

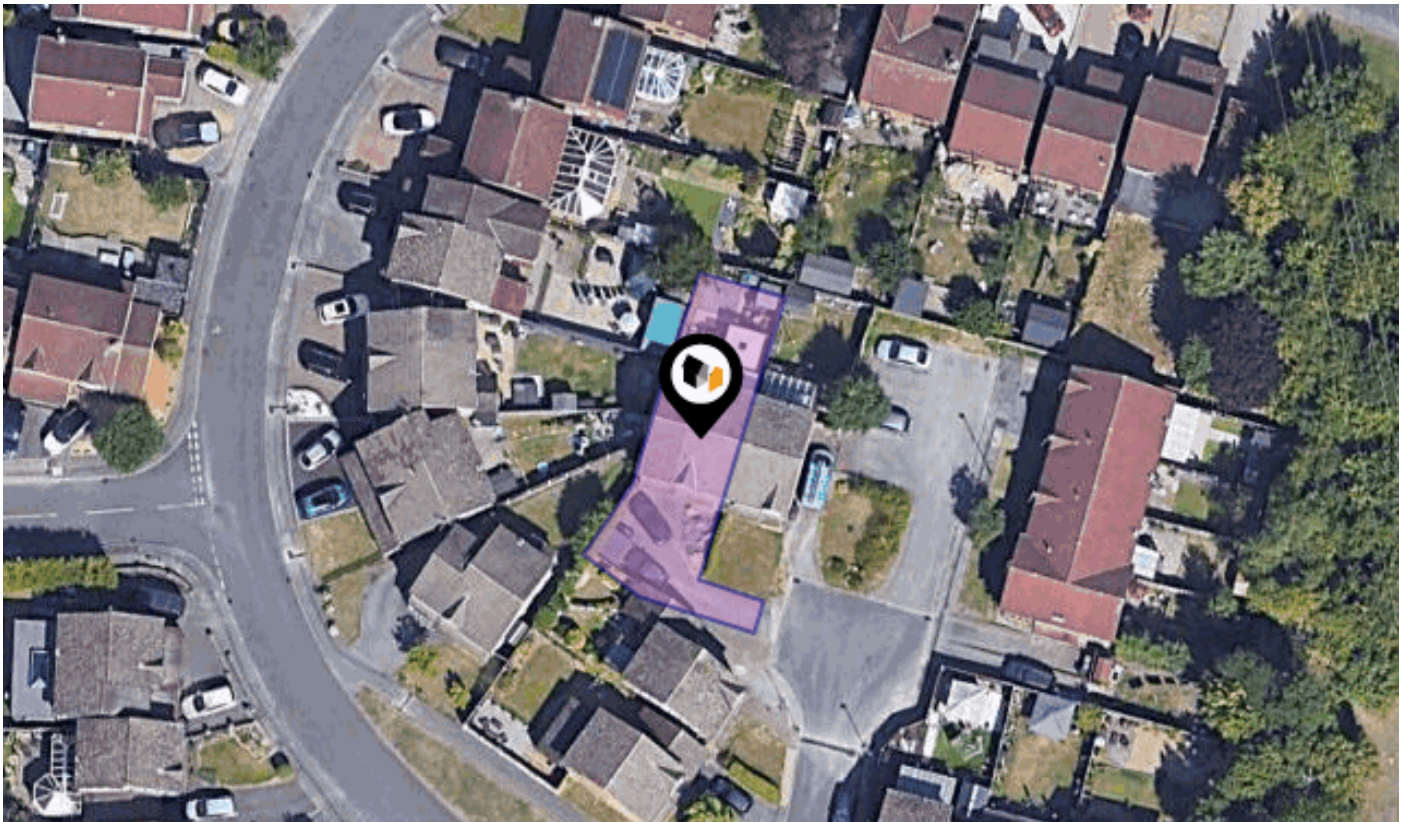


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th July 2024



LINNET CLOSE, 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:

- > Spacious & Extended Four-Bedroom Home
- > Sought-After Spondon Location
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band C
- > Driveway Parking

