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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th July 2024



HERONSWOOD DRIVE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended, Well-Appointed & Presented Family Home
- > Early Viewing Recommended
- > Spacious Open Plan Living/Dining Kitchen
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An extended, well-appointed and presented, three bedroom, semi-detached home occupying a popular location convenient for Spondon village and well-regarded schools. The property benefits from an extended living/dining kitchen, refitted bathroom, pleasant rear garden and a viewing is highly recommended!

The accommodation is supplemented by gas fired central heating UPVC double glazing and briefly comprises:- entrance porch, reception hallway, lounge with feature multi-fuel fire together with a fitted open plan living/dining kitchen. To the first floor are three bedrooms and refitted bathroom with a three piece suite. Outside, off-road parking is provided for two vehicles to the front elevation and there is the benefit of an attached garage which is currently used as a utility room and separate storage area.

Heronswood Drive is well situated for Spondon village and its amenities together with convenient access for road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

Room Measurement & Details

Entrance Porch: (3'0" x 6'2") 0.91 x 1.88

Reception Hallway: (13'0" x 5'9") 3.96 x 1.75

Open Plan Fitted Dining/Living Kitchen: (17'8" x 17'2") 5.38 x 5.23

Living Room: (14'0" x 9'8") 4.27 x 2.95

First Floor Landing (access to the roof space with loft ladder, light and boarding): (9'0" x 6'0") 2.74 x 1.83

Double Bedroom One: (11'0" x 9'4") 3.35 x 2.84

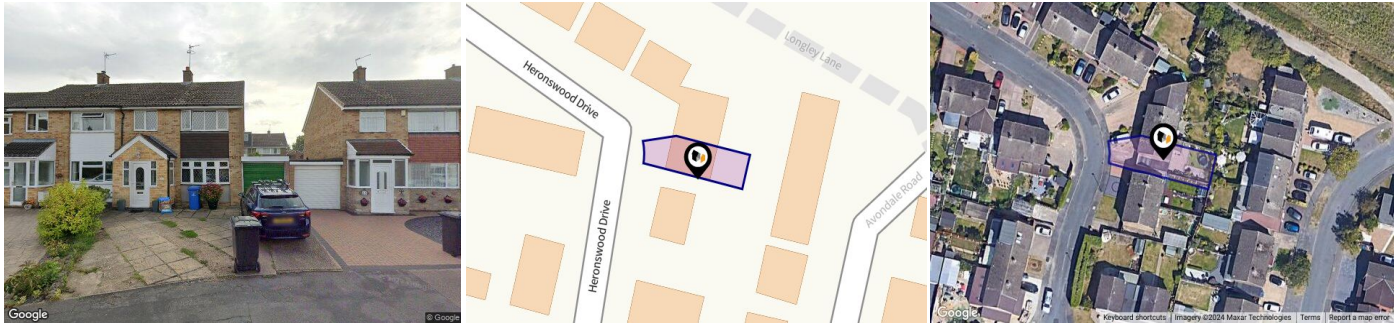
Double Bedroom Two: (10'0" x 9'3") 3.05 x 2.82

Bedroom Three: (8'0" x 7'10") 2.44 x 2.39

Refitted Bathroom: (5'0" x 8'0") 1.52 x 2.44

Outside:

To the front of the property, off-road parking is provided for two vehicles and leads to a GARAGE which is currently separated into two sections, the front providing storage area. There is a utility room to the rear of garage 7'5" x 6'9" with courtesy door to the rear garden. The rear garden is enclosed having a full width block paved patio area having artificial turf beyond and fenced boundaries. Security lighting and cold water tap. There is summerhouse which may be available by separate negotiation.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY6090		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	44 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

