

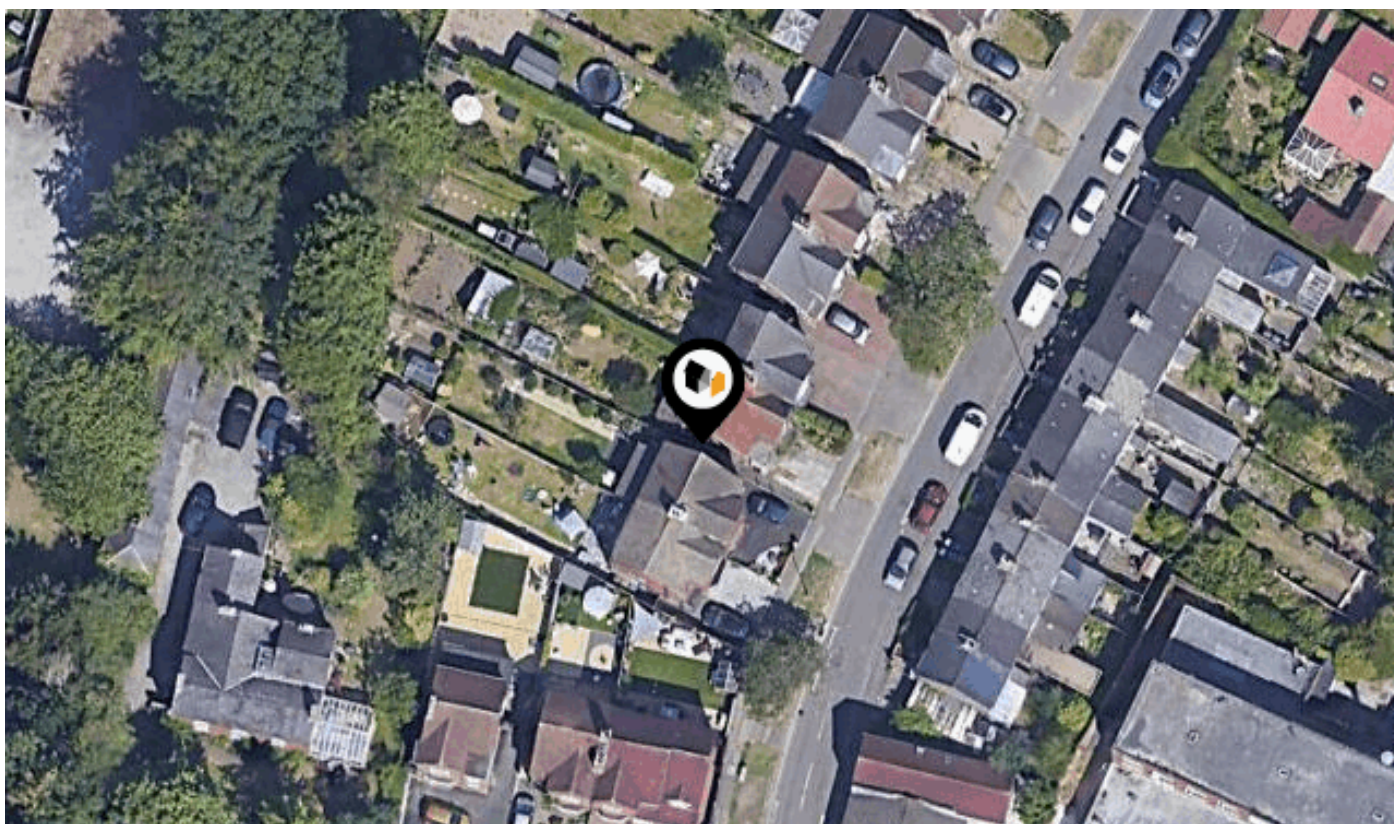


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08<sup>th</sup> August 2024



## CHAPEL LANE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



- > Extended Semi-Detached Home Situated Within the Heart of Spondon Village
- > Two Good-Size Reception Rooms, Three Bedrooms
- > Off-Road Parking For Two Vehicles
- > Extensive & Mature Rear Garden
- > EPC Rating D, Standard Construction

### Property Description

A traditionally constructed, three-bedroom home situated within the heart of Spondon village and is available for sale with no upward chain. The property has been extended to the ground floor and enjoys a mature rear garden and off-road parking for two vehicles. A viewing is highly recommended to appreciate the potential of the property!

