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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18<sup>th</sup> June 2024



## STEWART CLOSE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



Useful Information:

- > Well-Maintained Detached Home
- > Three-Bedrooms, No Upward Chain
- > Spacious Through Lounge Diner With Patio Doors
- > Off-Road Parking & Detached Garage
- > EPC Rating D, Brick Construction

Property Description

Occupying a sought after location close to Spondon village and being offered for sale with no upward chain stands this deceptively spacious and well-maintained detached home which benefits from a driveway and a detached garage.

The accommodation is supplemented by gas central heating with combination boiler, UPVC double glazing and briefly comprises:- side reception hallway, spacious through lounge/dining room with patio doors to the rear garden, fitted kitchen with integrated appliances, ground floor four piece bathroom and bedroom three. To the first floor the landing provides access to two good sized bedrooms and ample eaves storage. Outside, there are gardens to both front and rear elevations together with a driveway providing off road parking which leads to the detached garage.

Stewart Close lies within an established location within the popular residential district of Spondon which offers a good range of local amenities including shops, schools and transport links together with easy access for Derby City Centre and excellent road links for the A52 and M1 motorway. An early viewing is recommended.

Room Measurement & Details

Reception Hallway:

Through Lounge / Dining Room: (29'9" x 11'9") 9.07 x 3.58

Kitchen: (10'7" x 8'10") 3.23 x 2.69

Bedroom Three: (10'7" x 6'9") 3.23 x 2.06

Bathroom: (7'3" x 6'6") 2.21 x 1.98

First Floor Landing:

Bedroom One: (13'6" x 13'2") 4.11 x 4.01

Bedroom Two: (16'2" x 9'1") 4.93 x 2.77

Eaves Storage: (22'7" x 6'7") 6.88 x 2.01

Outside:

There gardens to both front and rear elevations. A block paved driveway provides off-road parking and access to a BRICK BUILT GARAGE 25'0" x 9'2" with courtesy door to the rear garden.

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,873		
<b>Title Number:</b>	DY559685		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

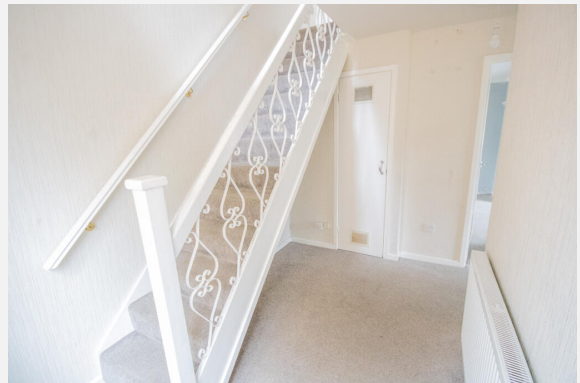
<b>11</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



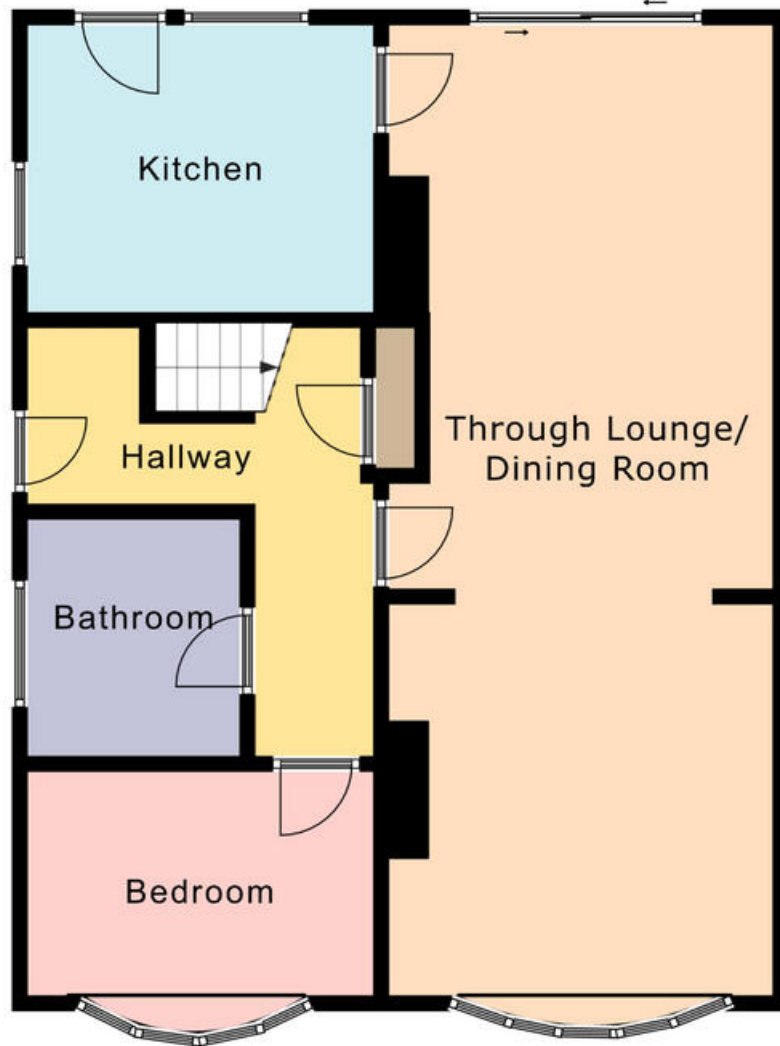
### Satellite/Fibre TV Availability:



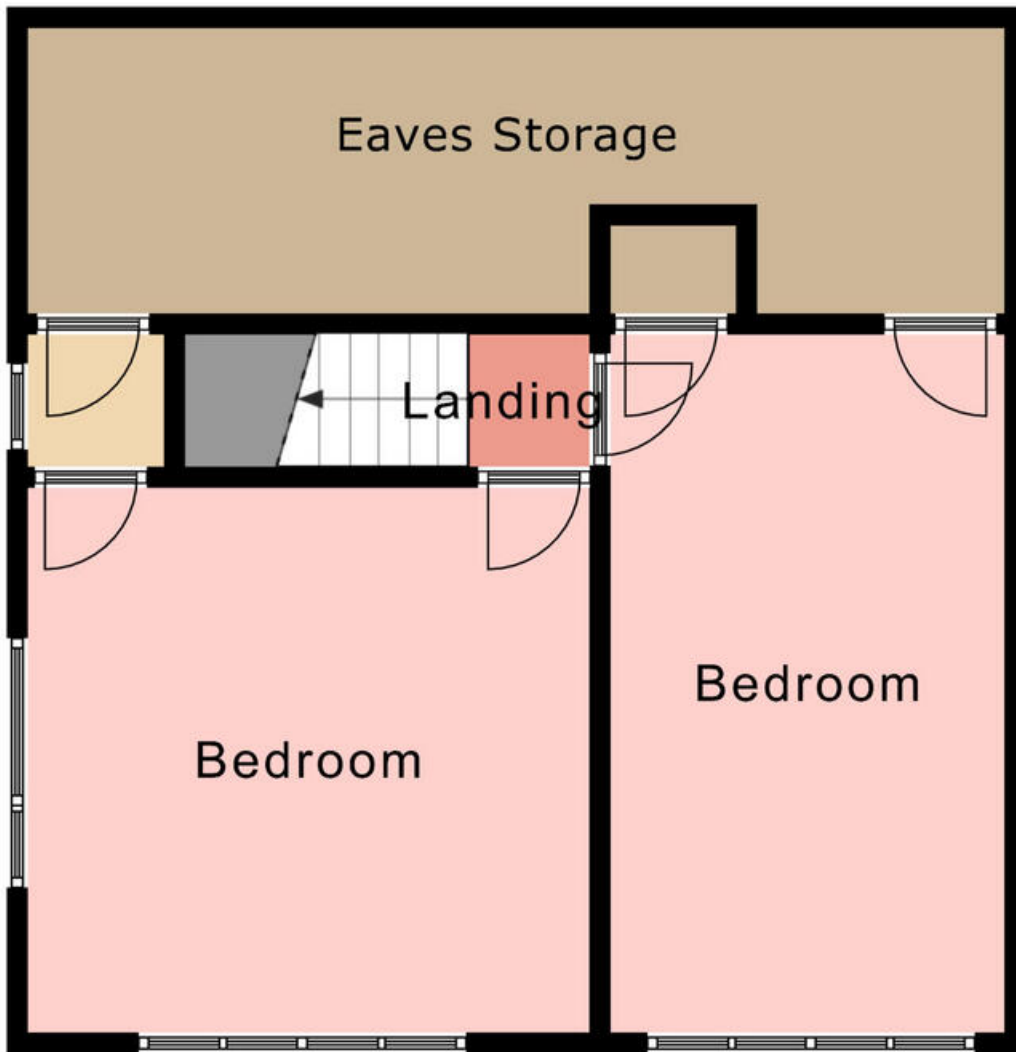




**STEWART CLOSE, SPONDON, DERBY, DE21**



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# Property EPC - Certificate



