

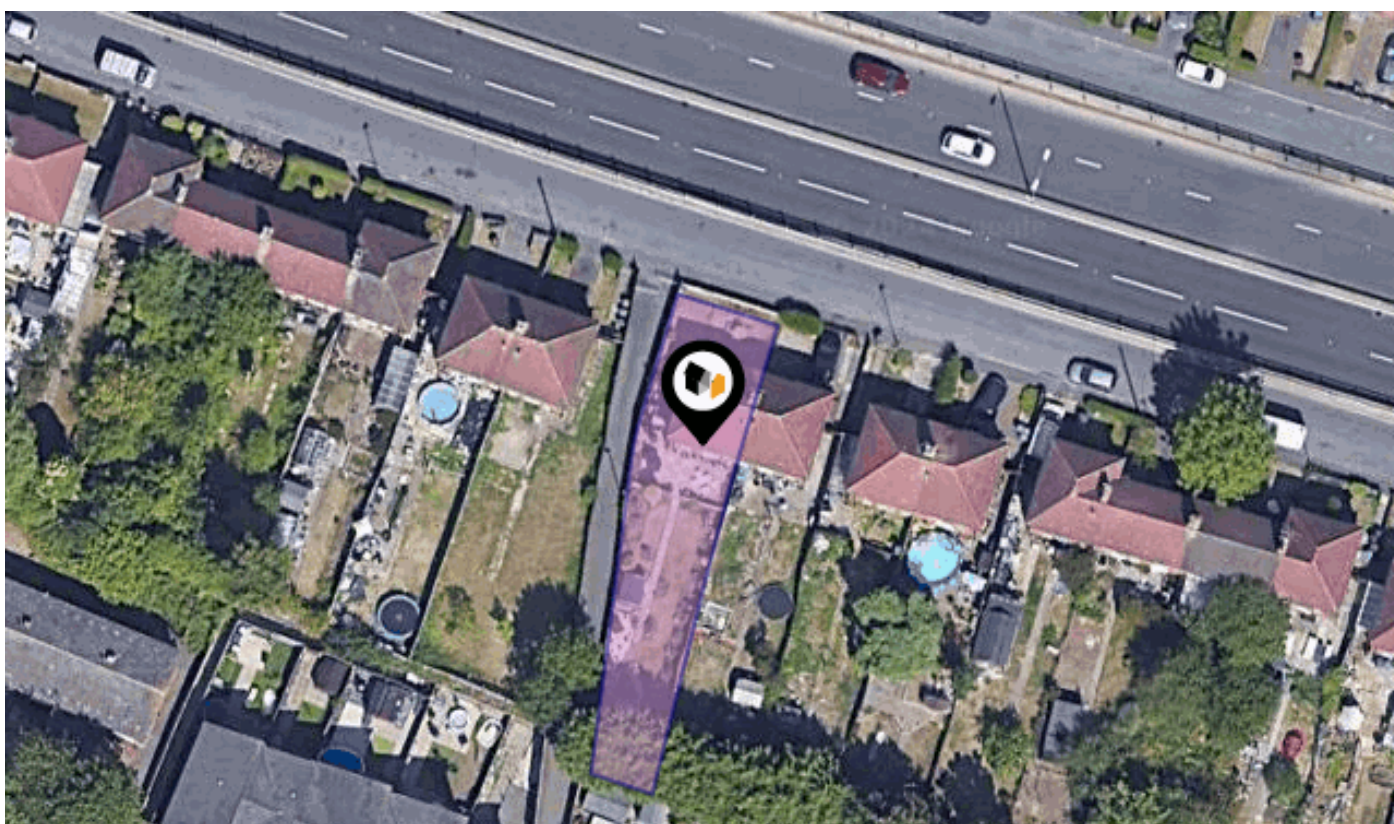


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25<sup>th</sup> September 2024



**KIRKLEYS AVENUE SOUTH, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Three-Bedroom, Semi-Detached Home Available With No Upward Chain
- > Ideal First Time Buy/Family Home
- > Wider Than Average Plot
- > Potential For Off-Road Parking Or Extension (Subject To Appropriate Planning Consent)
- > EPC Rating C, Standard Construction

### Property Description

A well-maintained, three-bedroom, semi-detached home offered for sale with no upward chain, ideal for the first time buyer or growing family. The property occupies a wider than average plot with mature gardens and the potential for off-road parking or extension, subject to necessary consent.

