

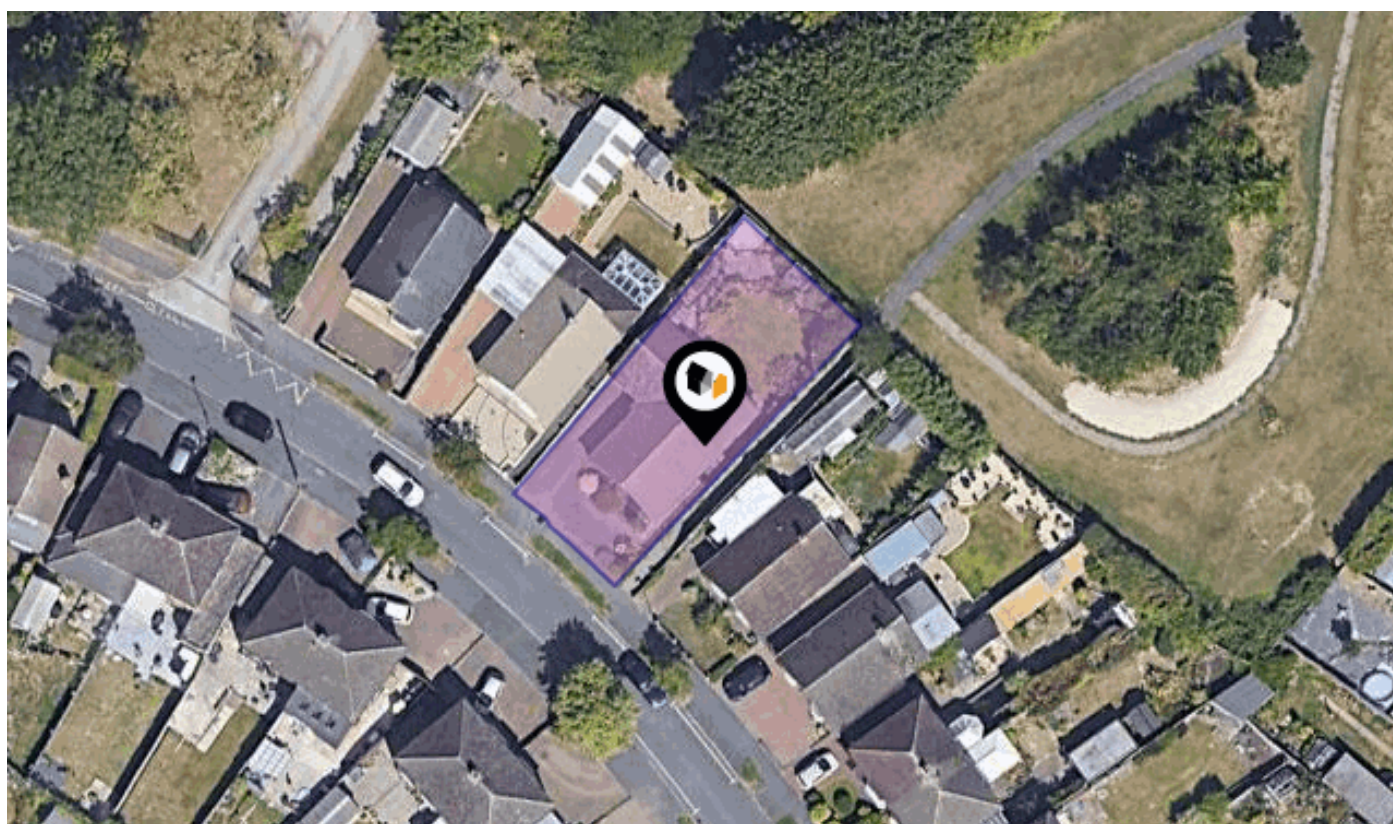


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



ARUNDEL DRIVE, 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:

- > Attractive Extended Detached Bungalow
- > Versatile Accommodation With Two Reception Rooms And Two Bedrooms
- > EPC Rating E, Standard Construction
- > Council Tax Band C, Freehold
- > Good Size Lounge

Property Description

This deceptively spacious and extended, detached bungalow is set back from Arundel Drive and has the benefit of ample off road parking, an attached garage and a pleasant, enclosed garden which enjoys a degree of privacy. The property offers versatile accommodation having two bedrooms and two reception rooms. Viewing is recommended and available for sale with no upward chain.