**** PREMIER PROPERTY **** Located in the sought-after area of Spondon, this most spacious and largely extended four-bedroom home features a generous lounge diner, garden room, fitted kitchen, utility room and a master en-suite shower room. With ample driveway and a beautiful rear garden, it **MUST** be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge diner with feature central fireplace and opening through the garden room; well-appointed fitted kitchen; utility room; cloakroom with W.C; first floor landing; master bedroom with built-in wardrobes and en-suite shower room; three further good-sized bedrooms and a fitted family bathroom. To the front of the property is a most generous driveway providing ample off-road parking whilst to the rear is a landscaped rear garden with elevated patio seating area, mixed flower and shrubbery beds and lawn.

Room Measurement & Details

Entrance Hall: (8'0" x 3'0") 2.44 x 0.91

Lounge Diner: (27'0" x 14'7") 8.23 x 4.44

Garden Room: (7'0" x 12'8") 2.13 x 3.86

Kitchen: (13'0" x 7'9") 3.96 x 2.36

Utility Room: (8'0" x 8'2") 2.44 x 2.49

Cloakroom/WC: (4'0" x 4'1") 1.22 x 1.24

First Floor Landing: (11'0" x 9'10") 3.35 x 3.00

Bedroom One: (21'0" x 8'0") 6.40 x 2.44

En-Suite Shower Room: (4'0" x 8'3") 1.22 x 2.51

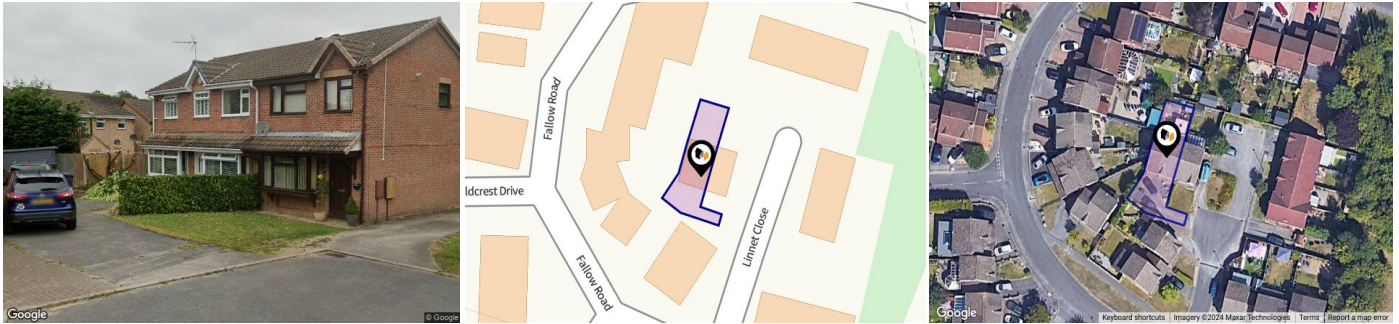
Bedroom Two: (11'0" x 8'4") 3.35 x 2.54

Bedroom Three: (11'0" x 8'3") 3.35 x 2.51

Bedroom Four: (7'0" x 6'8") 2.13 x 2.03

Bathroom: (6'0" x 5'10") 1.83 x 1.78

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY131555		

Local Area

Local Authority:	Derby	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		9	1000
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Very Low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