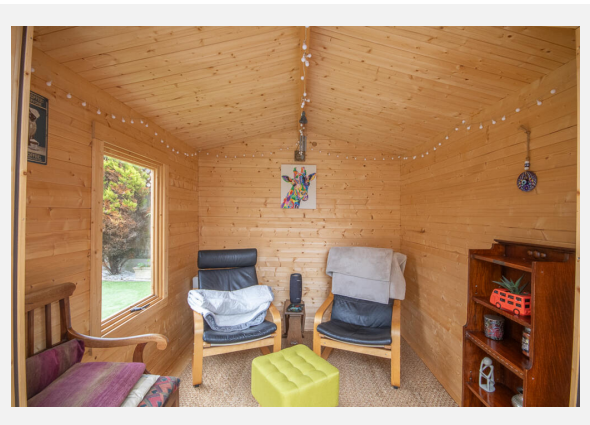


Satellite/Fibre TV Availability:

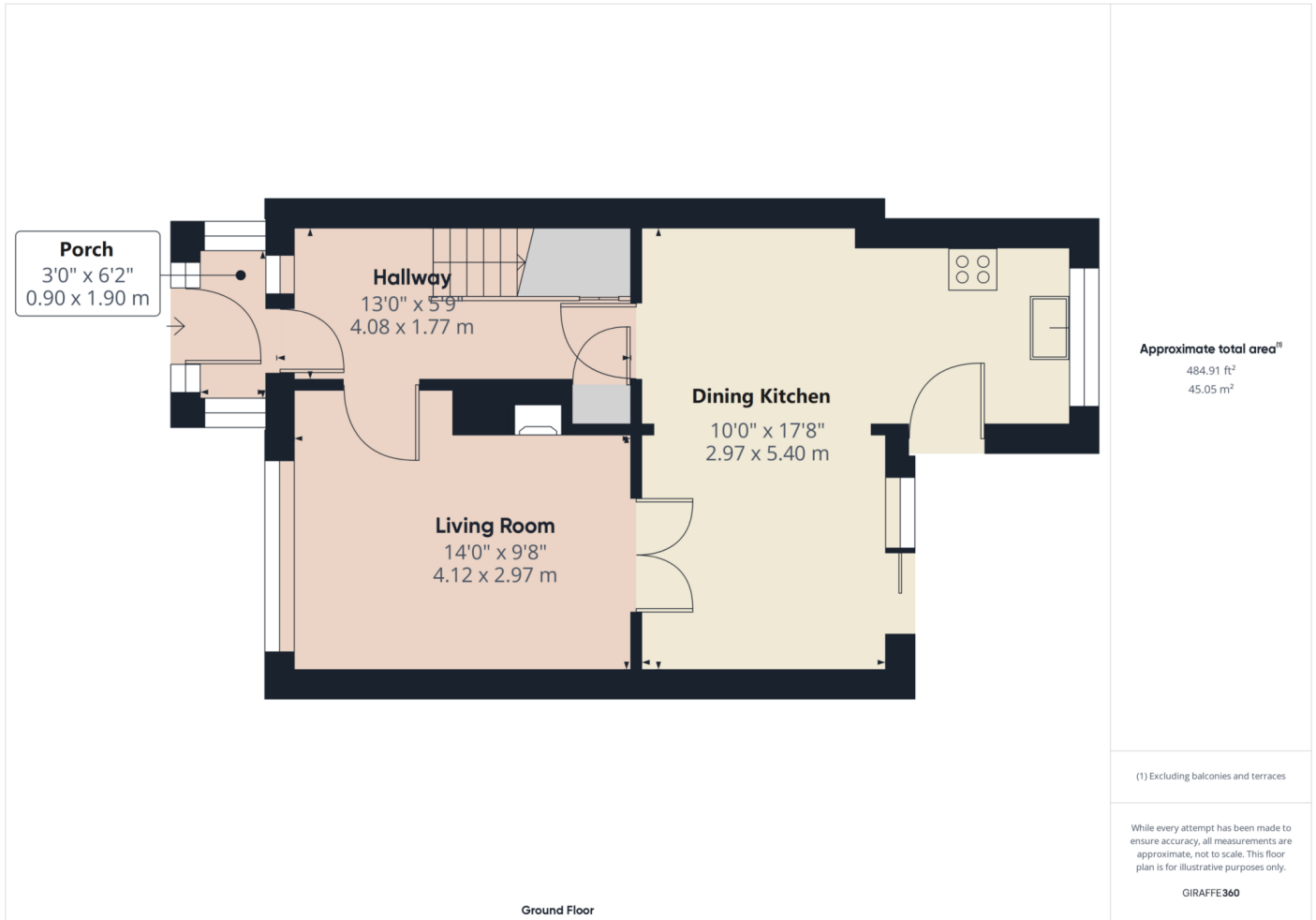