In brief the accommodation comprises:- entrance porch, reception hallway, lounge, dining kitchen, side entrance lobby and bathroom with a three piece suite. To the first floor are three bedrooms. Outside, there are mature gardens to both front and rear elevations, the front having potential to create off road parking, subject to necessary consent. The rear garden enjoys a south-facing aspect.

### Room Measurement & Details

Entrance Porch:

Entrance Hallway:

Lounge: (14'9" x 13'8") 4.50 x 4.17

Dining Kitchen: (11'6" x 8'4") 3.51 x 2.54

Side Lobby:

Bathroom: (5'9" x 5'2") 1.75 x 1.57

First Floor Landing:

Bedroom One: (15'2" x 9'5") 4.62 x 2.87

Bedroom Two: (11'4" x 9'7") 3.45 x 2.92

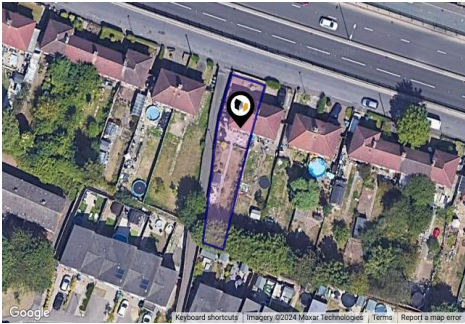
Bedroom Three: (8'1" x 7'9") 2.46 x 2.36

Outside:

The property occupies a mature and wider than average plot with gardens to both front and rear elevations, the front has the potential to create off-road parking, subject to necessary consent. There is gated access to the side elevation which leads to the good size south-facing rear garden and incorporates a paved patio area with lawned area beyond with established flowers and shrubs. Garden shed.

**KFB** - Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY138091		

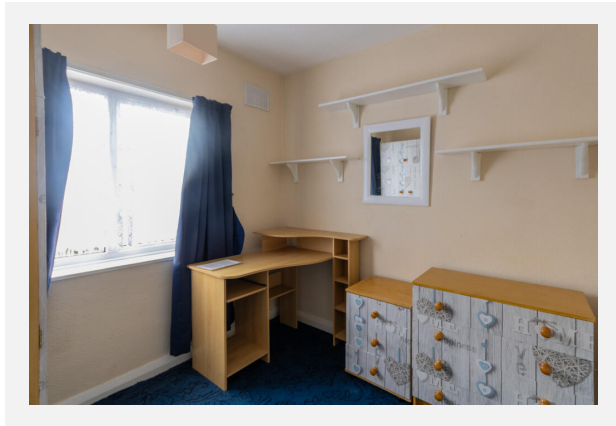
## Local Area

<b>Local Authority:</b>	Derby city	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>16</b>	<b>61</b>	<b>1000</b>
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			

