

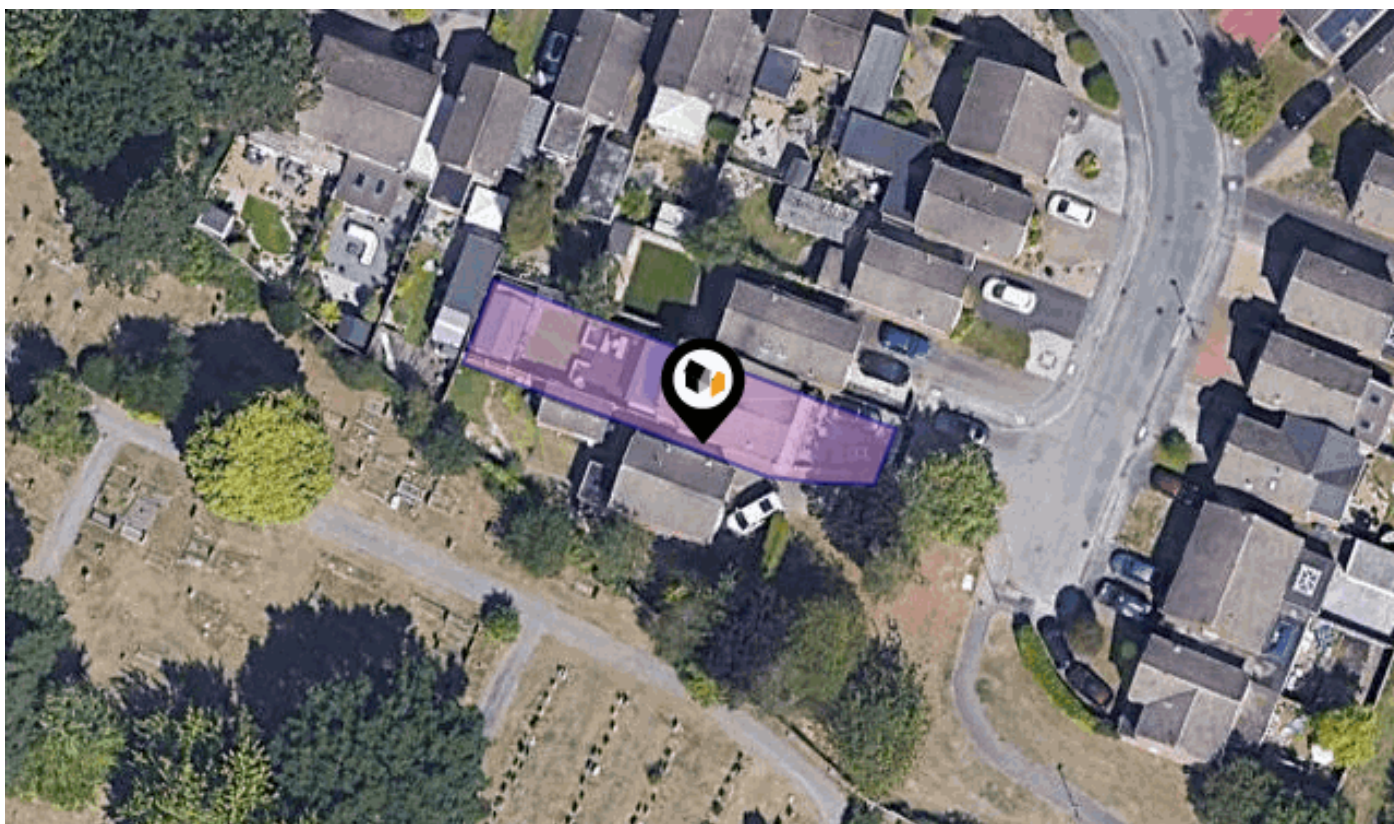


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th September 2024



GLENDALE DRIVE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Stunning & Stylish Detached Home
- > Extended To The Side & Rear
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band C
- > Driveway Parking

