

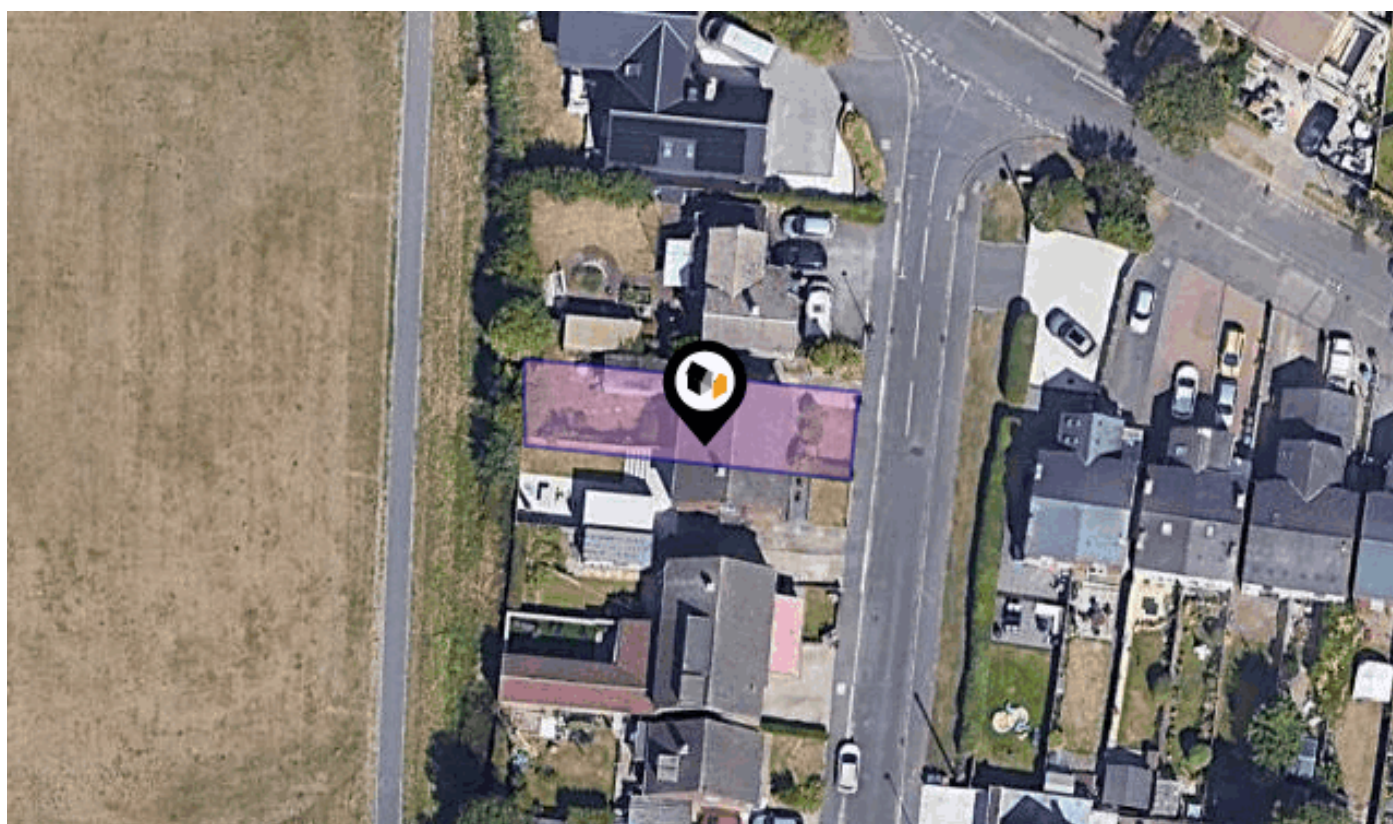


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th June 2024



MARINA 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:

- > Particularly Well Appointed And Presented Family Home
- > Property Has Been Subject To A Comprehensive Range Of Improvements
- > Early Viewing Absolutely Essential
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A particularly well appointed and presented semi detached home having been subject to a comprehensively scheme of modernisation/improvement throughout. The property offers an attractive lounge, refitted dining kitchen and bathroom. A particularly feature to the property is the rear garden which is perfect for entertaining.