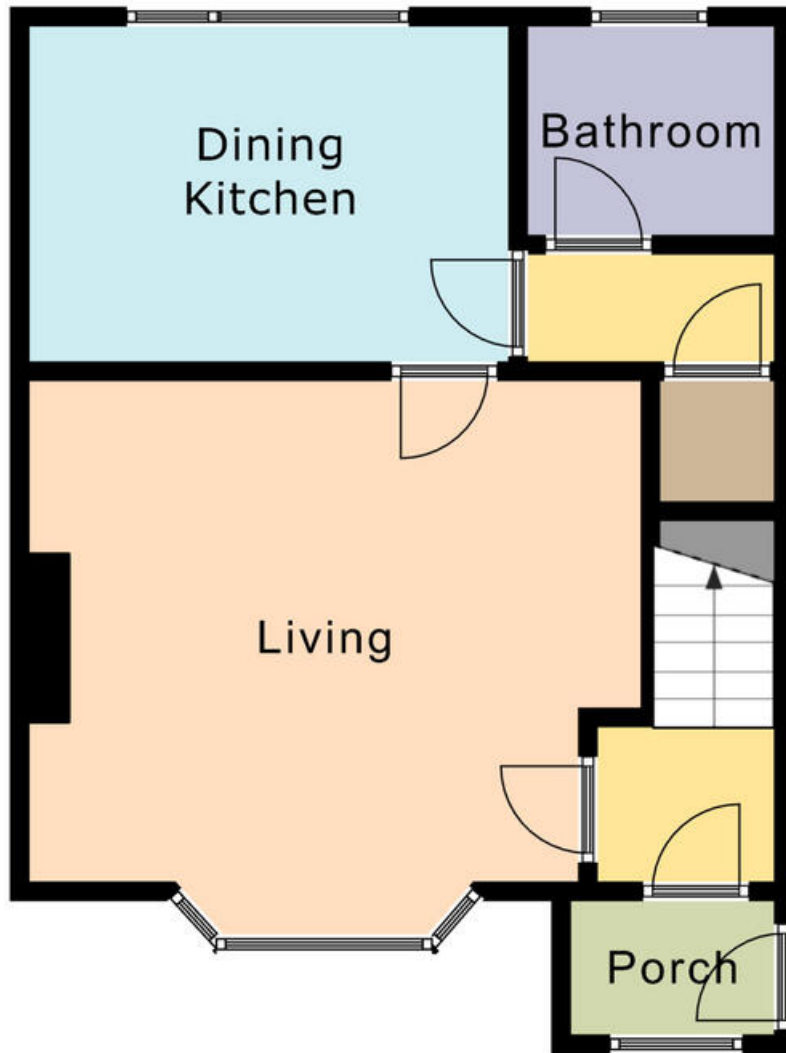
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>				