Take a look at this STUNNING detached home in Spondon having been extended to the side and rear! Stylish, spacious and offering a beautiful open plan living/dining/kitchen, landscaped rear garden, master en-suite and spacious driveway. Located in a Cul-De-Sac and with green space nearby, it MUST be viewed! Benefitting from uPVC double glazing and gas central heating including underfloor heating, the accommodation in brief comprises: Entrance Hall; stylish cloakroom with W.C; most spacious lounge with feature central fireplace; stunning open plan living/dining/kitchen with a range of stylish wall, base and drawer units, feature lighting and Neff appliances along with bi-fold doors opening to the beautiful rear garden; first floor landing; master bedroom with en-suite shower room; second most generous double bedroom; third bedroom and a stunning high specification fitted four piece family bathroom and separate shower cubicle. To the front of the property is a generous driveway providing ample off-road parking for two cars whilst to the rear is a landscaped garden with elevated decked seating area, raised beds, artificial lawn, further seating/outdoor cooking area and a large garden room/workshop/potential teenage suite.

Entrance Hall: (13'9" x 3'7") 4.19 x 1.09

Cloakroom/WC: (5'10" x 3'6") 1.78 x 1.07

Living Room: (13'6" x 14'10") 4.11 x 4.52

Living/Dining/Kitchen: (15'5" x 18'11") 4.70 x 5.77

First Floor Landing: (3'3" x 8'4") 0.99 x 2.54

Bedroom One: (15'7" x 10'6") 4.75 x 3.20 En-Suite Shower Room: (5'7" x 4'6") 1.70 x 1.37

Bedroom Two: (12'2" x 7'6") 3.71 x 2.29

Further Landing Area: (3'9" x 8'11") 1.14 x 2.72

Bedroom Three: (9'5" x 14'8") 2.87 x 4.47 With walk-in closet 1.3m x 0.99m (4.3" x 3'3")

Bathroom: (6'5" x 9'11") 1.96 x 3.02

Garden Room/Workshop/Potential Teenage Suite: (15'1" x 9'5") 4.60 x 2.87 Fully insulated with light, power and internal timber cladding.

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,108 ft ² / 103 m ²
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY59972

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)

13 mb/s	74 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



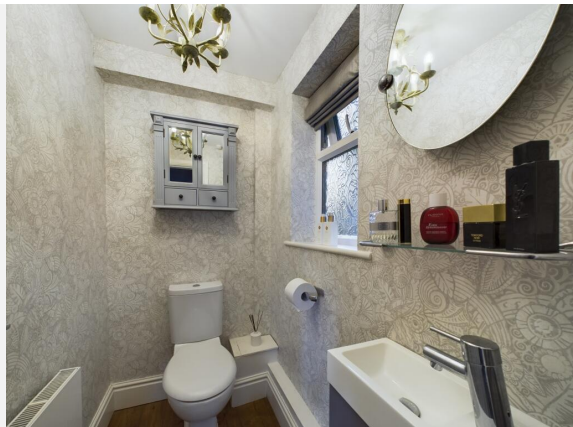
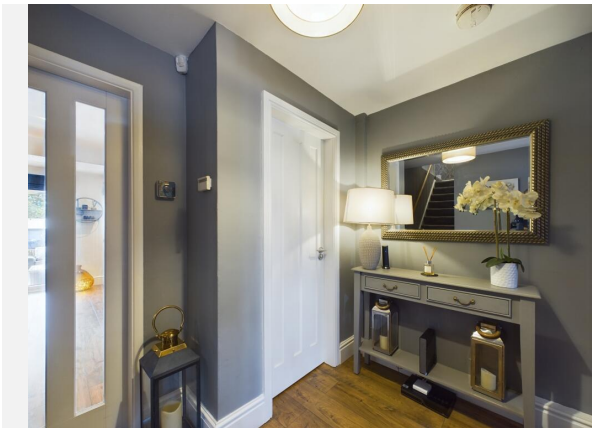
Planning records for: *Glendale Drive, Spondon, Derby, DE21*

Reference - 07/12/00853	
Decision:	Permitted
Date:	16th July 2012
Description:	First Floor Extension To Dwelling House (Enlargement Of Bedrooms)

