

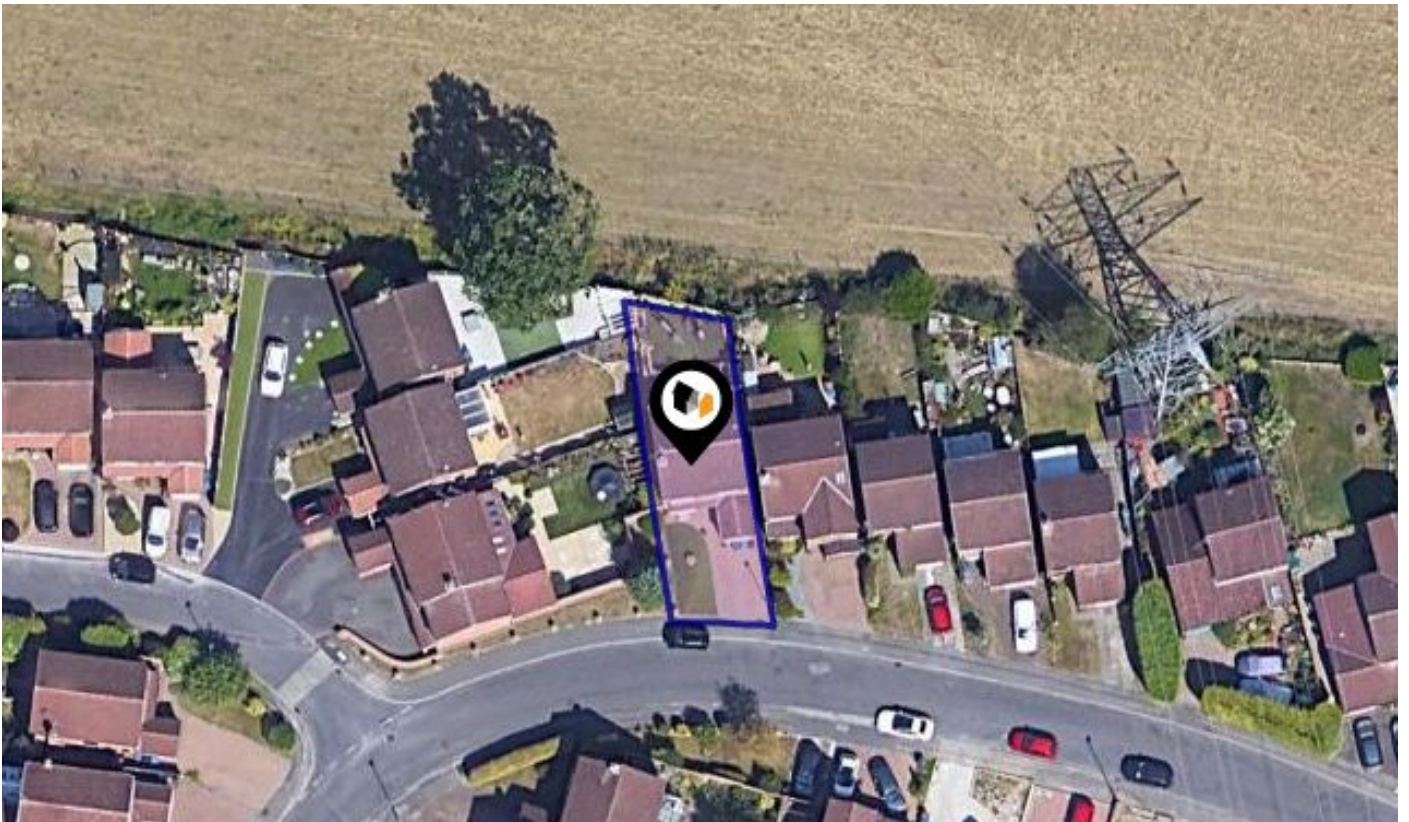


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th June 2024



FALLOW ROAD, SPONDON, DERBY, DE21

Hannells

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Useful Information:

- > Spacious Four Bedroom Detached Home
- > Four Piece Family Bathroom
- > Ground Floor Shower Room
- > EPC Rating D, Brick Construction
- > Council Tax Band C, Freehold

Property Description

**** PREMIER PROPERTY **** Located in the sought after area of Spondon and backing on to open fields with beautiful views, this well presented and spacious four-bedroom detached home offers a modern fitted kitchen, spacious open plan lounge diner, ground floor bedroom & shower room and beautiful rear garden. Viewing is simply a MUST!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; ground floor shower room with walk-in shower and W.C; spacious open plan lounge diner with feature central fireplace and doors opening to the beautiful rear garden; well-appointed fitted kitchen with feature lighting and integrated appliances; ground floor bedroom; first floor landing; master bedroom with stunning views over open countryside; two further good sized first floor bedrooms and a modern fitted four piece family bathroom including separate shower cubicle. To the rear of the property is a landscaped garden with patio seating area, artificial lawn, mixed flower and shrubbery beds and low hedged boundary taking in the stunning views. To the front of the property is a neat fore-garden with low maintenance artificial lawn alongside a driveway providing ample off-road parking.

Fallow Road is ideally located within Spondon and is well situated for its range of shops, schools, and transport links together with convenient access for Derby City Centre and major road links including the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Entrance Hall:

Shower Room: (9'7" x 7'6") 2.92 x 2.29

Lounge Diner: (21'8" x 9'10") 6.60 x 3.00

Kitchen: (10'2" x 7'5") 3.10 x 2.26

Bedroom Four: (9'7" x 7'6") 2.92 x 2.29

First Floor Landing:

Bedroom One: (10'8" x 9'11") 3.25 x 3.02

Bedroom Two: (10'8" x 9'9") 3.25 x 2.97

Bedroom Three: (11'8" x 7'9") 3.56 x 2.36

Bathroom: (9'3" x 7'4") 2.82 x 2.24

Outside:

To the rear of the property is a landscaped garden with patio seating area, artificial lawn, mixed flower and shrubbery beds and low hedged boundary taking in the stunning views. To the front of the property is a neat fore-garden with low maintenance artificial lawn alongside a driveway providing ample off-road parking.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY128229		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		10	1000
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Medium		



Mobile Coverage:
(based on calls indoors)



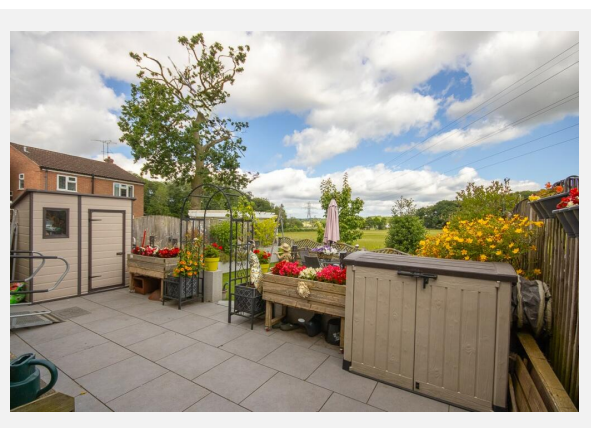
Satellite/Fibre TV Availability:



