

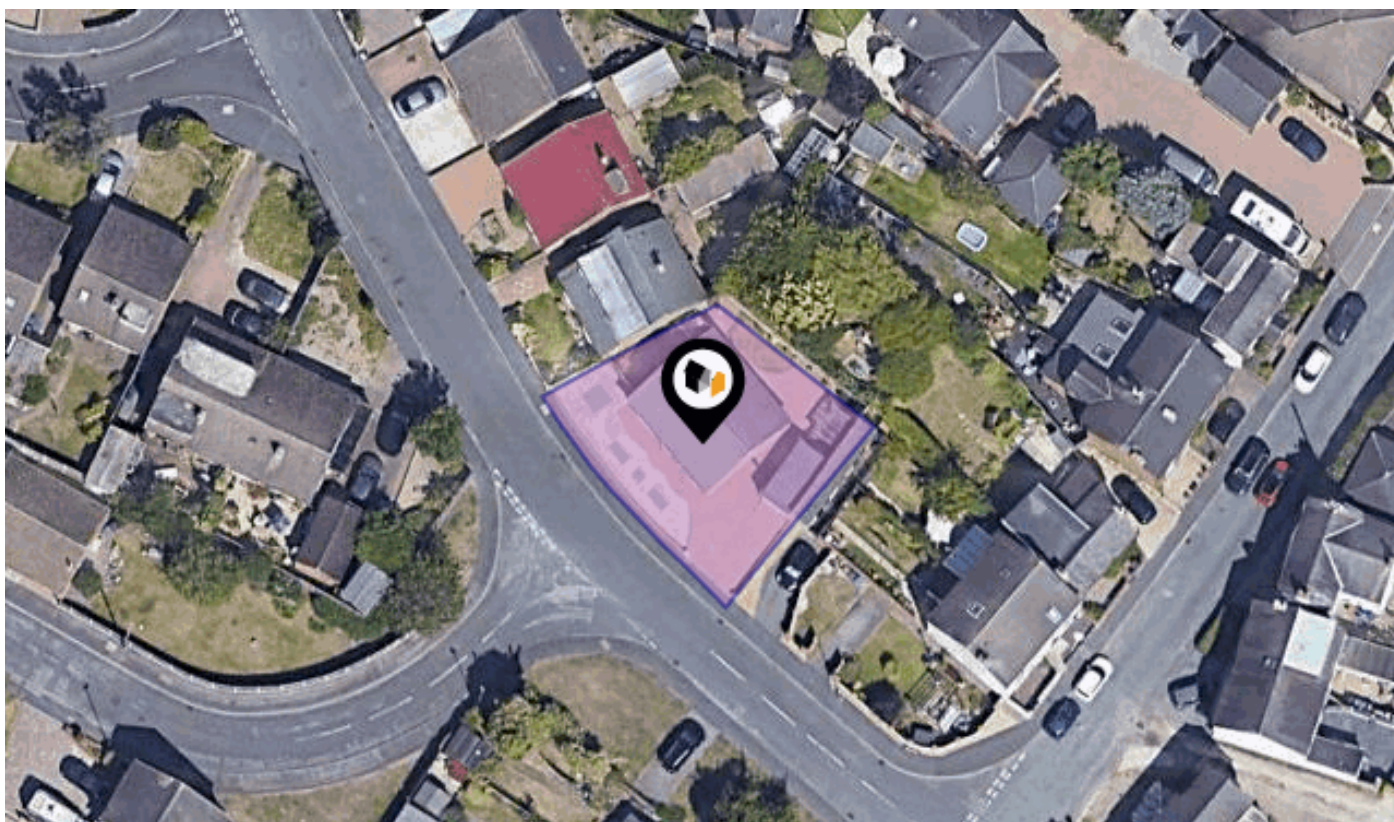


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## STEWART CLOSE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Deceptively Spacious Detached Bungalow
- > Three Bedrooms
- > Detached Garage And Driveway
- > EPC Rating D, Standard Construction
- > Council Tax Band C / Freehold

### Property Description

Occupying a sought-after location close to Spondon village and being offered for sale with no upward chain stands this spacious and well-maintained detached bungalow which benefits from a driveway and a detached garage.

