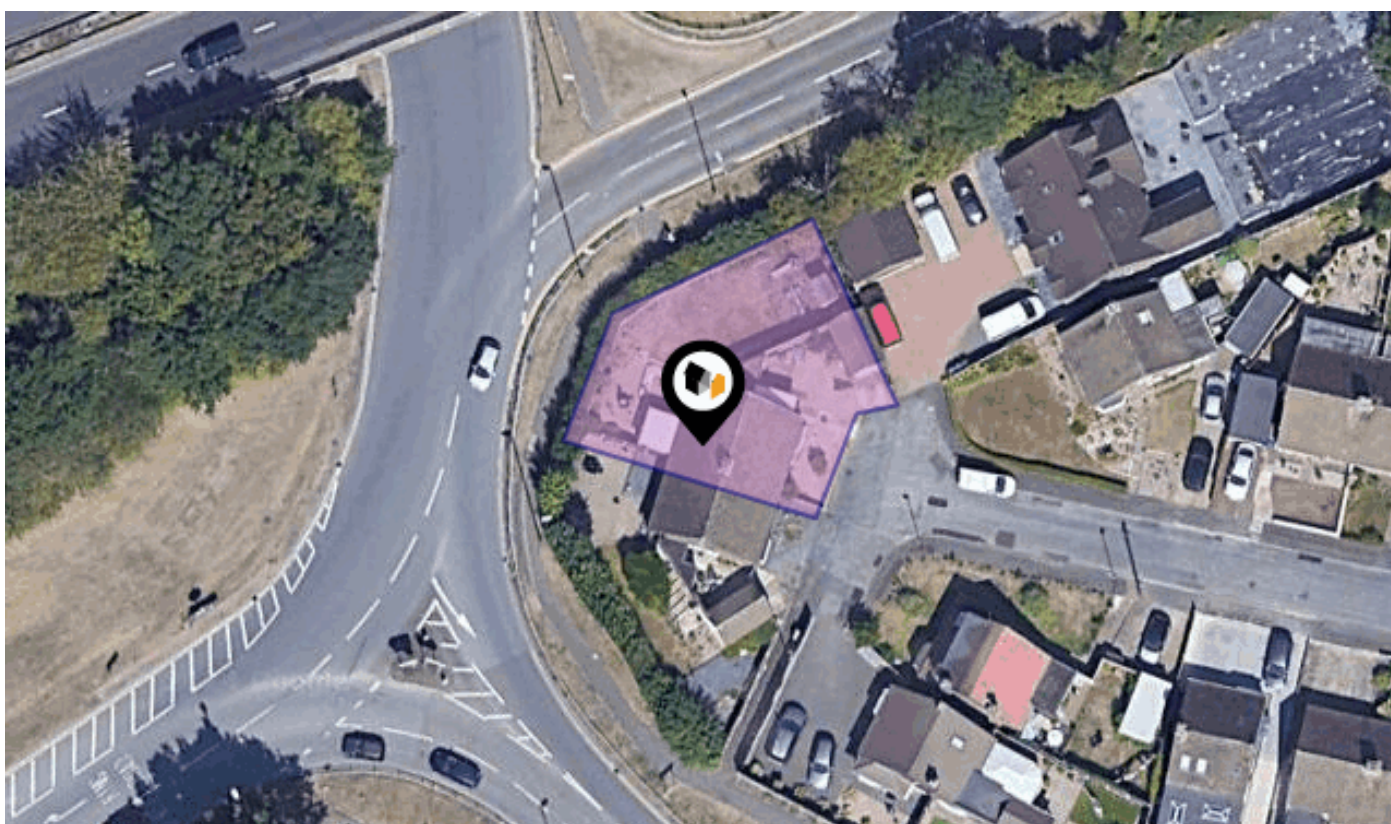


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th March 2024



LEEWAY, SPONDON, DERBY, DE21

Hannells

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

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Introduction

Our Comments



Useful Information:

- > Spacious Two Bedroom Bungalow
- > Cul-De-Sac Location
- > EPC Rating D, Brick Construction
- > Council Tax Band A, Freehold
- > Spacious Lounge & Conservatory

Property Description

Located in the sought after area of Spondon and standing on a good-sized plot at the end of a cul-de-sac, this well-presented bungalow offers two good sized bedrooms, spacious lounge and conservatory and a useful utility room. Viewing is recommended in order to fully appreciate the size and standard of the accommodation and plot on offer.

Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature fireplace; uPVC double glazed conservatory; modern and well-appointed fitted kitchen; utility room; two good sized bedrooms and a modern fitted walk-in wet/shower room.

To the front of the property is a good-sized gravelled fore-garden alongside a driveway providing ample off-road parking along with access to a single brick garage. To the rear is a generous garden with decked seating area, expanse of lawn and mixed flower and shrubbery beds.

Leeway is well situated for Spondon and its range of shops, schools, and transport links together with excellent road links for the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Entrance Hall:

Lounge: (13'8" x 10'4") 4.17 x 3.15

Conservatory: (8'11" x 8'0") 2.72 x 2.44

Kitchen: (8'8" x 7'6") 2.64 x 2.29

Utility Room: (10'5" x 6'9") 3.17 x 2.06

Bedroom One: (12'7" x 10'3") 3.84 x 3.12

Bedroom Two: (10'10" x 8'9") 3.30 x 2.67

Shower Room/Wet Room: (6'5" x 5'5") 1.96 x 1.65

Outside:

To the front of the property is a good-sized gravelled fore-garden alongside a driveway providing ample off-road parking along with access to a single brick garage. To the rear is a generous garden with decked seating area, expanse of lawn and mixed flower and shrubbery beds.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£237
Bedrooms:	2	Tenure:	Freehold
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,274		
Title Number:	DY124893		
UPRN:	100030330787		

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)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

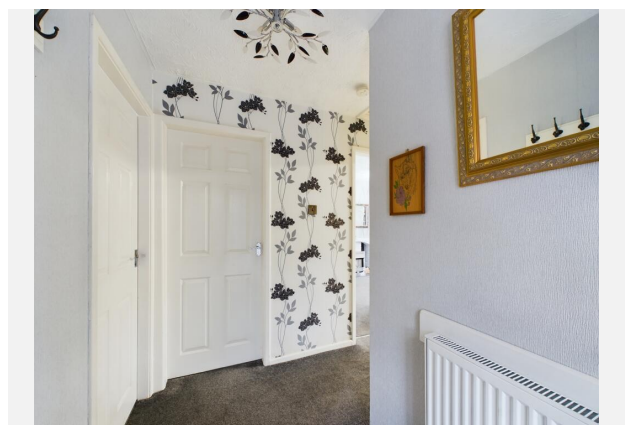
This Address



Planning records for: *20, Leeway, Spondon, Derby, DE21 7GG*

Reference - 08/16/01018	
Decision:	Rejected
Date:	18th August 2016
Description:	Residential Development (One Dwelling)