Gallery Photos

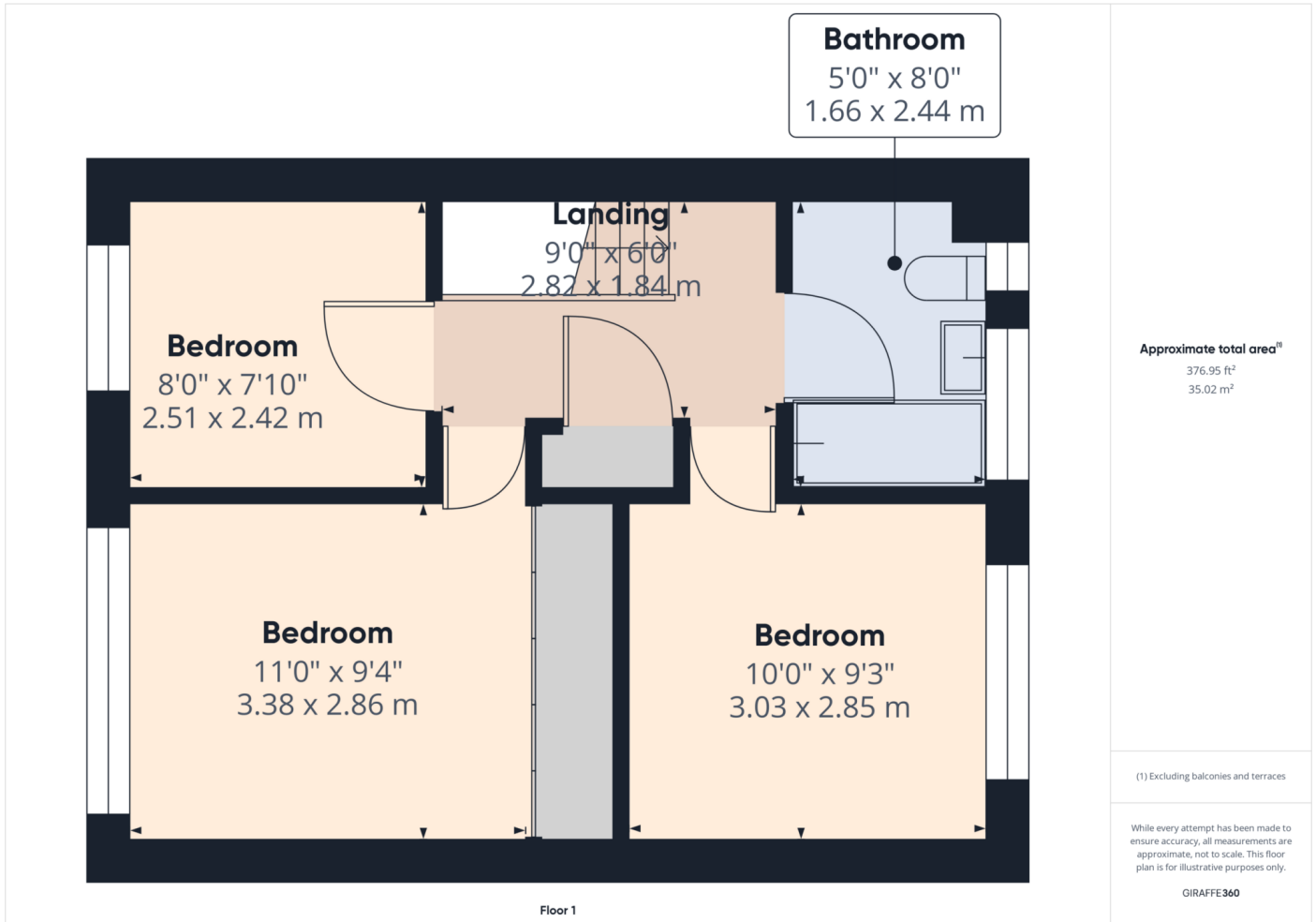




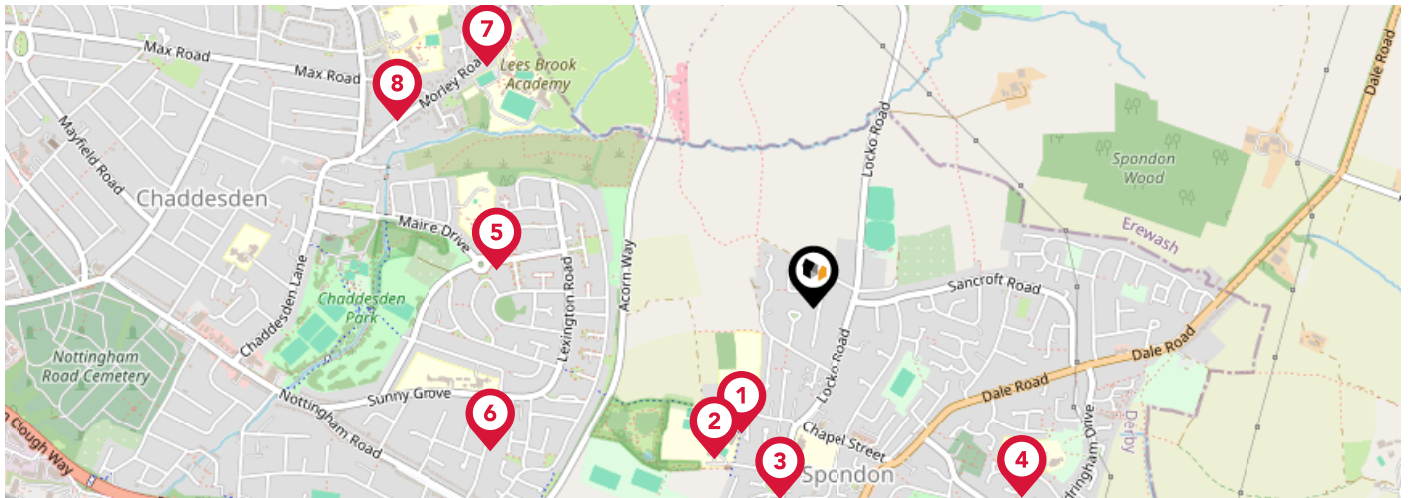