Stewart Close, Spondon, DE21

Energy rating

# D

Valid until 28.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



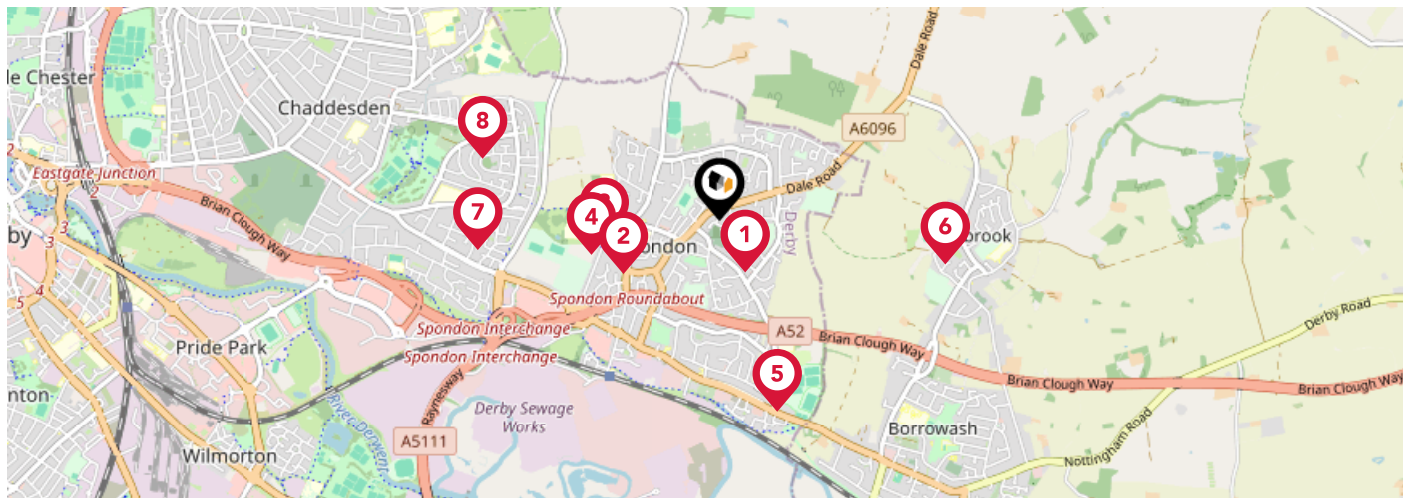
# Property

## EPC - Additional Data

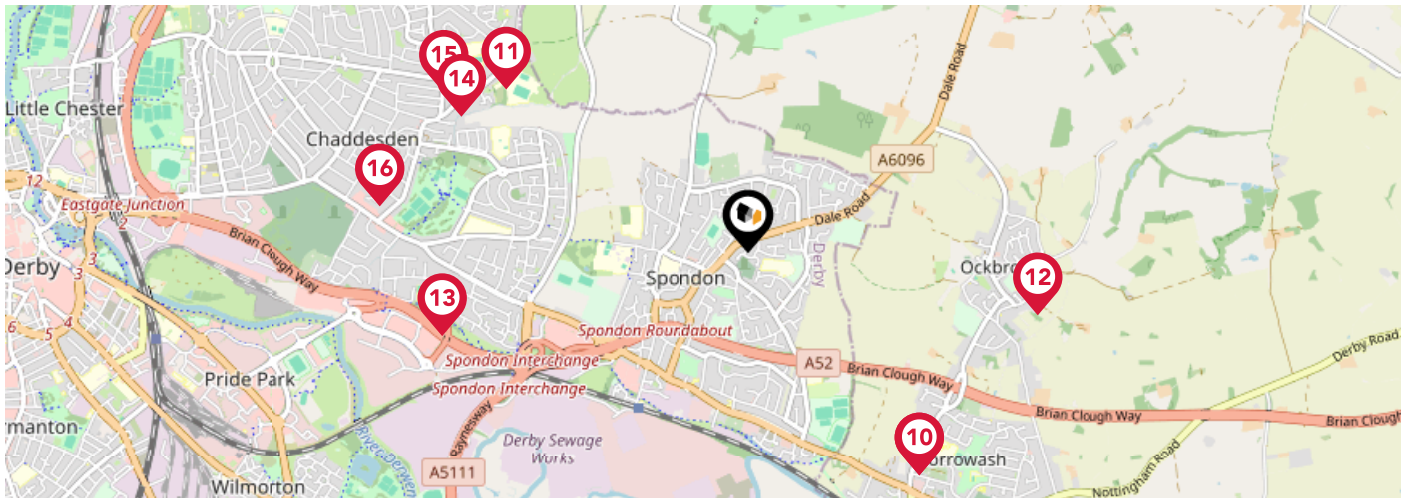


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>

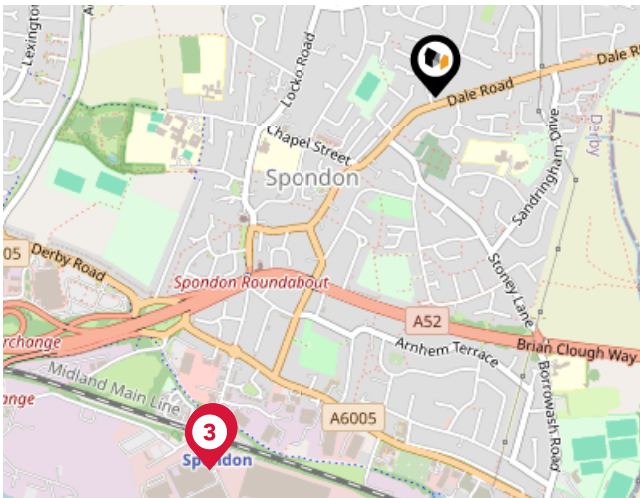


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Asterdale Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ockbrook School</b> Ofsted Rating: Not Rated   Pupils: 301   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



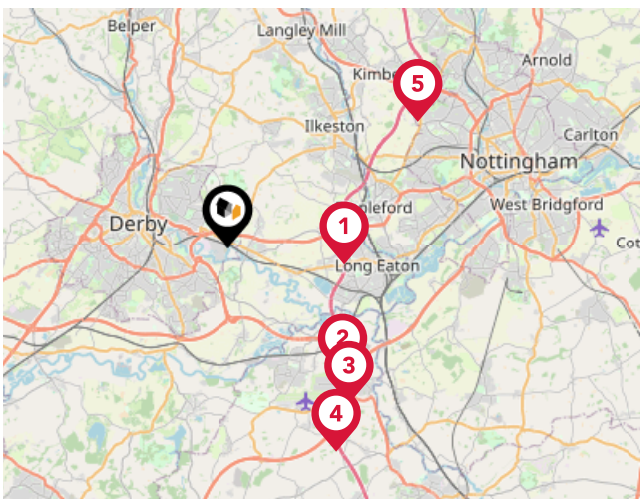
		Nursery	Primary	Secondary	College	Private
	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbrook Infant School</b> Ofsted Rating: Good   Pupils: 150   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 218   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



