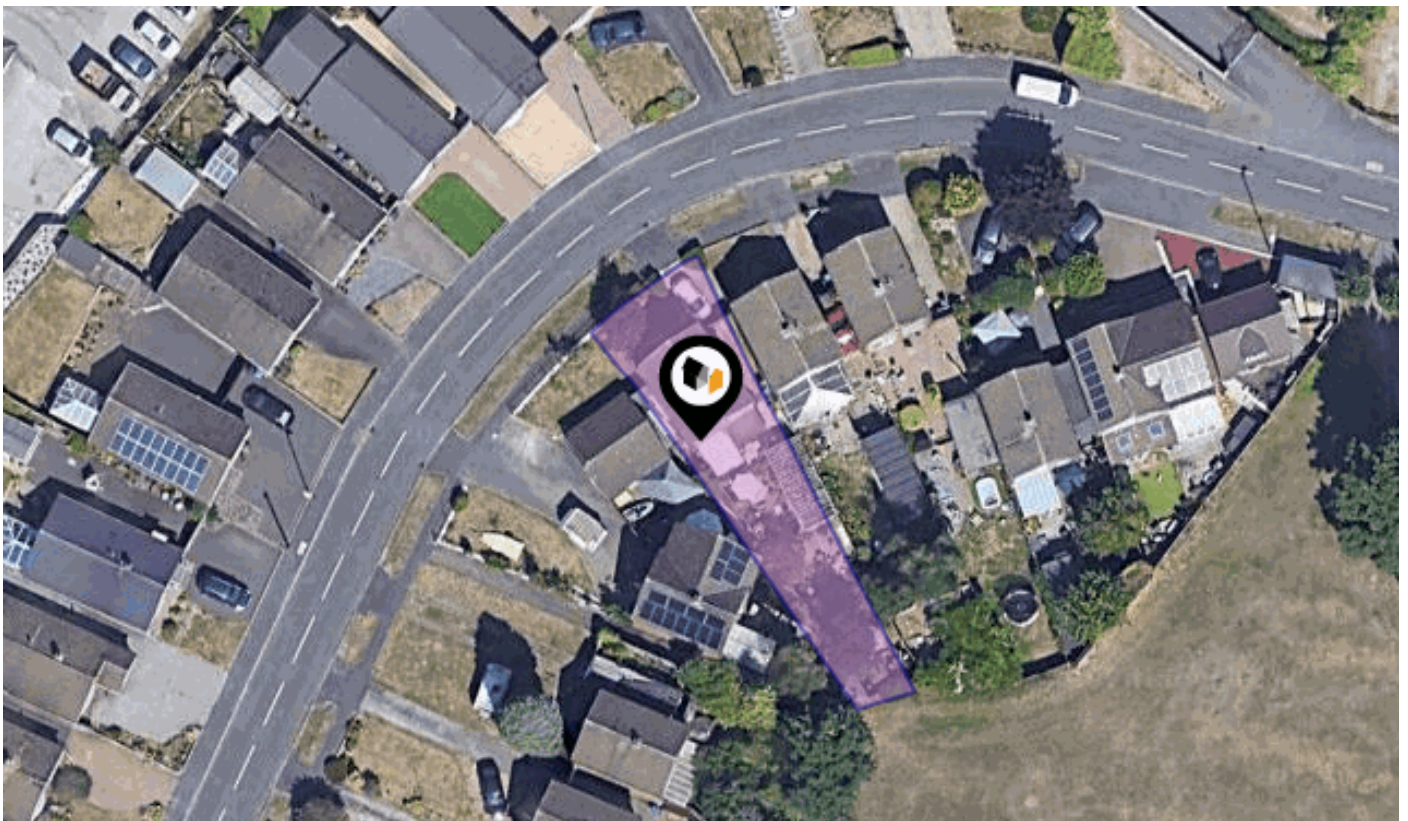




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd April 2024



SOUTH AVENUE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Deceptively Spacious And Particularly Well-Appointed Home
- > Five Bedrooms, Master Bedroom Having An En-Suite Shower Room
- > Two Good Size Reception Rooms
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A particularly well-appointed and presented detached family home occupying a small cul-de-sac and offering deceptively spacious and extended accommodation. The property has been subject to a scheme of recent improvements and an early viewing is highly recommended.