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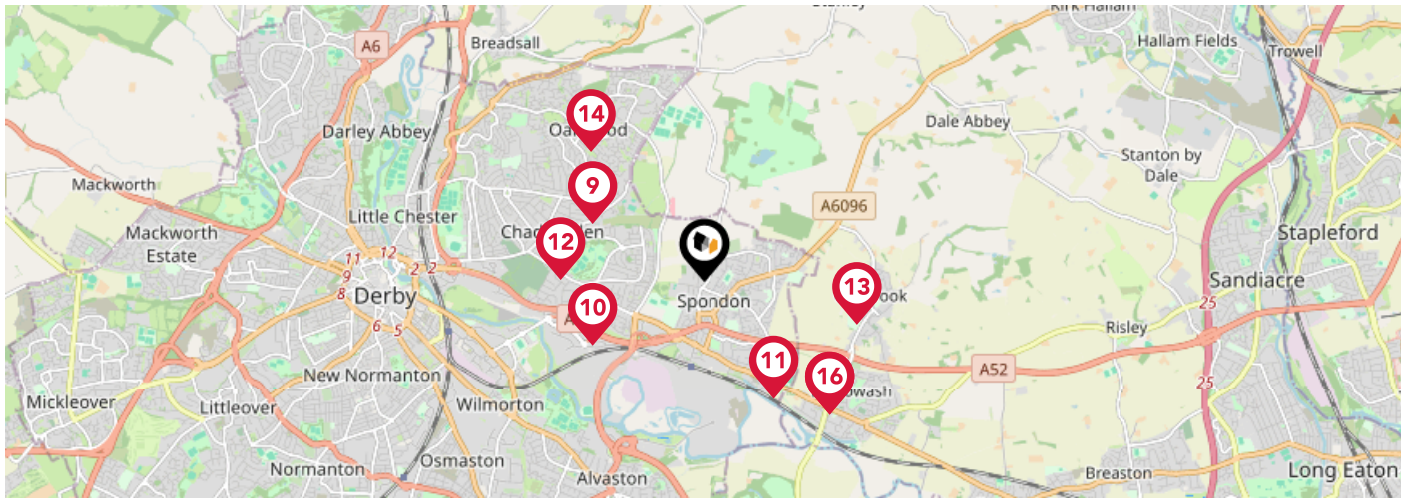
HERONSWOOD DRIVE, SPONDON, DERBY, DE21