Gallery Photos



Gallery Photos



Gallery Photos



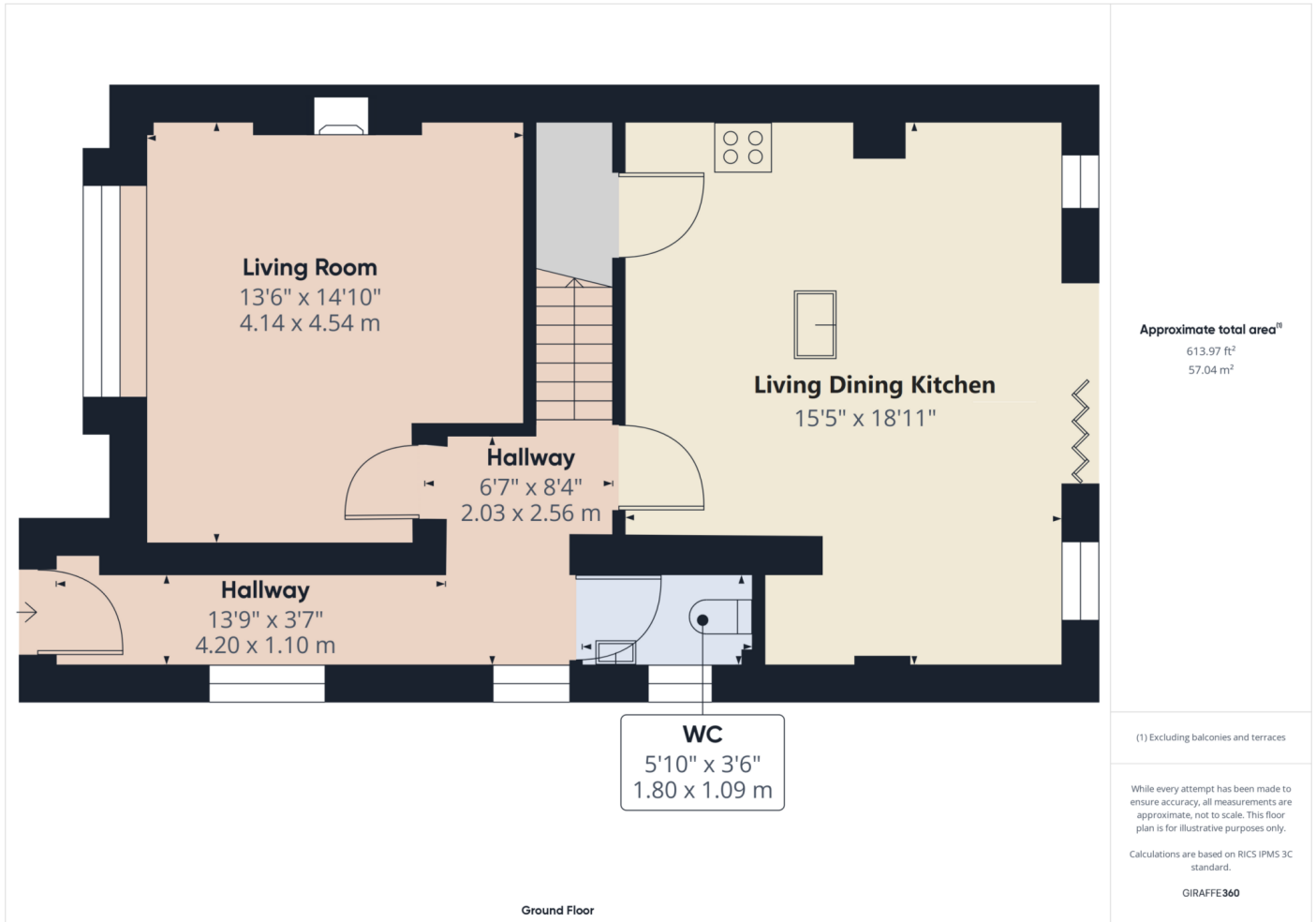
Gallery Photos



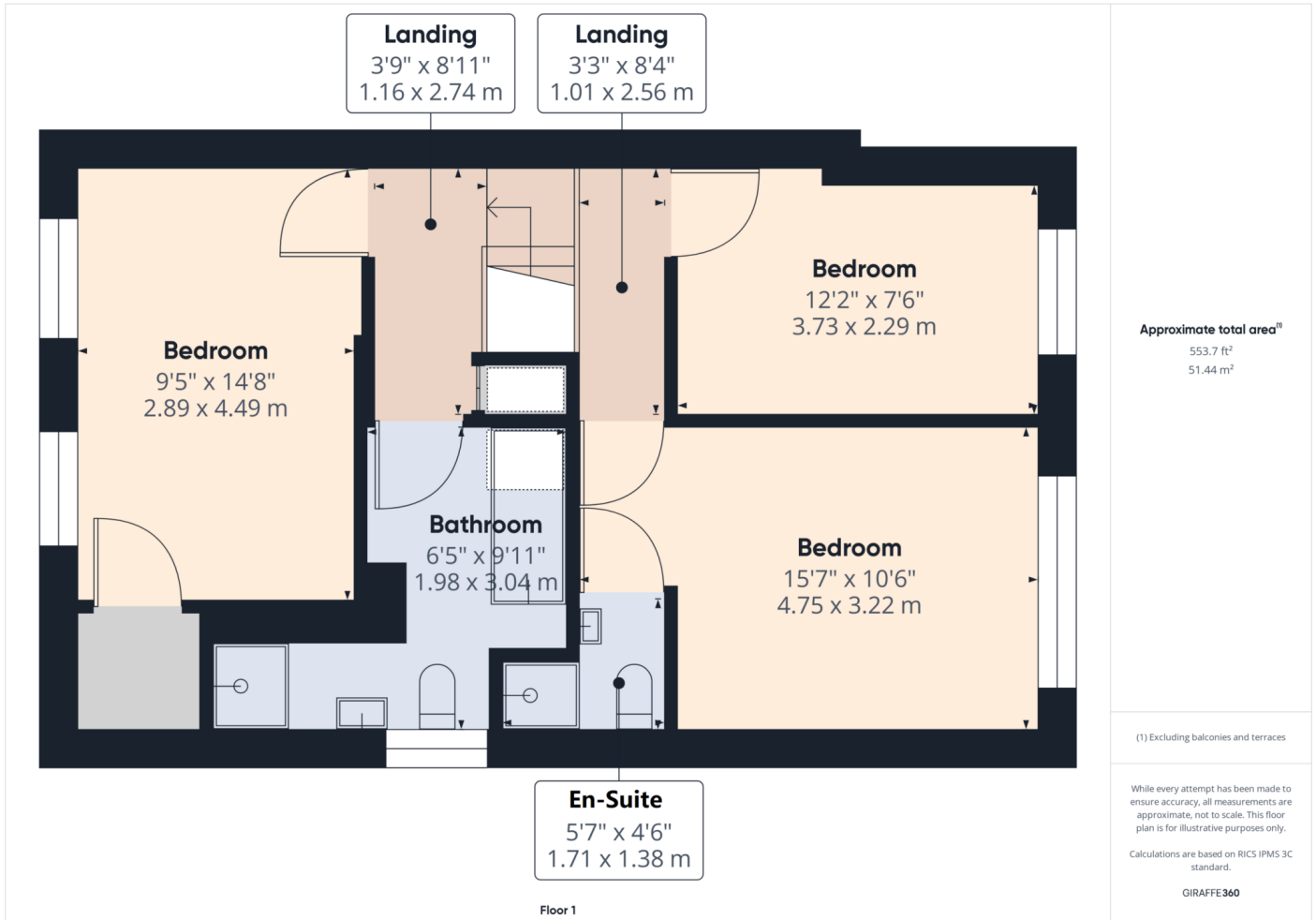
Gallery Photos



GLENDALE DRIVE, SPONDON, DERBY, DE21



GLENDALE DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

