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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th September 2024



BRIDGESIDE WAY, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern & Spacious End Town House
- > Ideal For The Growing Family, No Upward Chain
- > Four Bedrooms, Master En-Suite
- > EPC Rating C, Brick Construction
- > Council Tax Band C, Freehold

Property Description

An excellent opportunity to acquire this well-presented, three storey end town house occupying a popular location within walking distance to Spondon train station. Offering excellent accommodation for the growing family which is supplemented by gas fired central heating and UPVC double glazing, viewing is recommended.

In brief, the property comprises:- reception hallway with storage cupboard, cloakroom/WC and spacious dining kitchen with in-built oven and hob and French doors opening into the rear garden. To the second floor the landing provides access to a pleasant living room and double bedroom. To the second floor a further landing provides access to the spacious master bedroom with en-suite shower room, two further bedrooms and family bathroom with a three piece suite. Outside, a driveway provides off-road parking for two vehicles together with a garage. To the rear is an enclosed garden being mainly laid to lawn with paved patio area and decked seating area.

Room Measurement & Details

Entrance Hall: (17'4" x 5'9") 5.28 x 1.75

Cloaks/WC: (5'10" x 2'9") 1.78 x 0.84

Dining Kitchen: (13'8" x 14'5") 4.17 x 4.39

First Floor Landing: (6'6" x 7'11") 1.98 x 2.41

Living Room: (13'9" x 14'6") 4.19 x 4.42

Bedroom Two (currently used as an office): (8'7" x 14'10") 2.62 x 4.52

Second Floor Landing: (10'9" x 5'5") 3.28 x 1.65

Bedroom One: (10'10" x 12'0") 3.30 x 3.66

En-Suite Shower Room: (5'2" x 5'5") 1.57 x 1.65

Bedroom Three: (8'9" x 7'4") 2.67 x 2.24

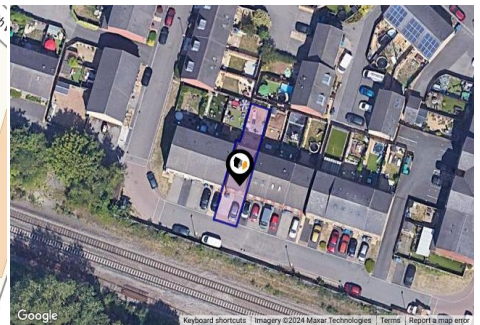
Bedroom Four: (7'5" x 7'1") 2.26 x 2.16

Family Bathroom: (7'5" x 7'1") 2.26 x 2.16

KFB - Key Facts For Buyers

Garage: 16'11" x 8'2" Having up and over door, light and power.

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.04 acres		
Year Built :	2010		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY450836		

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)

18 mb/s	80 mb/s	- mb/s

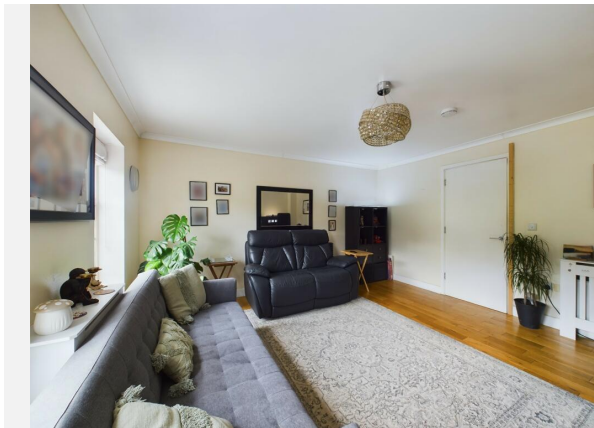
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