Gallery Photos

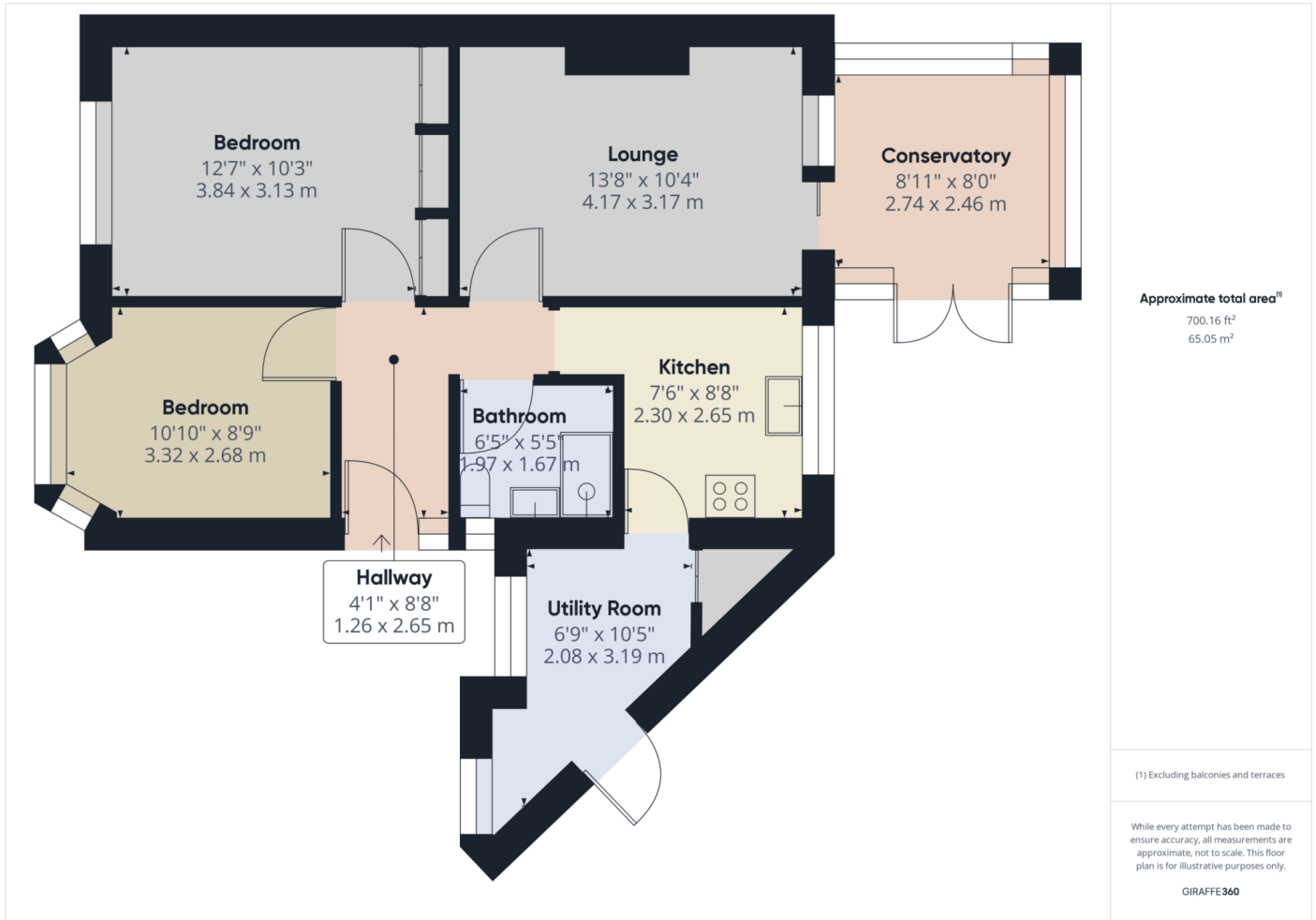




Gallery Photos



LEEWAY, SPONDON, DERBY, DE21



Property EPC - Certificate



Leeway, Spondon, DE21

Energy rating

D

Valid until 22.01.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

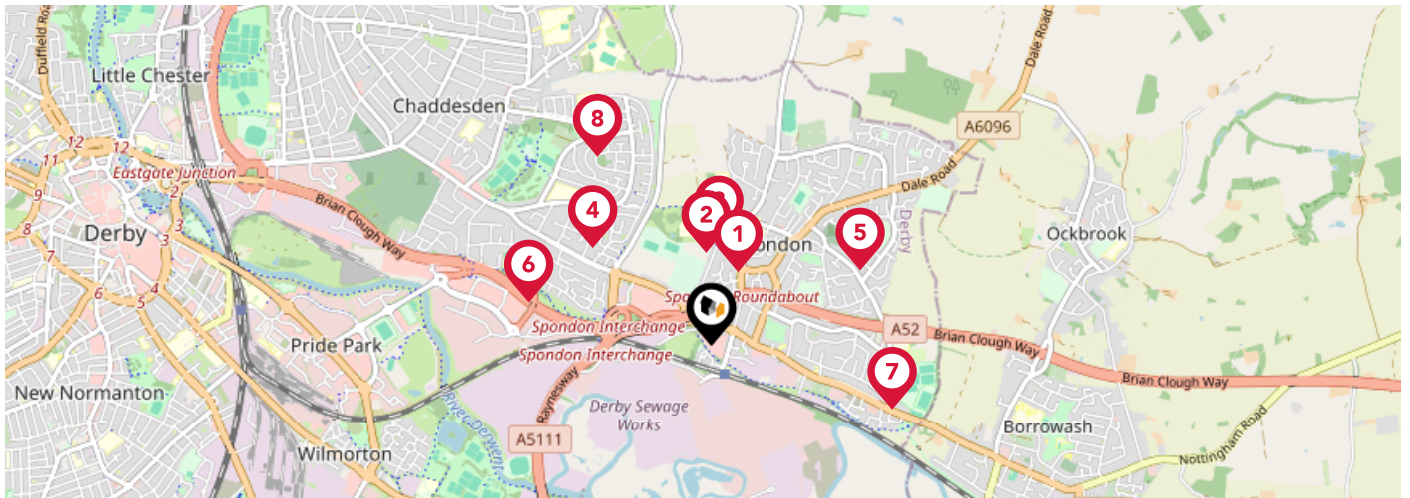
EPC - Additional Data



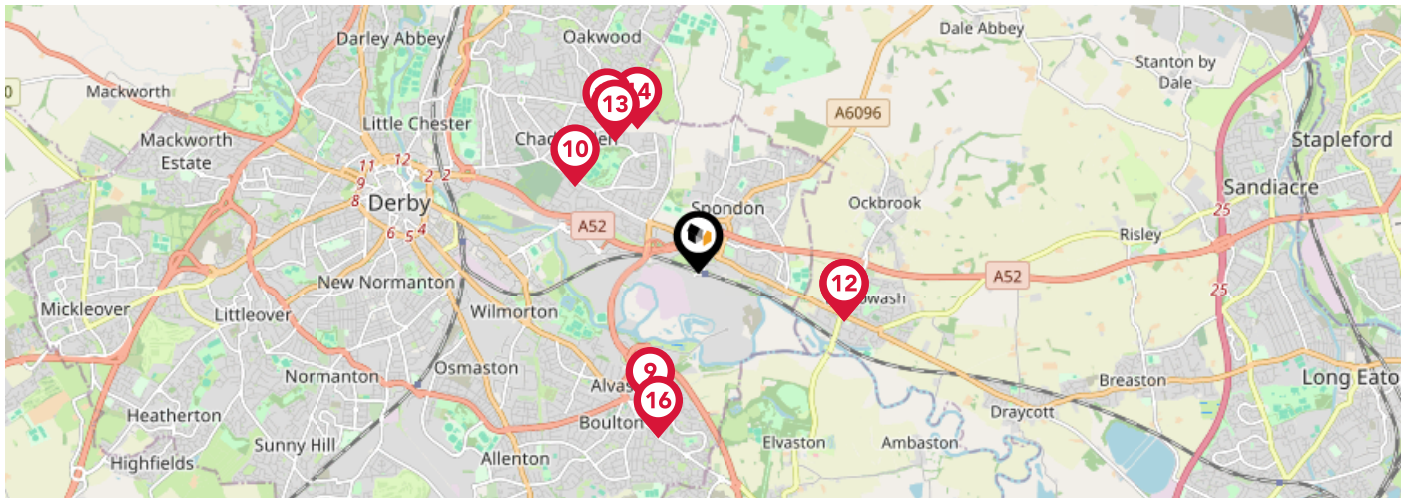
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-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 before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