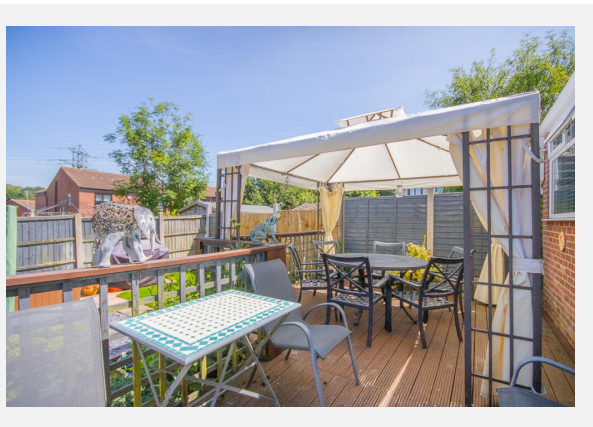
Gallery Photos



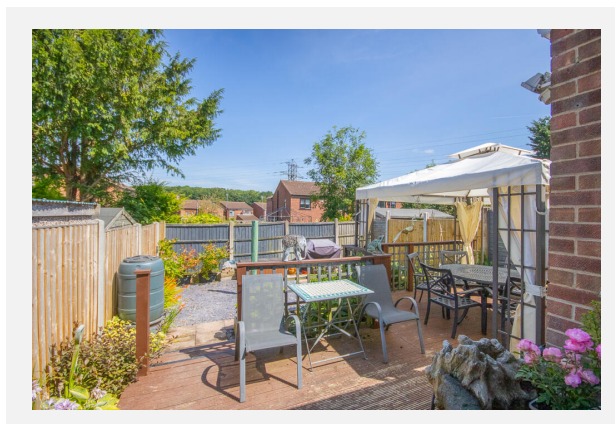
Gallery Photos



Gallery Photos



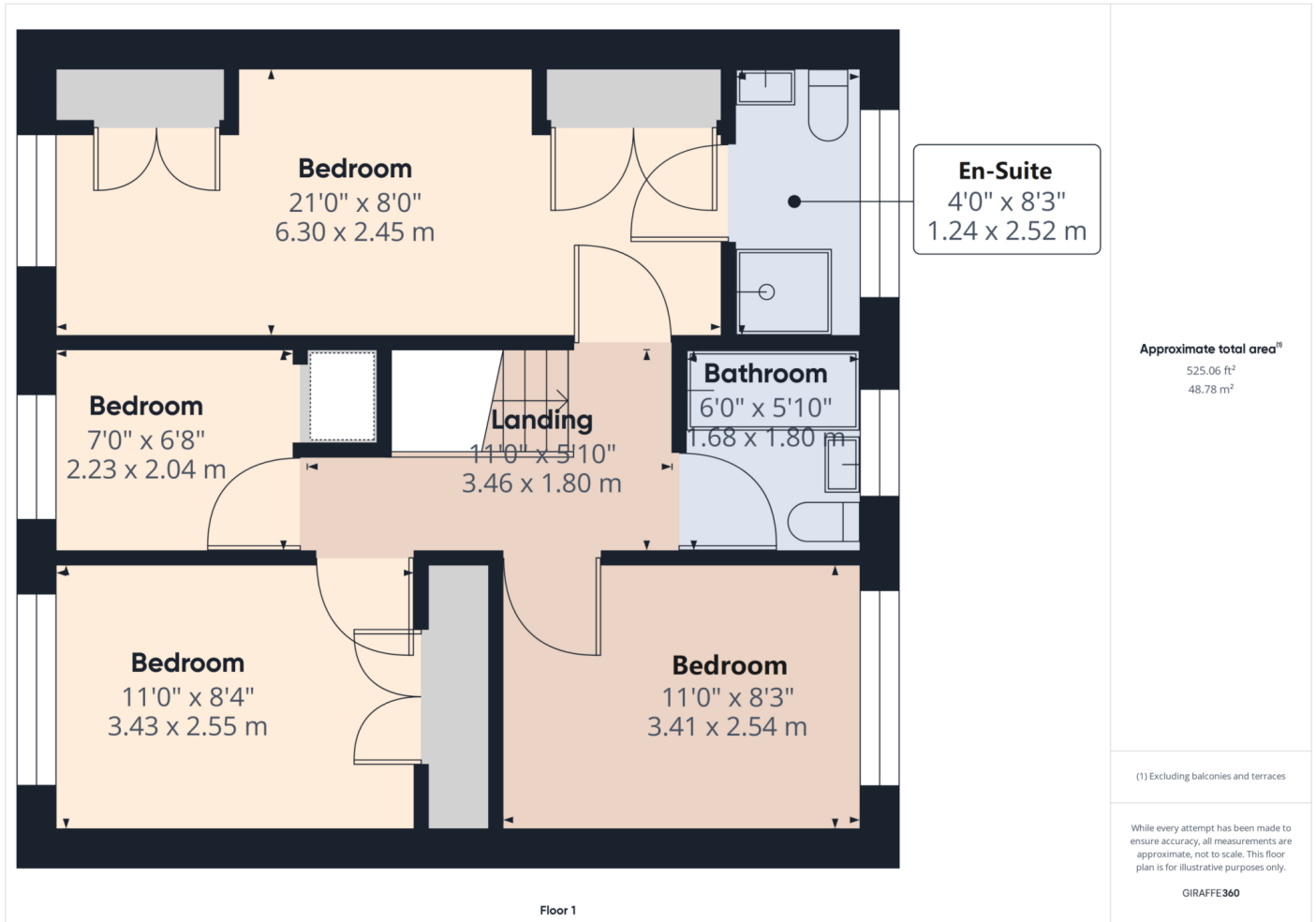
Gallery Photos



LINNET CLOSE, SPONDON, DERBY, DE21



LINNET CLOSE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DE21

Energy rating

C

Valid until 23.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

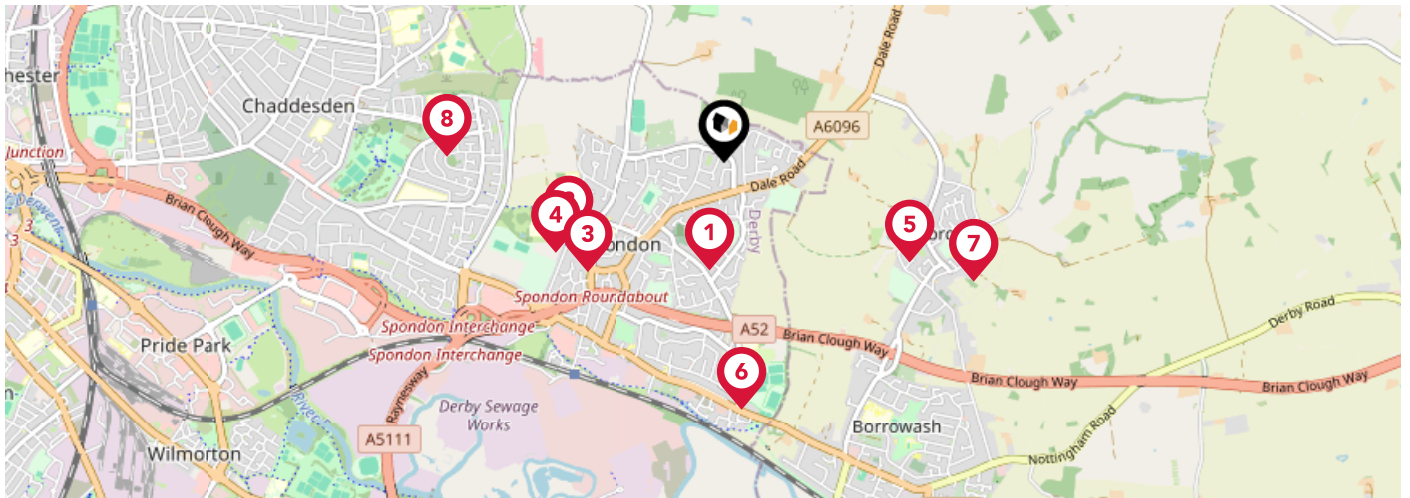
Property

EPC - Additional Data

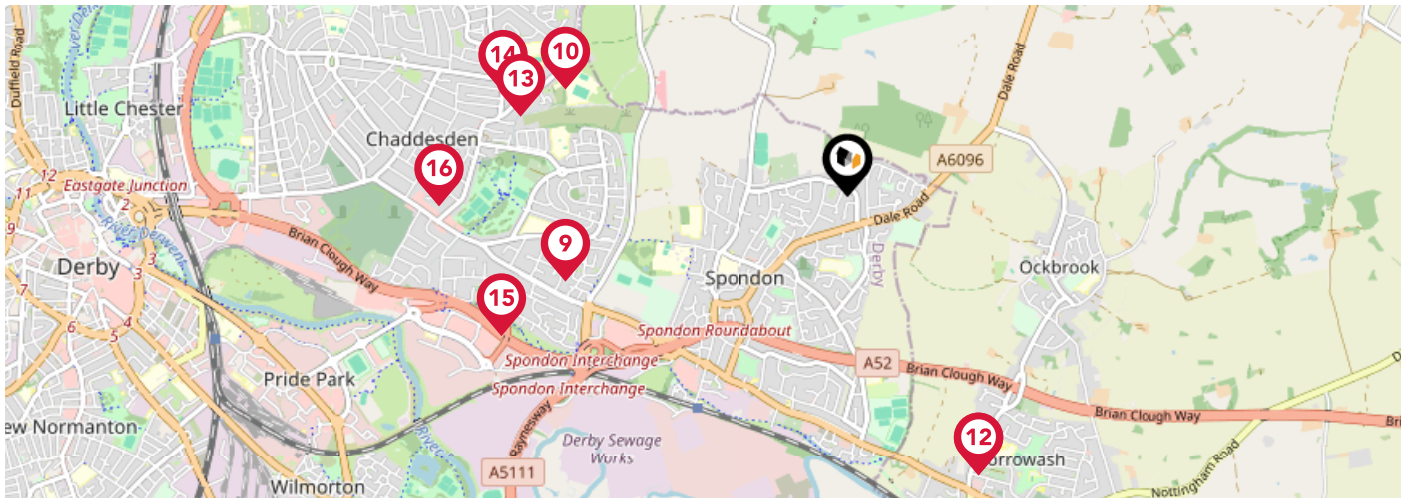