C

Valid until 10.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



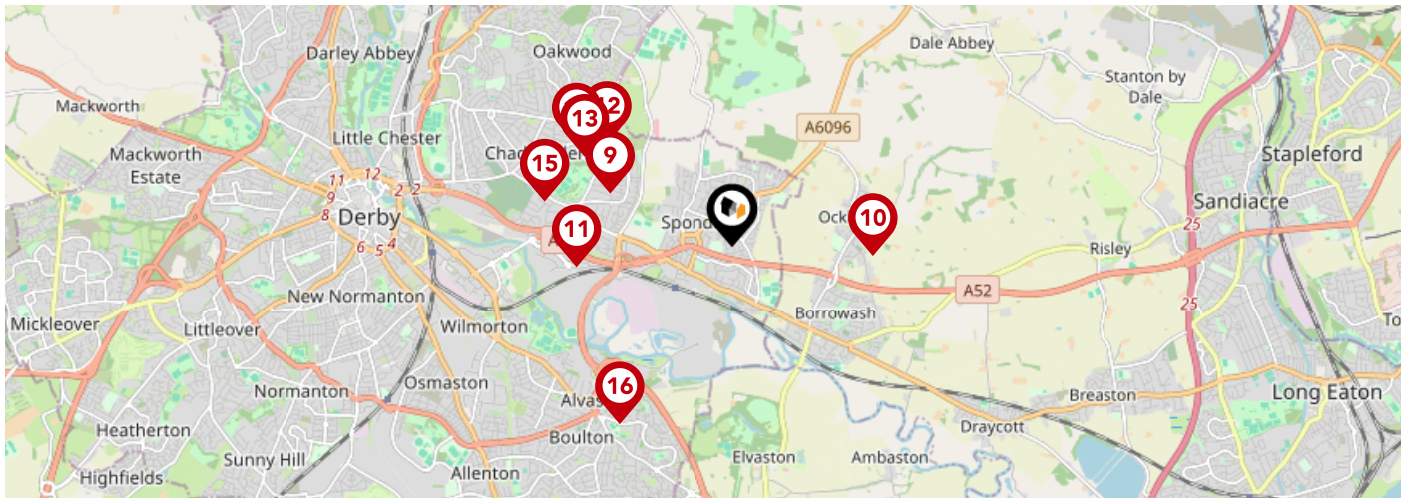
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	103 m ²

Area Schools

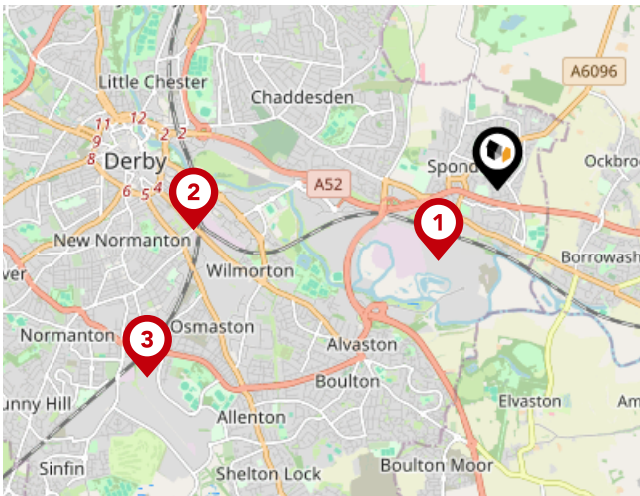


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.55	<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:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



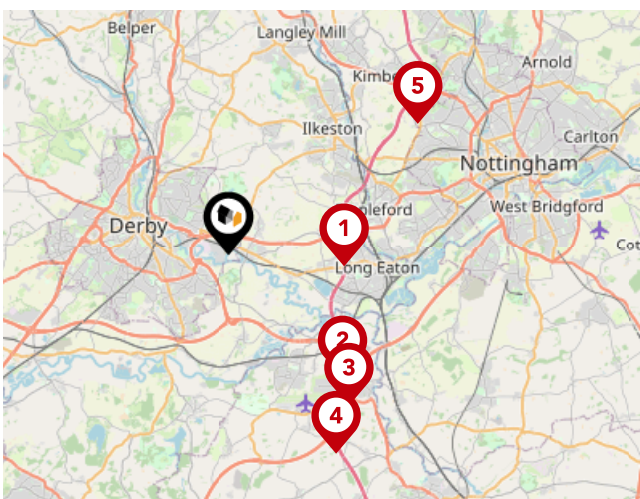
		Nursery	Primary	Secondary	College	Private
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



