

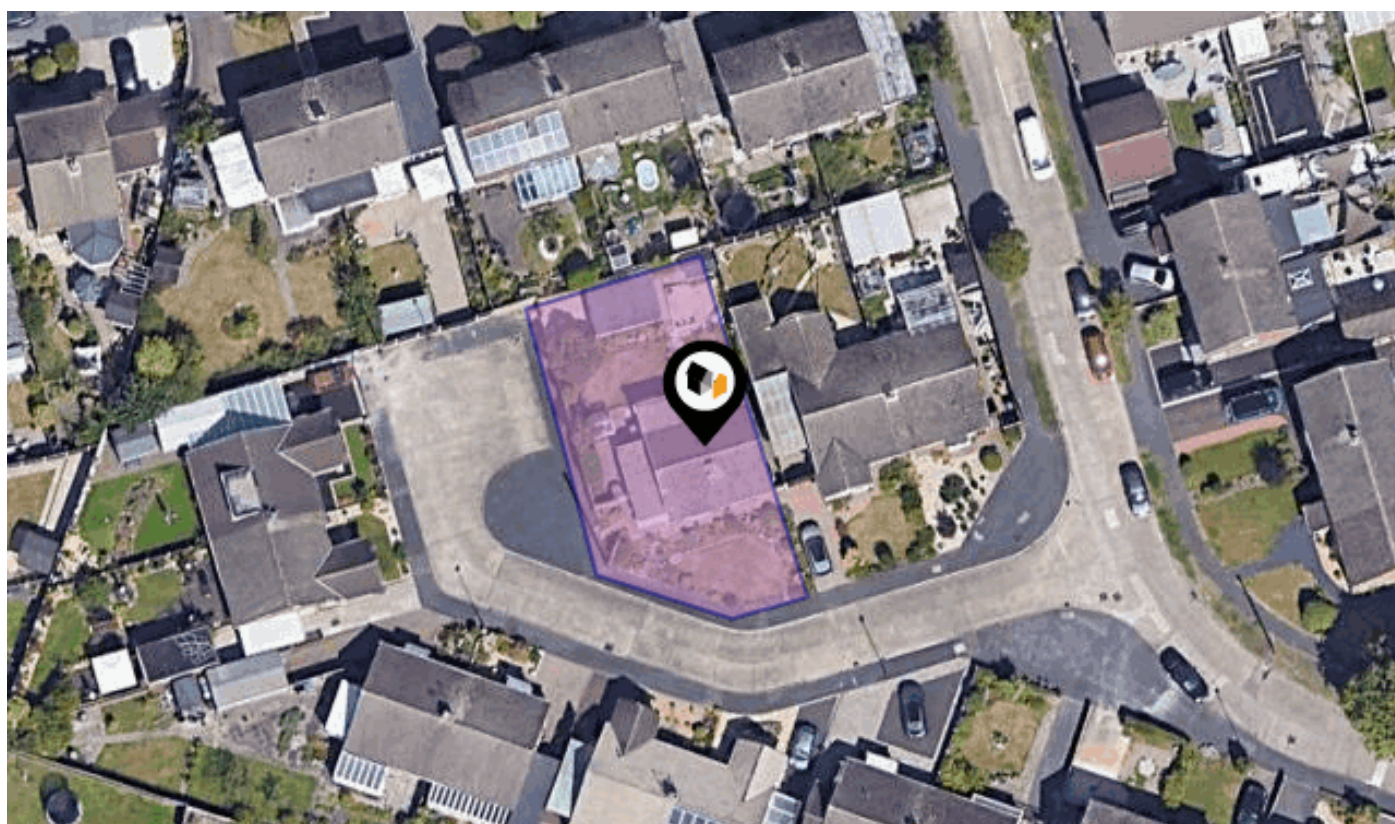


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



STONE CLOSE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious And Extended Detached Bungalow
- > Two/Three Bedrooms
- > Established Corner Plot Position
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An extended and well-maintained detached bungalow occupying a much sought after established cul-de-sac conveniently situated for Spondon village. The property occupies an established corner plot position together with a larger than average garage. The property is available with no upward chain and viewing is recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, optional third bedroom/reception room, inner lobby, shower room, good size lounge, further inner hallway, two double bedrooms, extended dining kitchen and cloaks/WC. Outside, there are gardens to front, side and rear elevations together with a larger than average garage.