The accommodation is supplemented by gas fired central heating via a combination central heating boiler, UPVC double glazing, air conditioning and solar panels and briefly comprising:- entrance hallway, lounge with feature fireplace, contemporary refitted kitchen with a range of integrated appliances, family/sitting/dining room opening to a conservatory, inner lobby providing access to a garage and refitted cloakroom/wc. To the first floor are five bedrooms, master bedroom with refitted en-suite and a refitted family bathroom.

Reception Hallway:

Lounge: (14'4" x 16'3") 4.37 x 4.95

Stylish Refitted Kitchen (with integrated appliances): (14'1" x 9'5") 4.29 x 2.87

Dining/Sitting/Family Room: (16'5" x 10'4") 5.00 x 3.15

Conservatory: (14'7" x 8'10") 4.44 x 2.69

Refitted Cloakroom/WC:

First Floor Landing:

Master Bedroom: (15'6" x 10'5") 4.72 x 3.17 Refitted En-Suite Shower Room: (5'8" x 5'4") 1.73 x 1.63

Double Bedroom Two: (12'0" x 9'3") 3.66 x 2.82

Double Bedroom Three: (10'6" x 8'8") 3.20 x 2.64

Double Bedroom Four: (12'6" x 8'1") 3.81 x 2.46

Bedroom Five: (9'4" x 5'10") 2.84 x 1.78

Stylish Bathroom: (7'7" x 5'2") 2.31 x 1.57

Outside: There is a block paved driveway/frontage providing off-road parking and provides access to a garage. There is gated access to the side elevation leading to the enclosed rear garden which is arranged for ease of maintenance being mostly block paved incorporating a decked area, raised borders, cold water tap and fenced boundaries. Garage: (16'10" x 9'9") 5.13 x 2.97: Composite electric door, light and power. The garage has also been upgraded to provide plumbing for washing machine, tumble dryer space and utility sink (including hot and cold water taps). A courtesy door provides access to the internal accommodation.

KFB - Key Facts For Buyers

Please Note: The property benefits from solar panels of which ownership is included in the sale and air conditioning. The EPC was done before the solar panels and air conditioning/heating system

Property Overview



Property




Type: Detached
Bedrooms: 3
Floor Area: 914 ft² / 85 m²
Plot Area: 0.07 acres
Council Tax : Band C
Title Number: DY7588
UPRN: 100030358625

Tenure: Freehold

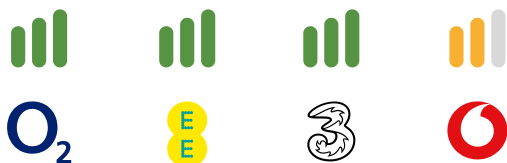
Local Area

Local Authority: Derby city
Conservation Area: No
Flood Risk:
• Rivers & Seas: Very Low
• Surface Water: Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **51** mb/s **1000** mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