Gallery Photos



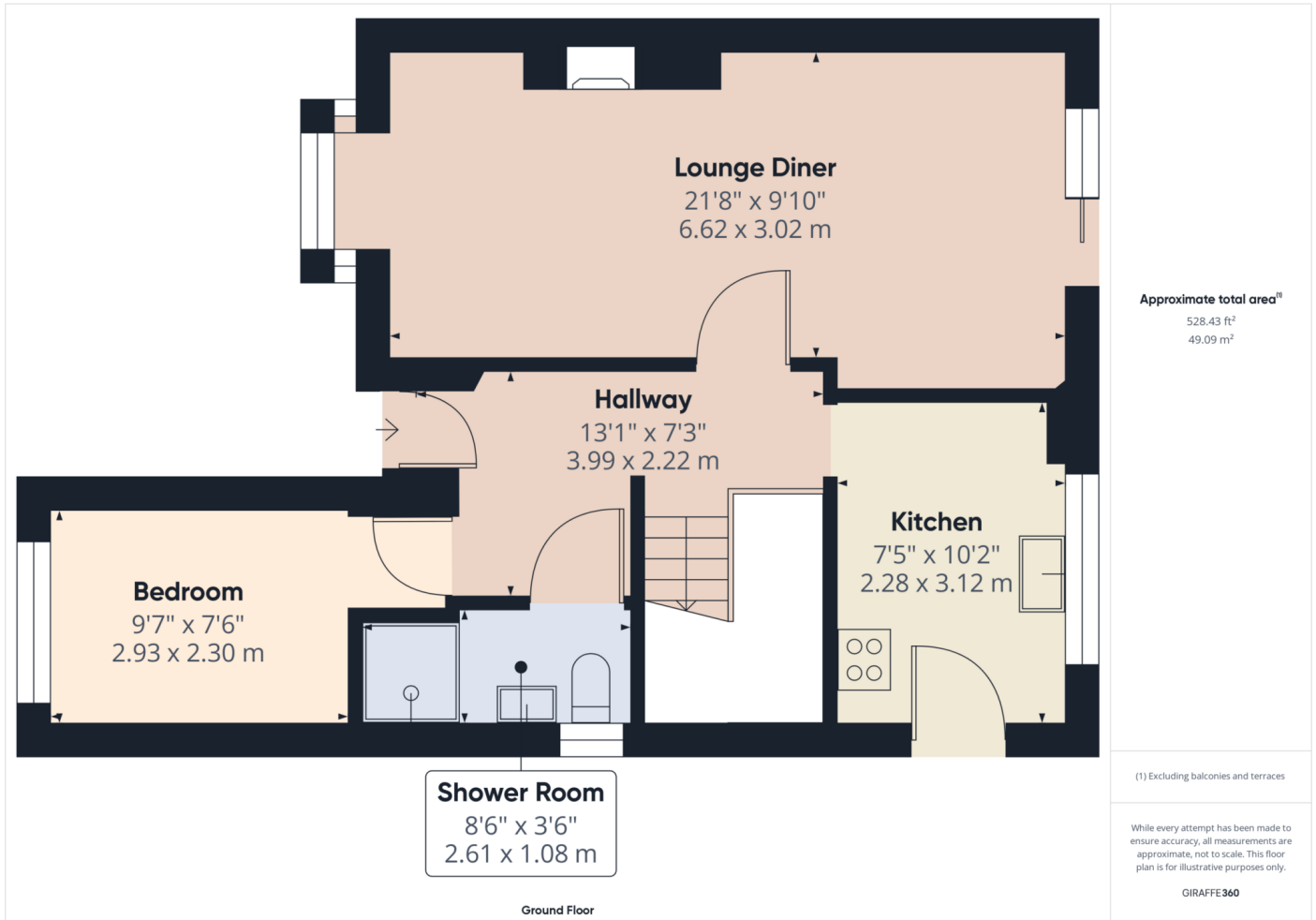
Gallery Photos



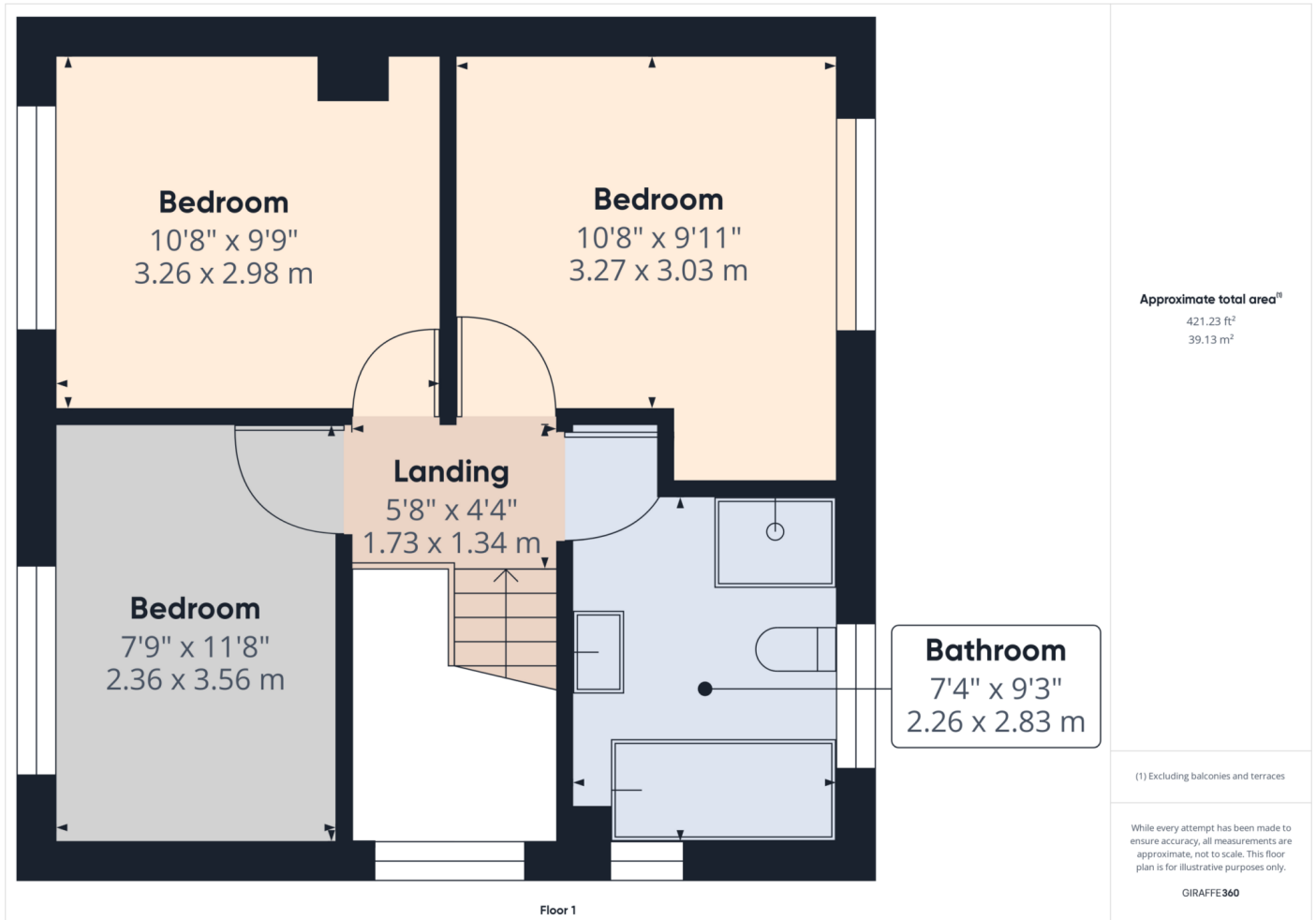
Gallery Photos



FALLOW ROAD, SPONDON, DERBY, DE21



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Property EPC - Certificate



Fallow Road, Spondon, DE21

Energy rating

D

Valid until 02.07.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