The accommodation is supplemented by gas fired central heating, sealed unit double glazing and a security alarm system and briefly comprises:- entrance porch, reception hallway, front sitting room, extended lounge diner and extended kitchen. To the first floor the landing provides access to three bedrooms and refitted shower room. Outside, off-road parking is provided to the front elevation for two vehicles and there is a particularly mature and good-size garden to the rear.

### Room Measurement & Details

Entrance Porch:

Reception Hallway:

Front Sitting Room: (14'1" x 10'1") 4.29 x 3.07

Extended Lounge Diner: (17'0" x 10'1") 5.18 x 3.07

Extended Kitchen: (17'0" x 7'1") 5.18 x 2.16

First Floor Landing:

Bedroom One: (13'1" x 9'1") 3.99 x 2.77

Bedroom Two: (10'11" x 9'0") 3.33 x 2.74

Bedroom Three: (9'10" x 5'1") 3.00 x 1.55

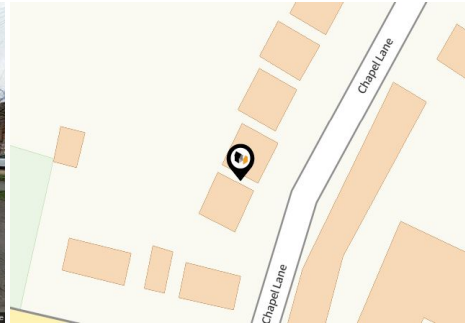
Refitted Shower Room: (7'0" x 6'1") 2.13 x 1.85

Outside:

Off-road parking is provided to the front elevation. Gated access to the side elevation leads to a particularly mature and extensive rear garden, one part being laid to lawn with well stocked flower and shrub borders. Beyond the formal garden is a former vegetable garden. Cold water tap and outside power point.

**KFB** - Key Facts for Buyers

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>
Council Tax :	Band B
Annual Estimate:	£1,639

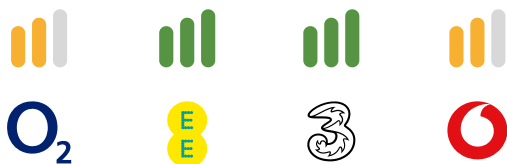
## Local Area

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

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

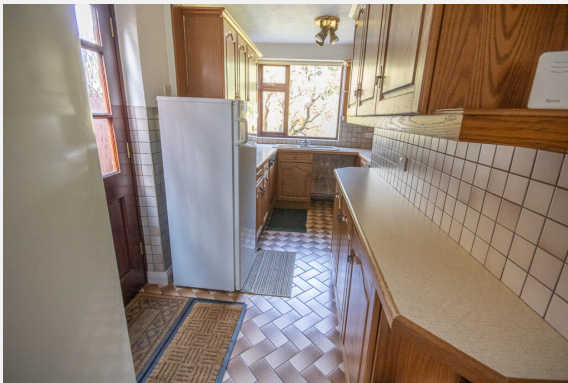
<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

