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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th August 2024



KIRKLEYS AVENUE SOUTH, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Extended Two Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band A
- > Driveway Parking
- > Spacious Lounge

Property Description

Located in the popular area of Spondon, this spacious and extended two-bedroom semi-detached home offer a generous rear garden, spacious lounge, fitted kitchen diner and a separate family room. With a driveway providing ample off-road parking, viewing is highly recommended!

Benefitting from double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge; well-appointed fitted kitchen diner; separate family/sitting room with French doors opening to the rear garden; inner hall with spacious store cupboard; uPVC double glazed conservatory to the side; first floor landing; two good sized bedrooms and a modern fitted family bathroom. To the front of the property is a neat garden alongside a driveway providing ample off-road parking. To the rear is a most generous garden with elevated patio seating area, large expanse of lawn and a detached brick-built garage/store.

Room Measurement & Details

Entrance Hall:

Lounge: (14'10" x 11'11") 4.52 x 3.63

Kitchen Diner: (17'10" x 8'3") 5.44 x 2.51

Inner Hall:

Store Room: (5'3" x 3'7") 1.60 x 1.09

Family/Sitting Room: (13'9" x 11'2") 4.19 x 3.40

Conservatory/Sun Room: (15'9" x 5'11") 4.80 x 1.80

First Floor Landing:

Bedroom One: (11'2" x 9'6") 3.40 x 2.90

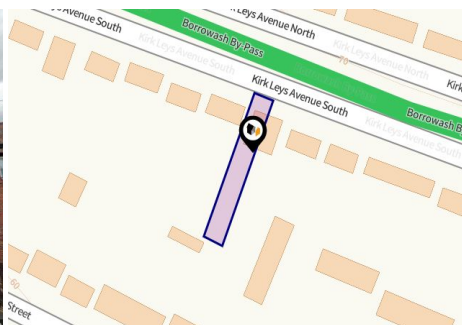
Bedroom Two: (10'8" x 9'1") 3.25 x 2.77

Bathroom: (7'10" x 7'9") 2.39 x 2.36

Outside: To the front of the property is a neat garden alongside a driveway providing ample off-road parking. To the rear is a most generous garden with elevated patio seating area, large expanse of lawn and a detached brick-built garage/store.

KPIB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	1,151 ft ² / 107 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY62602

Tenure: Freehold

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)