The accommodation is supplemented by gas central heating with combination boiler, UPVC double glazing and briefly comprises:- Spacious reception hallway, lounge, breakfast kitchen, three double bedrooms and shower room.

Stewart Close lies within an established location within the popular residential district of Spondon which offers a good range of local amenities including shops, schools and transport links together with easy access for Derby City Centre and excellent road links for the A52 and M1 motorway. An early viewing is recommended.

### Room Measurement & Details

Spacious Reception Hallway: (5'5" x 21'2") 1.65 x 6.45

Living Room: (11'11" x 16'5") 3.63 x 5.00

Breakfast Kitchen: (11'9" x 9'11") 3.58 x 3.02

Bedroom One: (12'4" x 9'8") 3.76 x 2.95

Bedroom Two: (12'3" x 7'11") 3.73 x 2.41

Bedroom Three/Optional Dining Room: (9'5" x 8'6") 2.87 x 2.59

Shower Room: (5'9" x 5'4") 1.75 x 1.63

### Outside:

To the front elevation is a low-maintenance garden being mainly stoned alongside the block paved driveway which provides ample off-road parking. There is access to the detached garage having up and over door and courtesy door to the side elevation. To the rear is an enclosed garden being mainly block paved with lawn area.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,873		
<b>Title Number:</b>	DY7526		

## 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>11</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

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



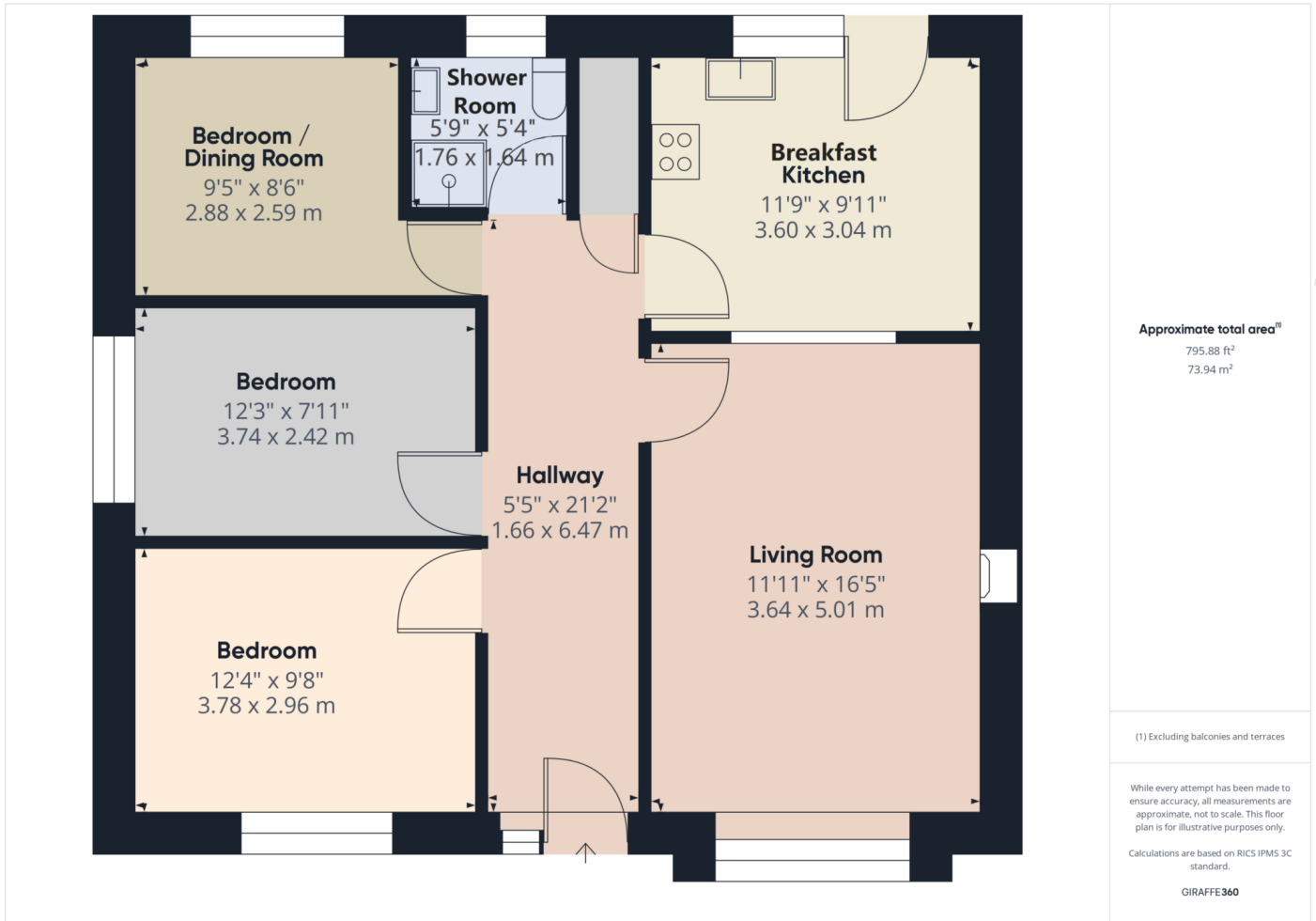
### Satellite/Fibre TV Availability:







## STEWART CLOSE, SPONDON, DERBY, DE21



# Property EPC - Certificate



Energy rating

D

Valid until 28.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

# Property

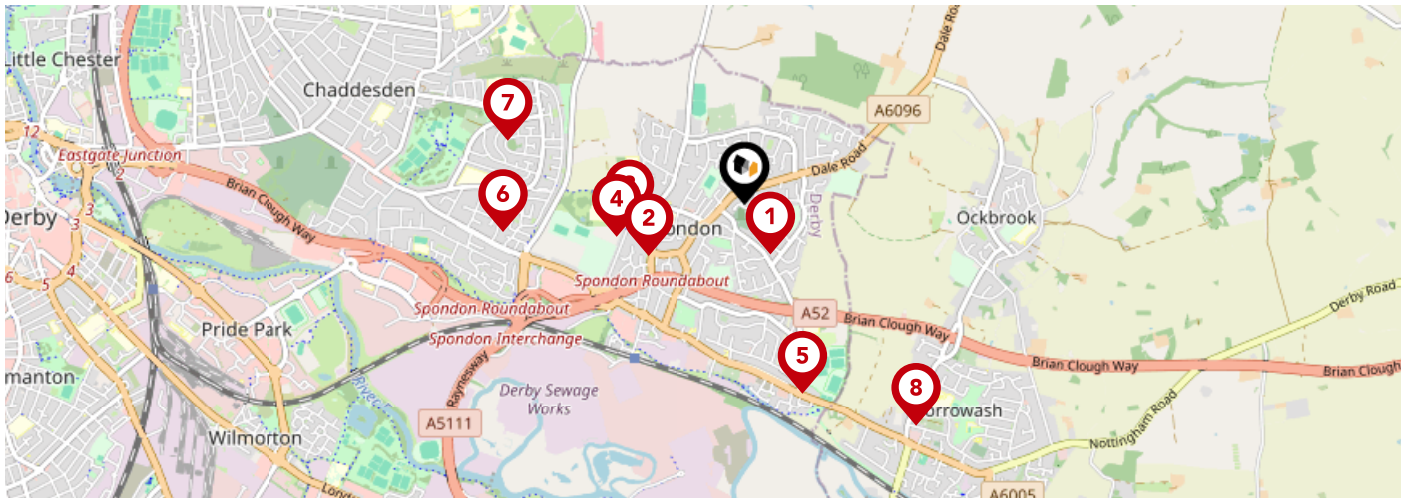
## EPC - Additional Data



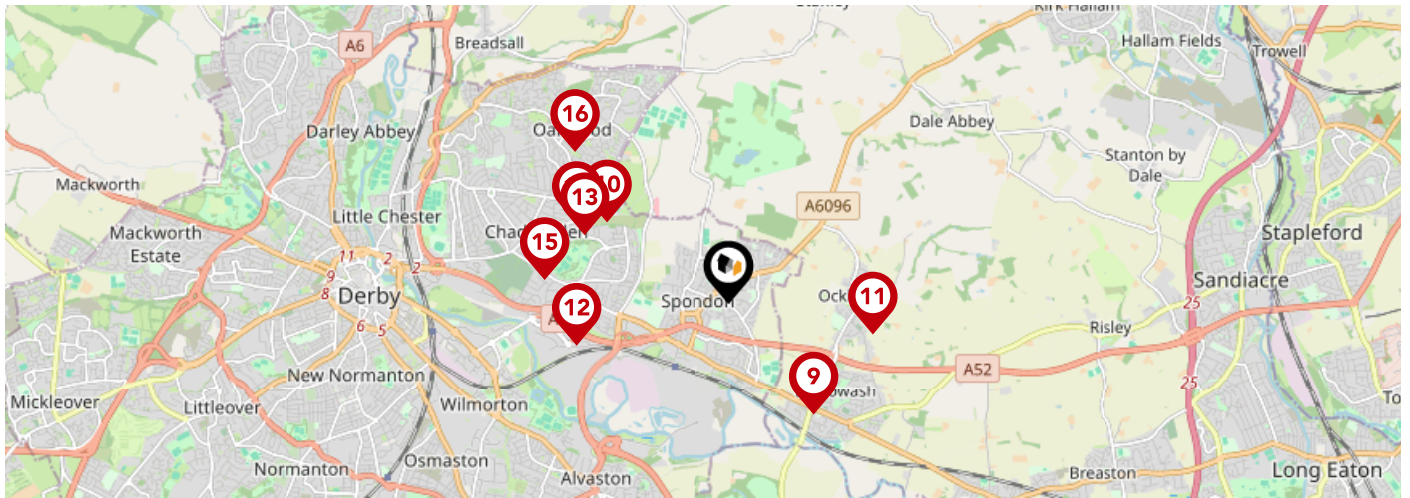
### Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<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>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>



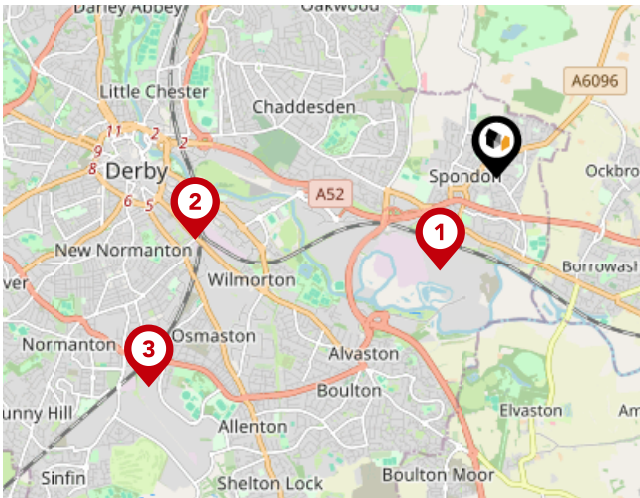


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.49	<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:0.52	<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:0.59	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