Having a wealth of improvements including being rewired, recently installed central heating heating and boiler, replacement UPVC double glazed windows together with composite door, refitted kitchen with appliances, bathroom, internal doors and replastered. The accommodation briefly comprises:- side reception hallway, refitted dining kitchen with a range of integrated appliances and lounge with French doors to the rear garden. To the first floor the landing provides access to the spacious master bedroom with French doors providing access to a Juliet Balcony with seating area and enjoy views over the rear garden and playing fields. There are two further bedroom and refitted family bathroom. Outside, a block paved driveway provides off road parking for two vehicles and there is a particularly pleasant South Facing rear garden, perfect for entertaining. The property offered easy access to popular and highly regarded local schools, shops, cafe's and transport links and is a short walk from the centre of this sought after village.

Spondon is also well situated for road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport. An early viewing is absolutely to be appreciated.

Room Measurement & Details

Side Reception Hallway:

Stylish Refitted Dining Kitchen (with integrated appliances and Quartz work surfaces): (14'9" x 12'2") 4.50 x 3.71

Attractive Lounge (With French doors overlooking the rear garden): (15'0" x 10'10") 4.57 x 3.30

First Floor Landing:

Bedroom One (With French doors To Juliet Balcony overlooking the rear garden and playing fields): (14'10" x 11'0") 4.52 x 3.35

Bedroom Two: (8'9" x 8'4") 2.67 x 2.54

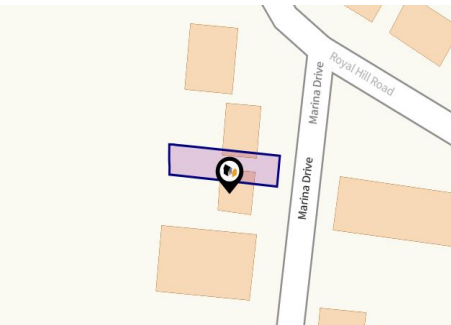
Bedroom Three: (8'9" x 6'0") 2.67 x 1.83

Refitted Bathroom: (6'3" x 5'5") 1.90 x 1.65

Outside: There is a block paved frontage/driveway providing off road parking for two vehicles. Gated access to the side elevation leads in-turn to a most pleasant, relatively private South Westerly facing garden. The garden is perfect for entertaining having various seating areas incorporating a Gazebo. Th

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.05 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY570317

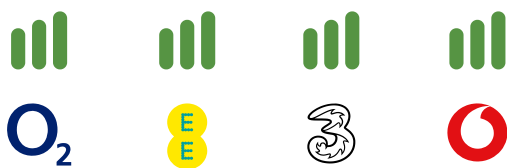
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	74 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