Area Schools

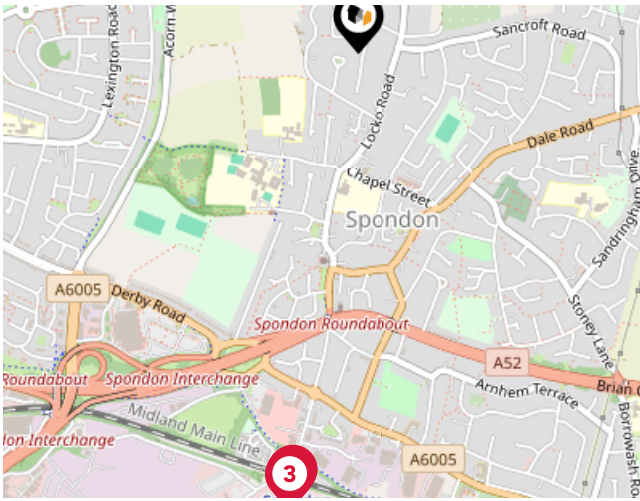


		Nursery	Primary	Secondary	College	Private
1	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.4	<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:0.43	<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	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.79	<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:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



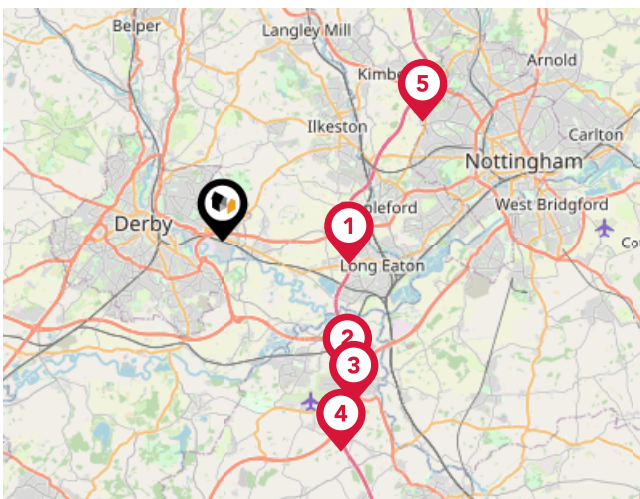
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.16</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:1.21</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:1.29</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:1.42</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:1.55</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:1.63</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:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