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	105 m ²

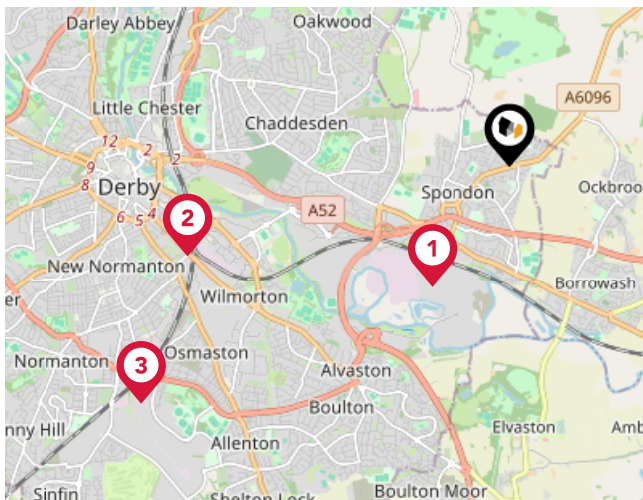


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.78	<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:0.78	<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:0.85	<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:0.94	<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:1.1	<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:1.23	<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"/>



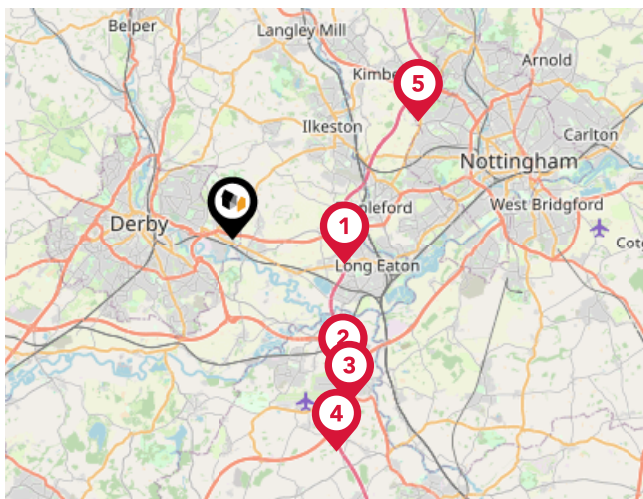
	Nursery	Primary	Secondary	College	Private
<p>9 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.35</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:1.38</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:1.38</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:1.51</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:1.61</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:1.67</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"/>

Area Transport (National)



