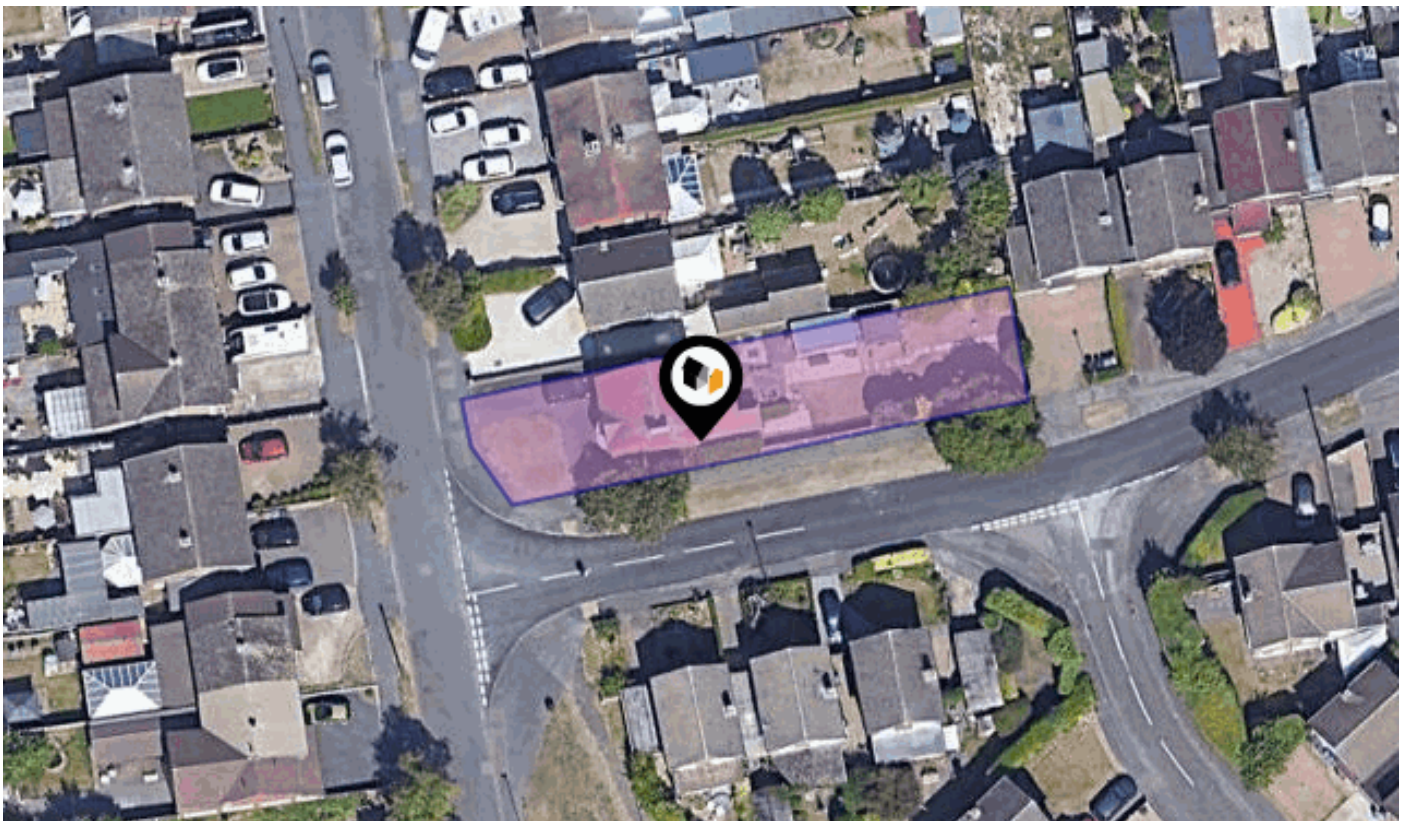




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th April 2024



GRAVEL PIT LANE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Detached Home
- > Lounge & Separate Living/Dining Room
- > Three Good Sized Bedrooms
- > EPC Rating D, Brick Construction
- > Council Tax Band C, Freehold

Property Description

Located in the sought after area of Spondon, this spacious three bedroom extended detached home offers two good sized reception rooms, a generous rear garden and detached garage. Offered for sale with no upward chain, viewing is highly recommended!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature bay window; extended living/dining room with feature fireplace; extended breakfast kitchen; first floor landing; three first floor bedrooms and a fitted family bathroom.

