

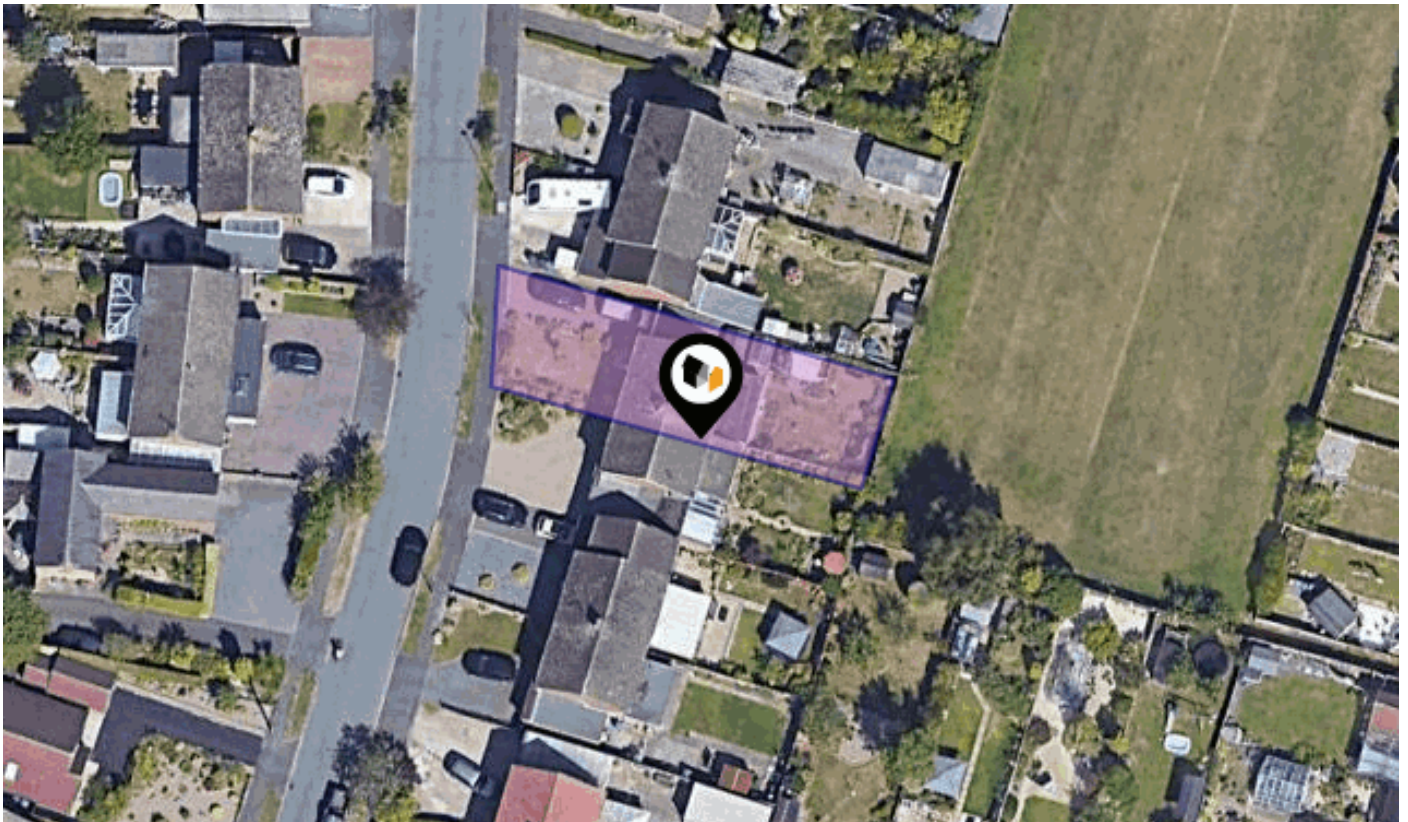


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> September 2024



## MOOR END, SPONDON, DERBY, DE21

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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# Introduction

## Our Comments



### Useful Information:

- > Well-Maintained Semi-Detached Home
- > Two Double Bedrooms, No Upward Chain
- > Driveway & Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

This extended and well-maintained, two double bed roomed (originally three) semi-detached home occupies a sought after location close to Spondon Village and is offered for sale with no upward chain. The property has established gardens to both front and rear elevations, driveway and garage and viewing is recommended.