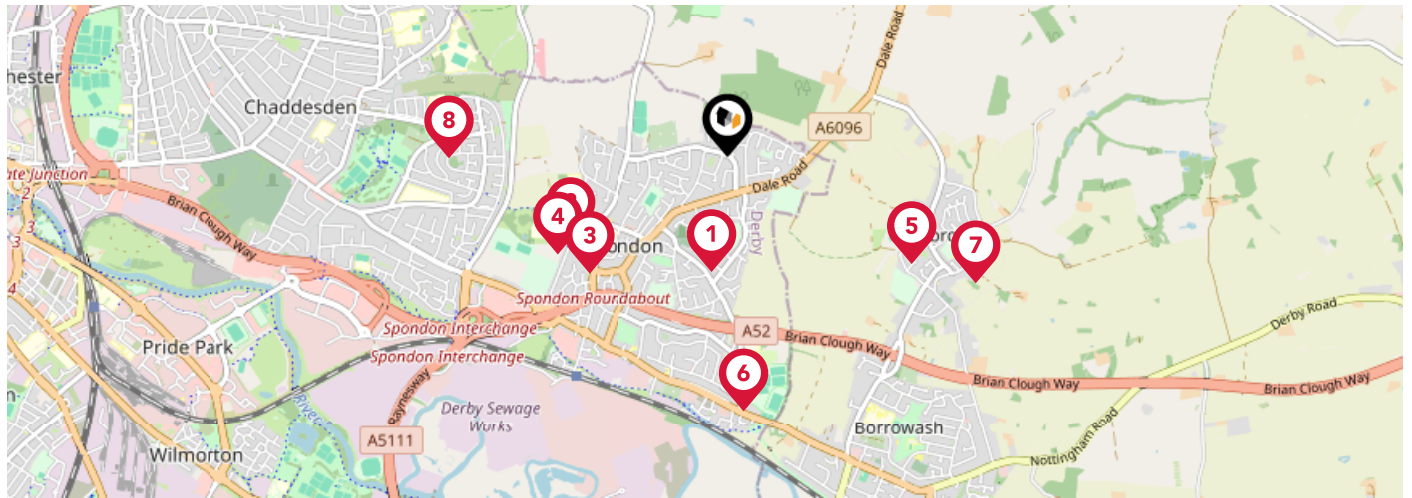
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EPC - Additional Data

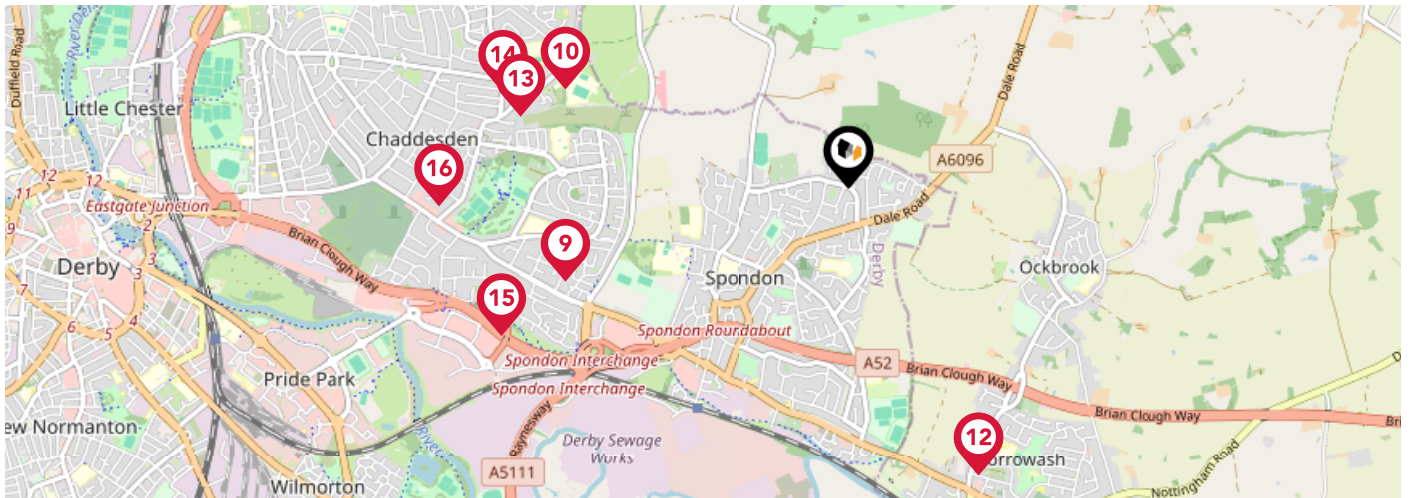


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m ²



		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.53	<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:0.8	<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:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 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:1.14	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.83</p>	<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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