The property benefits from gas fired central heating, double glazing and recently replaced UPVC soffits and fascias and briefly comprises:- side reception hallway, spacious lounge, fitted dining kitchen, two double bedrooms, dining/sitting room and modern shower room. Outside, there is ample off road parking together with an attached garage. There is a pleasant, mature and an enclosed rear garden which enjoys a degree of privacy.

Arundel Drive is well situated for Spondon village and its amenities which include a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway and access for Nottingham East Midlands Airport and Derby City Centre. An early viewing is recommended.

Room Measurement & Details

Side Reception Hallway:

Lounge: (16'9" x 12'10") 5.10 x 3.91

Fitted Dining Kitchen: (24'9" x 8'0") 7.54 x 2.44

Sitting Room/Dining Room: (12'5" x 8'9") 3.78 x 2.66

Double Bedroom One: (12'7" x 12'2") 3.83 x 3.71

Double Bedroom Two: (9'4" x 8'9") 2.84 x 2.66

Shower Room: (6'3" x 5'5") 1.90 x 1.65

Outside:

The property sits back from Arundel Drive and provides ample off road parking to the front elevation which provides access to:- ATTACHED GARAGE 18'8 x 8'10" with roller door, light, power, wall mounted Glow-Worm central heating boiler and courtesy door to the rear garden. Gated access to the side elevation leads to the pleasant rear garden which enjoys a degree of privacy having a shaped lawned area with a selection of flowers and shrubs, summerhouse and cold water tap.



Property

Type:	Detached	Last Sold £/ft²:	£92
Bedrooms:	2	Tenure:	Freehold
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY9698		
UPRN:	100030285678		