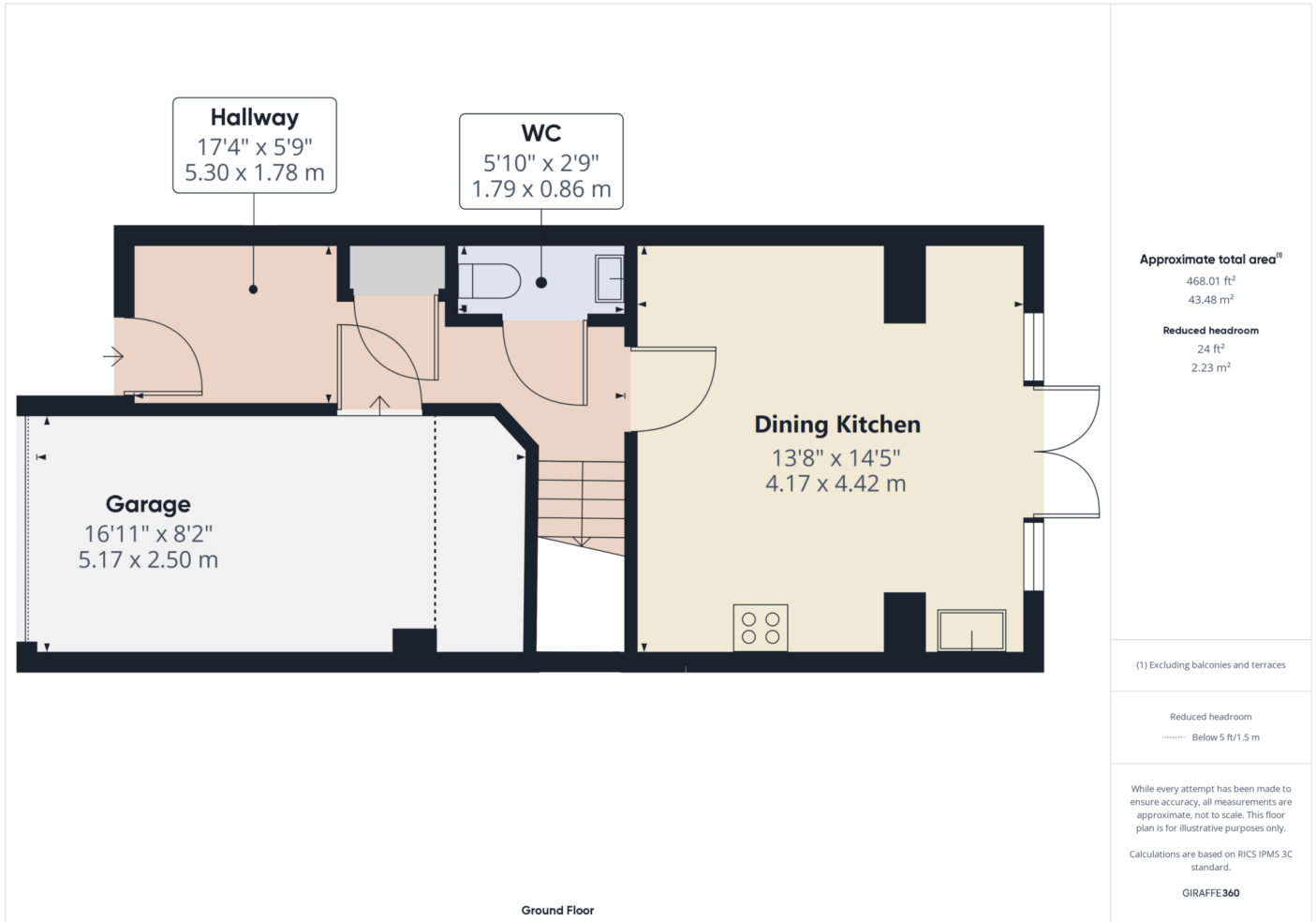
Gallery Photos



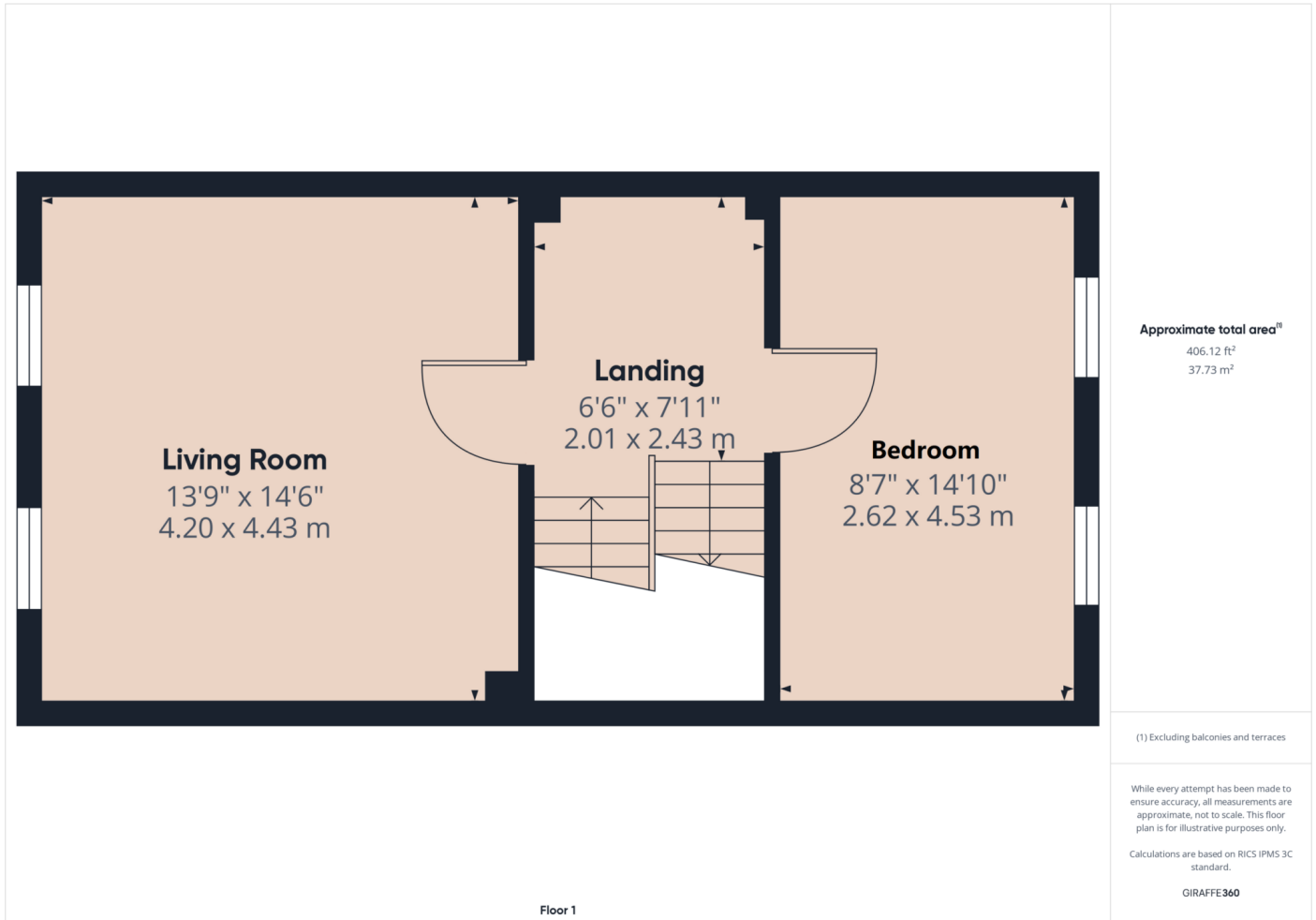




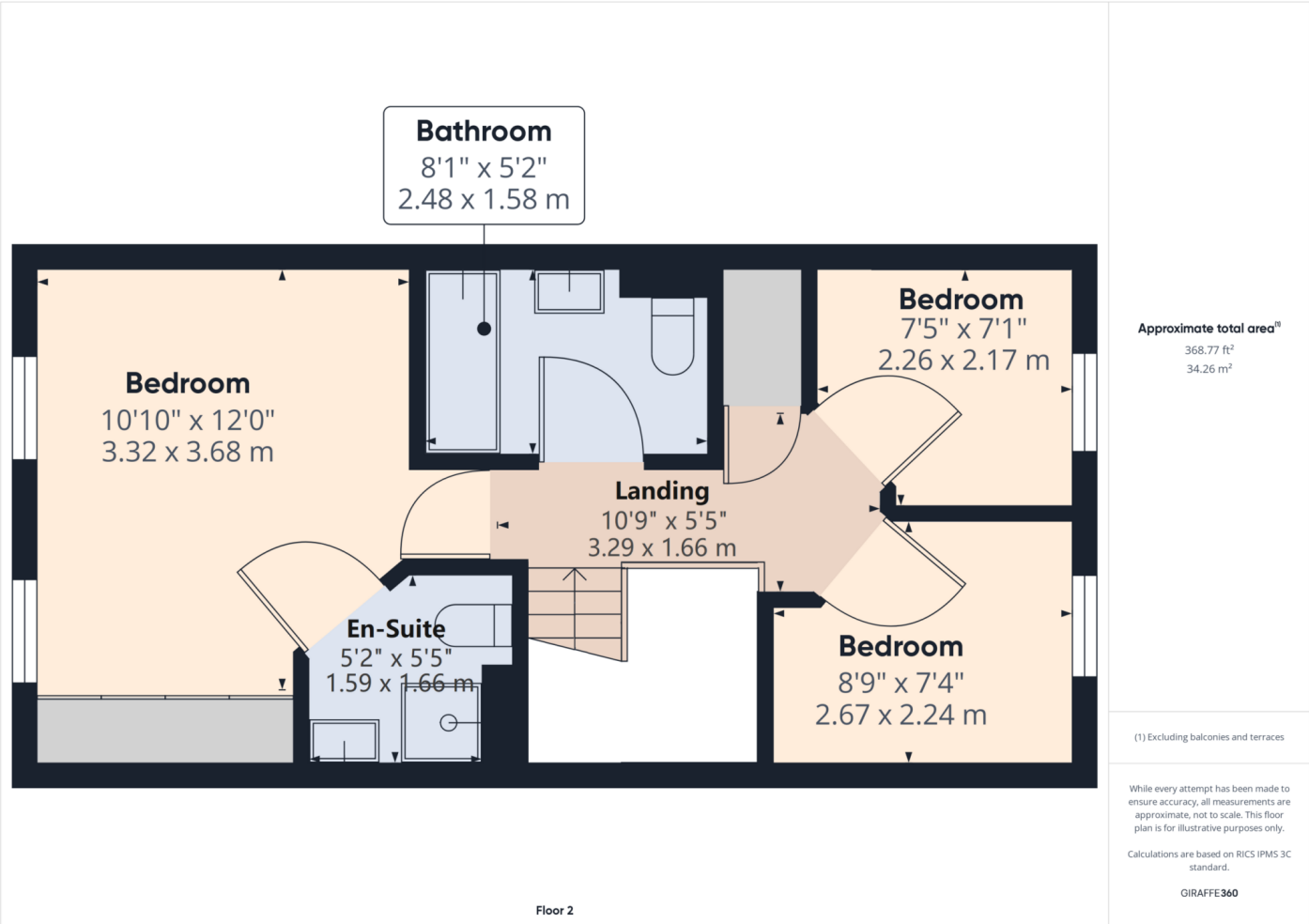
BRIDGESIDE WAY, SPONDON, DERBY, DE21



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Property EPC - Certificate



Bridgeside Way, Spondon, DE21

Energy rating

C

Valid until 18.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