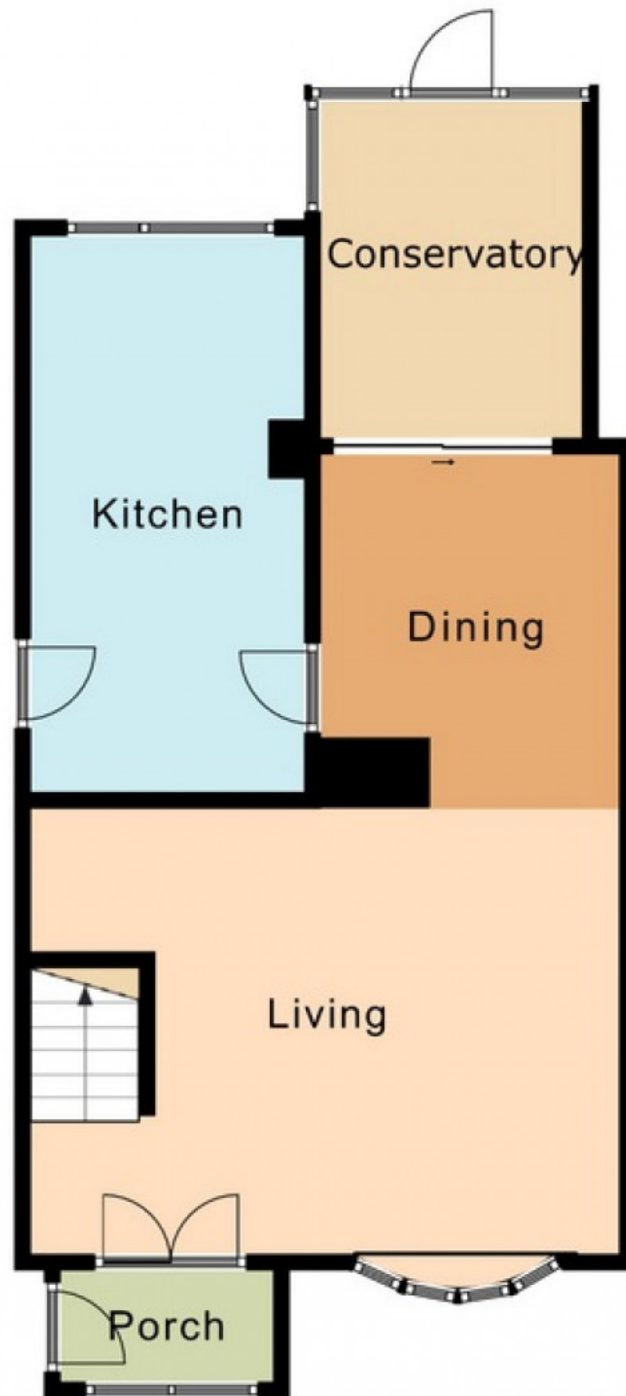




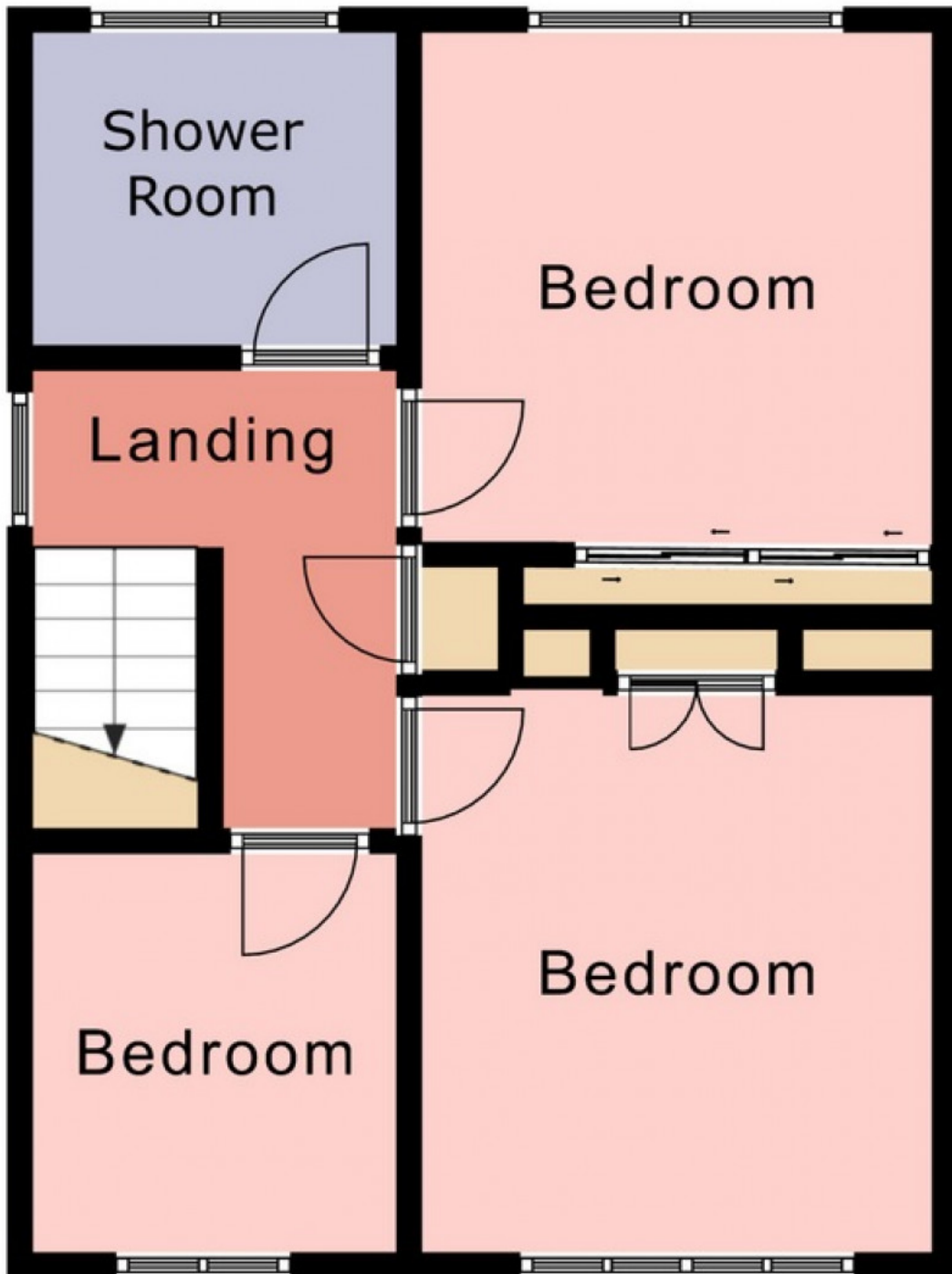
Gallery Photos



SOUTH AVENUE, SPONDON, DERBY, DE21