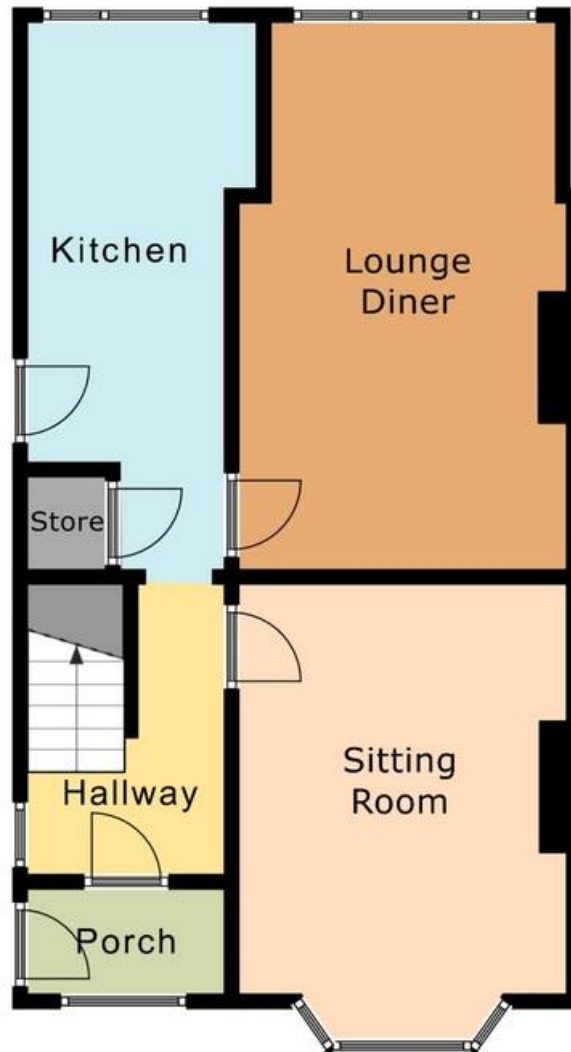




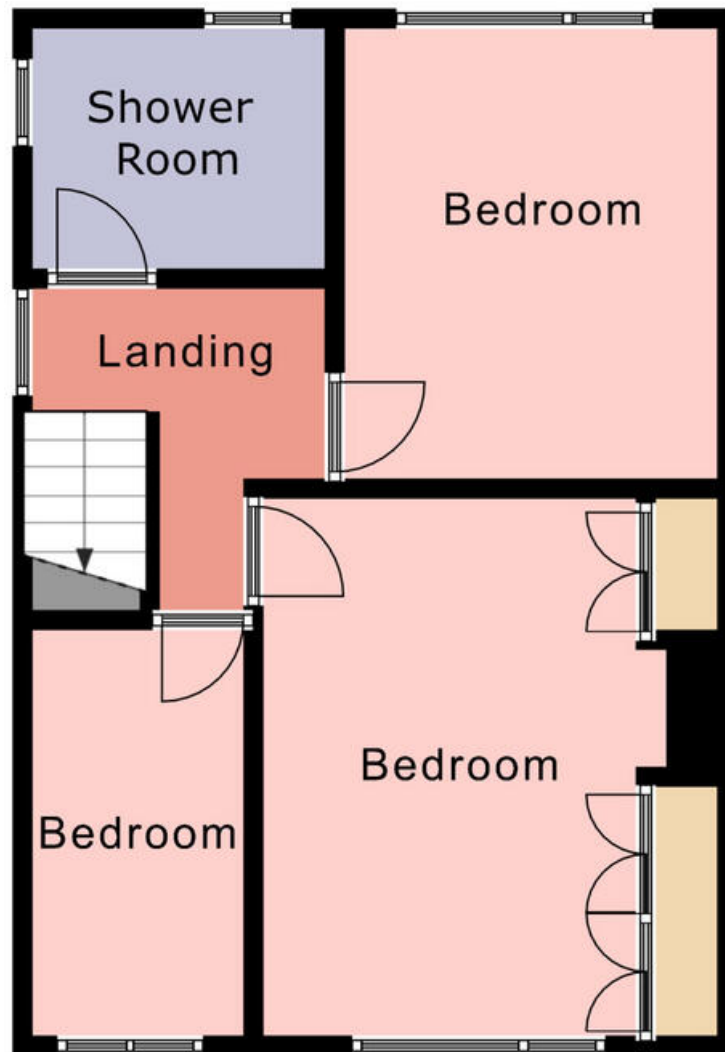
# Gallery Photos



**CHAPEL LANE, SPONDON, DERBY, DE21**



**CHAPEL LANE, SPONDON, DERBY, DE21**



# Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

**D**

Valid until 01.08.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



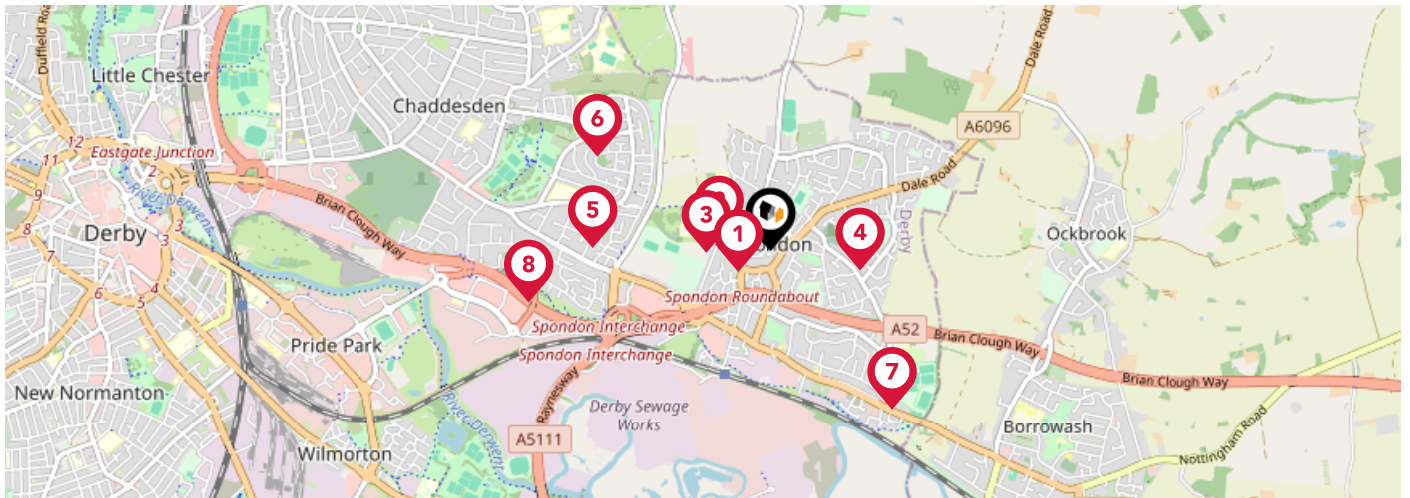
# Property

## EPC - Additional Data

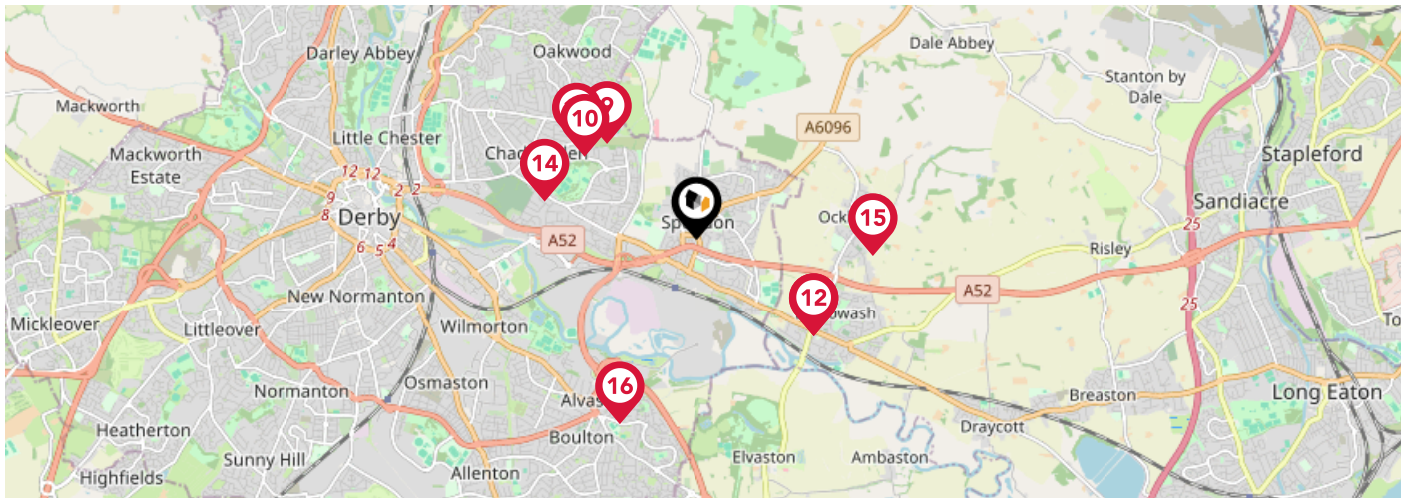


### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Some double glazing
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 73% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	87 m <sup>2</sup>

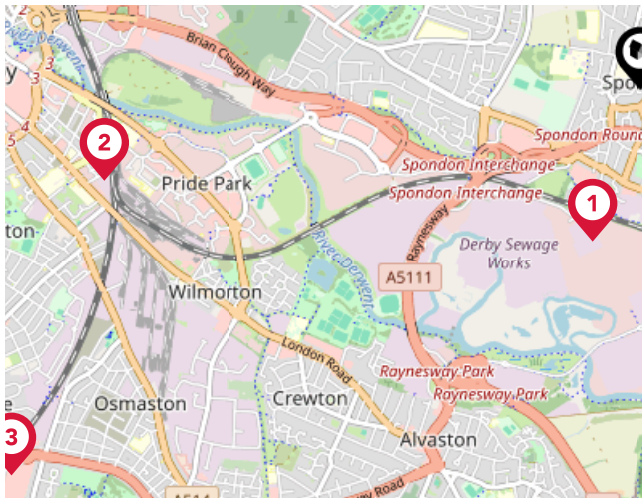


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



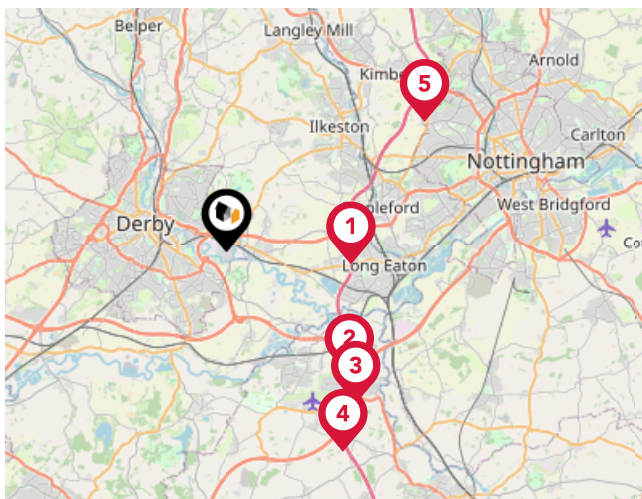
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