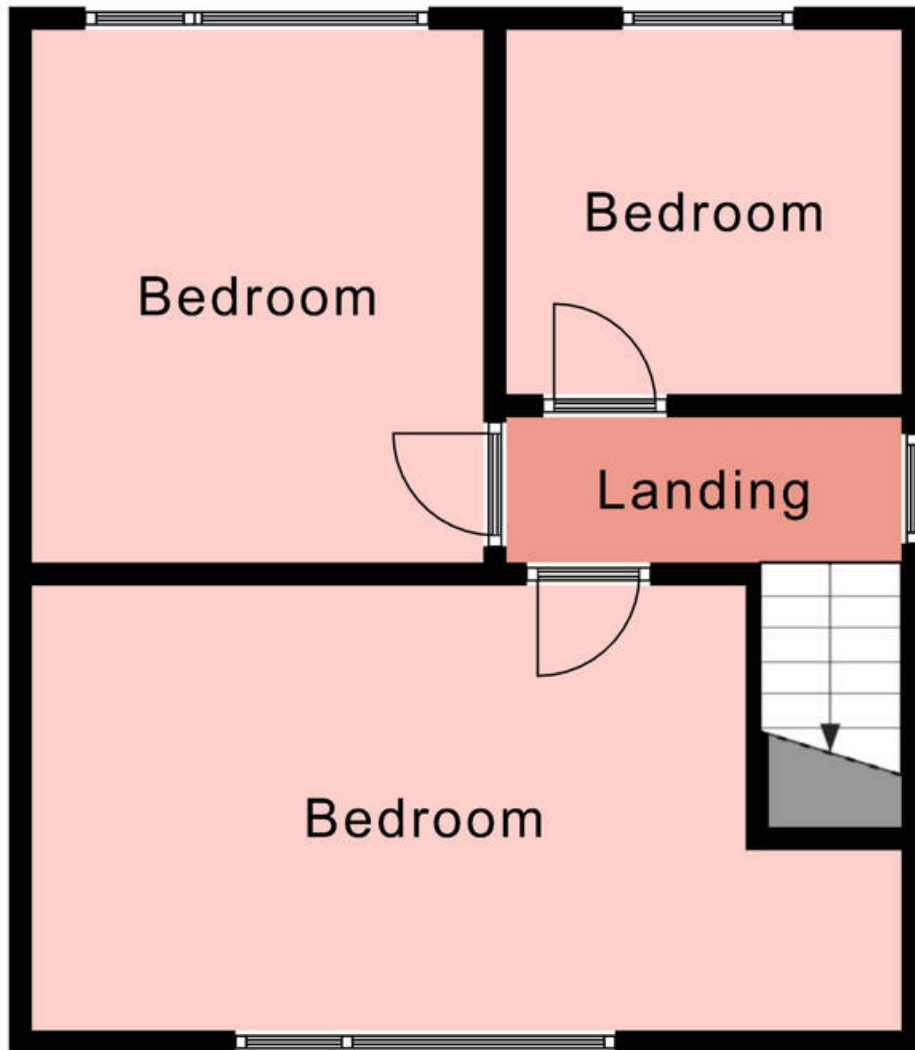
# Gallery Photos



**KIRKLEYS AVENUE SOUTH, SPONDON, DERBY, DE21**



**KIRKLEYS AVENUE SOUTH, SPONDON, DERBY, DE21**



# Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

**C**

Valid until 17.09.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

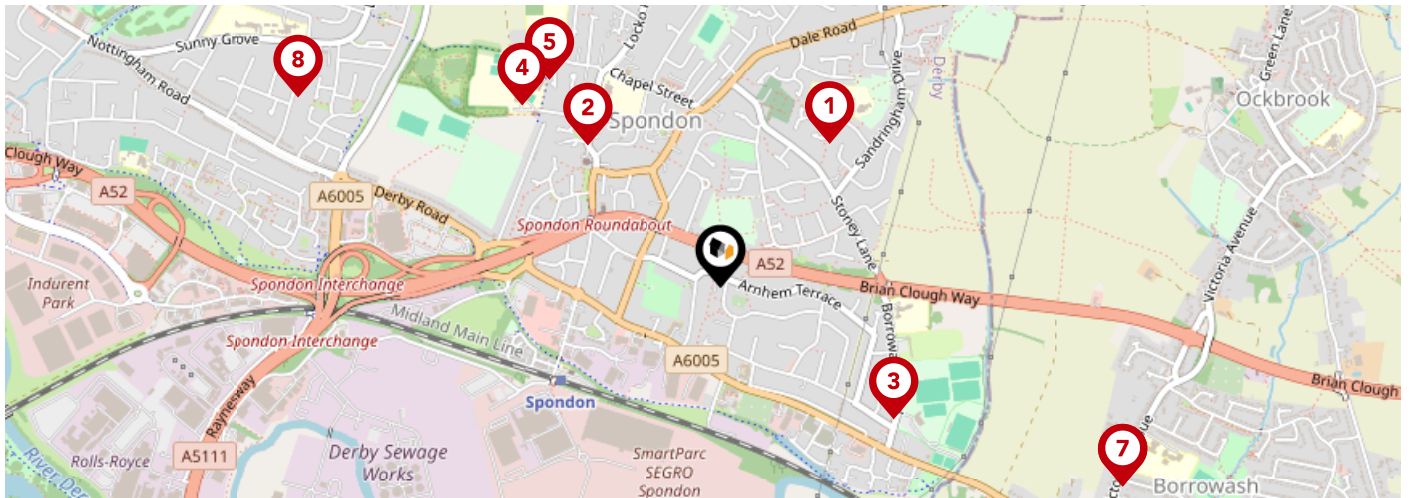
## EPC - Additional Data



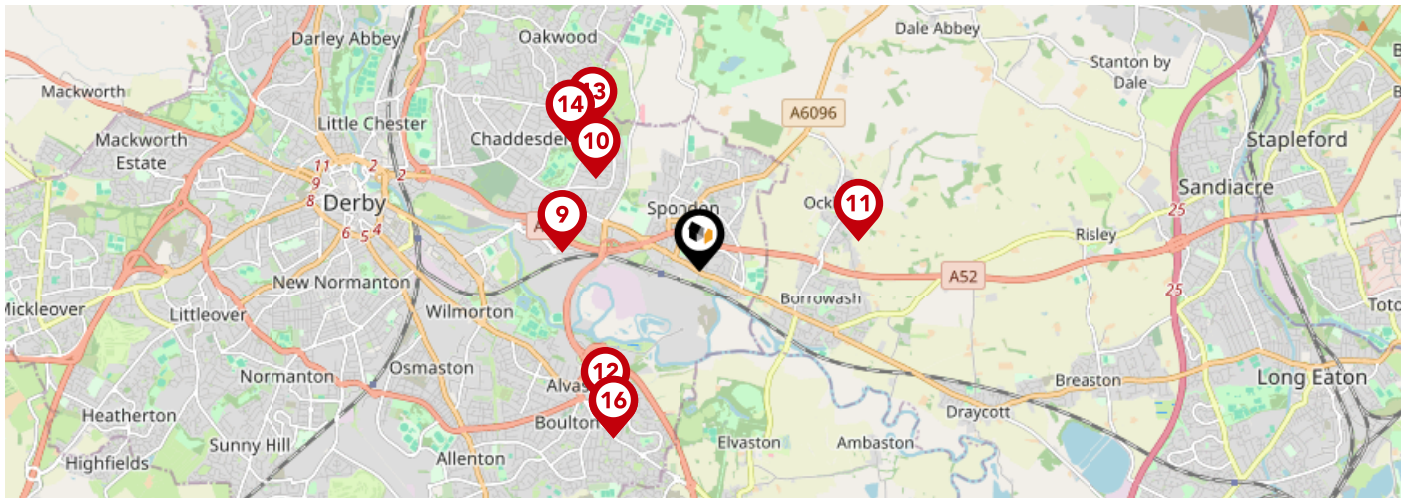
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	69 m <sup>2</sup>

# Area Schools

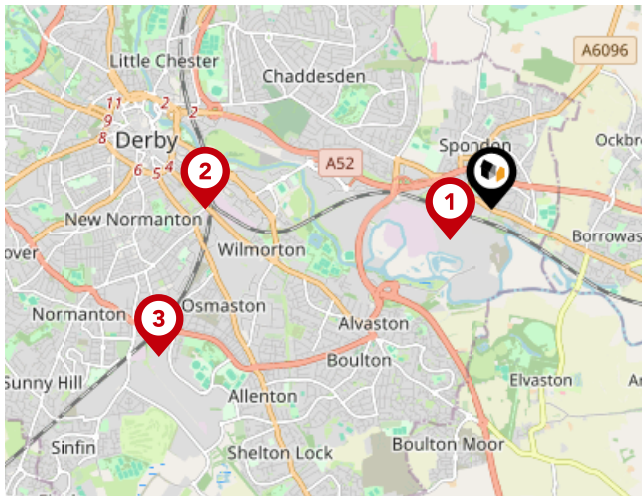


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.49	<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:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



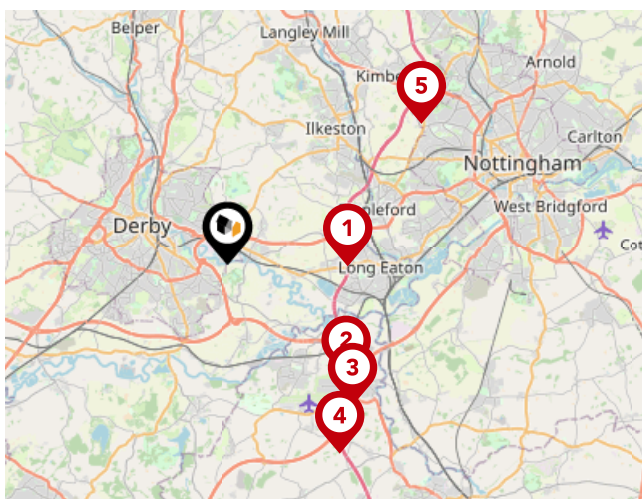
	Nursery	Primary	Secondary	College	Private
<p><b>9 Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Alvaston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Alvaston Junior Academy</b> Ofsted Rating: Good   Pupils: 330   Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



