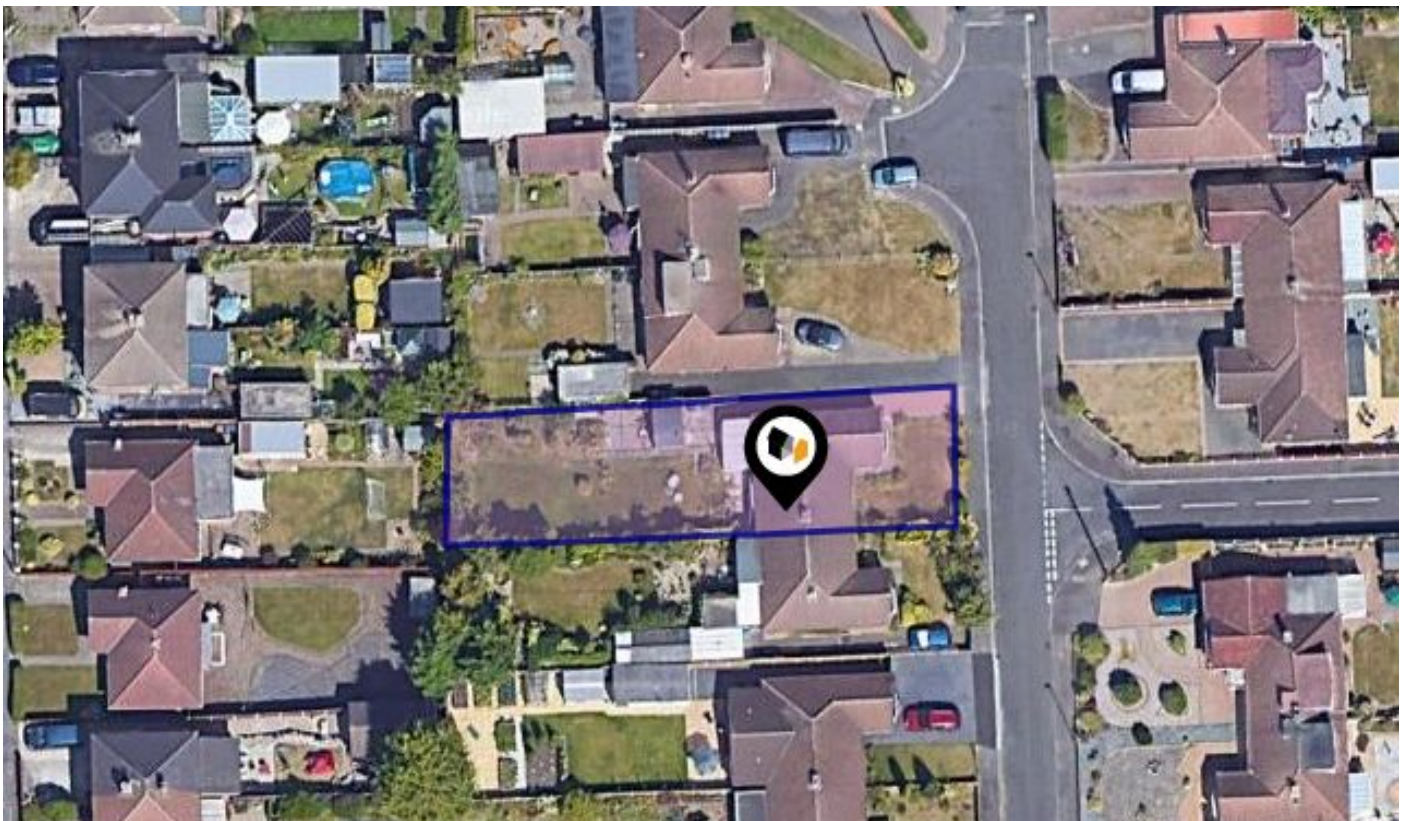




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



HAZEL DRIVE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Semi Detached Bungalow Available With No Upward Chain
- > Immense Potential To Extend, Subject To Necessary Planning Permission
- > Requires Modernisation/Improvement, Extensive Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

This spacious, two double-bedroomed, semi-detached bungalow occupies a larger than average plot having an extensive rear garden. The property has immense potential to be extended, subject to necessary planning permission and would benefit from a scheme of modernisation/improvement. Viewing is recommended to appreciate the potential of the property.

