

Hannells
A Moving Experience

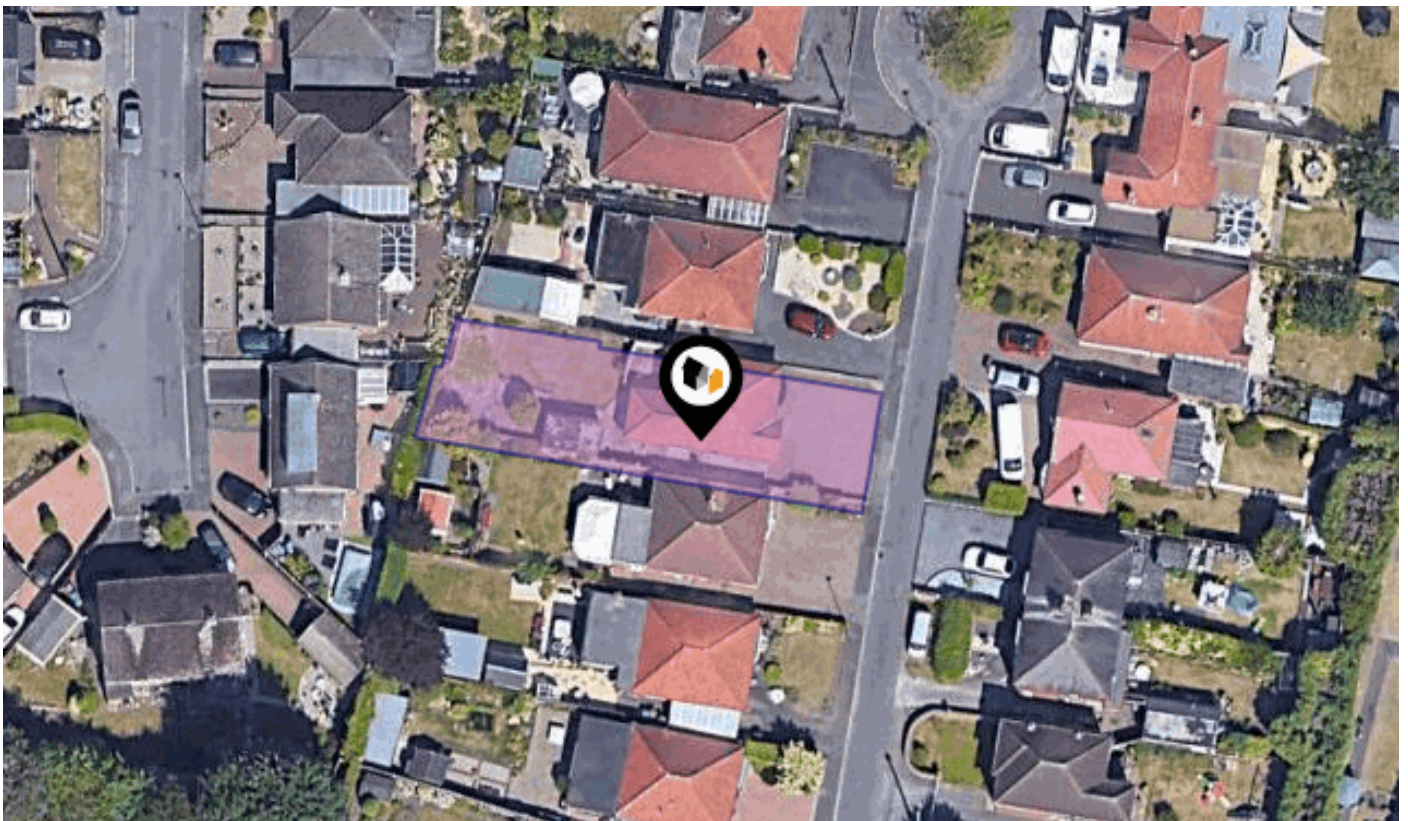


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



BEECHES AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay Fronted Detached Bungalow Within Sought After Location
- > No Upward Chain, Viewing Recommended
- > Ample Off Road Parking And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A two bedroomed traditional detached bungalow occupying a much sought after location within an established no through road location. The property benefits from two reception rooms, two bedrooms, ample parking, garage and enclosed rear garden. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises- reception hallway, bay fronted lounge, dining room, kitchen, two bedrooms and shower room. Outside, there is a block paved driveway providing off road parking for together with a garage and enclosed rear garden.

Beeches Avenue is a much sought after location close to Spondon village and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and M1 motorway. As previously mentioned an early viewing is recommended.