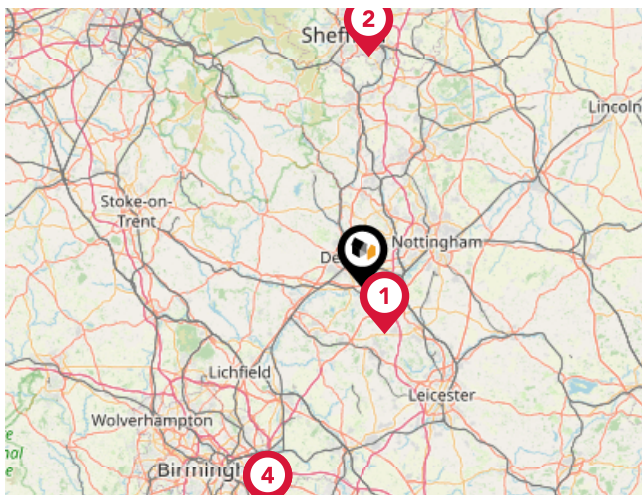
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.72 miles
2	Derby Rail Station	2.44 miles
3	Peartree Rail Station	3.3 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.46 miles
2	M1 J24A	6.25 miles
3	M1 J24	7.12 miles
4	M1 J23A	8.31 miles
5	M1 J26	8.47 miles

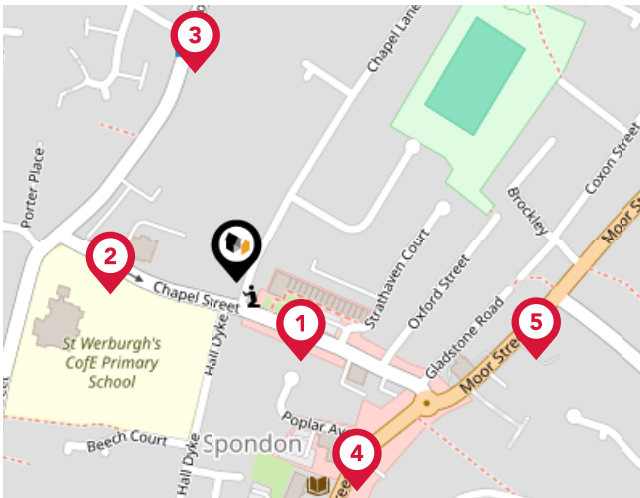


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.35 miles
2	Sheffield City Airport	32.77 miles
3	Birmingham International Airport Terminal 1	35.19 miles
4	Birmingham International Airport	35.19 miles

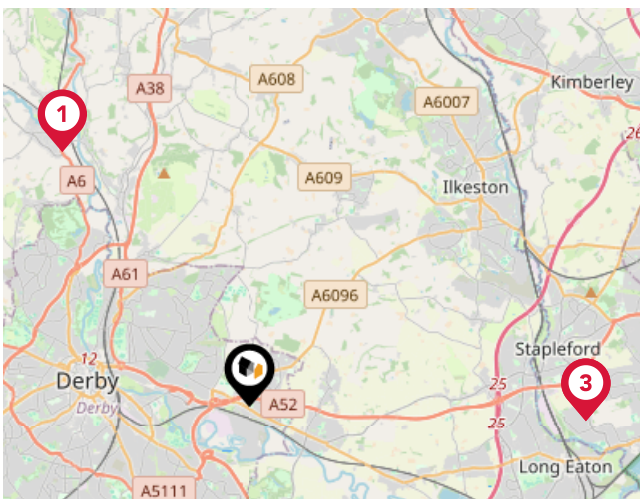
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chapel Street Shops	0.06 miles
2	Chapel Street School	0.07 miles
3	Royal Hill Road	0.12 miles
4	White Swan	0.13 miles
5	Stoney Lane	0.17 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.67 miles
2	Tram Park & Ride	5.99 miles
3	Toton Lane Tram Stop	5.99 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.



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# Hannells

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