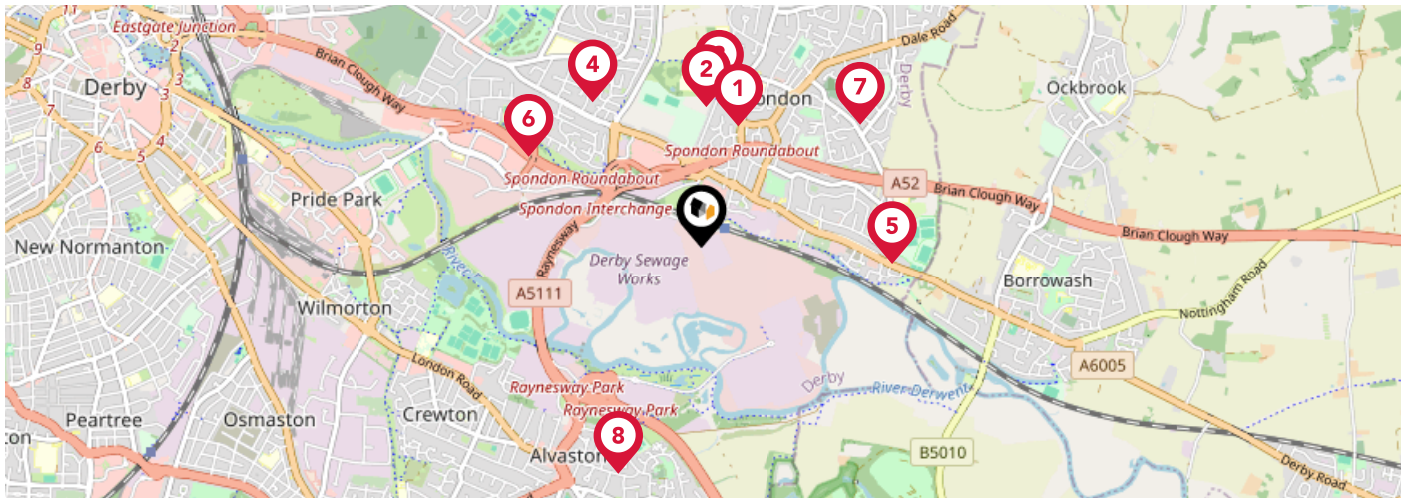
EPC - Additional Data



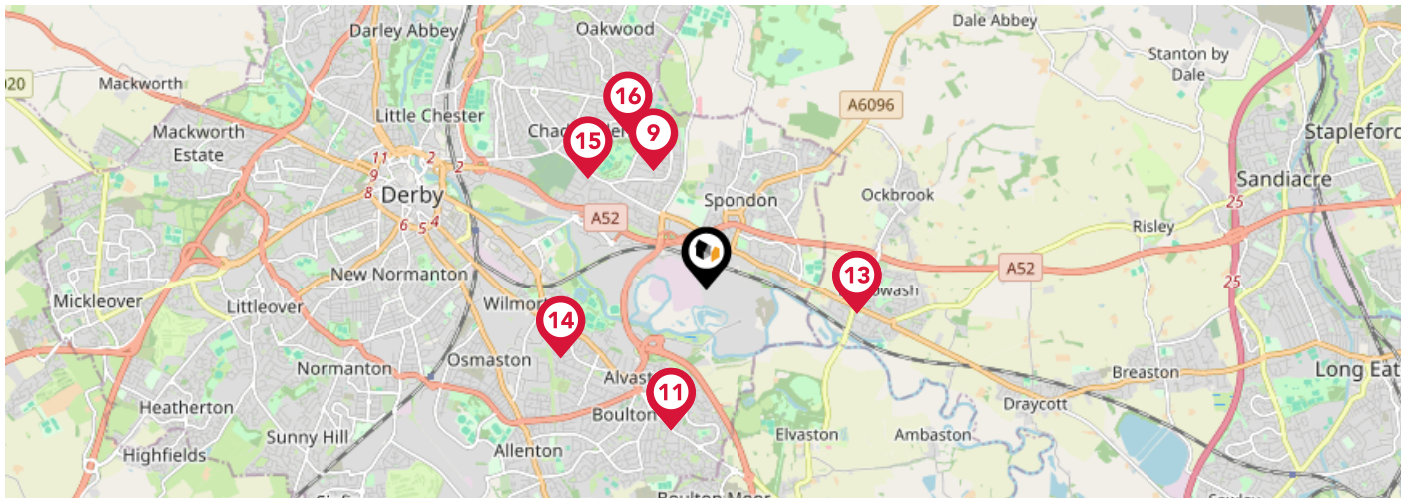
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	118 m ²

Area Schools

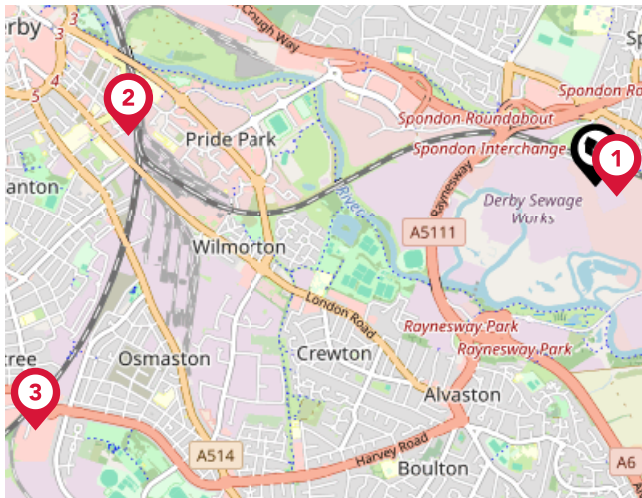


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



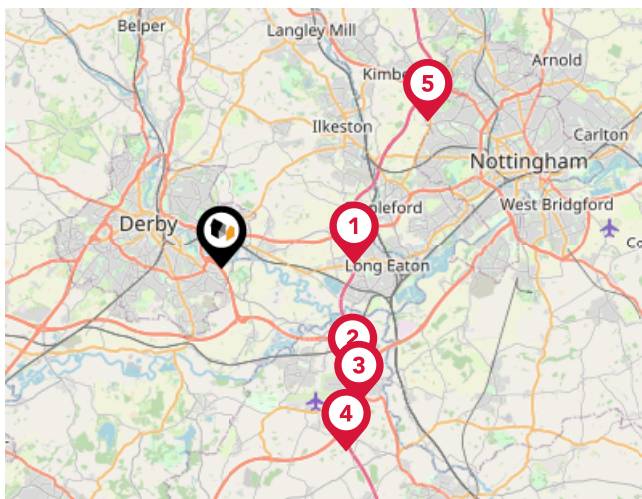
	Nursery	Primary	Secondary	College	Private
<p>9 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance: 1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 328 Distance: 1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Alvaston Junior Academy Ofsted Rating: Good Pupils: 330 Distance: 1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance: 1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance: 1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lakeside Primary Academy Ofsted Rating: Requires improvement Pupils: 638 Distance: 1.44</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: 1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance: 1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