Local Area

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

Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



ARUNDEL DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

E

Valid until 19.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property

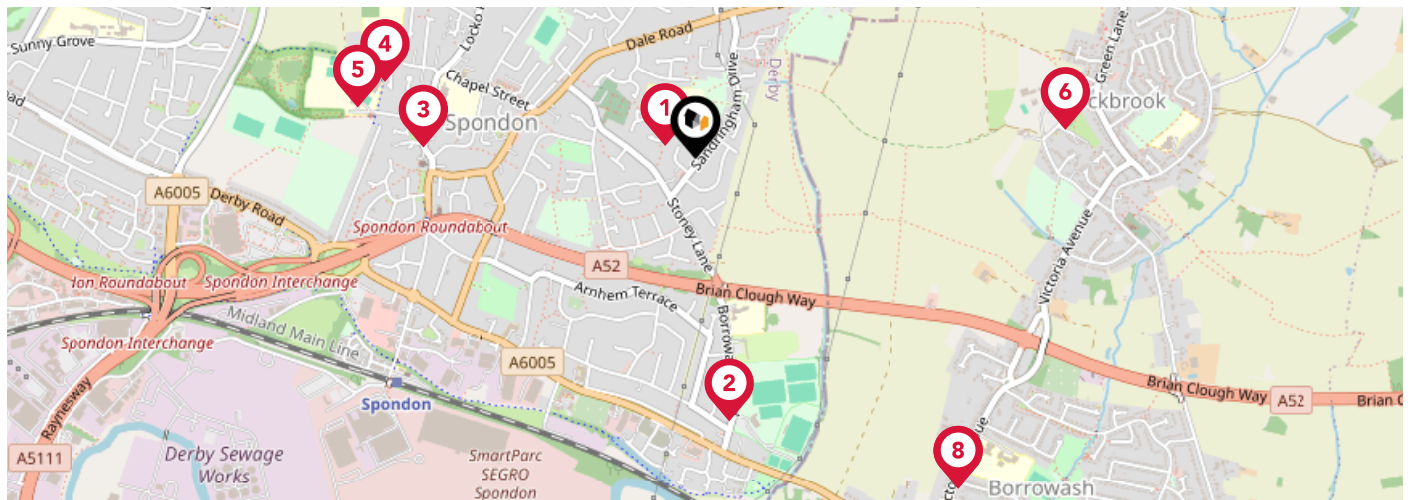
EPC - Additional Data



Additional EPC Data

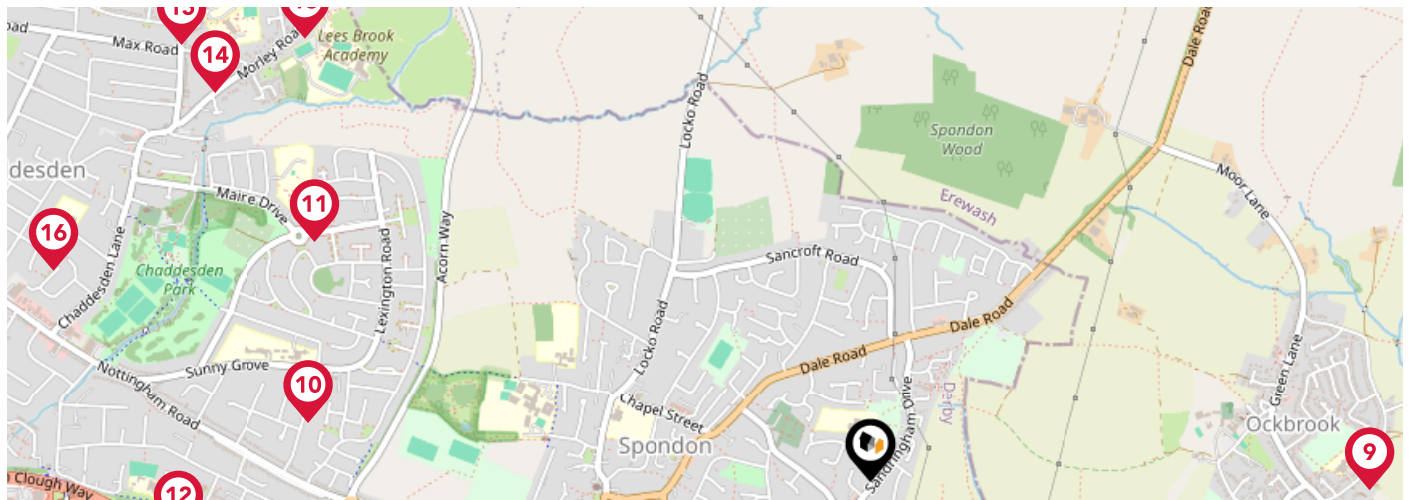
Property Type:	Detached bungalow
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 91% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	82 m ²

Area Schools



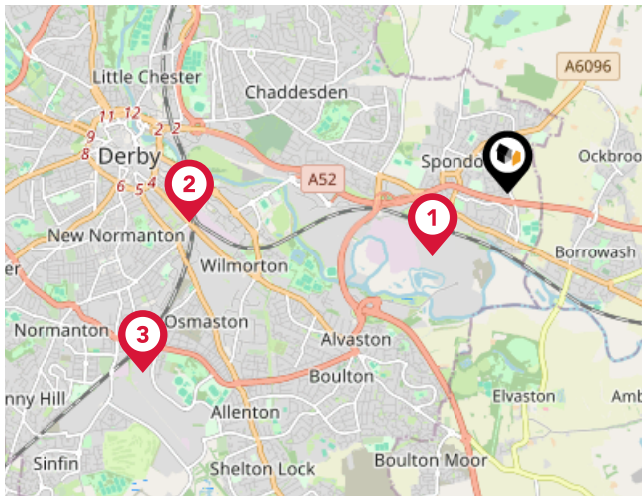
		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.59	<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:0.61	<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:0.71	<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:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Junior School Ofsted Rating: Good Pupils: 0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



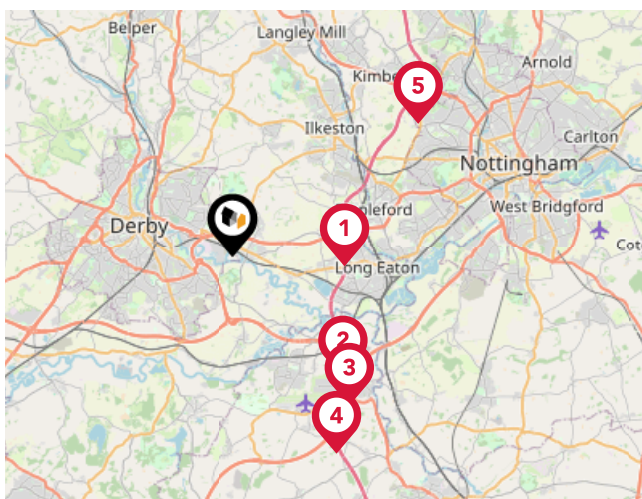
		Nursery	Primary	Secondary	College	Private
9	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance: 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance: 1.82	<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: 1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