To the front of property is a lawned fore-garden alongside a driveway providing ample off-road parking and giving access alongside the property to a detached garage at the rear. To the rear is a most generous garden with patio seating area, lawn, mixed flower and shrubbery beds, detached garage at brick-built store/outhouse.

Gravel Pit Lane is well situated for Spondon village and its range of amenities including shops, schools, and transport links together with easy access for Derby City Centre. There are excellent road links for the A52, M1 Motorway and access for Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Lounge: (11'11" x 11'9") 3.63 x 3.58

Living/Dining Room: (21'6" x 11'2") 6.55 x 3.40

Kitchen: (16'7" x 6'10") 5.05 x 2.08

Cloakroom: (5'4" x 2'10") 1.63 x 0.86

First Floor Landing:

Bedroom One: (11'11" x 11'9") 3.63 x 3.58

Bedroom Two: (12'6" x 11'3") 3.81 x 3.43

Bedroom Three: (7'4" x 6'5") 2.24 x 1.96

Bathroom: (7'5" x 6'10") 2.26 x 2.08

Outside: To the front of property is a lawned fore-garden alongside a driveway providing ample off-road parking and giving access alongside the property to a detached garage at the rear. To the rear is a most generous garden with patio seating area, lawn, mixed flower and shrubbery beds, detached garage at brick-built store/outhouse.

KFB Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY551669		
UPRN:	100030318548		

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)

