

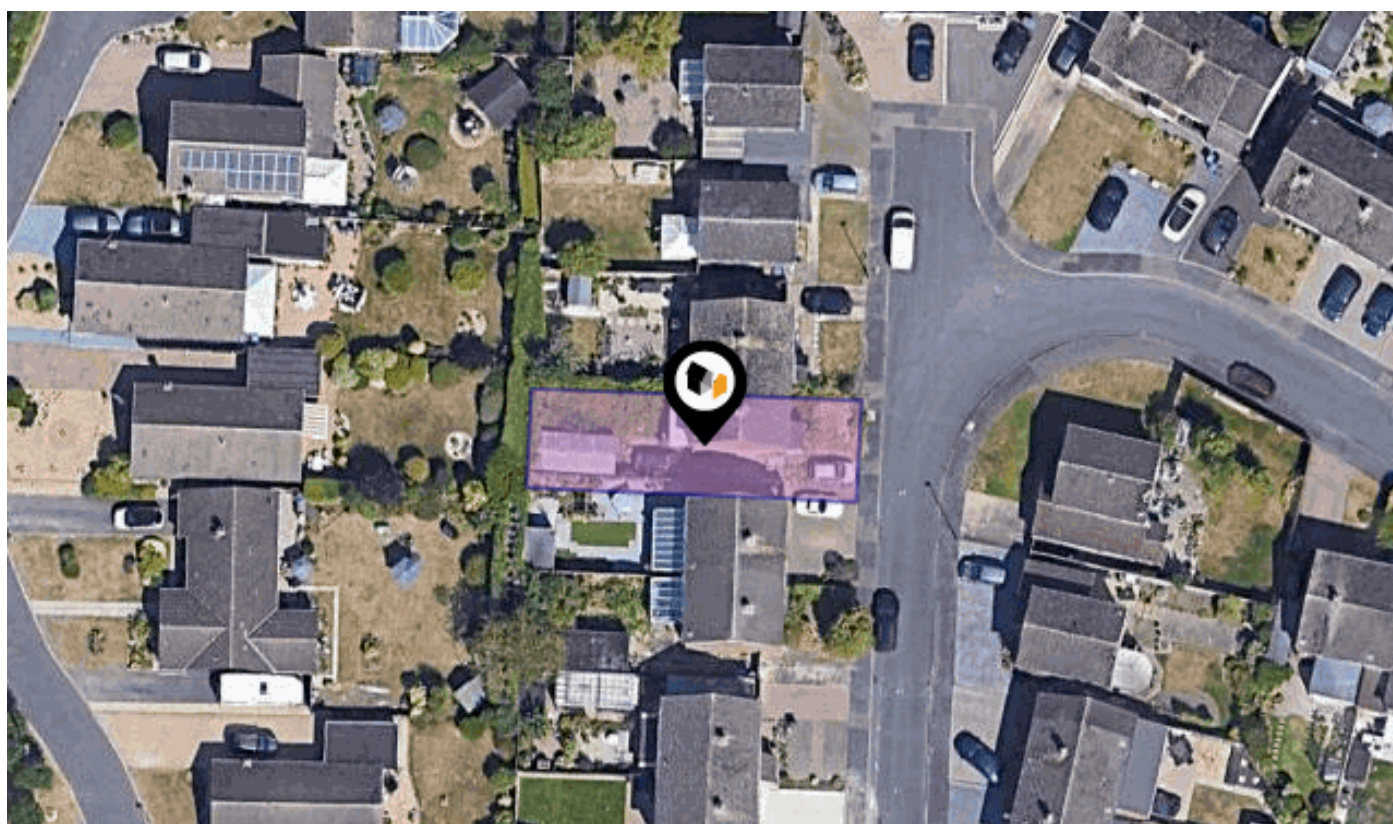


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th August 2024



HERONSWOOD DRIVE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom Home In Sought After Location
- > No Upward Chain
- > In Need Of Modernisation - Ideal Investment/Renovation Potential
- > Freehold/Standard Construction
- > EPC Rating E/Council Tax Band B

Property Description

Located in the sought after area of Spondon and offered for sale with no upward chain, this spacious three bedroom home offers a generous lounge diner, kitchen, conservatory, bathroom and separate W.C. In need of modernisation, but ideally located close to all the amenities that Spondon has to offer, this well-proportioned home offers excellent potential.