Area Schools

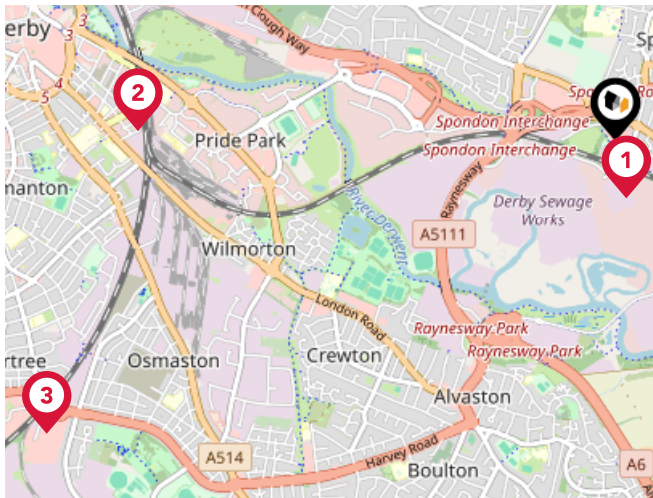


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



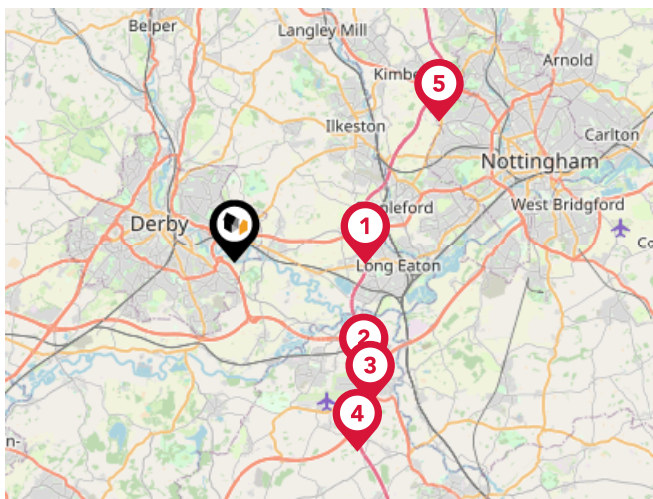
		Nursery	Primary	Secondary	College	Private
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.34	<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:1.38	<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:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.51	<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:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