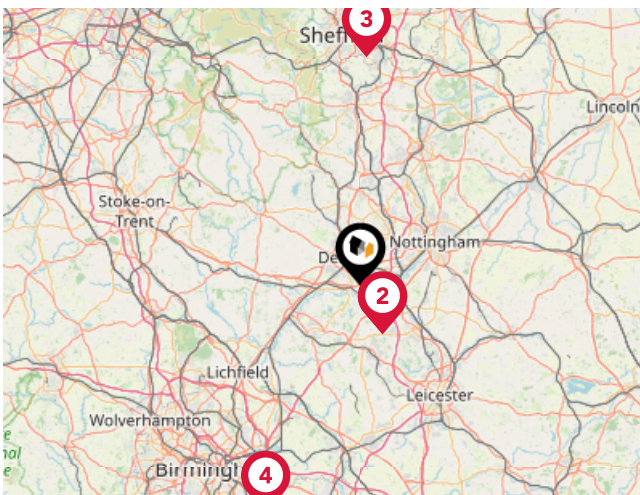
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.02 miles
2	Spondon Rail Station	1.02 miles
3	Spondon Rail Station	1.03 miles



Trunk Roads/Motorways

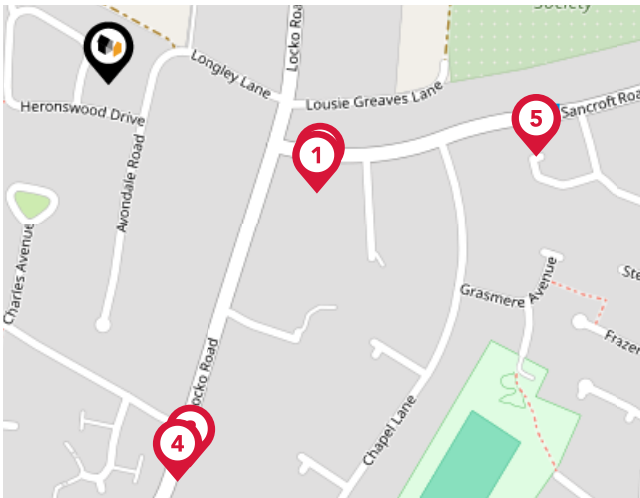
Pin	Name	Distance
1	M1 J25	4.57 miles
2	M1 J24A	6.53 miles
3	M1 J24	7.41 miles
4	M1 J23A	8.64 miles
5	M1 J26	8.35 miles



Airports/Helipads

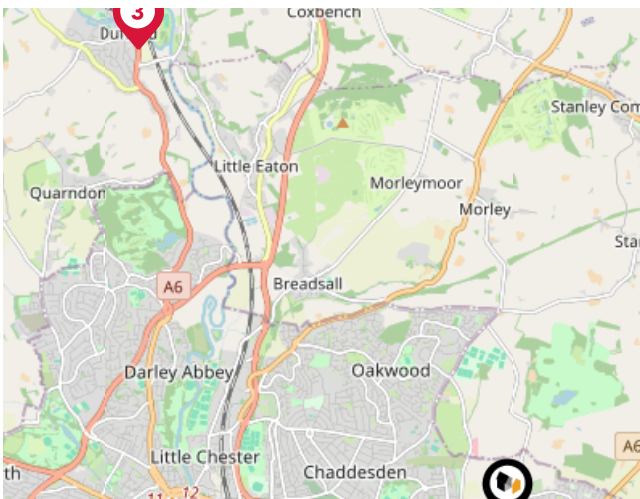
Pin	Name	Distance
1	East Midlands Airport	7.64 miles
2	East Midlands Airport	7.68 miles
3	Sheffield City Airport	32.44 miles
4	Birmingham International Airport Terminal 1	35.47 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coniston Avenue	0.13 miles
2	Coniston Avenue	0.13 miles
3	Royal Hill Road	0.22 miles
4	Royal Hill Road	0.22 miles
5	Chesterton Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.35 miles
2	Duffield (Ecclesbourne Valley Railway)	5.36 miles
3	Duffield (Ecclesbourne Valley Railway)	5.37 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

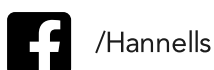


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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