The accommodation in brief comprises: Entrance Porch; entrance hall; spacious lounge diner with feature central fireplace; good sized kitchen opening to the uPVC double glazed conservatory; first floor landing with airing cupboard; three good sized bedrooms; fitted bathroom and separate W.C. To the front of the property is a fore garden with lawn alongside a driveway providing ample off-road parking and giving access to the detached garage at the rear. To the rear is an enclosed garden with patio seating area and raised beds.

Room Measurement & Details

Entrance Porch:

Entrance Hall:

Lounge Diner: (23'7" x 9'5") 7.19 x 2.87

Kitchen: (10'8" x 7'9") 3.25 x 2.36

Conservatory: (15'5" x 5'8") 4.70 x 1.73

First Floor Landing:

Bedroom One: (10'10" x 9'3") 3.30 x 2.82

Bedroom Two: (10'5" x 9'3") 3.17 x 2.82

Bedroom Three: (8'0" x 7'11") 2.44 x 2.41

Bathroom: (5'6" x 5'2") 1.68 x 1.57

KFB - Key Facts For Buyers

Separate W.C: (4'10" x 2'7") 1.47 x 0.79

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY7510		

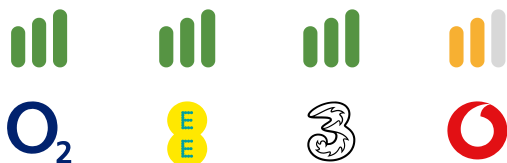
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

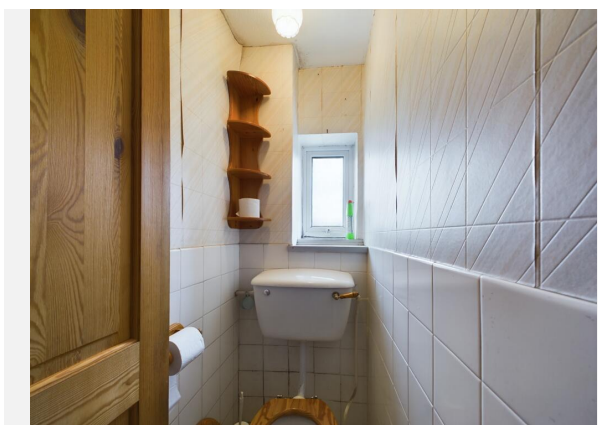
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