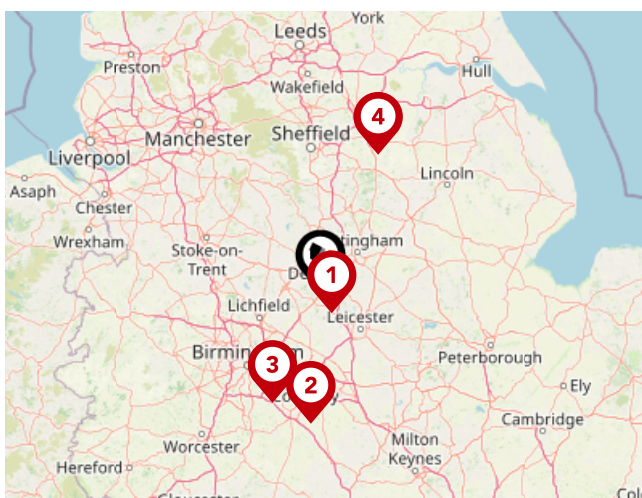
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.46 miles
2	Derby Rail Station	2.56 miles
3	Peartree Rail Station	3.25 miles



## Trunk Roads/Motorways

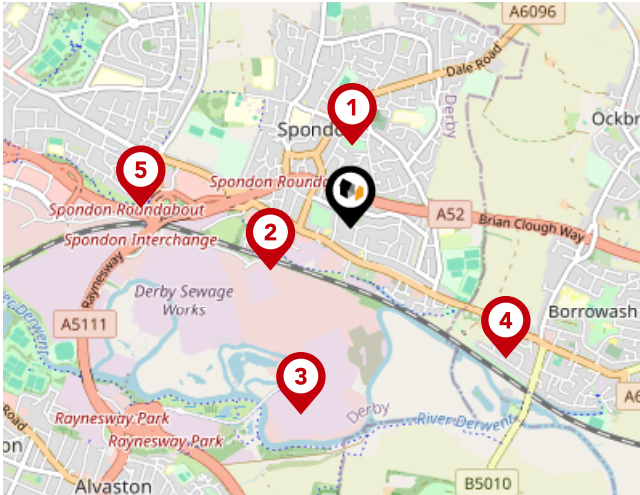
Pin	Name	Distance
1	M1 J25	4.28 miles
2	M1 J24A	5.85 miles
3	M1 J24	6.7 miles
4	M1 J23A	7.88 miles
5	M1 J26	8.58 miles



## Airports/Helipads

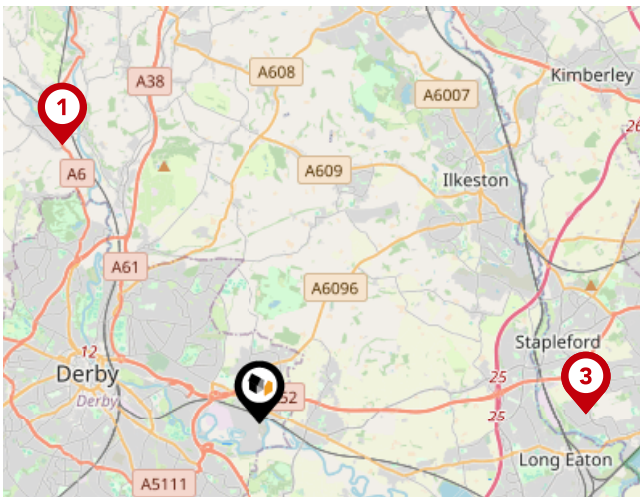
Pin	Name	Distance
1	East Mids Airport	6.91 miles
2	Baginton	38.04 miles
3	Birmingham Airport	34.87 miles
4	Finningley	42.29 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.37 miles
2	The Moon	0.4 miles
3	Derby Commercial Park East	0.86 miles
4	Medical Centre	0.91 miles
5	Meath Avenue	0.94 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.1 miles
2	Tram Park & Ride	5.83 miles
3	Toton Lane Tram Stop	5.84 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

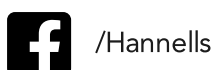


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# Hannells

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