Room Measurement & Details

Entrance Hall:

Lounge: (15'9" x 10'10") 4.80 x 3.30

Sitting Room/Dining Room: (11'9" x 11'6") 3.58 x 3.51

Kitchen: (10'10" x 7'6") 3.30 x 2.29

Bedroom One: (13'8" x 10'10") 4.17 x 3.30

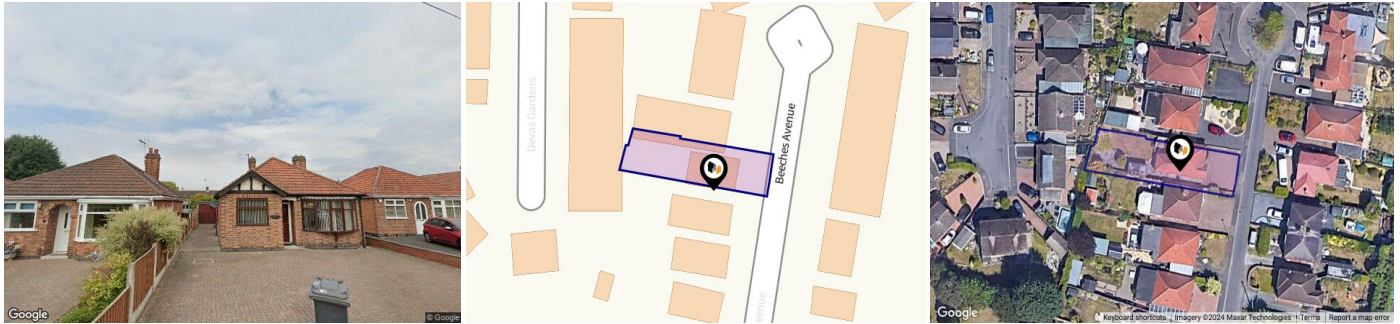
Bedroom Two: (11'10" x 7'10") 3.61 x 2.39

Shower Room: (7'7" x 5'9") 2.31 x 1.75

Outside:

There is a block paved frontage/driveway providing ample off road parking for a number of vehicles. Gated access to the side elevation leads in-turn to a GARAGE with double timber doors, light and power. The enclosed rear garden is laid mainly to lawn. Cold water tap.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY205574		
UPRN:	100030289162		

Local Area

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

Satellite/Fibre TV Availability:

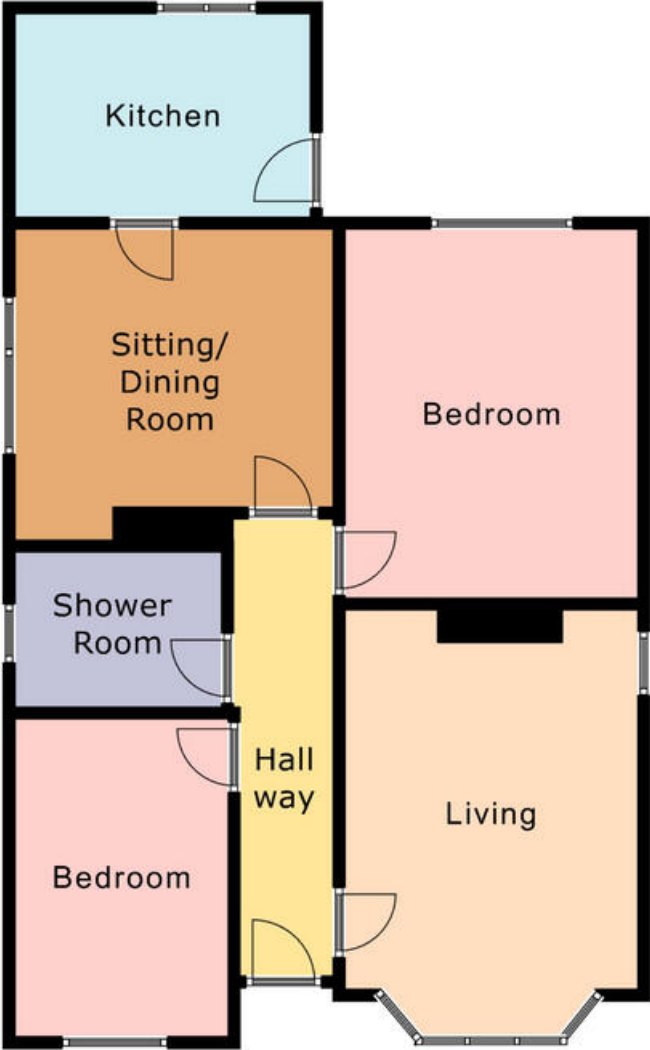


Gallery Photos





BEECHES AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



Energy rating

D

Valid until 07.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

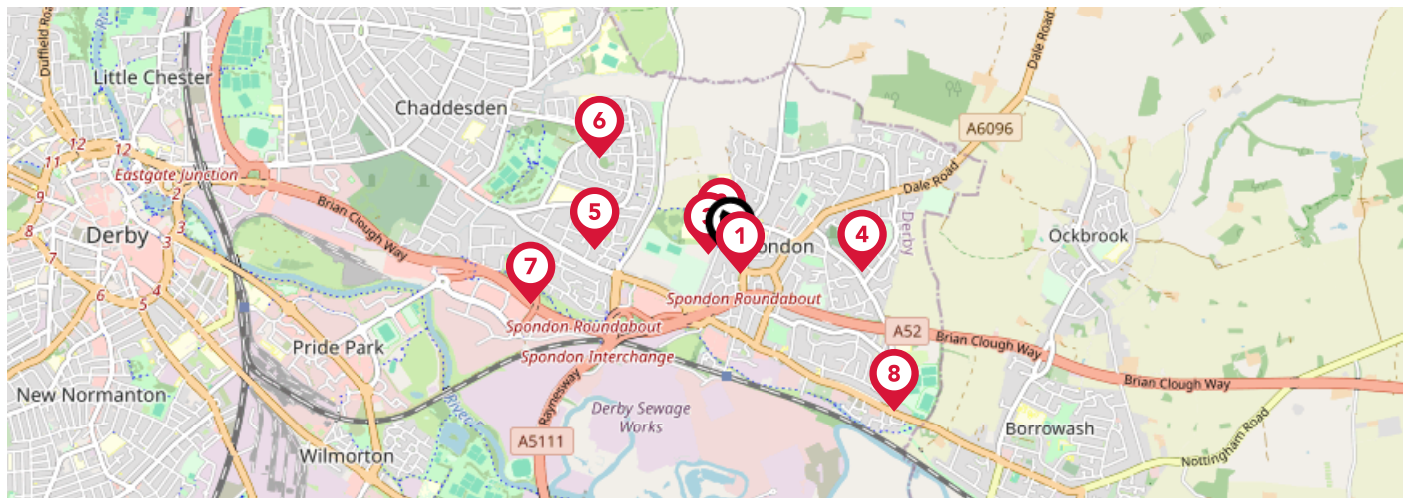
Property

EPC - Additional Data

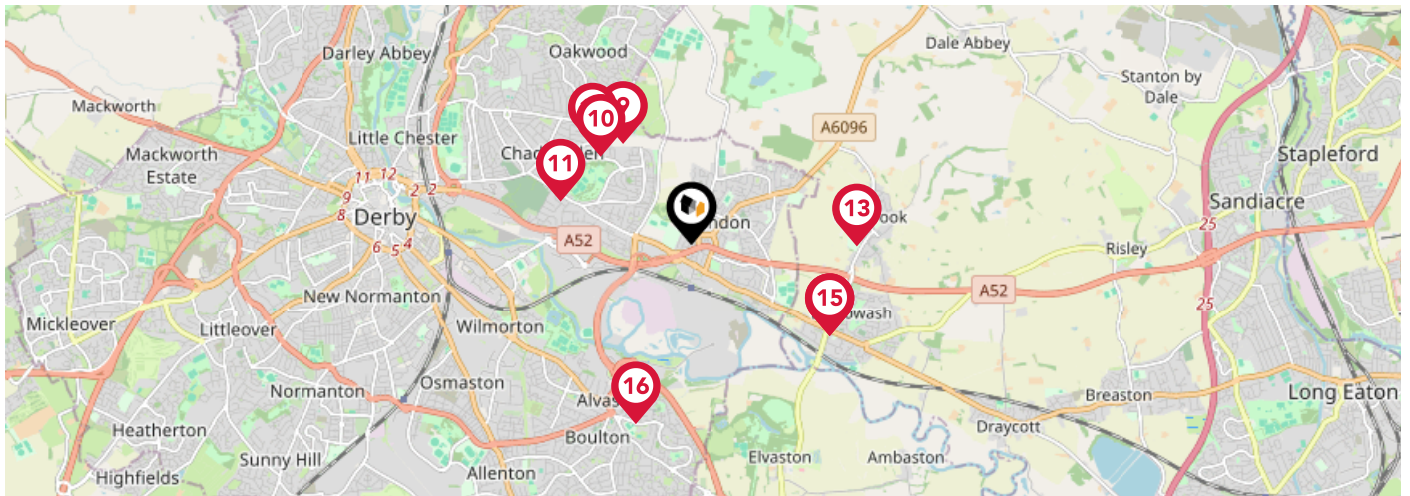


Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 270 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 all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	65 m ²