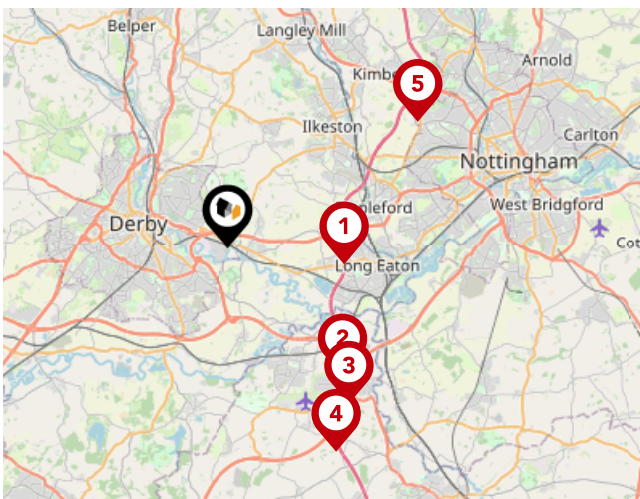
		Nursery	Primary	Secondary	College	Private
	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.93	<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	0.96 miles
2	Derby Rail Station	2.74 miles
3	Peartree Rail Station	3.62 miles



## Trunk Roads/Motorways

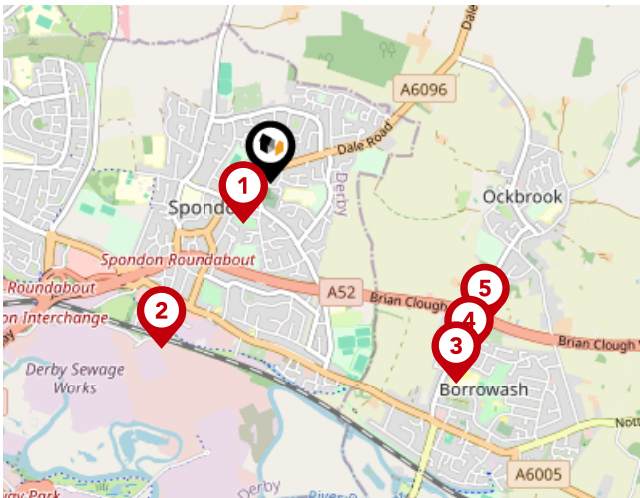
Pin	Name	Distance
1	M1 J25	4.19 miles
2	M1 J24A	6.15 miles
3	M1 J24	7.04 miles
4	M1 J23A	8.29 miles
5	M1 J26	8.15 miles



## Airports/Helipads

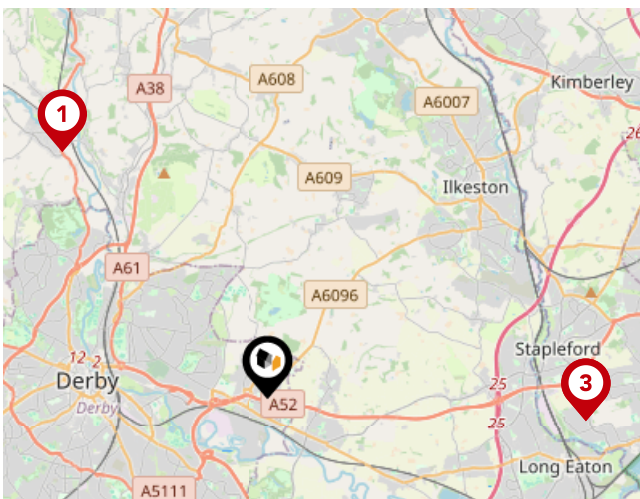
Pin	Name	Distance
1	East Mids Airport	7.35 miles
2	Baginton	38.6 miles
3	Birmingham Airport	35.43 miles
4	Finningley	41.73 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.22 miles
2	The Moon	0.88 miles
3	Deans Drive	1.22 miles
4	Field Close	1.18 miles
5	Victoria Avenue	1.15 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.74 miles
2	Tram Park & Ride	5.71 miles
3	Toton Lane Tram Stop	5.71 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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