In brief the accommodation comprises:- reception hallway, lounge, dining kitchen with access to a lean-to/sun lounge, two double bedrooms and shower room. Outside, the property occupies a larger than average plot with mature gardens to front and rear elevations together with a driveway providing off-road parking.

Hazel Drive is well situated for Spondon and its range of shops, schools and transport links together with convenient access for Derby City Centre and road links including the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Reception Hallway:

Lounge: (15'0" x 13'2") 4.57 x 4.01

Dining Kitchen: (12'0" x 11'10") 3.66 x 3.61

Lean To/Sun Lounge: (12'5" x 8'4") 3.78 x 2.54

Double Bedroom One: (13'6" x 11'10") 4.11 x 3.61

Double Bedroom Two: (10'10" x 10'8") 3.30 x 3.25

Shower Room: (8'5" x 6'1") 2.57 x 1.85

Outside:

The property occupies a larger than average plot with mature garden to both front and rear elevations, the front is laid mainly to lawn. A block paved driveway provides off road parking and this continues to the side of the property. There is an extensive rear garden which is laid mainly to lawn with greenhouse and summerhouse 10'9" x 7'5". Cold water tap.

Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£131
Bedrooms:	2	Tenure:	Freehold
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY462774		
UPRN:	100030322262		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	77 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Gallery Photos



HAZEL DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 21.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