16 mb/s	61 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



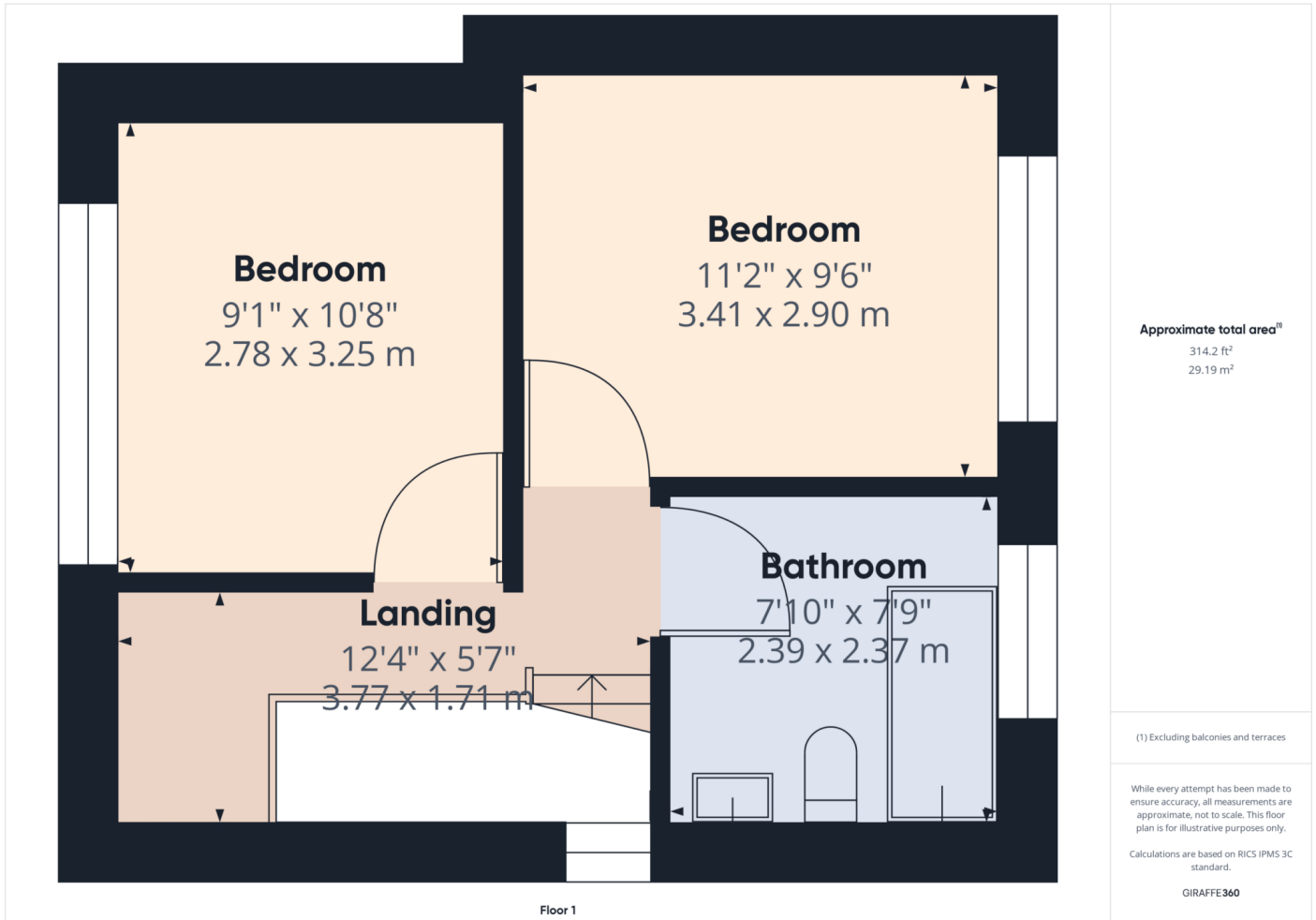




KIRKLEYS AVENUE SOUTH, SPONDON, DERBY, DE21



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Property EPC - Certificate



Kirkleys Avenue South, Spondon, DE21

Energy rating

D

Valid until 31.10.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

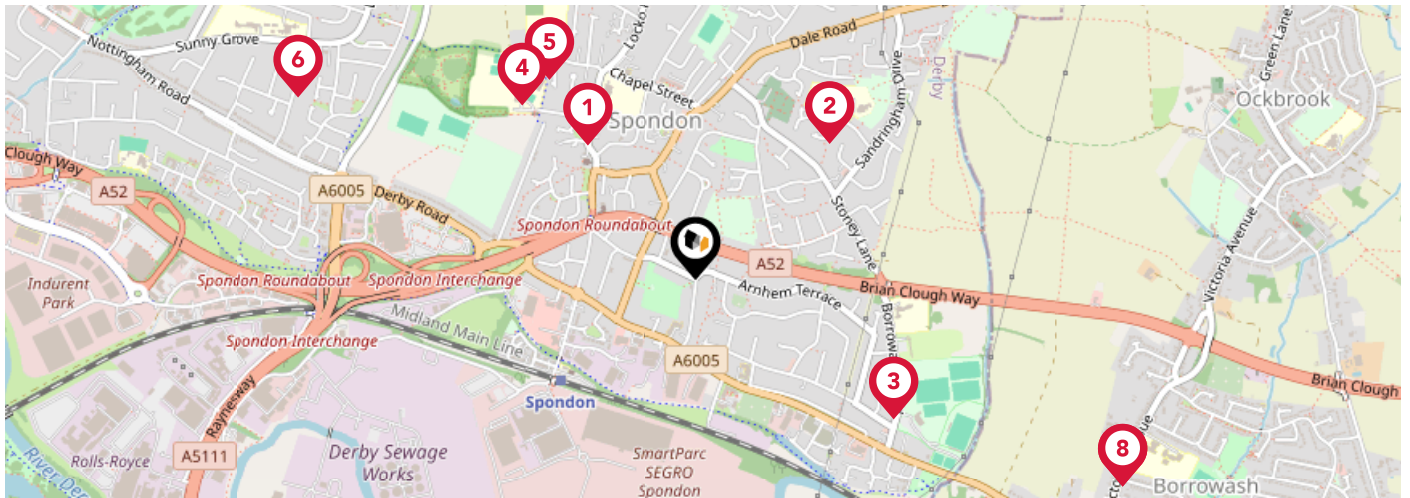
EPC - Additional Data



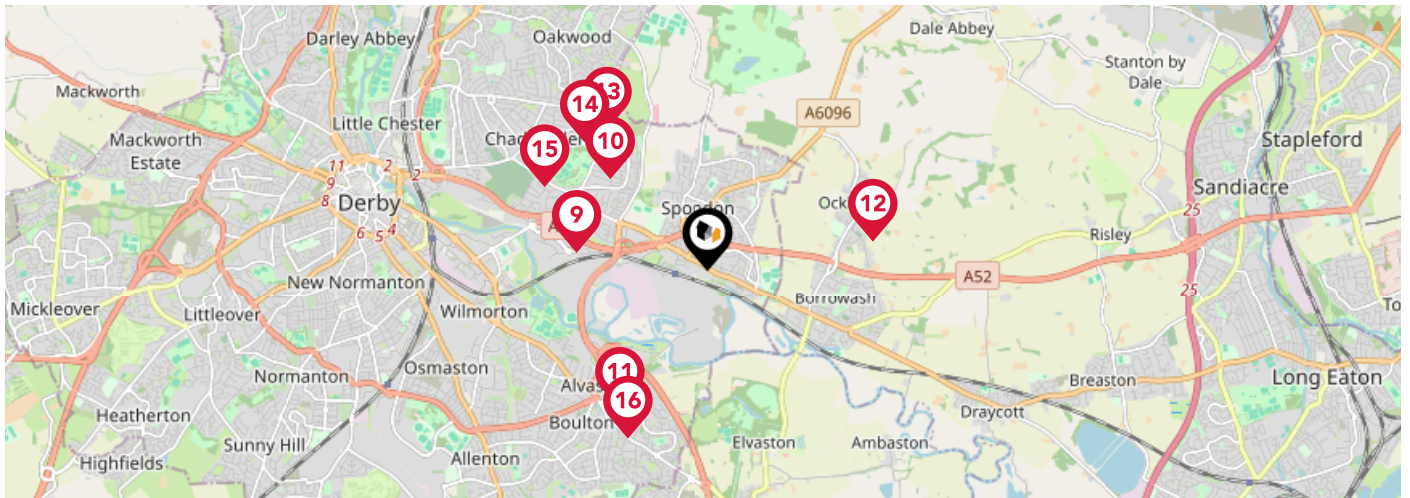
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