Stone Close is a small cul-de-sac off Chesterton Road and is well situated for Spondon village and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch: (7'5" x 7'3") 2.26 x 2.21

Sitting Room/Optional Third Bedroom: (11'4" x 7'1") 3.45 x 2.16

Shower Room: (6'5" x 5'6") 1.96 x 1.68

Spacious Lounge: (14'3" x 13'9") 4.34 x 4.19

Inner Lobby:

Extended Dining Kitchen: (15'1" x 13'6") 4.60 x 4.11

Rear Lobby:

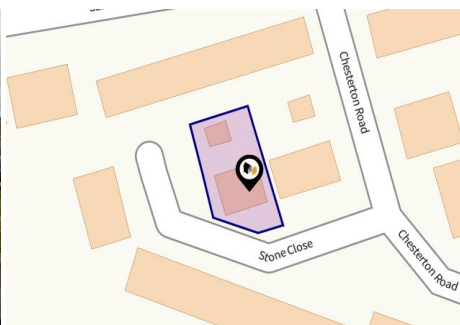
Cloaks/WC:

Bedroom One: (12'5" x 10'9") 3.78 x 3.28

Extended Bedroom Two: (18'3" x 9'4") 5.56 x 2.84

Outside:

Outside, there are gardens to front, side and rear elevations together with a larger than average garage (17'7" x 12'4").



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY2297		
UPRN:	100030362995		

Local Area

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

Satellite/Fibre TV Availability:

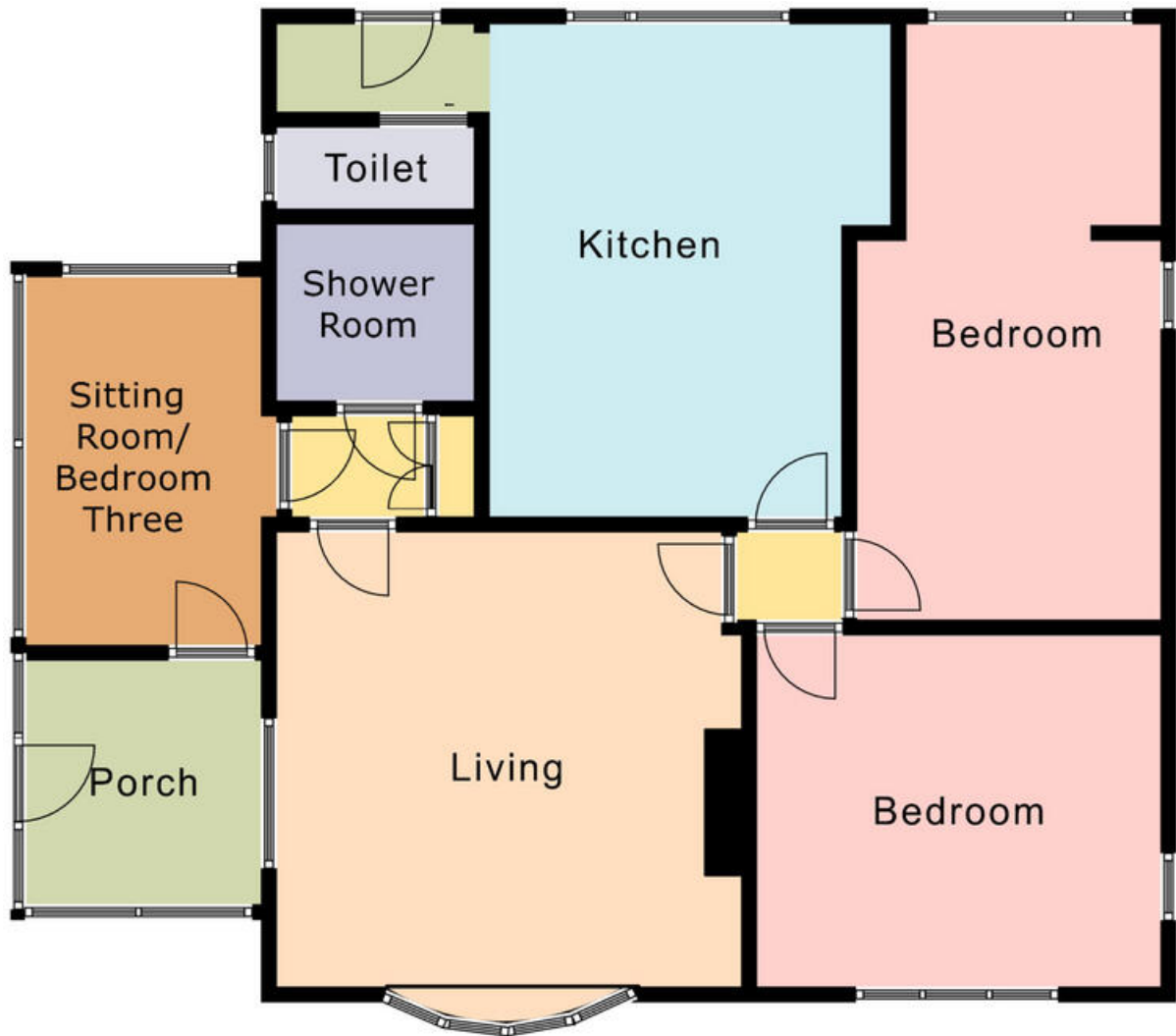




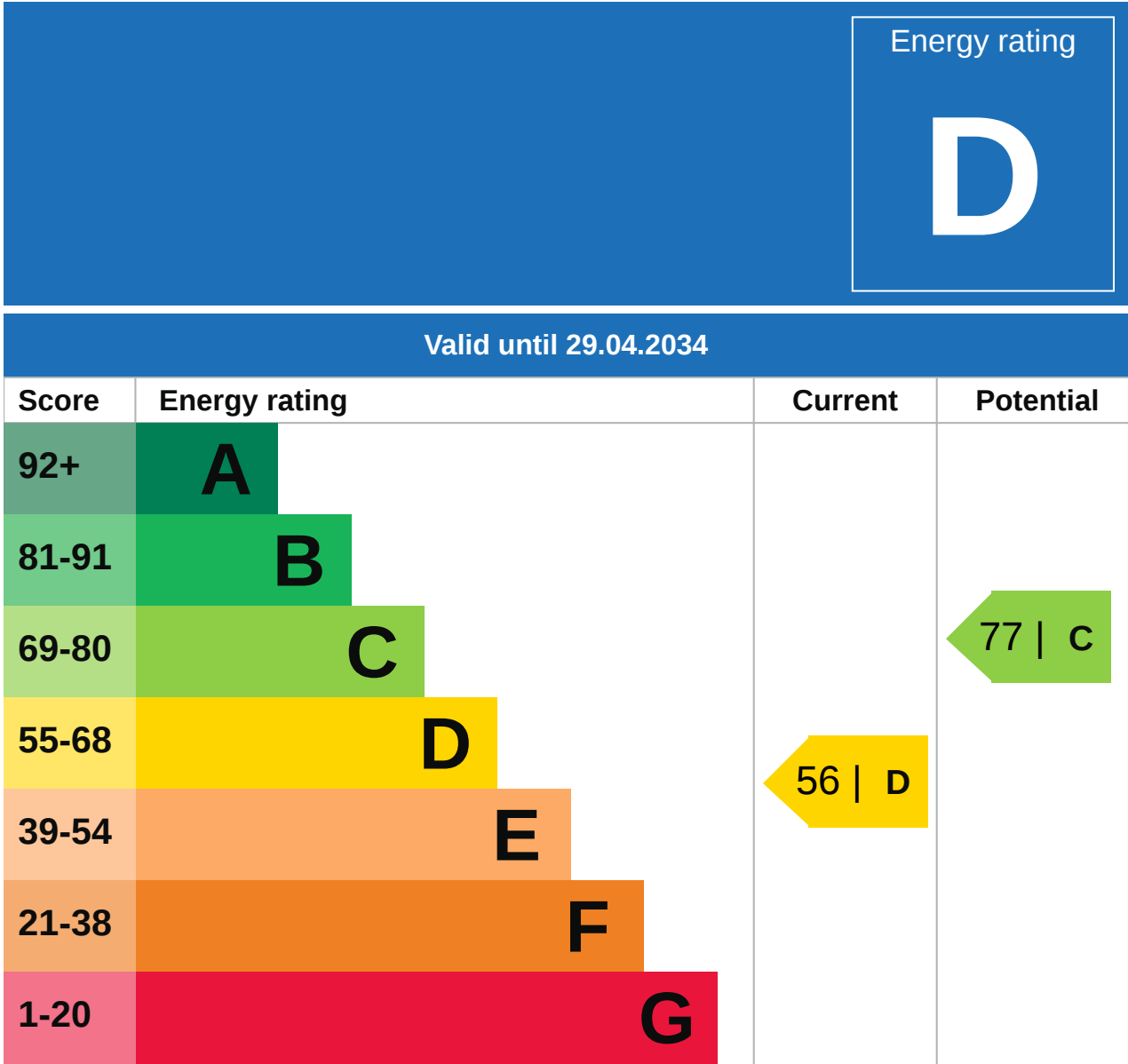




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Property EPC - Certificate



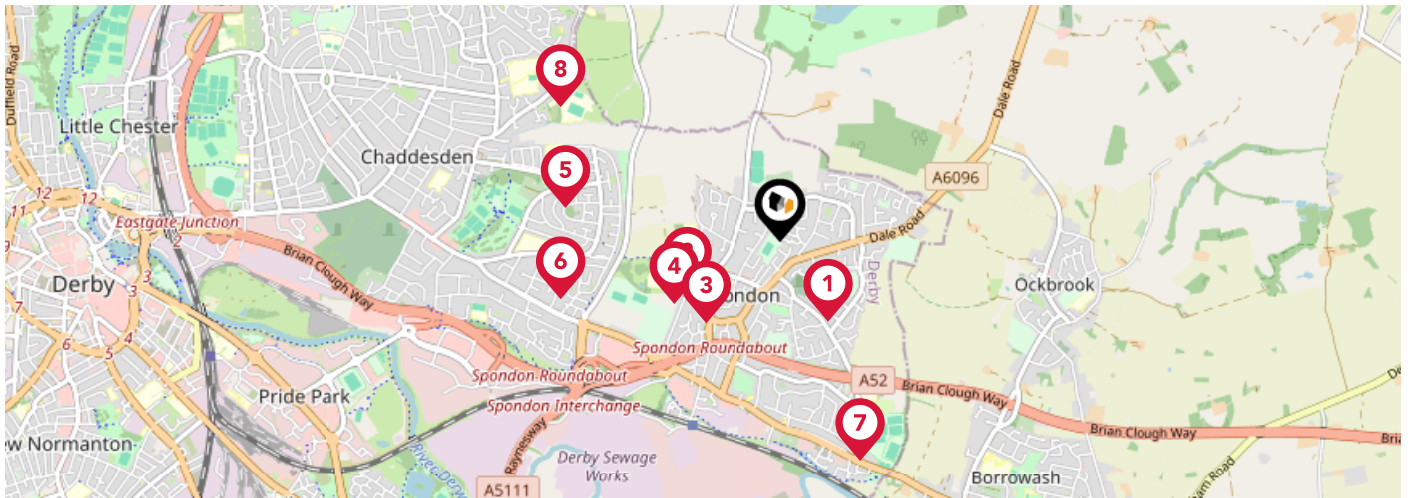
Property

EPC - Additional Data

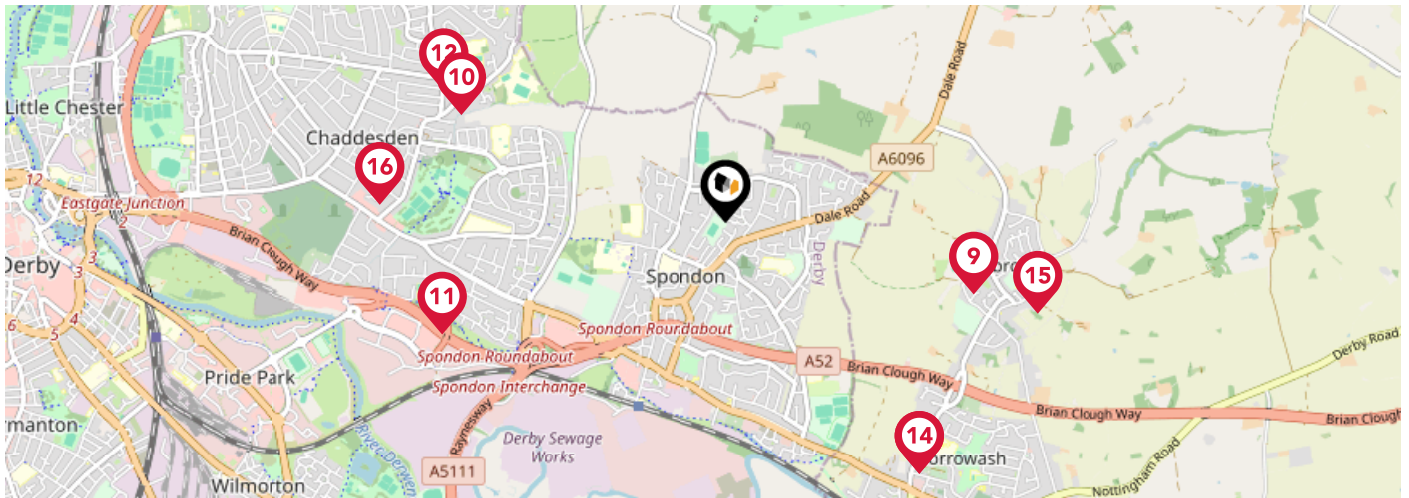


Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