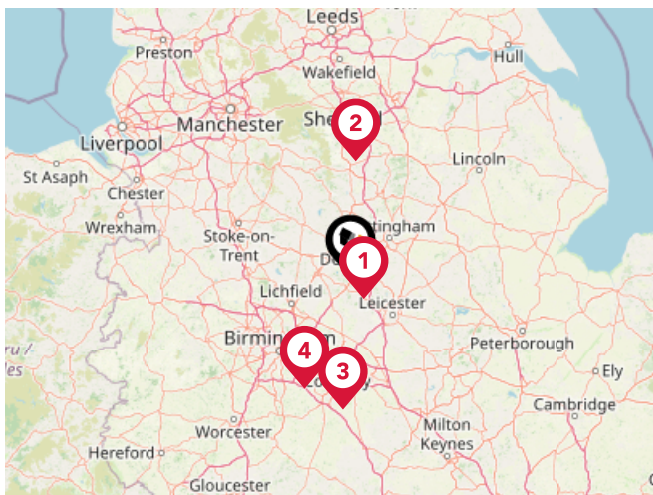
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.26 miles
2	Derby Rail Station	2.13 miles
3	Peartree Rail Station	2.86 miles



Trunk Roads/Motorways

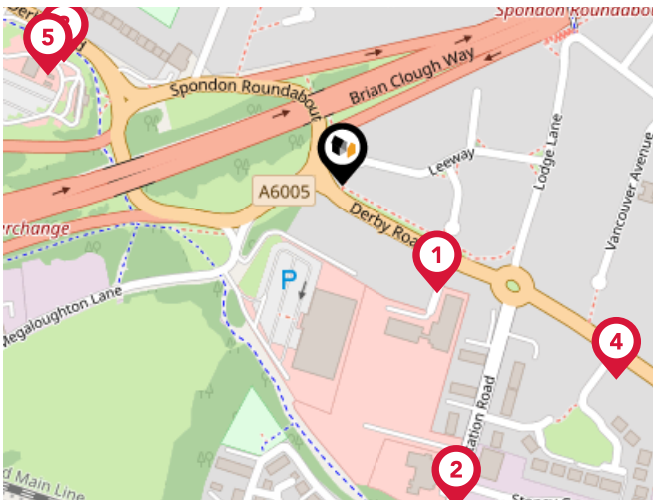
Pin	Name	Distance
1	M1 J25	4.7 miles
2	M1 J24A	6.15 miles
3	M1 J24	6.98 miles
4	M1 J23A	8.09 miles
5	M1 J26	8.92 miles



Airports/Helipads

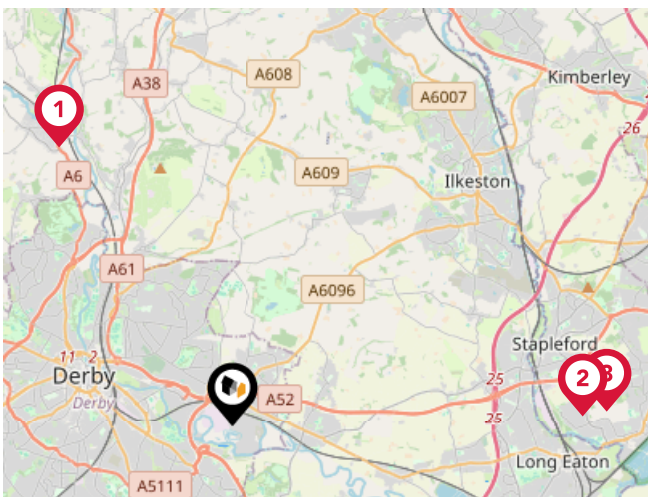
Pin	Name	Distance
1	East Midlands Airport	7.06 miles
2	Sheffield City Airport	33.2 miles
3	Coventry Airport	38.01 miles
4	Birmingham International Airport	34.7 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lodge Lane	0.08 miles
2	The Moon	0.19 miles
3	Merchant Avenue	0.17 miles
4	Lodge Lane	0.19 miles
5	Merchant Avenue	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.87 miles
2	Toton Lane Tram Stop	6.25 miles
3	Inham Road Tram Stop	6.71 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

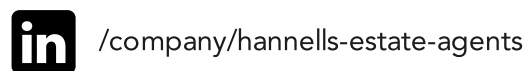
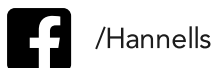


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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