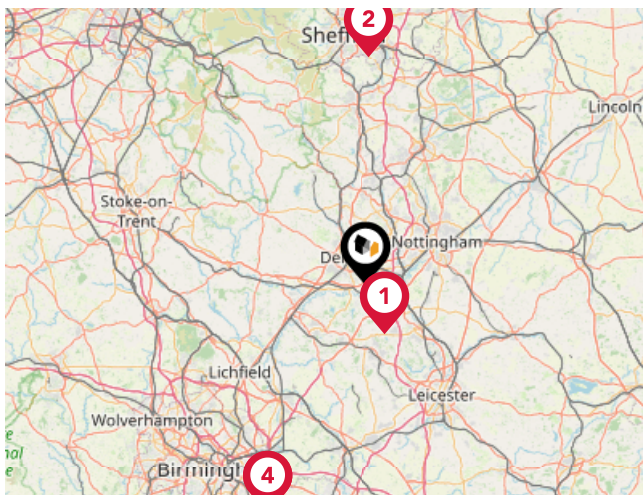
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.27 miles
2	Derby Rail Station	2.98 miles
3	Peartree Rail Station	3.91 miles



Trunk Roads/Motorways

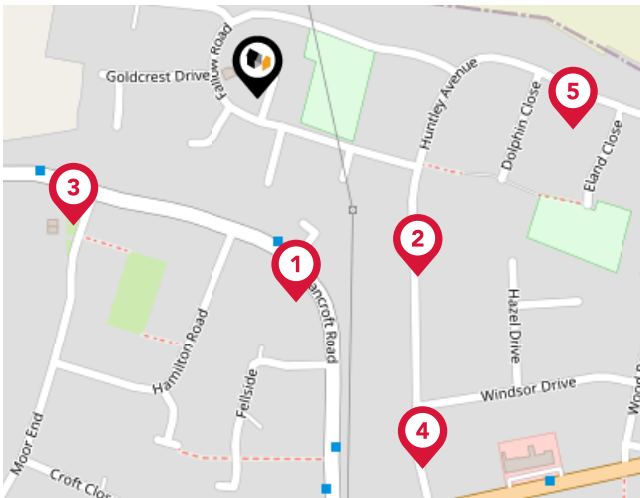
Pin	Name	Distance
1	M1 J25	4.05 miles
2	M1 J24A	6.23 miles
3	M1 J24	7.14 miles
4	M1 J23A	8.44 miles
5	M1 J26	7.86 miles



Airports/Helipads

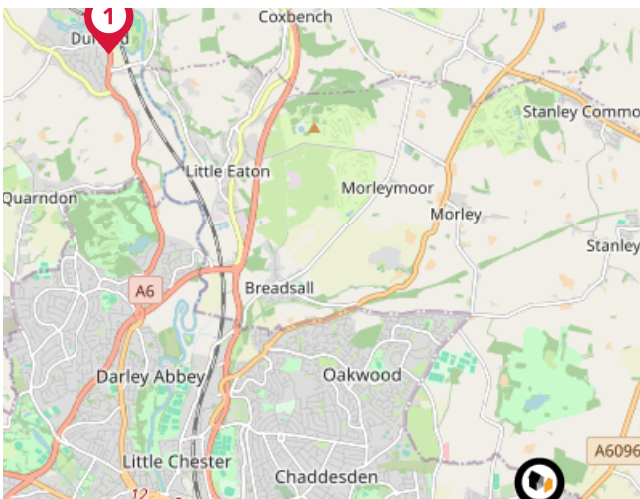
Pin	Name	Distance
1	East Midlands Airport	7.52 miles
2	Sheffield City Airport	32.37 miles
3	Birmingham International Airport Terminal 1	35.73 miles
4	Birmingham International Airport	35.73 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Barton Close	0.12 miles
2	Badger Close	0.13 miles
3	Moor End	0.12 miles
4	Huntley Avenue	0.23 miles
5	Dolphin Close	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.67 miles
2	Tram Park & Ride	5.55 miles
3	Toton Lane Tram Stop	5.56 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