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:	88 m ²

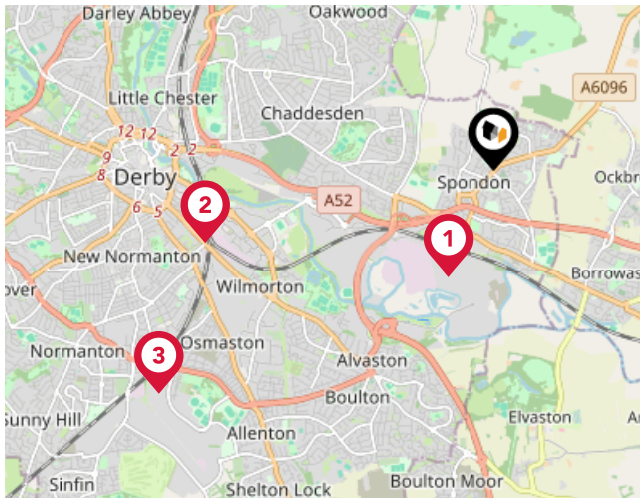


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.49	<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:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.97	<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:1.01	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



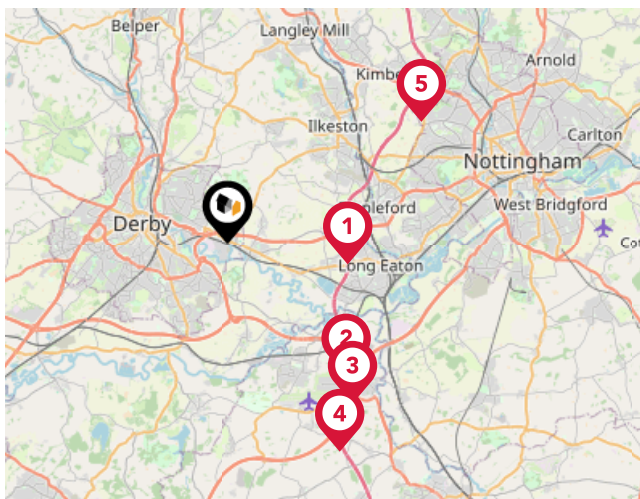
		Nursery	Primary	Secondary	College	Private
9	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance: 1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ashbrook Junior School Ofsted Rating: Good Pupils: 0 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