The accommodation benefits from UPVC double glazing, gas fired central heating and briefly comprises:- Entrance porch, lounge/dining room and kitchen and modern shower room. To the first floor the landing provides access to the roof space which is partially boarded together with access to two double bedrooms and spacious wet room (previously bedroom three). Outside, the property has the benefit of established gardens to both front and rear elevations. A block paved driveway provides off-road parking leading to a detached garage.

Moor End is well situated for Spondon village and its amenities which include shops, schools and transport links together with convenient access for Derby City Centre and road links including the A52, M1 motorway and A50 respectively.

### Room Measurement & Details

Entrance Porch: (3'1" x 4'10") 0.94 x 1.47

Lounge / Dining Room: (22'9" x 11'2") 6.93 x 3.40

Kitchen: (8'11" x 10'11") 2.72 x 3.33

Shower Room: (5'8" x 5'6") 1.73 x 1.68

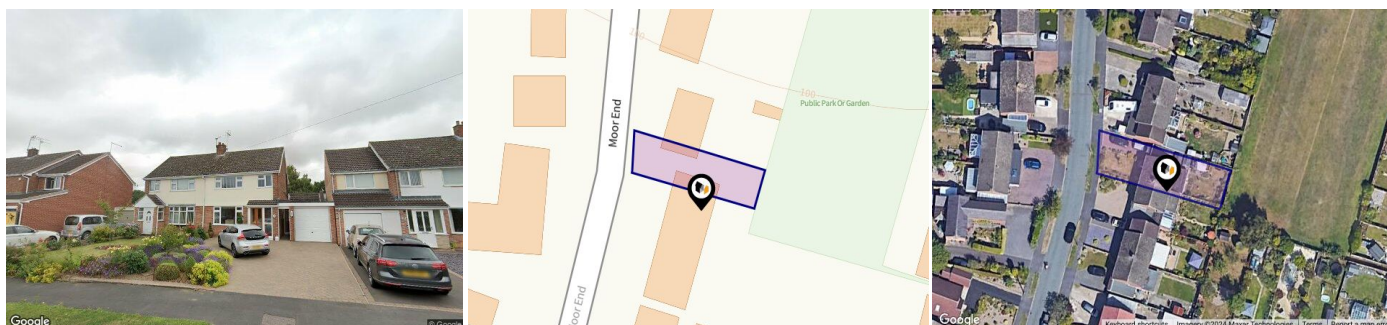
Inner Hallway: (6'0" x 5'7") 1.83 x 1.70