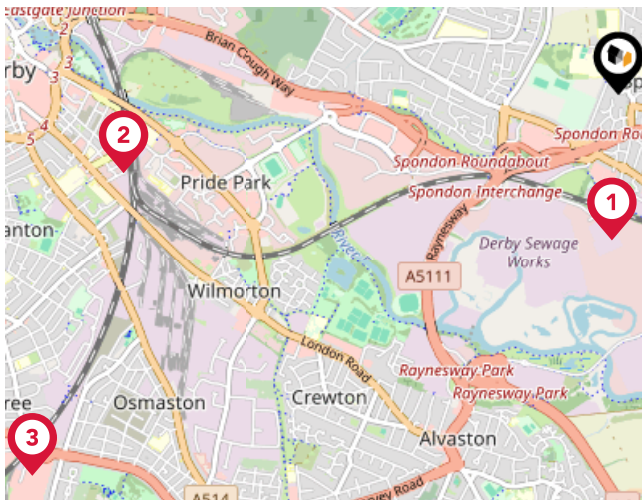


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



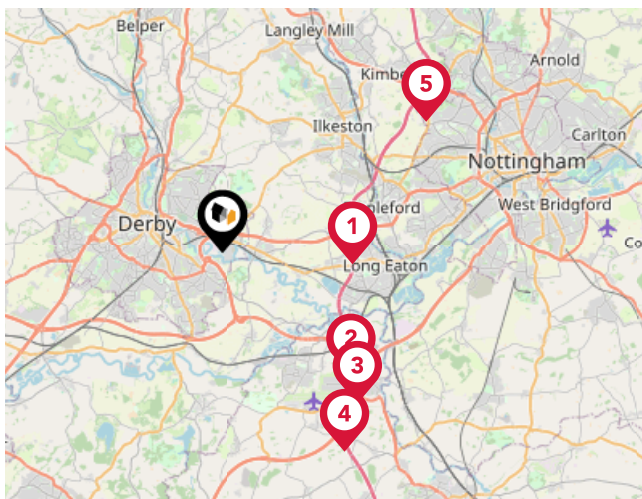
		Nursery	Primary	Secondary	College	Private
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.13	<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:1.23	<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:1.25	<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:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.49	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



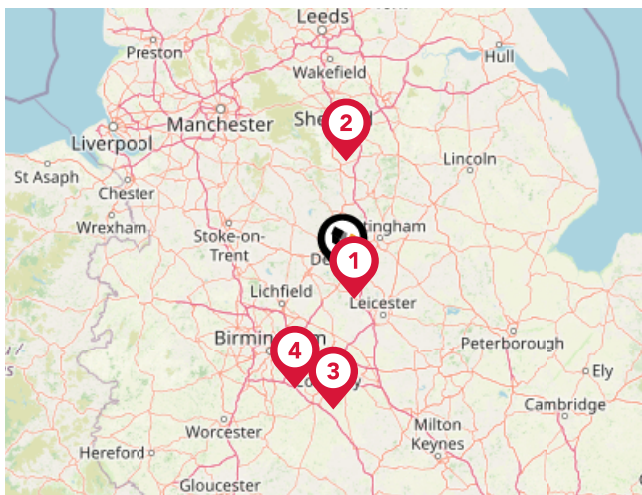
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.65 miles
2	Derby Rail Station	2.24 miles
3	Peartree Rail Station	3.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.64 miles
2	M1 J24A	6.36 miles
3	M1 J24	7.22 miles
4	M1 J23A	8.39 miles
5	M1 J26	8.64 miles



Airports/Helipads

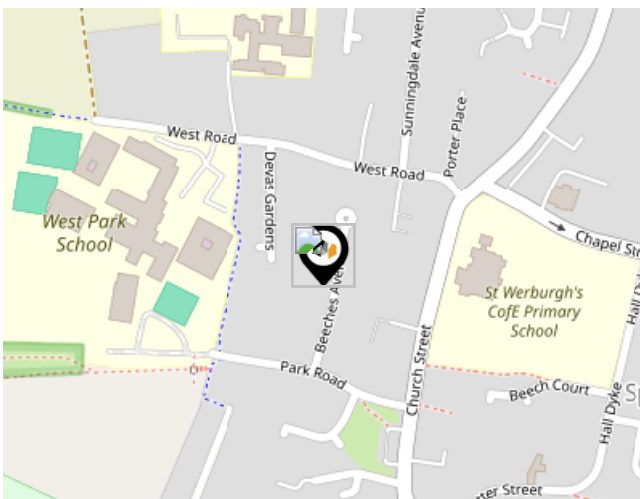
Pin	Name	Distance
1	East Midlands Airport	7.37 miles
2	Sheffield City Airport	32.81 miles
3	Coventry Airport	38.4 miles
4	Birmingham International Airport	35.09 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Park Road	0.1 miles
2	Park Road	0.11 miles
3	West Park School	0.09 miles
4	Chapel Street School	0.1 miles
5	Chapel Street School	0.12 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.58 miles
2	Toton Lane Tram Stop	6.18 miles
3	Inham Road Tram Stop	6.63 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.

Hannells

Testimonials



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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