13 mb/s	40 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





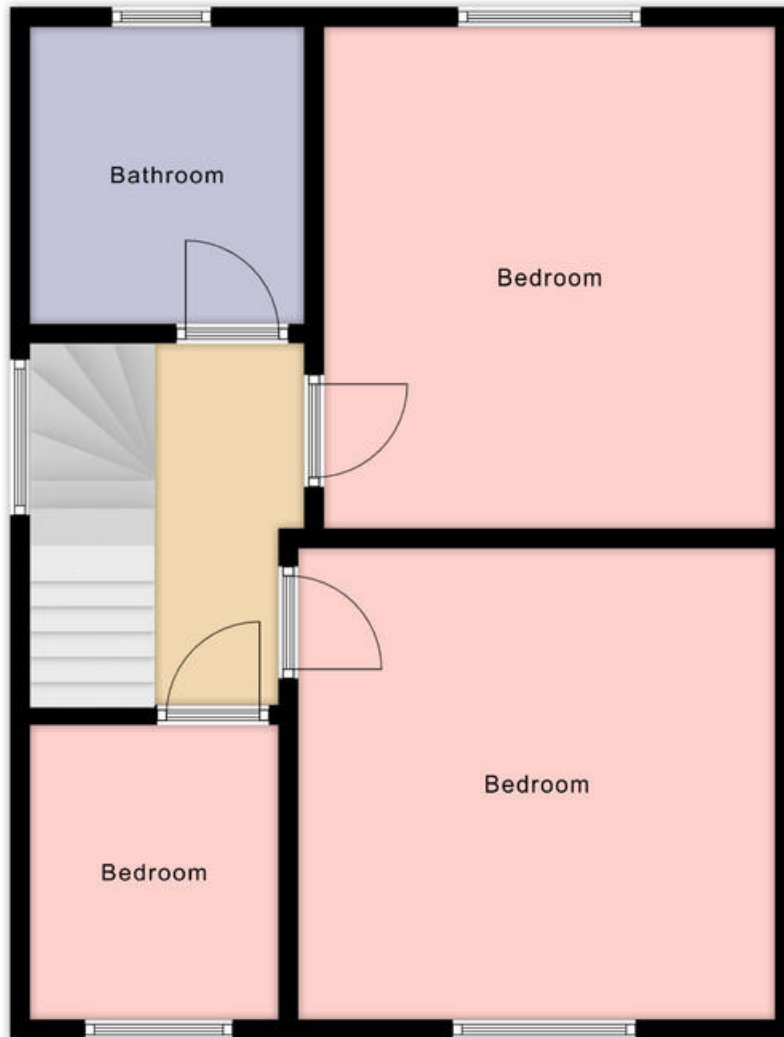




GRAVEL PIT LANE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

D

Valid until 07.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

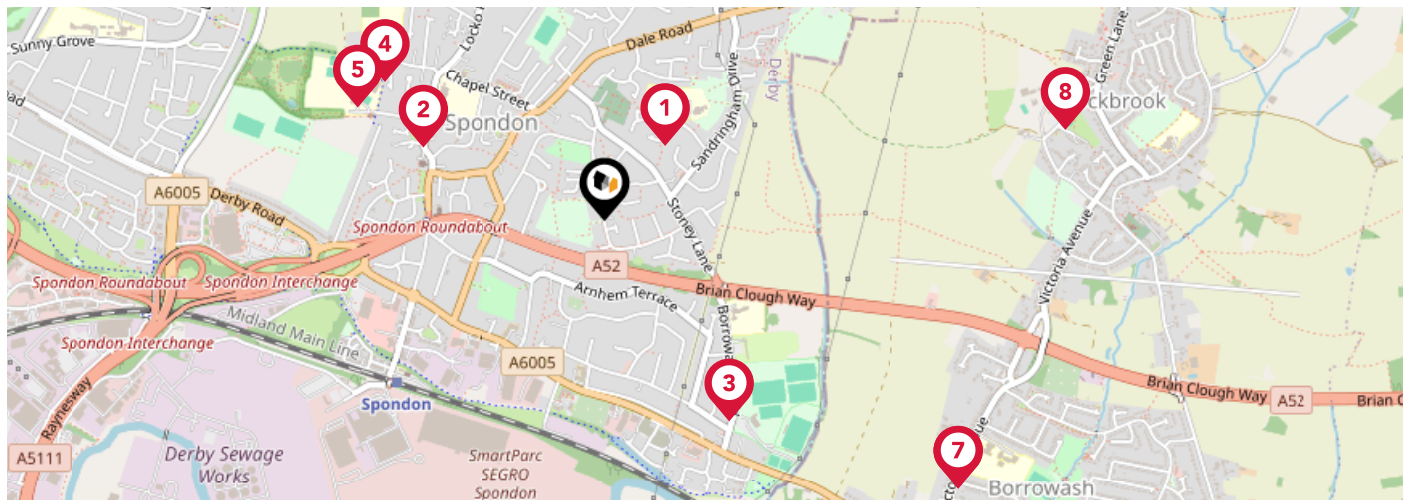
EPC - Additional Data



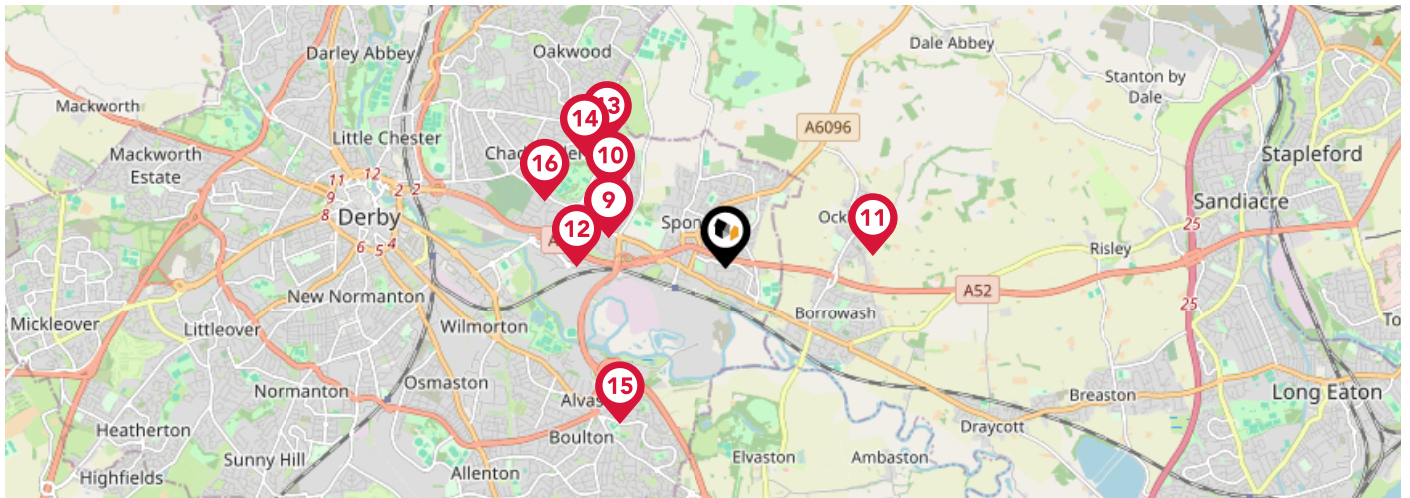