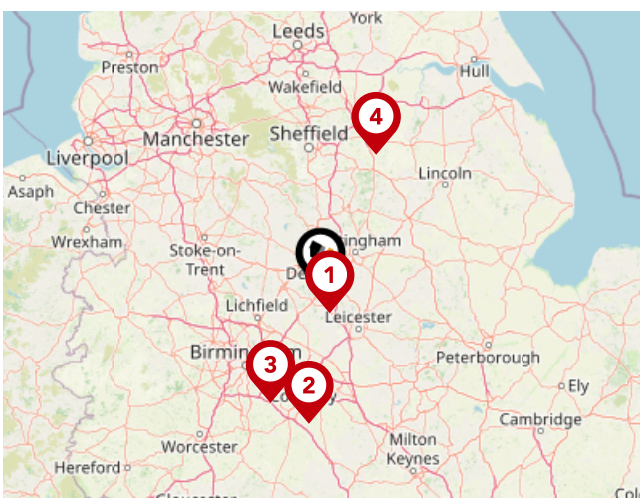
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.83 miles
2	Derby Rail Station	2.74 miles
3	Peartree Rail Station	3.55 miles



Trunk Roads/Motorways

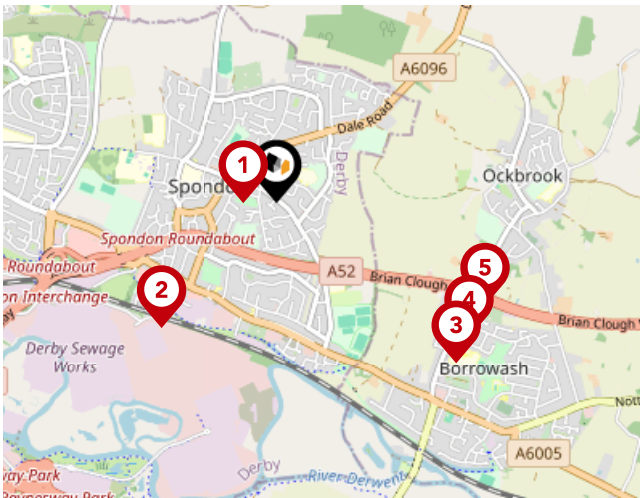
Pin	Name	Distance
1	M1 J25	4.14 miles
2	M1 J24A	6 miles
3	M1 J24	6.88 miles
4	M1 J23A	8.12 miles
5	M1 J26	8.24 miles



Airports/Helipads

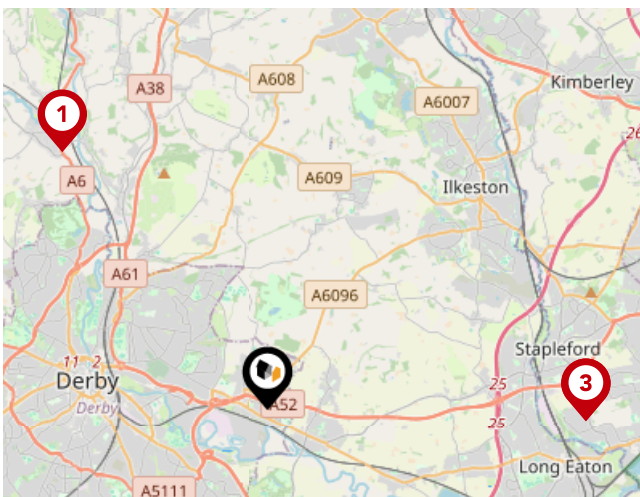
Pin	Name	Distance
1	East Mids Airport	7.18 miles
2	Baginton	38.42 miles
3	Birmingham Airport	35.27 miles
4	Finningley	41.89 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.15 miles
2	The Moon	0.75 miles
3	Deans Drive	1.08 miles
4	Field Close	1.05 miles
5	Victoria Avenue	1.04 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.9 miles
2	Tram Park & Ride	5.68 miles
3	Toton Lane Tram Stop	5.68 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

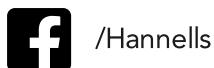


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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