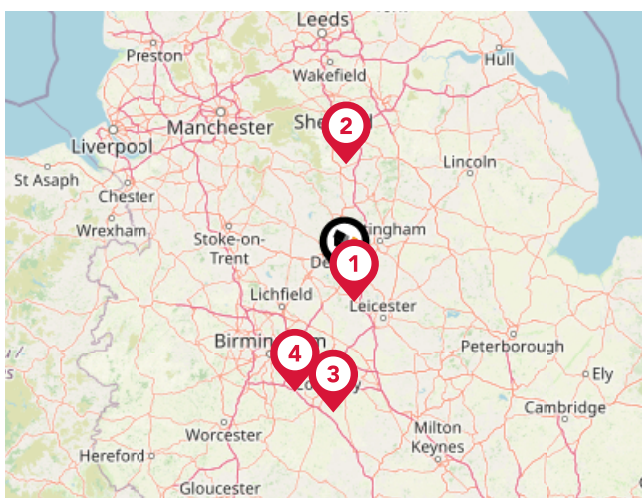
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.88 miles
2	Derby Rail Station	2.87 miles
3	Peartree Rail Station	3.65 miles



Trunk Roads/Motorways

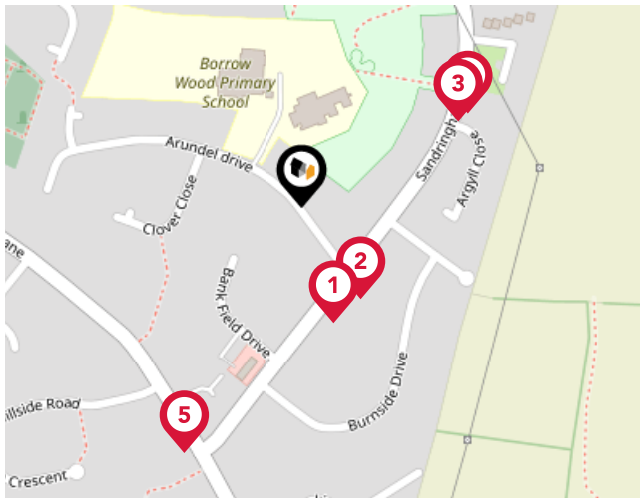
Pin	Name	Distance
1	M1 J25	3.98 miles
2	M1 J24A	5.84 miles
3	M1 J24	6.73 miles
4	M1 J23A	7.99 miles
5	M1 J26	8.15 miles



Airports/Helipads

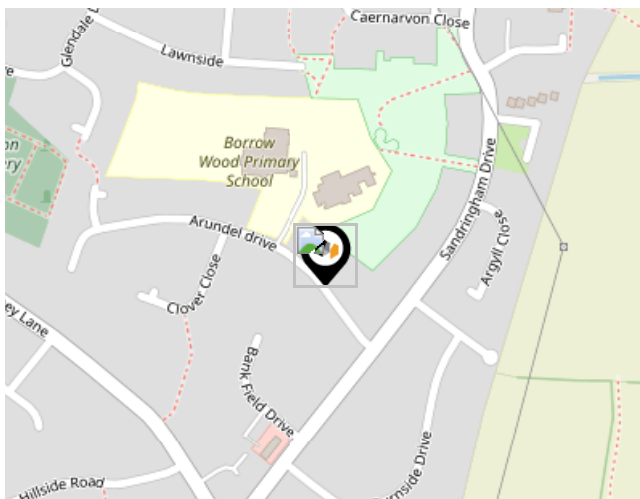
Pin	Name	Distance
1	East Midlands Airport	7.01 miles
2	Sheffield City Airport	32.88 miles
3	Coventry Airport	38.37 miles
4	Birmingham International Airport	35.26 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Arundel Drive	0.07 miles
2	Arundel Drive	0.06 miles
3	Sandringham Drive	0.1 miles
4	Sandringham Drive	0.11 miles
5	The Yarnspinner	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.04 miles
2	Toton Lane Tram Stop	5.53 miles
3	Inham Road Tram Stop	5.98 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.

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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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513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
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hannells.co.uk