First Floor Landing: (10'3" x 2'9") 3.12 x 0.84

Bedroom One: (12'7" x 9'2") 3.84 x 2.79

Bedroom Two: (9'11" x 11'4") 3.02 x 3.45

Wet Room: (9'5" x 7'9") 2.87 x 2.36



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY2010		

## Local Area

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

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

<b>7</b> mb/s	<b>32</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



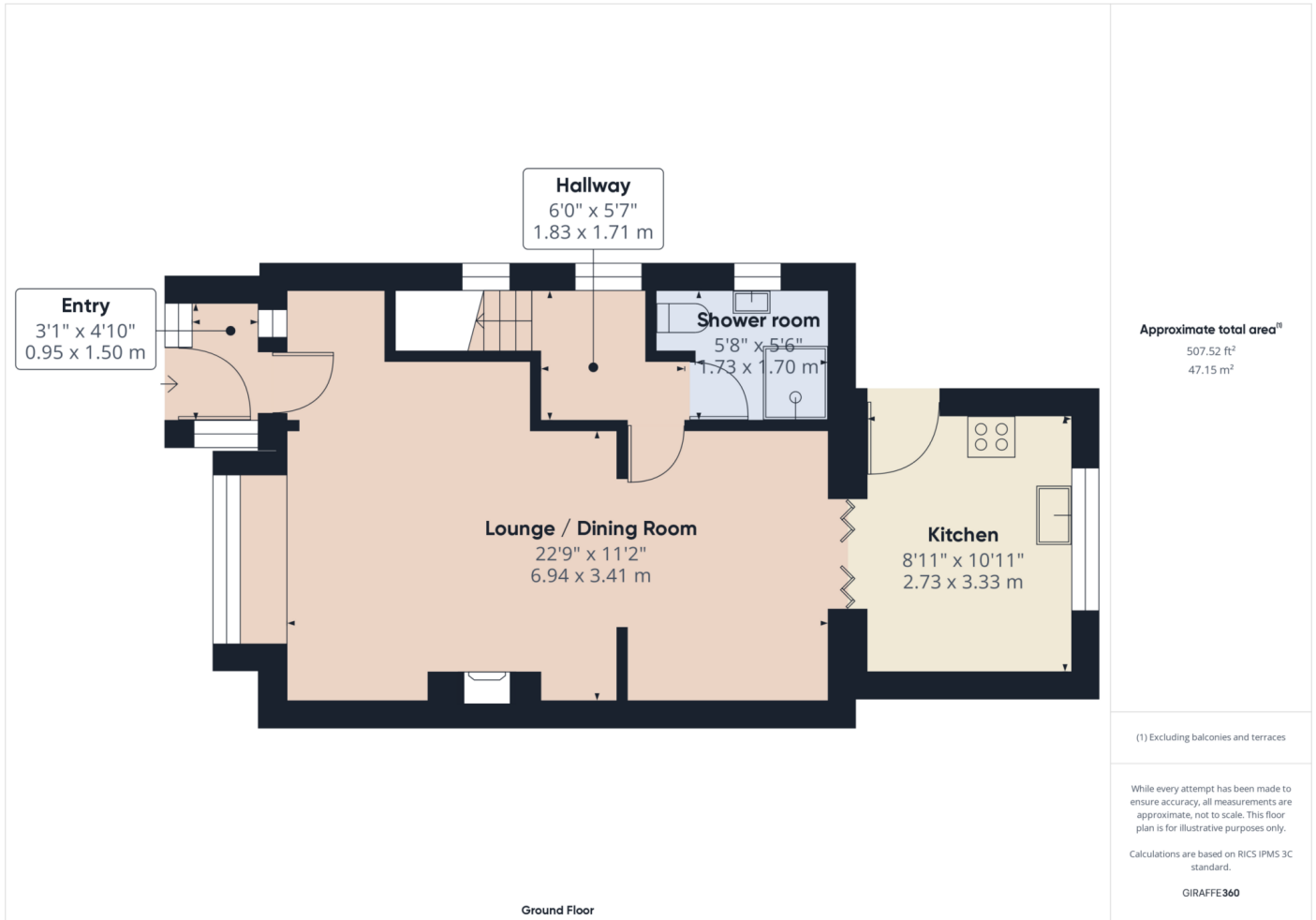




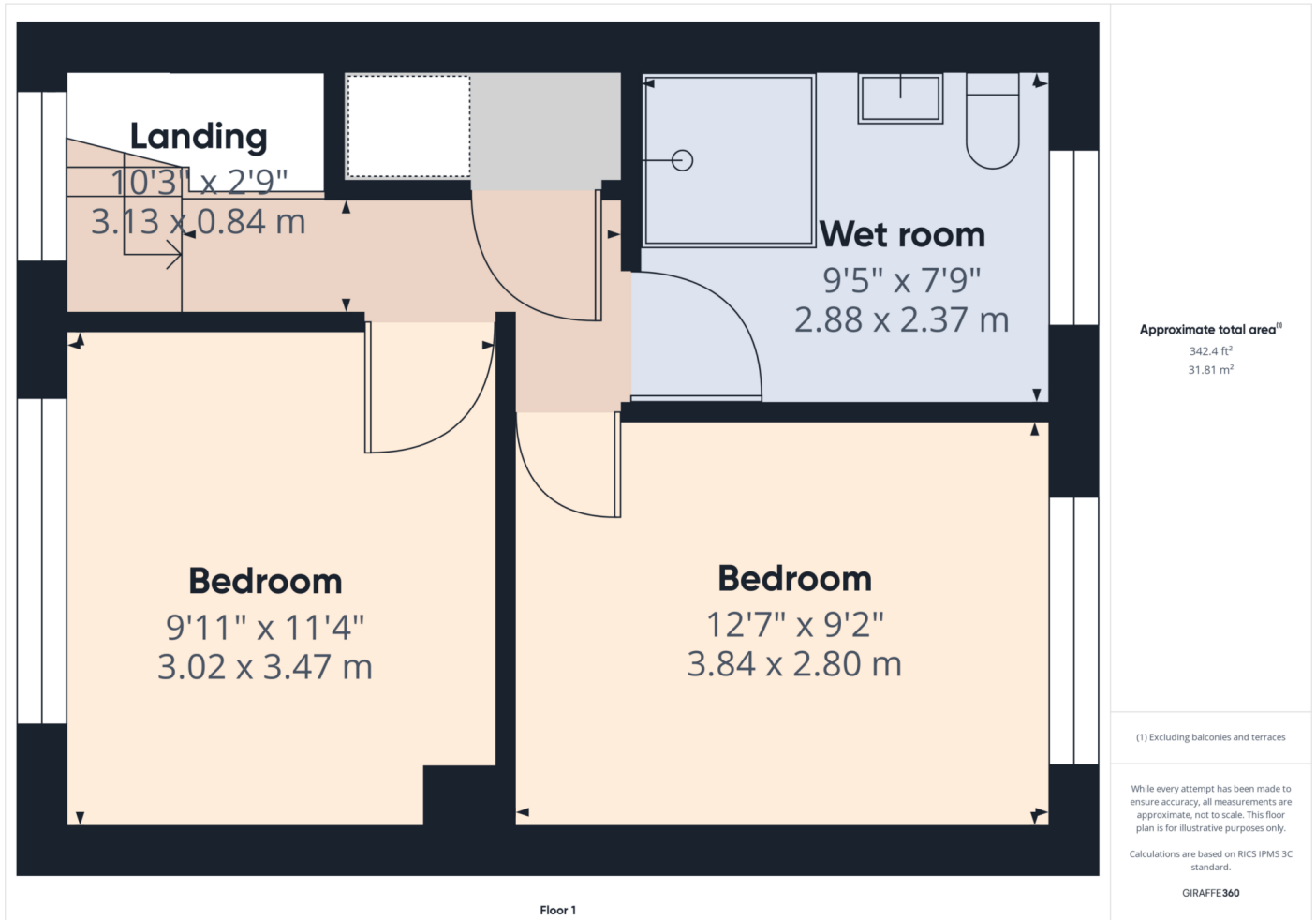




## MOOR END, SPONDON, DERBY, DE21



## MOOR END, SPONDON, DERBY, DE21



# Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

**C**

Valid until 29.08.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



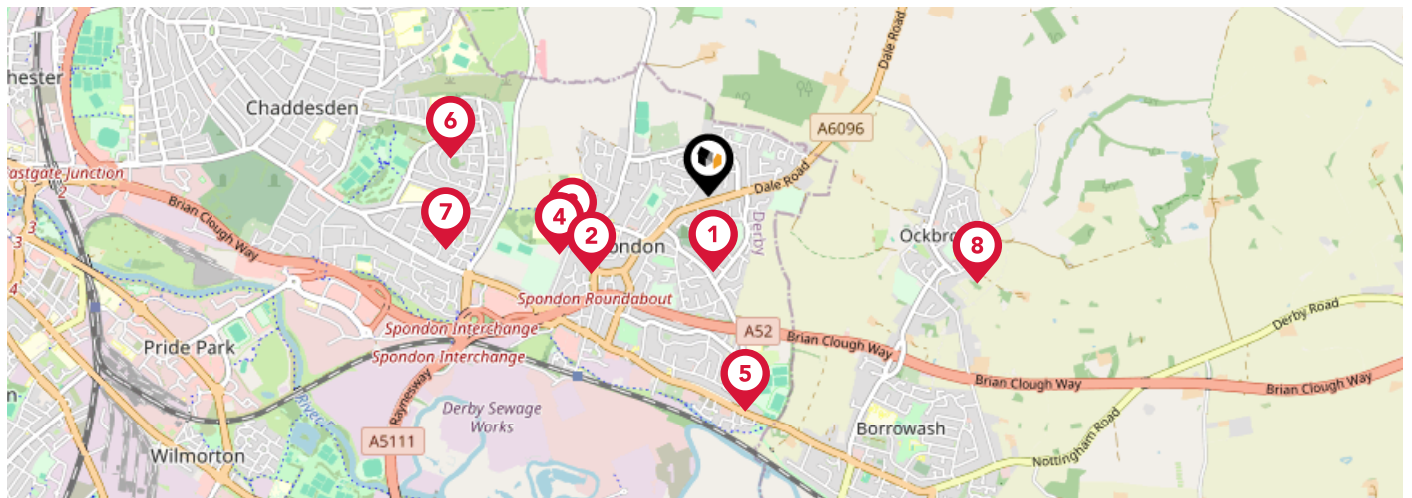
# Property

## EPC - Additional Data

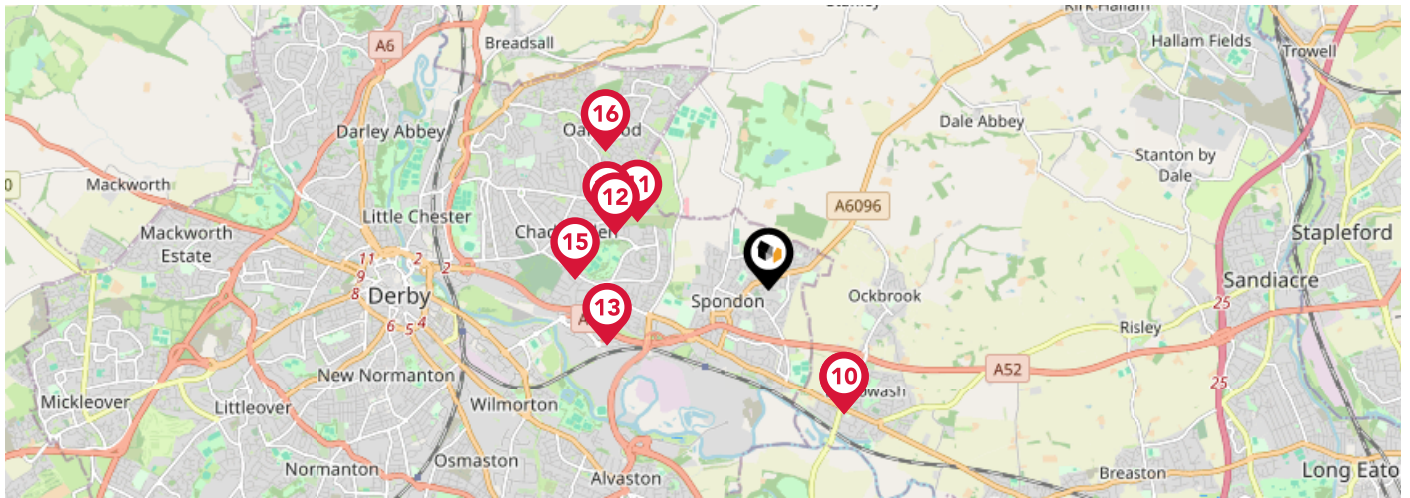


### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<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 83% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	83 m <sup>2</sup>

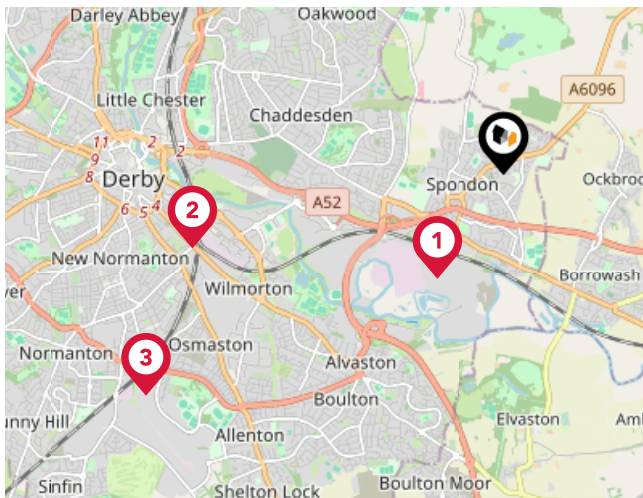


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.97	<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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



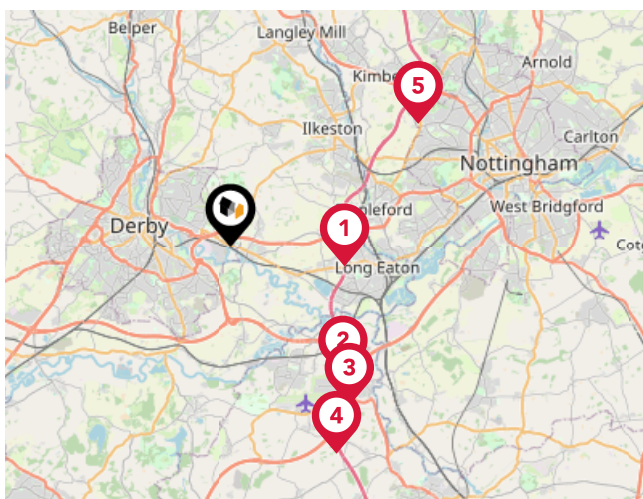
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