SOUTH AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

C

Valid until 28.06.2033

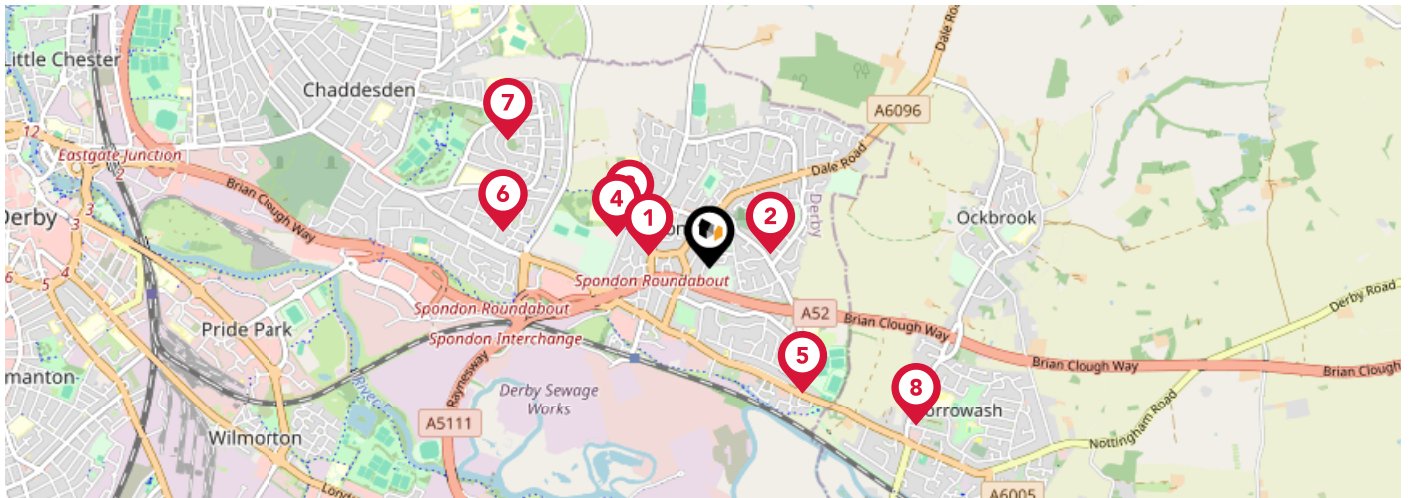
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