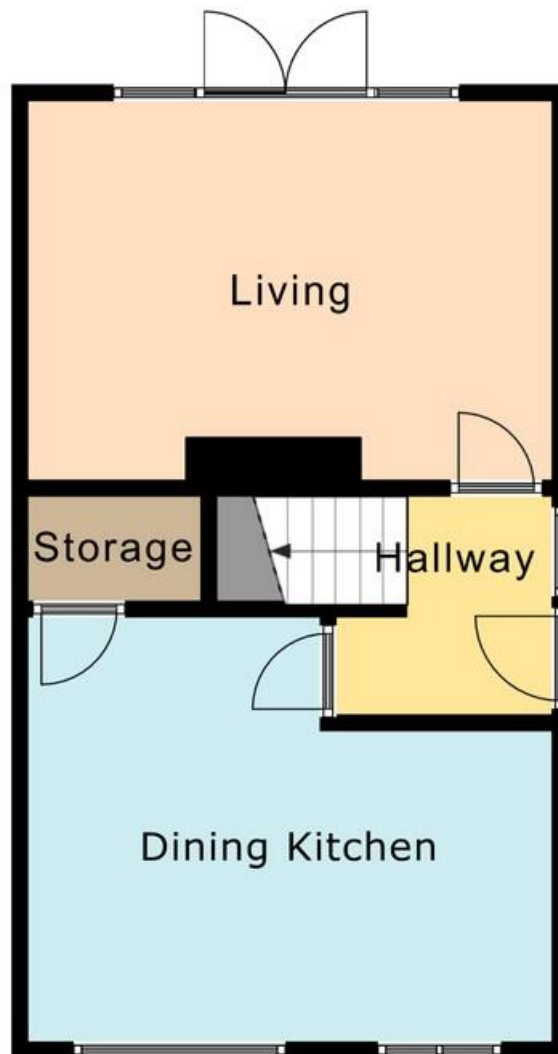




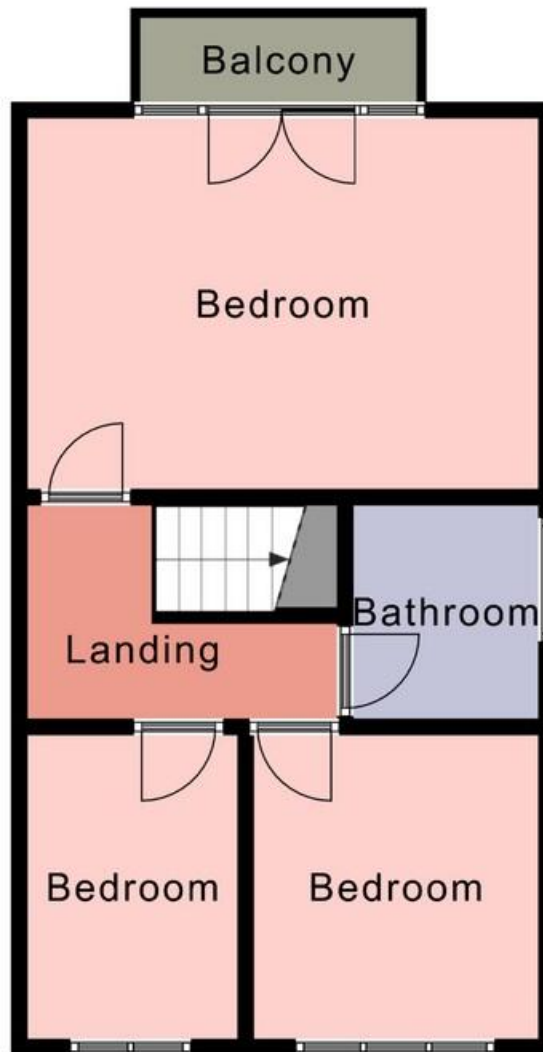
Gallery Photos



MARINA DRIVE, SPONDON, DERBY, DE21



MARINA DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DE21

Energy rating

F

Valid until 08.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

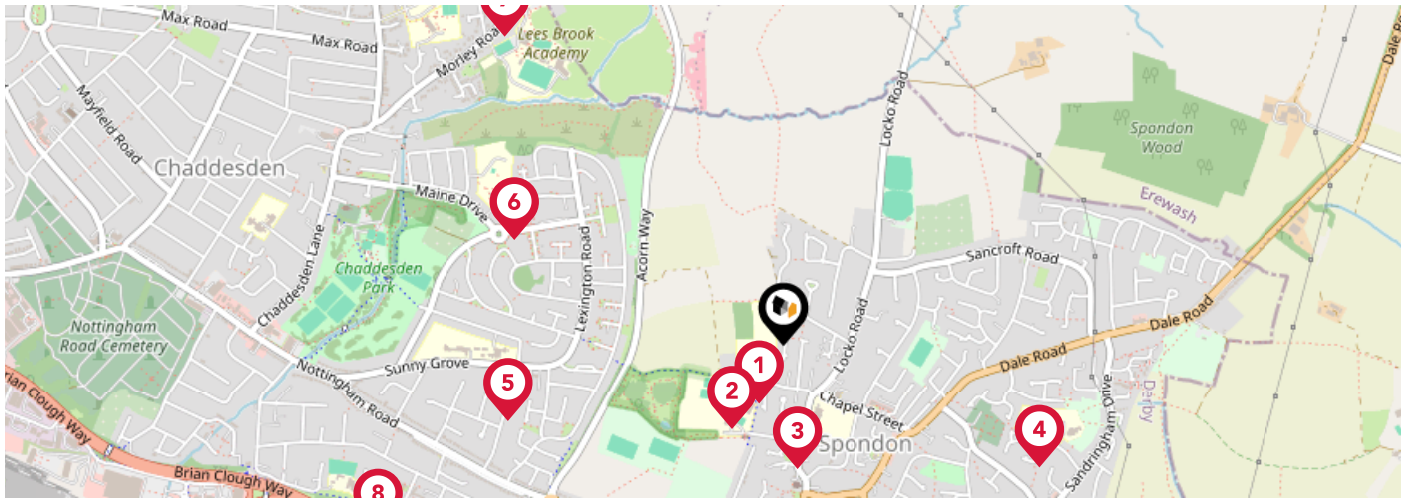
Property

EPC - Additional Data

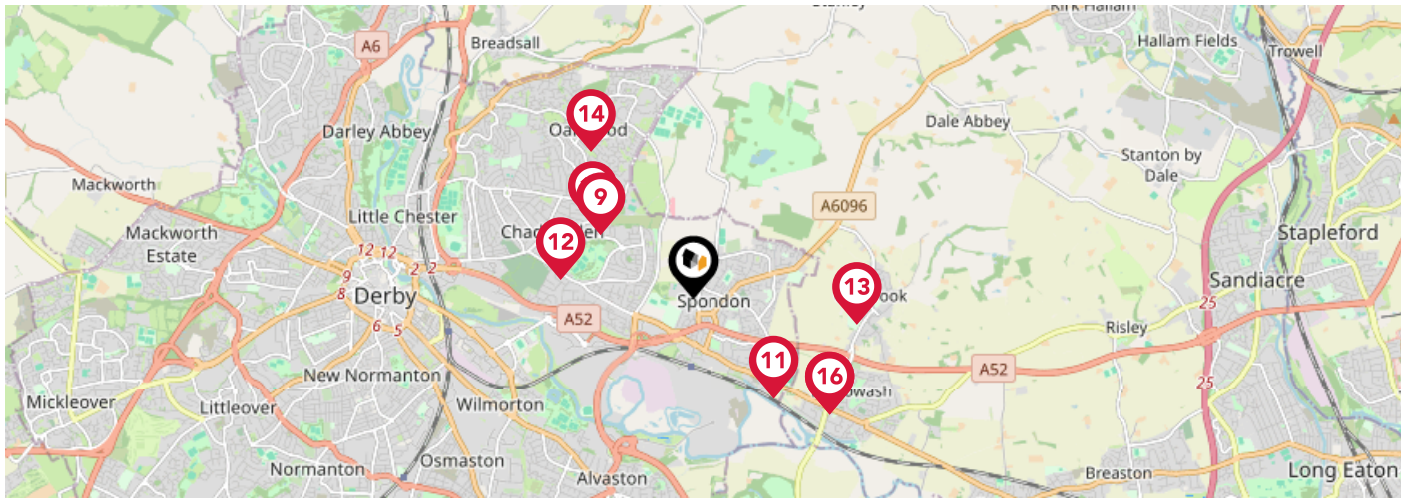


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²

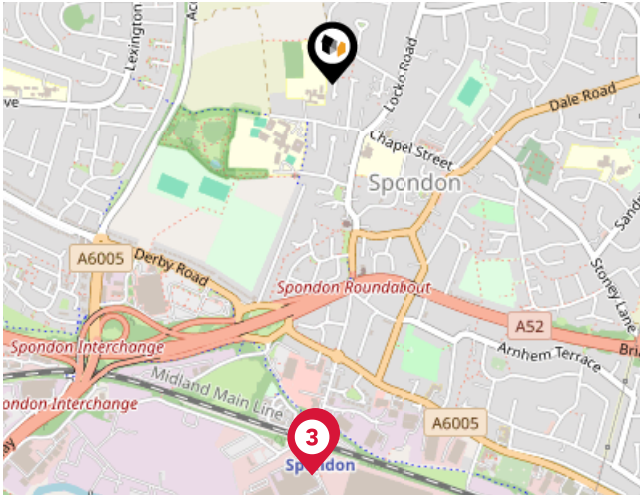


		Nursery	Primary	Secondary	College	Private
1	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.22	<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:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.63	<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:0.64	<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:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



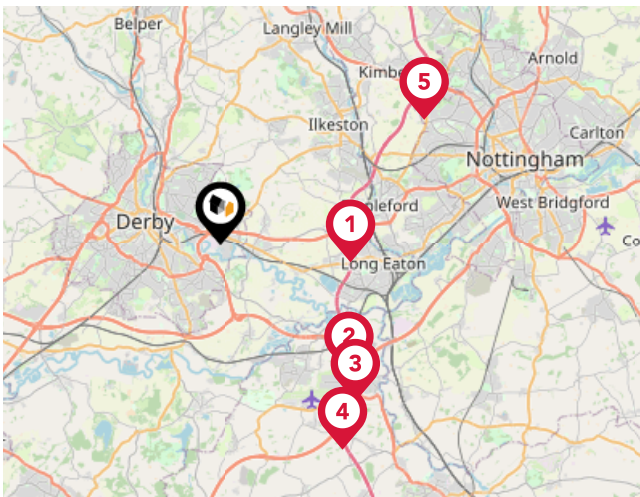
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