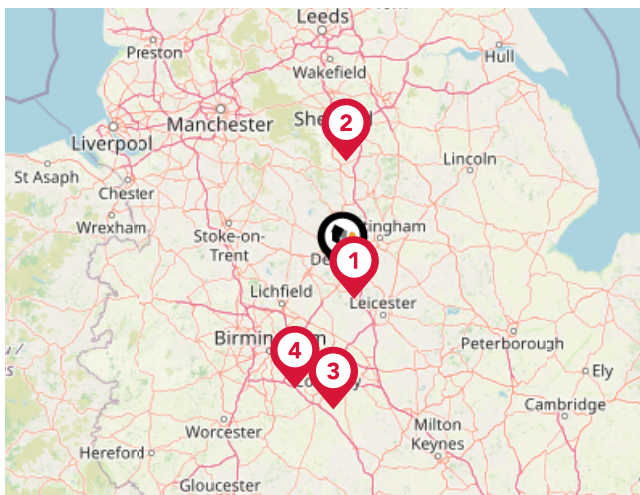
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.03 miles
2	Derby Rail Station	2.66 miles
3	Peartree Rail Station	3.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.31 miles
2	M1 J24A	6.32 miles
3	M1 J24	7.21 miles
4	M1 J23A	8.46 miles
5	M1 J26	8.17 miles

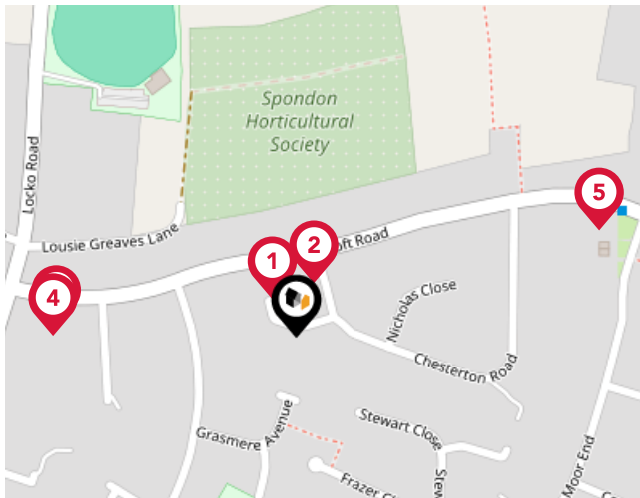


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.48 miles
2	Sheffield City Airport	32.5 miles
3	Coventry Airport	38.73 miles
4	Birmingham International Airport	35.51 miles

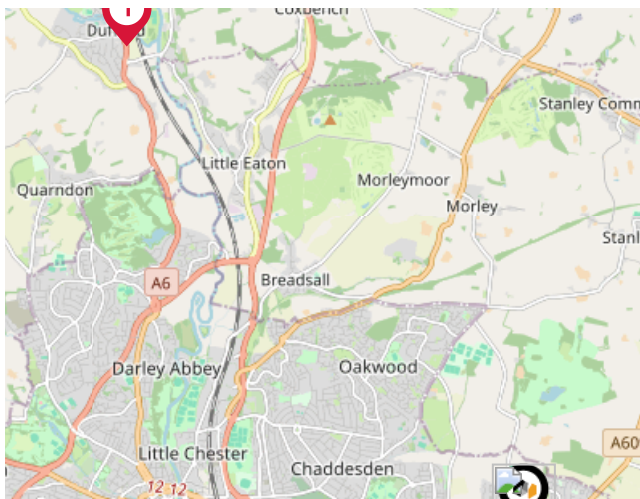
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chesterton Road	0.03 miles
2	Chesterton Road	0.03 miles
3	Coniston Avenue	0.13 miles
4	Coniston Avenue	0.14 miles
5	Moor End	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.57 miles
2	Toton Lane Tram Stop	5.83 miles
3	Inham Road Tram Stop	6.27 miles



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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

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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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