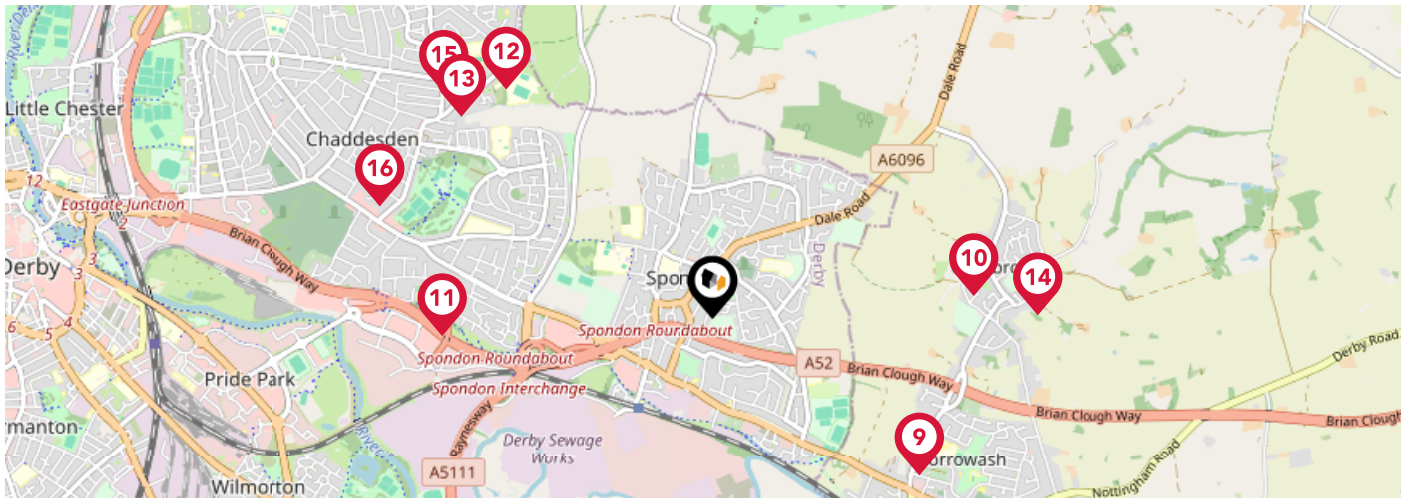


Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	85 m ²

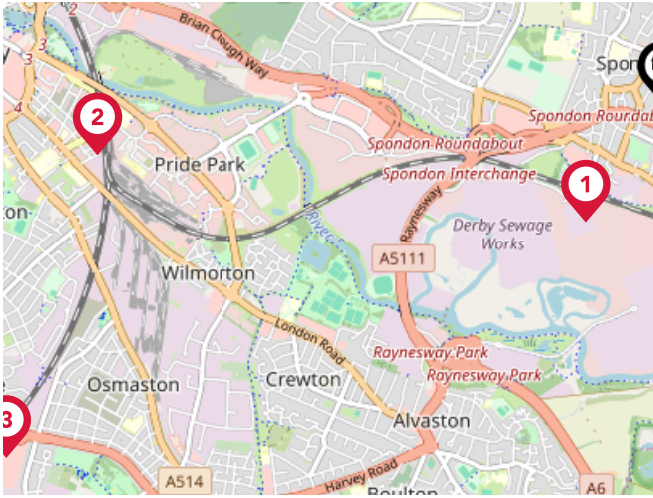


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



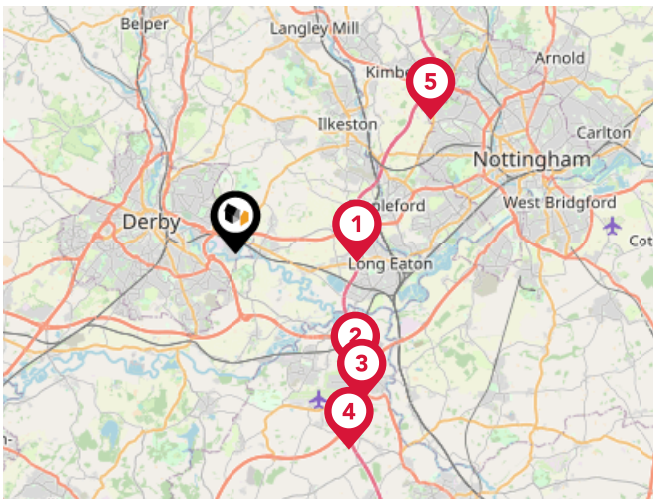
		Nursery	Primary	Secondary	College	Private
	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance: 1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance: 1.21	<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: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance: 1.57	<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: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