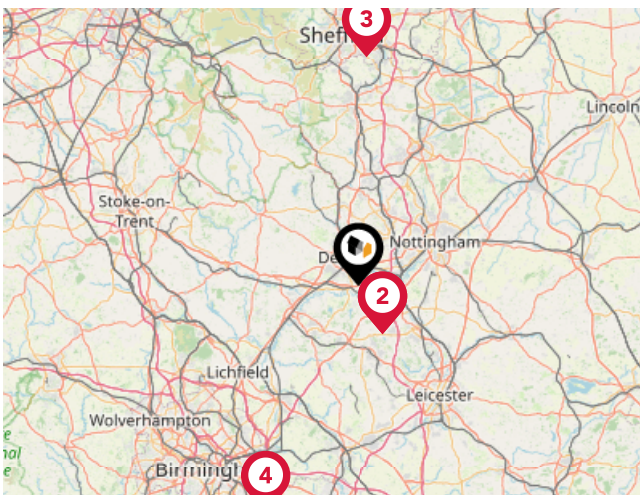
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.86 miles
2	Spondon Rail Station	0.86 miles
3	Spondon Rail Station	0.87 miles



Trunk Roads/Motorways

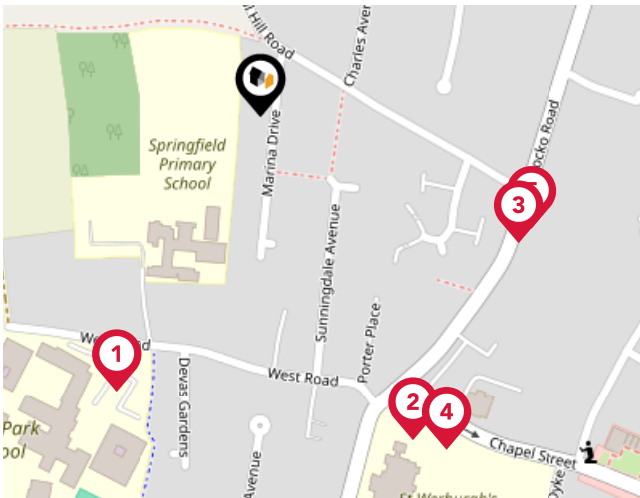
Pin	Name	Distance
1	M1 J25	4.65 miles
2	M1 J24A	6.5 miles
3	M1 J24	7.37 miles
4	M1 J23A	8.56 miles
5	M1 J26	8.52 miles



Airports/Helipads

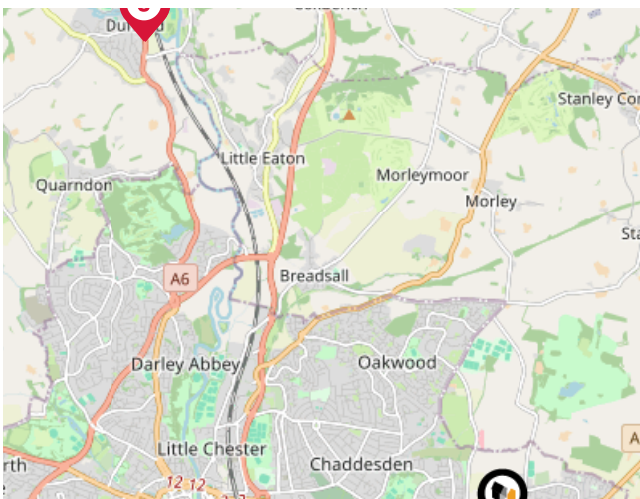
Pin	Name	Distance
1	East Midlands Airport	7.55 miles
2	East Midlands Airport	7.59 miles
3	Sheffield City Airport	32.6 miles
4	Birmingham International Airport Terminal 1	35.29 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Park School	0.17 miles
2	Chapel Street School	0.2 miles
3	Royal Hill Road	0.16 miles
4	Chapel Street School	0.21 miles
5	Royal Hill Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.41 miles
2	Duffield (Ecclesbourne Valley Railway)	5.42 miles
3	Duffield (Ecclesbourne Valley Railway)	5.42 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.



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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