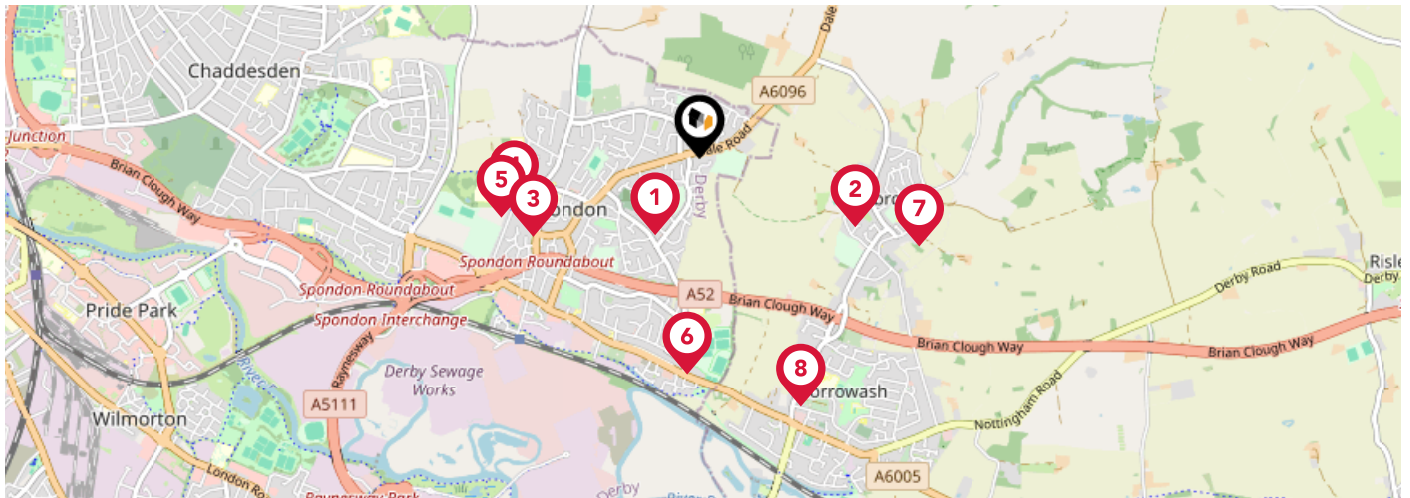
Property

EPC - Additional Data



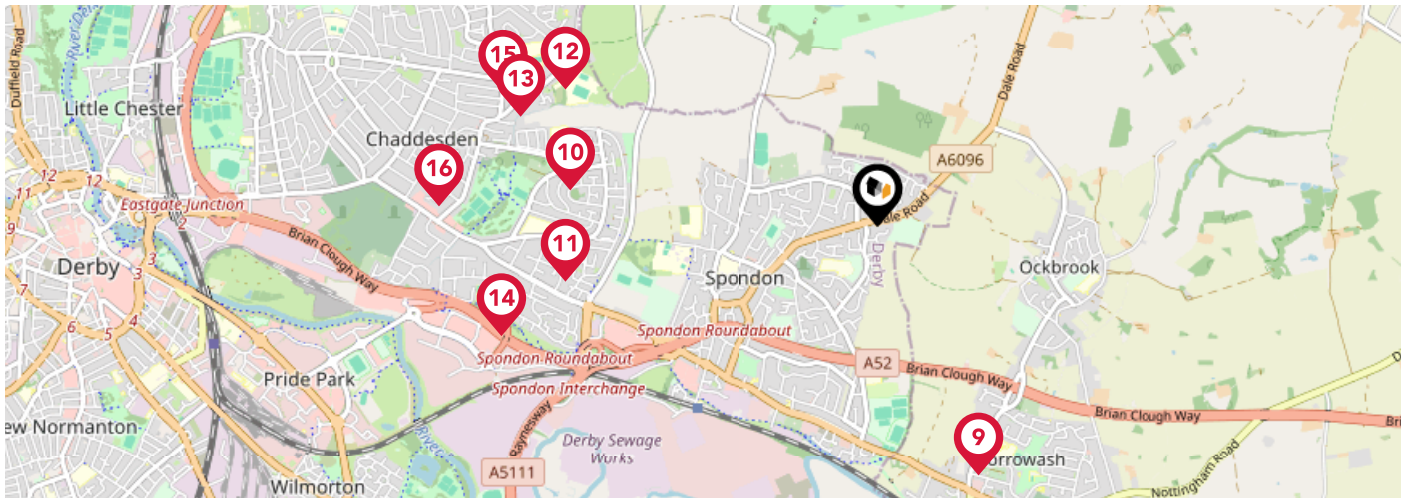
Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 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, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	70 m ²



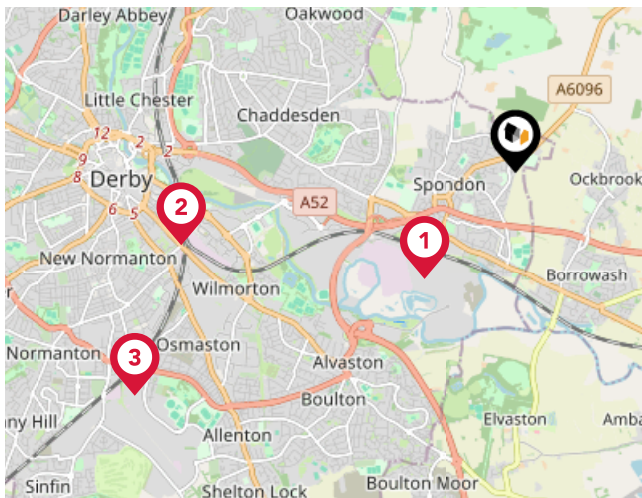
	Nursery	Primary	Secondary	College	Private
<p>1 Borrow Wood Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ockbrook School</p> <p>Ofsted Rating: Not Rated Pupils: 301 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Werburgh's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 314 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Springfield Primary School</p> <p>Ofsted Rating: Good Pupils: 320 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 West Park School</p> <p>Ofsted Rating: Good Pupils: 1362 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Asterdale Primary School</p> <p>Ofsted Rating: Good Pupils: 237 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Redhill Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 218 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Ashbrook Junior School</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



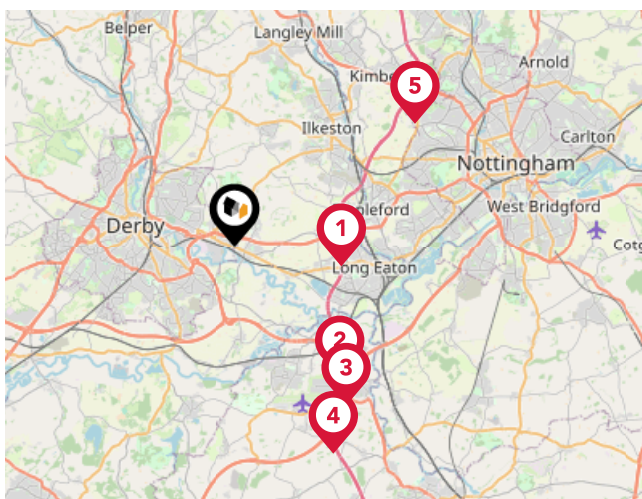
	Nursery	Primary	Secondary	College	Private
<p>9 Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.78</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:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