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:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 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 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	107 m ²

Area Schools

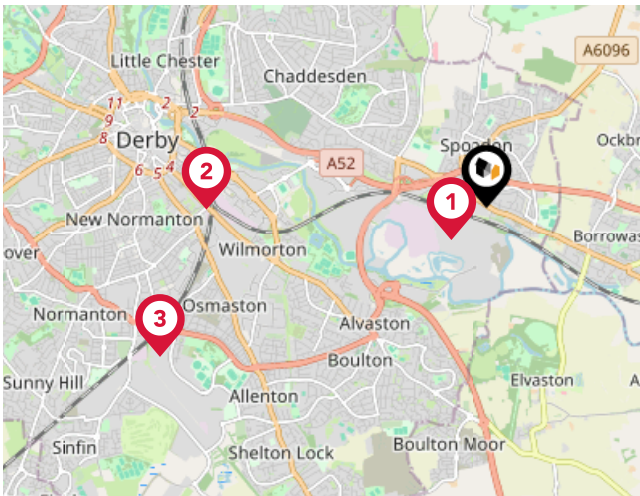


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.56	<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: 631 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



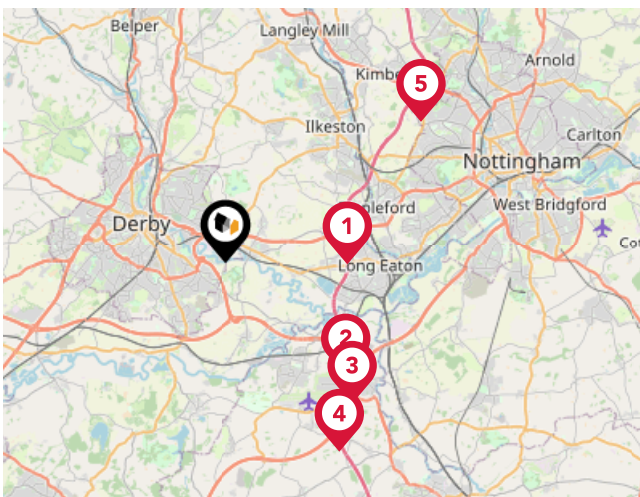
	Nursery	Primary	Secondary	College	Private
<p>9 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 328 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