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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:	Room thermostat only
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	101 m ²

Area Schools

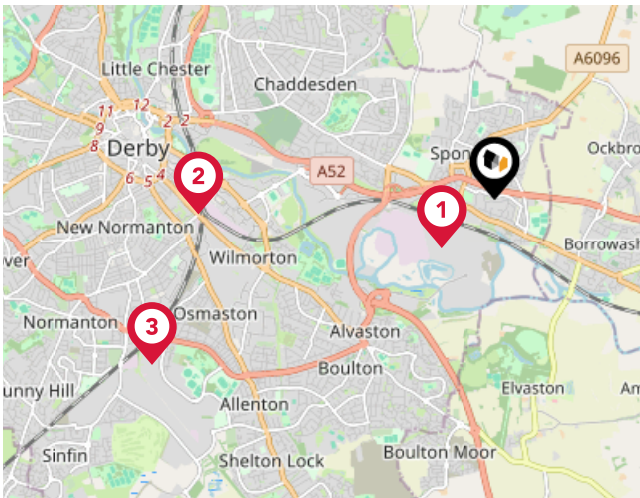


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



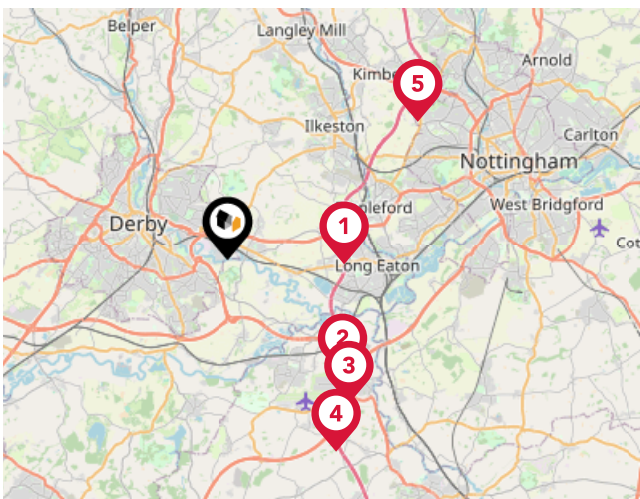
	Nursery	Primary	Secondary	College	Private
<p>9 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