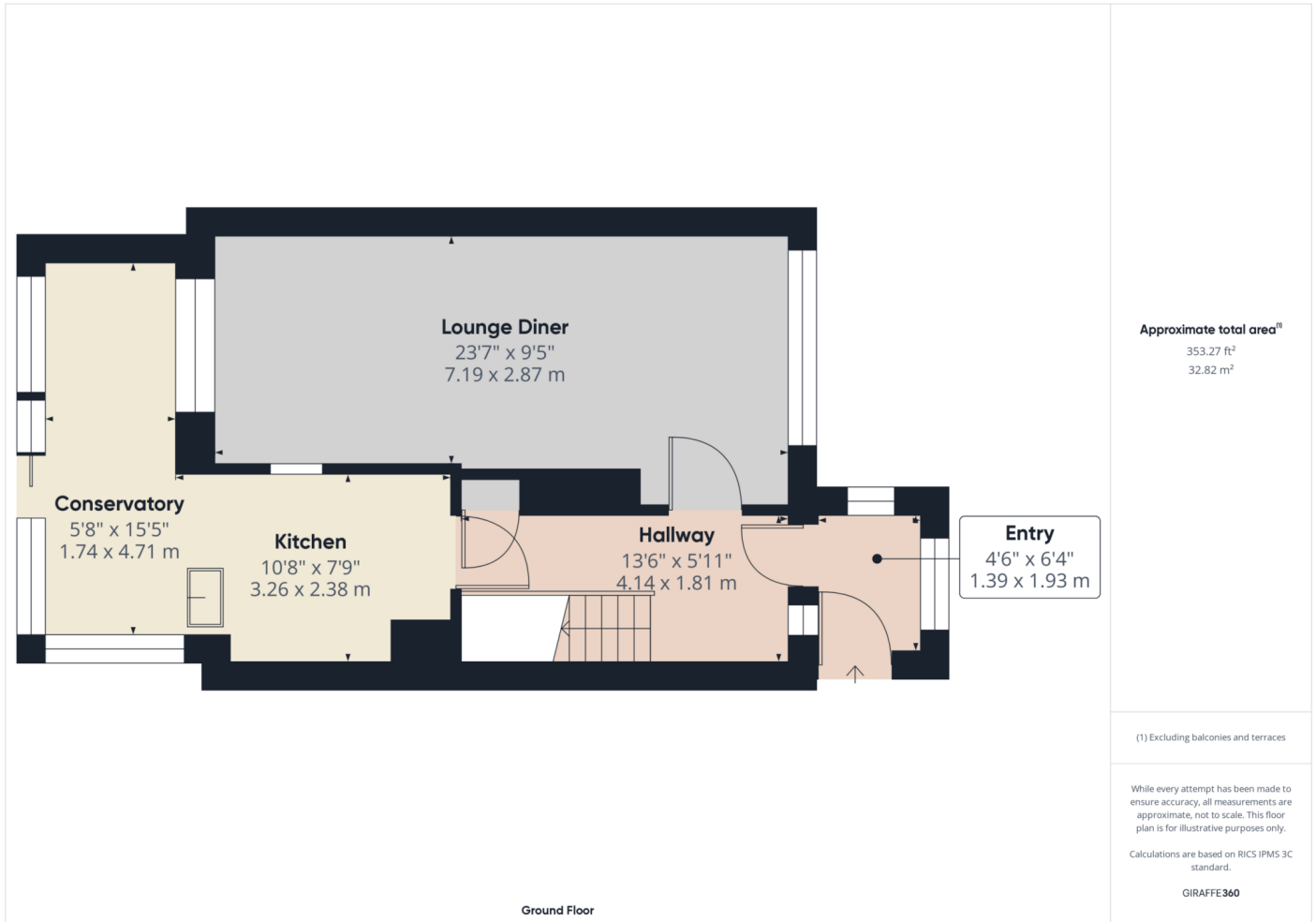


Gallery Photos





HERONSWOOD DRIVE, SPONDON, DERBY, DE21



HERONSWOOD DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

E

Valid until 19.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Property

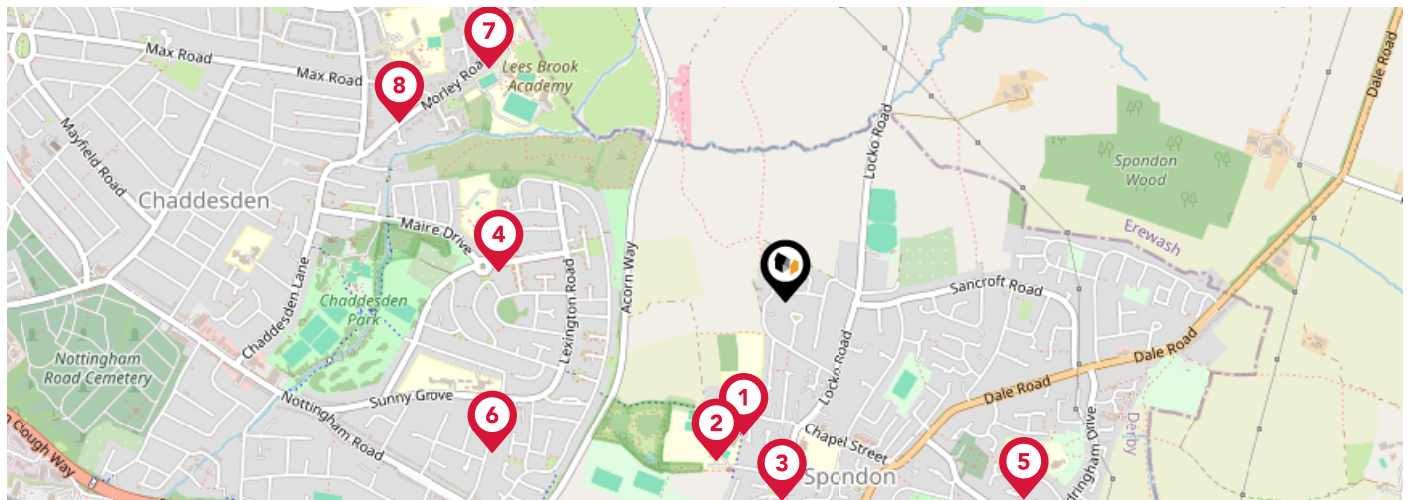
EPC - Additional Data



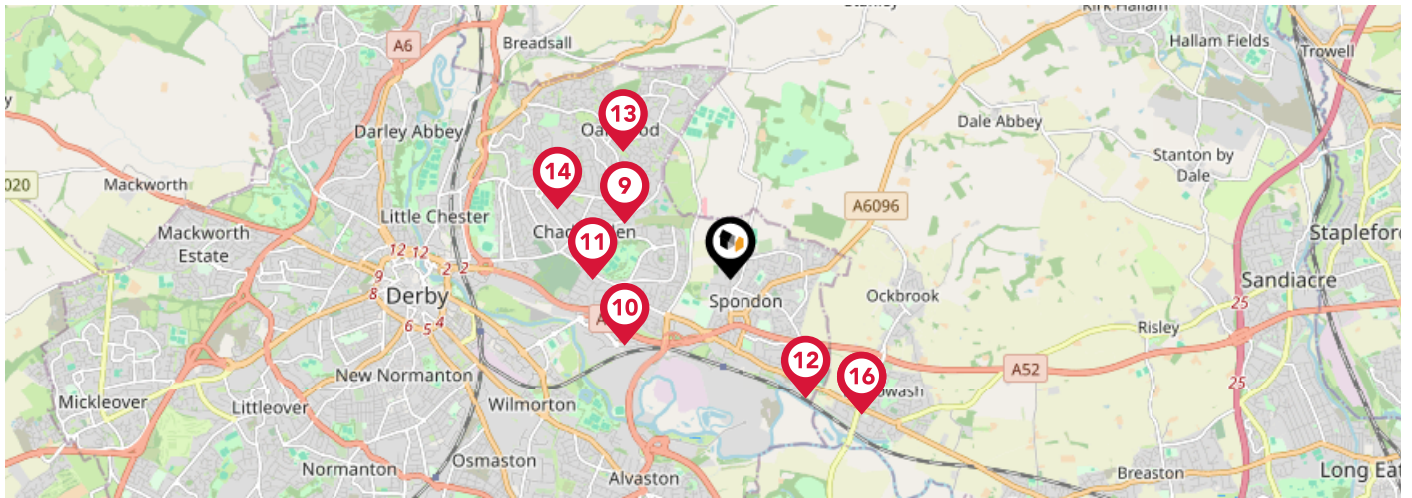
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 70% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	87 m ²

Area Schools

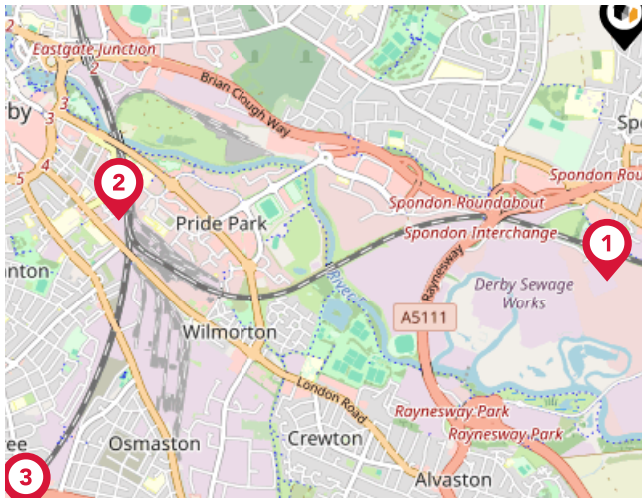


		Nursery	Primary	Secondary	College	Private
1	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.39	<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: 298 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.69	<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:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.84	<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: 323 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



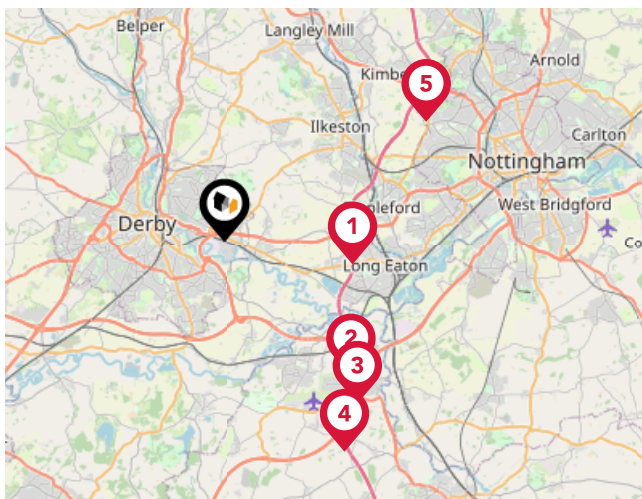
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