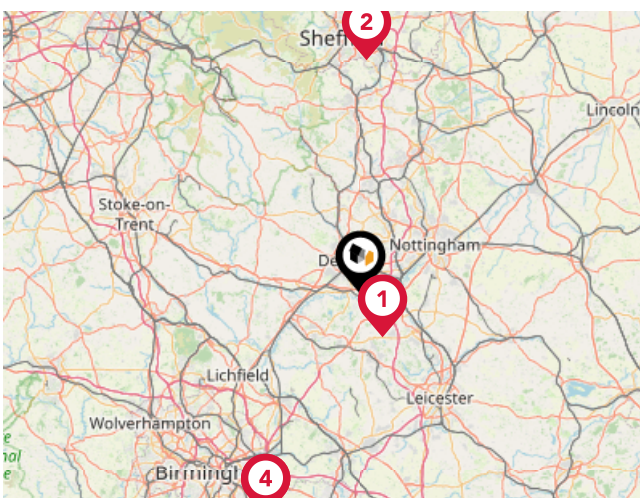
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.43 miles
2	Derby Rail Station	2.5 miles
3	Peartree Rail Station	3.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.34 miles
2	M1 J24A	5.9 miles
3	M1 J24	6.75 miles
4	M1 J23A	7.92 miles
5	M1 J26	8.61 miles

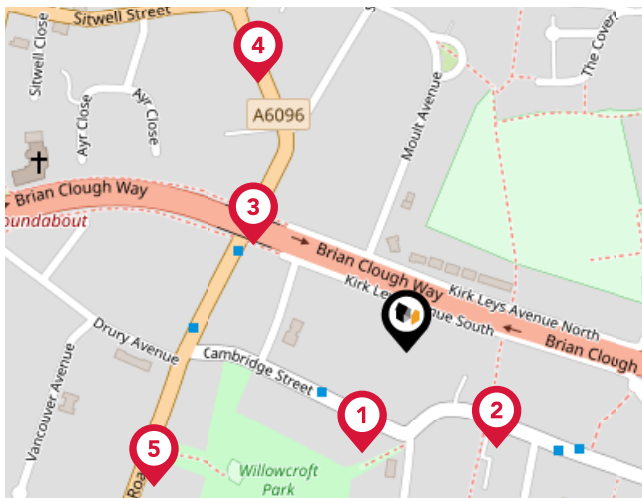


Airports/HELIPADS

Pin	Name	Distance
1	East Midlands Airport	6.95 miles
2	Sheffield City Airport	33.16 miles
3	Birmingham International Airport Terminal 1	34.86 miles
4	Birmingham International Airport	34.86 miles

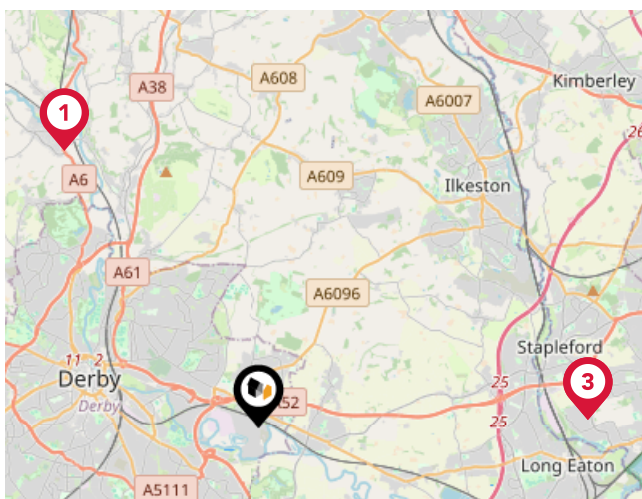
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kirk Leys Avenue South	0.06 miles
2	Grayburn Avenue	0.07 miles
3	By-pass Bridge	0.1 miles
4	Sitwell Street	0.17 miles
5	Willowcroft Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.05 miles
2	Tram Park & Ride	5.89 miles
3	Toton Lane Tram Stop	5.89 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.



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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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