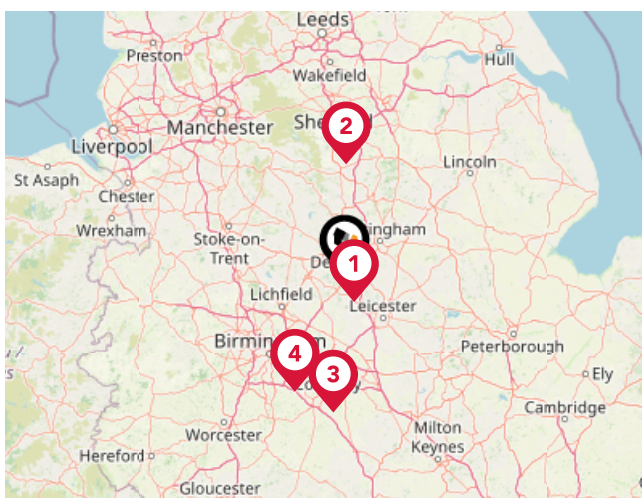
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.25 miles
2	Derby Rail Station	3.06 miles
3	Peartree Rail Station	3.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	3.9 miles
2	M1 J24A	6.04 miles
3	M1 J24	6.95 miles
4	M1 J23A	8.26 miles
5	M1 J26	7.82 miles

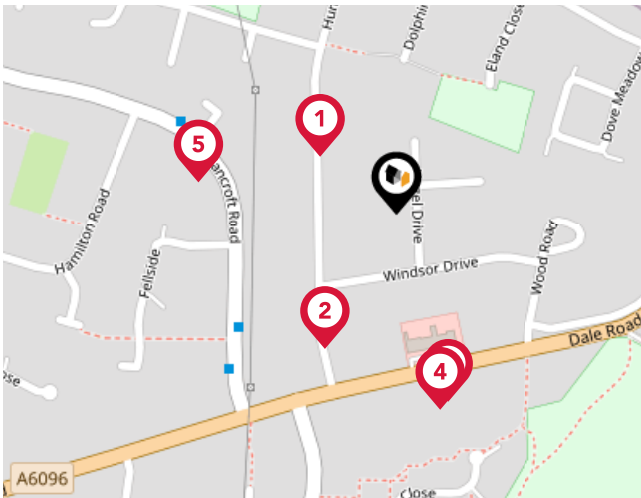


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.31 miles
2	Sheffield City Airport	32.5 miles
3	Coventry Airport	38.75 miles
4	Birmingham International Airport	35.66 miles

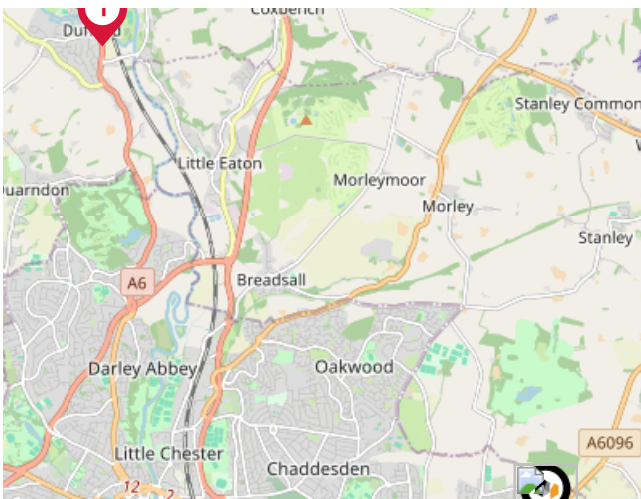
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Badger Close	0.05 miles
2	Huntley Avenue	0.09 miles
3	Dale Road Shops	0.11 miles
4	Dale Road Shops	0.11 miles
5	Barton Close	0.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.85 miles
2	Toton Lane Tram Stop	5.41 miles
3	Inham Road Tram Stop	5.86 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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