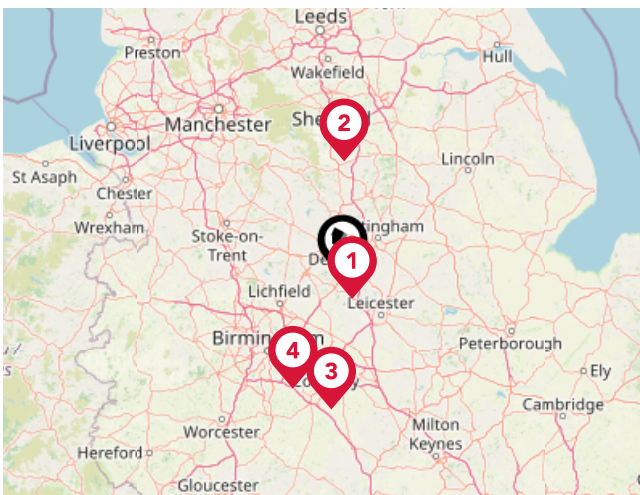
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.64 miles
2	Derby Rail Station	2.66 miles
3	Peartree Rail Station	3.41 miles



Trunk Roads/Motorways

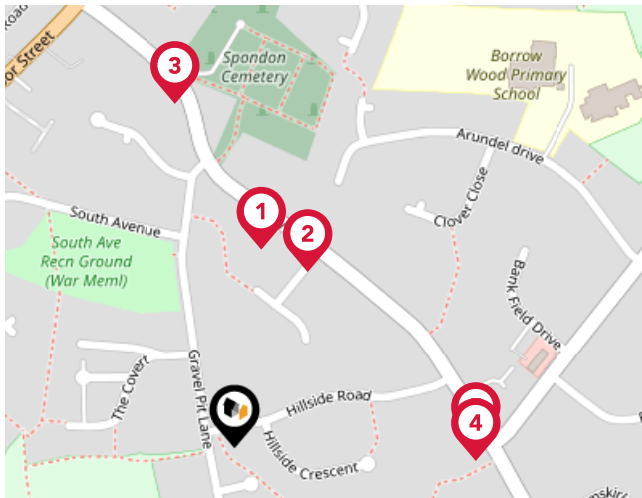
Pin	Name	Distance
1	M1 J25	4.17 miles
2	M1 J24A	5.88 miles
3	M1 J24	6.75 miles
4	M1 J23A	7.96 miles
5	M1 J26	8.4 miles



Airports/Helipads

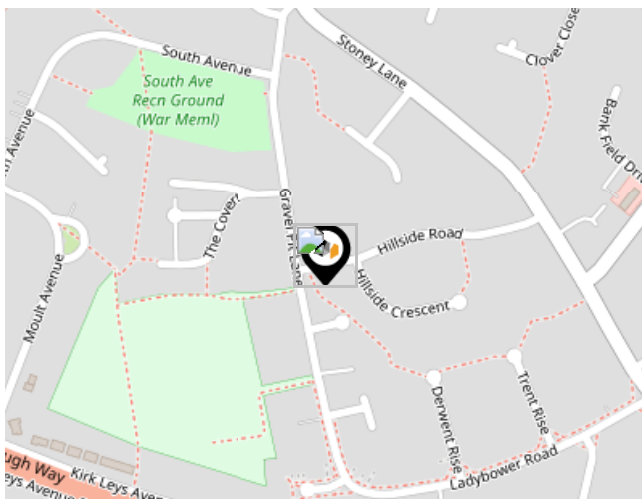
Pin	Name	Distance
1	East Midlands Airport	6.96 miles
2	Sheffield City Airport	33.02 miles
3	Coventry Airport	38.21 miles
4	Birmingham International Airport	35.06 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Pingle	0.11 miles
2	The Pingle	0.11 miles
3	Stoney Lane Cemetery	0.19 miles
4	The Yarnspinner	0.14 miles
5	The Yarnspinner	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.03 miles
2	Toton Lane Tram Stop	5.72 miles
3	Inham Road Tram Stop	6.18 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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