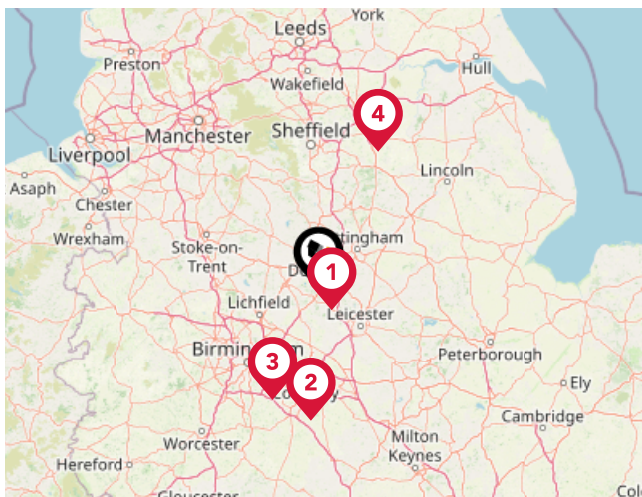
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.1 miles
2	Derby Rail Station	2.11 miles
3	Peartree Rail Station	2.74 miles



Trunk Roads/Motorways

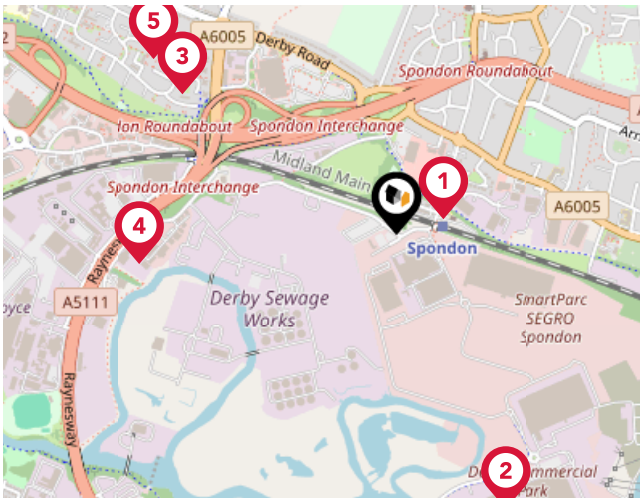
Pin	Name	Distance
1	M1 J25	4.74 miles
2	M1 J24A	6.04 miles
3	M1 J24	6.86 miles
4	M1 J23A	7.94 miles
5	M1 J26	9.08 miles



Airports/Helipads

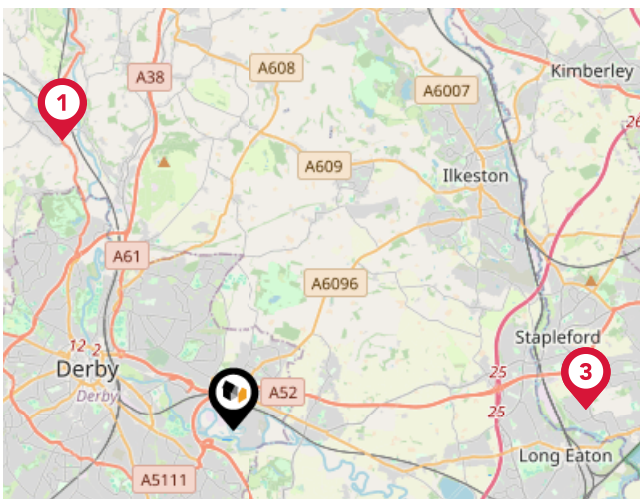
Pin	Name	Distance
1	East Mids Airport	6.93 miles
2	Baginton	37.79 miles
3	Birmingham Airport	34.48 miles
4	Finningley	42.68 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Moon	0.11 miles
2	Derby Commercial Park East	0.66 miles
3	Meath Avenue	0.57 miles
4	Charlton House	0.58 miles
5	Albert Road	0.67 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.04 miles
2	Tram Park & Ride	6.3 miles
3	Toton Lane Tram Stop	6.31 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.

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Testimonials



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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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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