

Hannells
A Moving Experience

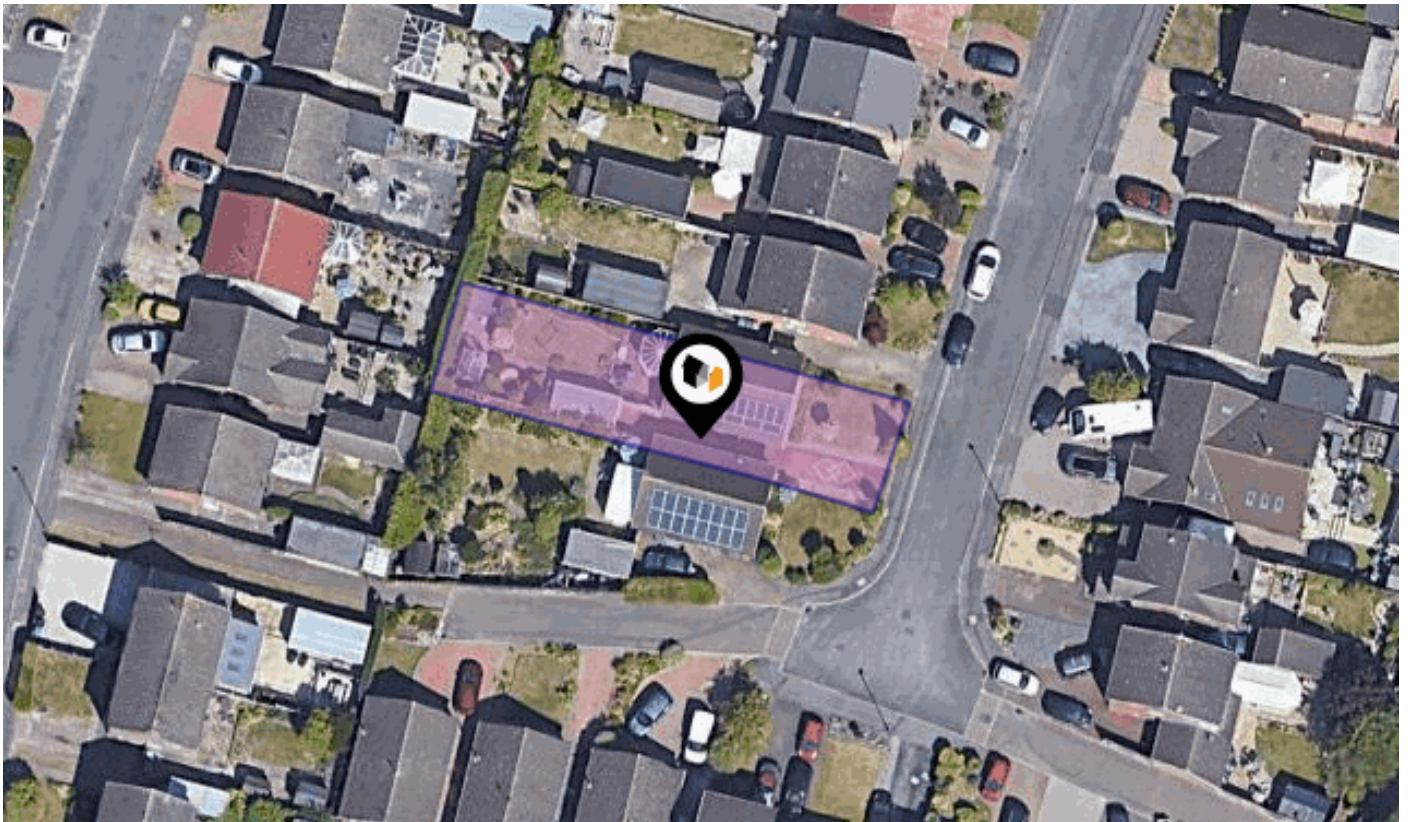


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th May 2024



DOLPHIN CLOSE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained And Presented Detached Bungalow
- > Three Bedrooms
- > No Upward Chain, Viewing Recommended
- > EPC Rating TBC, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A well-maintained and presented detached bungalow offered to the market with no upward chain and benefiting from UPVC double glazing, gas fired central heating, off road parking and a detached garage.