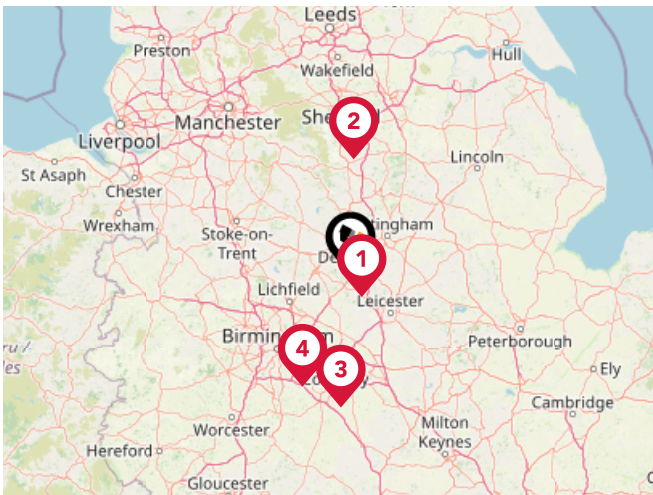
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.63 miles
2	Derby Rail Station	2.53 miles
3	Peartree Rail Station	3.33 miles



Trunk Roads/Motorways

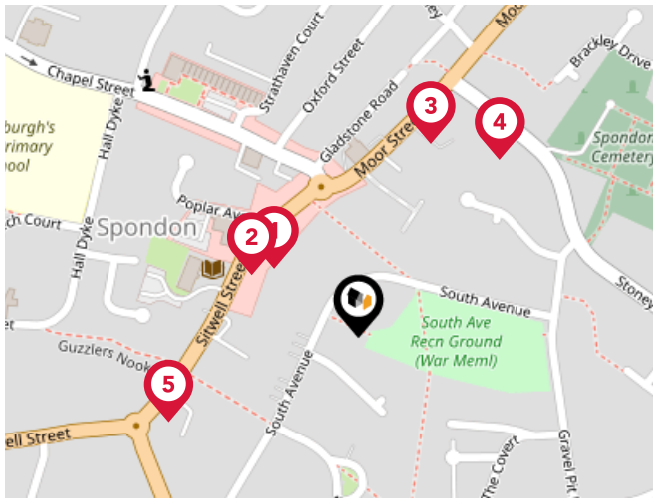
Pin	Name	Distance
1	M1 J25	4.32 miles
2	M1 J24A	6.05 miles
3	M1 J24	6.92 miles
4	M1 J23A	8.12 miles
5	M1 J26	8.45 miles



Airports/Helipads

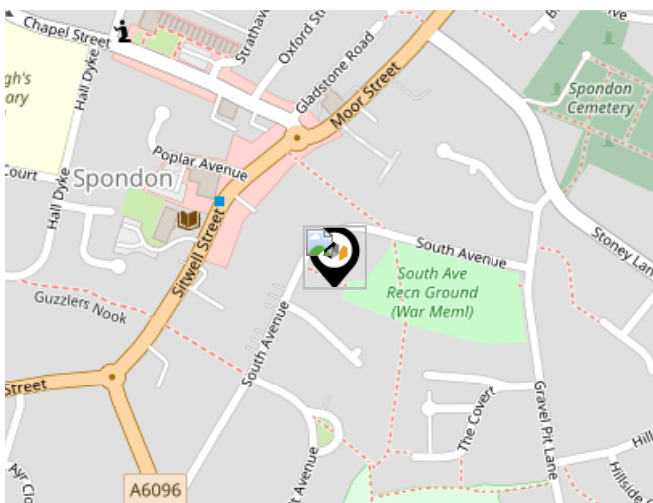
Pin	Name	Distance
1	East Midlands Airport	7.12 miles
2	Sheffield City Airport	32.92 miles
3	Coventry Airport	38.31 miles
4	Birmingham International Airport	35.1 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	White Swan	0.06 miles
2	White Swan	0.07 miles
3	Stoney Lane	0.12 miles
4	Stoney Lane Cemetery	0.13 miles
5	Sitwell Street	0.12 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.86 miles
2	Toton Lane Tram Stop	5.86 miles
3	Inham Road Tram Stop	6.32 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.



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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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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