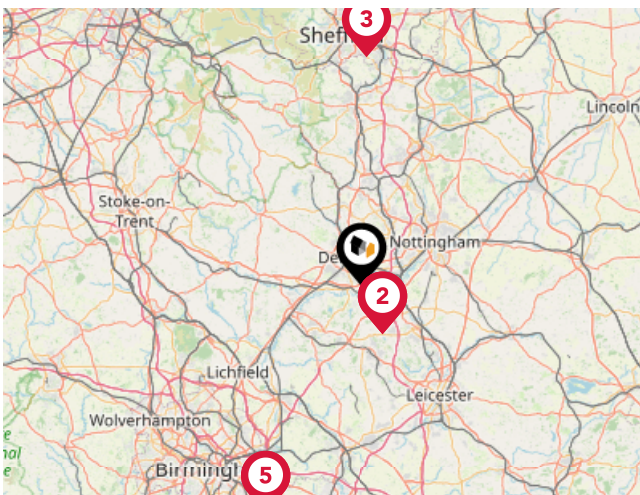
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.96 miles
2	Spondon Rail Station	0.97 miles
3	Spondon Rail Station	0.98 miles



## Trunk Roads/Motorways

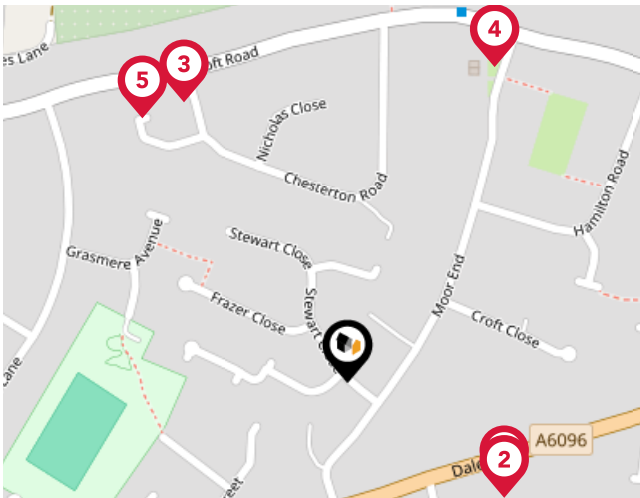
Pin	Name	Distance
1	M1 J25	4.19 miles
2	M1 J24A	6.16 miles
3	M1 J24	7.05 miles
4	M1 J23A	8.3 miles
5	M1 J26	8.15 miles



## Airports/Helipads

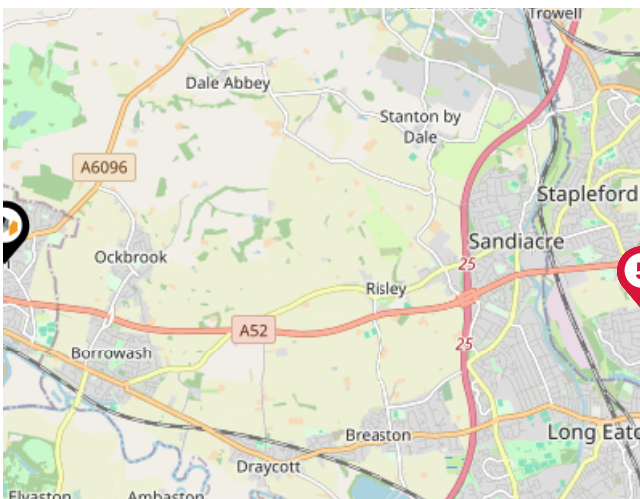
Pin	Name	Distance
1	East Midlands Airport	7.32 miles
2	East Midlands Airport	7.36 miles
3	Sheffield City Airport	32.62 miles
4	Birmingham International Airport Terminal 1	35.43 miles
5	Birmingham International Airport	35.43 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Glendale Drive	0.11 miles
2	Glendale Drive	0.11 miles
3	Chesterton Road	0.18 miles
4	Moor End	0.19 miles
5	Chesterton Road	0.19 miles



## Local Connections

Pin	Name	Distance
1	Tram Park & Ride	5.72 miles
2	Toton Lane Tram Stop	5.72 miles
3	Tram Park & Ride	5.72 miles
4	Toton Lane Tram Stop	5.72 miles
5	Toton Lane Tram Stop	5.72 miles



## Hannells

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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

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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

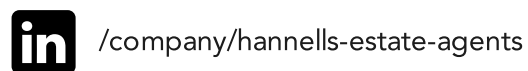
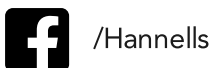


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# Hannells

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