In brief the property comprises:- Side reception hallway, spacious lounge, fitted kitchen with in-built oven and hob and conservatory. There are three bedrooms and shower room. Outside, are gardens to both front and rear elevations together with a driveway providing off-road parking and detached garage.

Dolphin Close is ideally located close to local shops, well regarded schools, public transport routes and amenities within the area. The property also benefits from excellent road links with the A52, M1 Motorway, A50 and access to Spondon village and local amenities.

Room Measurement & Details

Side Reception Hallway:

Spacious Lounge: (17'8" x 11'4") 5.38 x 3.45

Kitchen: (9'9" x 7'4") 2.97 x 2.24

Conservatory: (10'10" x 9'6") 3.30 x 2.90

Bedroom One: (13'1" x 11'4") 3.99 x 3.45

Bedroom Two: (13'0" x 7'7") 3.96 x 2.31

Dining Room/Optional Bedroom Three: (9'9" x 6'5") 2.97 x 1.96

Shower Room: (6'9" x 5'5") 2.06 x 1.65

Outside:

There are gardens to both front and rear elevations together with a driveway providing off-road parking and detached garage.



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.09 acres
Year Built : 1983-1990
Council Tax : Band C
Annual Estimate: £1,873
Title Number: DY96964
UPRN: 100030309239

Tenure: Freehold

Local Area

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

Satellite/Fibre TV Availability:



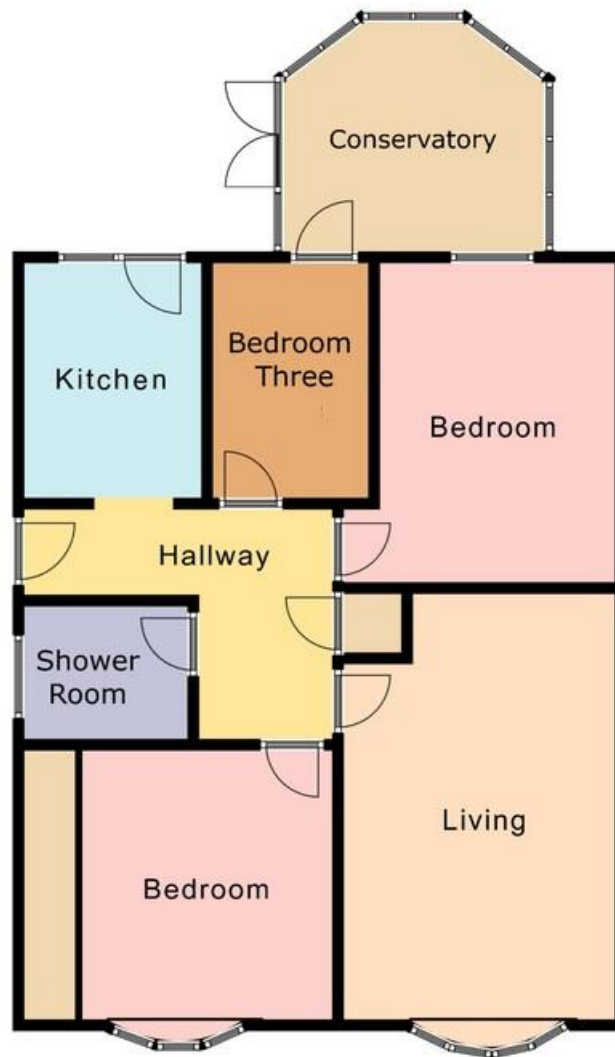
Gallery Photos

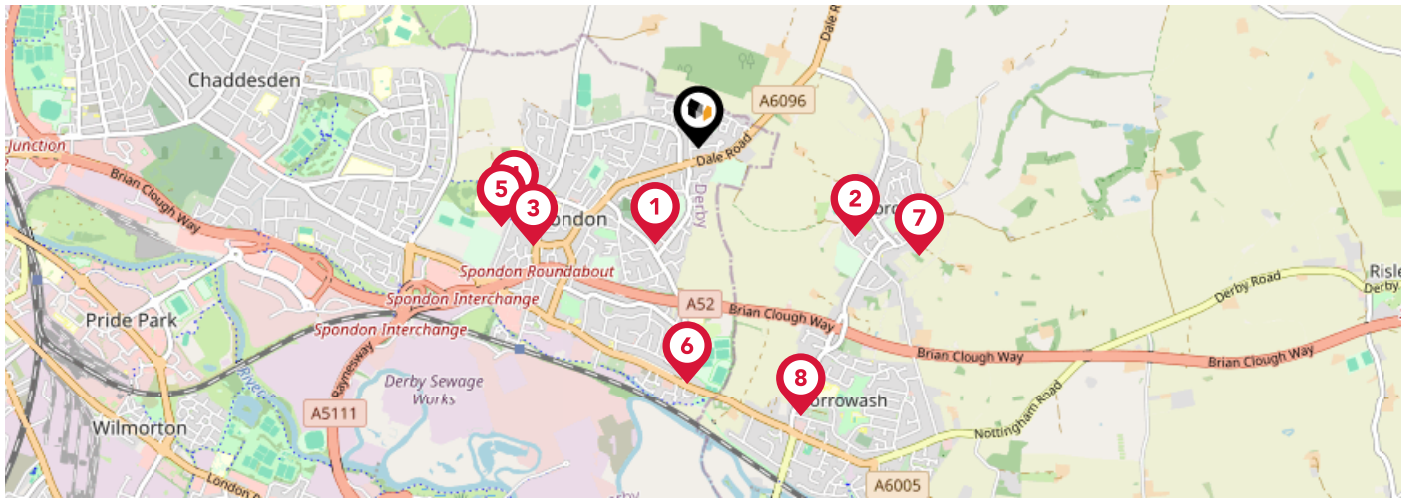


Gallery Photos

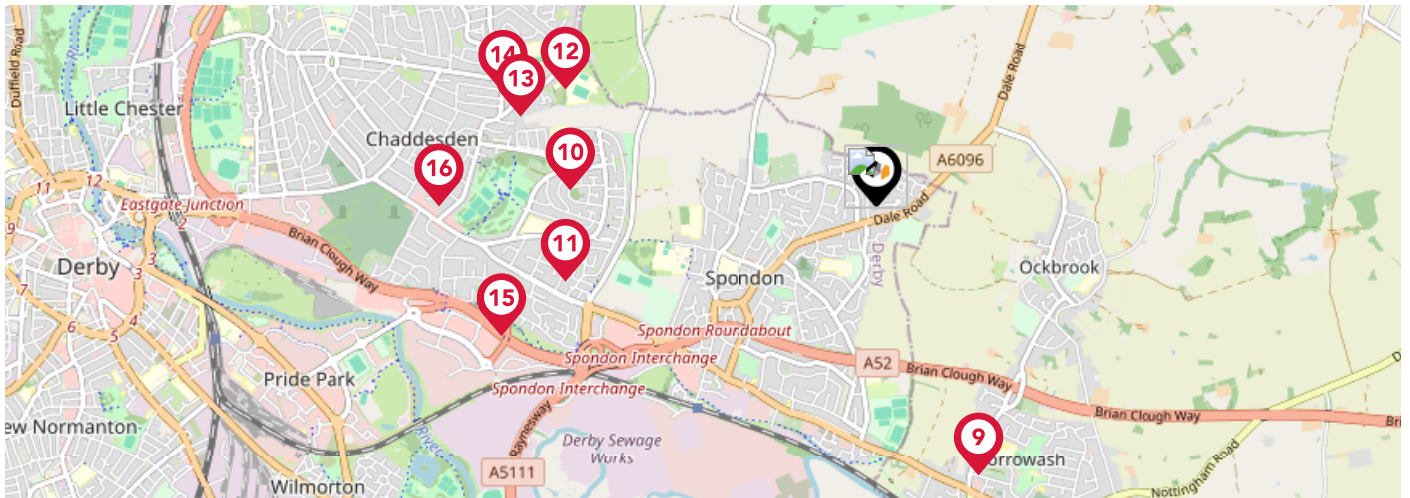


DOLPHIN CLOSE, SPONDON, DERBY, DE21





		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.86	<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:0.87	<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:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.49	<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:1.65	<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:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.77	<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:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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