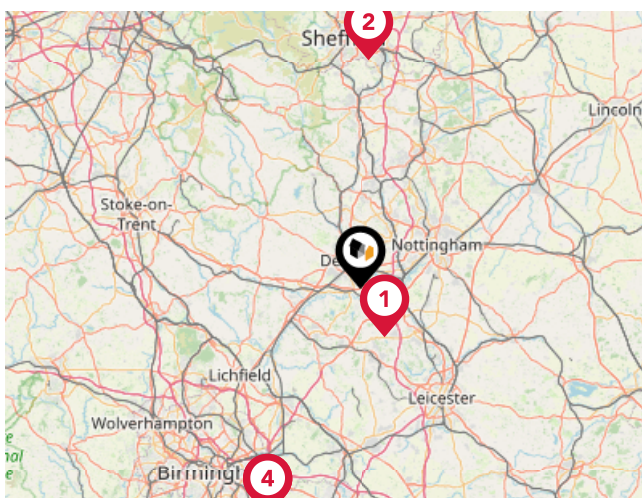
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.04 miles
2	Derby Rail Station	2.39 miles
3	Peartree Rail Station	3.39 miles



Trunk Roads/Motorways

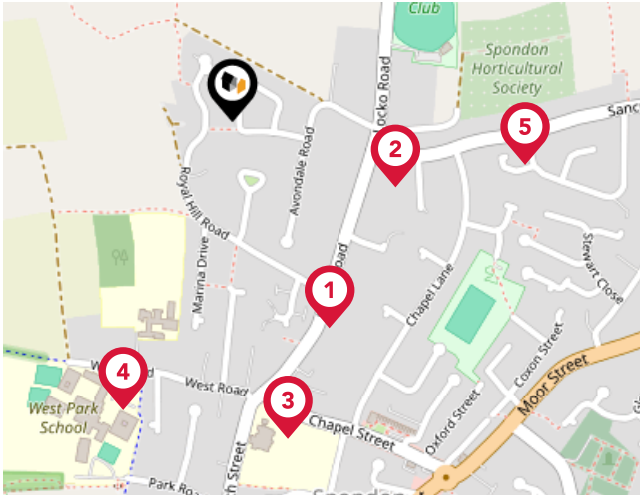
Pin	Name	Distance
1	M1 J25	4.64 miles
2	M1 J24A	6.59 miles
3	M1 J24	7.47 miles
4	M1 J23A	8.68 miles
5	M1 J26	8.4 miles



Airports/Helipads

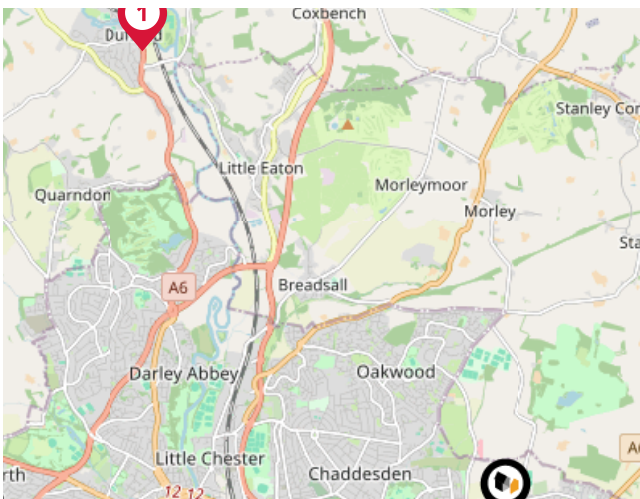
Pin	Name	Distance
1	East Midlands Airport	7.72 miles
2	Sheffield City Airport	32.43 miles
3	Birmingham International Airport Terminal 1	35.46 miles
4	Birmingham International Airport	35.46 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Royal Hill Road	0.26 miles
2	Coniston Avenue	0.2 miles
3	Chapel Street School	0.36 miles
4	West Park School	0.34 miles
5	Chesterton Road	0.33 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.31 miles
2	Tram Park & Ride	6.15 miles
3	Toton Lane Tram Stop	6.15 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.

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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

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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