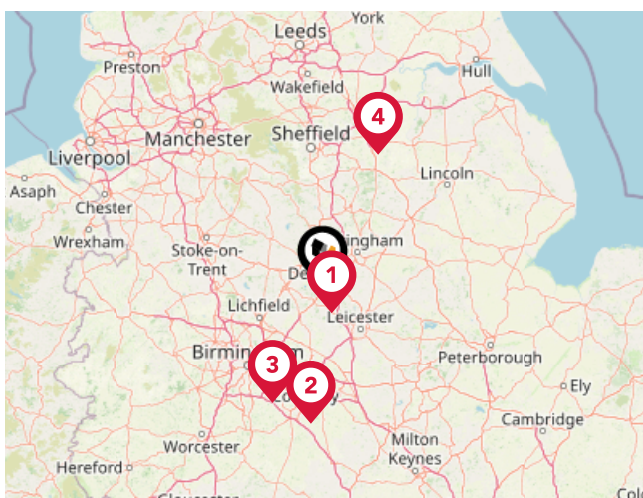
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.11 miles
2	Derby Rail Station	2.86 miles
3	Peartree Rail Station	3.76 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.12 miles
2	M1 J24A	6.18 miles
3	M1 J24	7.08 miles
4	M1 J23A	8.35 miles
5	M1 J26	8.02 miles

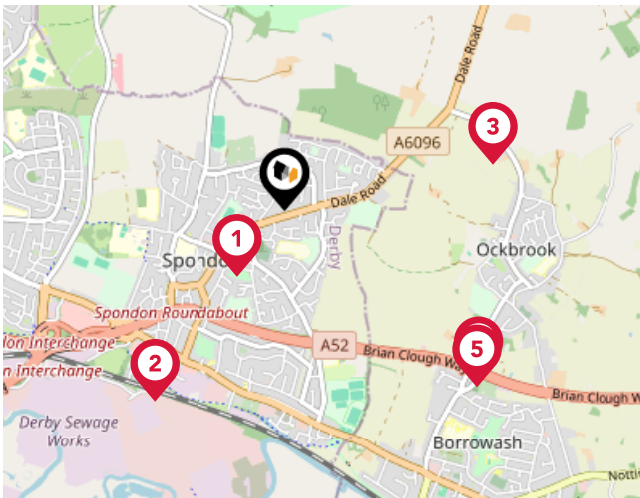


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.43 miles
2	Baginton	38.73 miles
3	Birmingham Airport	35.57 miles
4	Finningley	41.59 miles

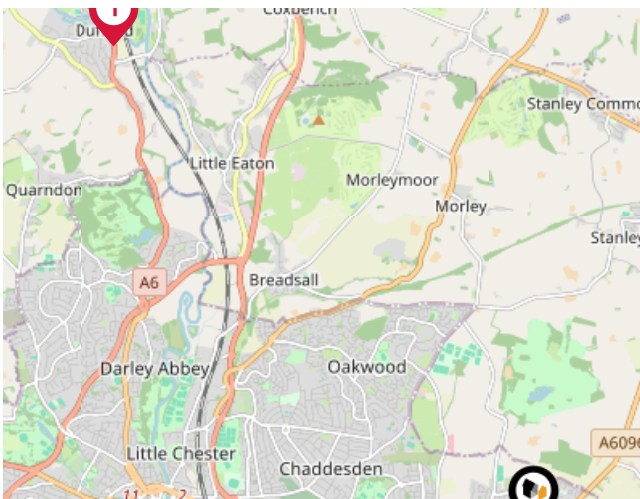


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.36 miles
2	The Moon	1.03 miles
3	Moor Lane	0.95 miles
4	Victoria Avenue	1.15 miles
5	Gordon Lacey Hall	1.17 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.71 miles
2	Tram Park & Ride	5.63 miles
3	Toton Lane Tram Stop	5.63 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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