



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd October 2024



CLOVER CLOSE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Spacious & Well-Presented, Two-Bedroom Home
- > Modernised Throughout
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway Providing Ample Parking

Property Description

**** PREMIER PROPERTY **** Located in the sought-after area of Spondon within a cul-de-sac and offering far reaching views from the first-floor, this spacious and well-presented, fully modernised semi-detached home offers a generous lounge diner, a modern fitted kitchen with integrated appliances and a fitted, ground-floor shower room. With two first-floor bedrooms and an additional first-floor W/C, a viewing is essential! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature laminate flooring; spacious open plan lounge diner with French doors to the rear garden and beautiful picture window; modern and well-appointed fitted kitchen with a range of integrated appliances; ground floor shower room; first floor landing with built in storage; two good sized first floor bedrooms and a fitted first floor W.C with hand wash basin. To the front of the property is a generous fore garden with patio seating area and ample driveway providing off road parking and having gated access to the rear and the detached garage. To the rear is an enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds.

Room Measurement & Details

Entrance Hall: (11'10" x 6'4") 3.61 x 1.93

Lounge Diner: (32'5" x 10'11") 9.88 x 3.33

Fitted Kitchen: (9'10" x 9'6") 3.00 x 2.90

Shower Room: (7'10" x 6'4") 2.39 x 1.93

First Floor Landing: (5'10" x 6'5") 1.78 x 1.96

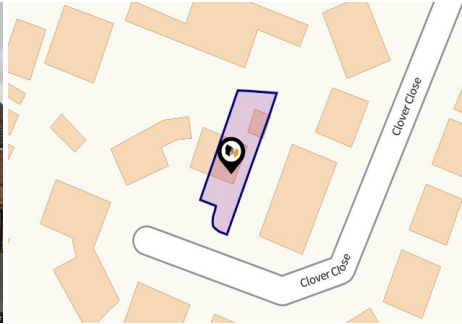
Bedroom One: (10'10" x 9'11") 3.30 x 3.02

Bedroom Two: (10'9" x 9'8") 3.28 x 2.95

W.C: (6'10" x 3'3") 2.08 x 0.99

Outside:

To the front of the property is a generous fore garden with patio seating area and ample driveway providing off-road parking and having gated access to the rear and the detached garage. To the rear is an enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds.



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 850 ft² / 79 m²
Plot Area: 0.07 acres
Council Tax : Band B
Annual Estimate: £1,639
Title Number: DY7996

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)

9 mb/s	60 mb/s	1000 mb/s

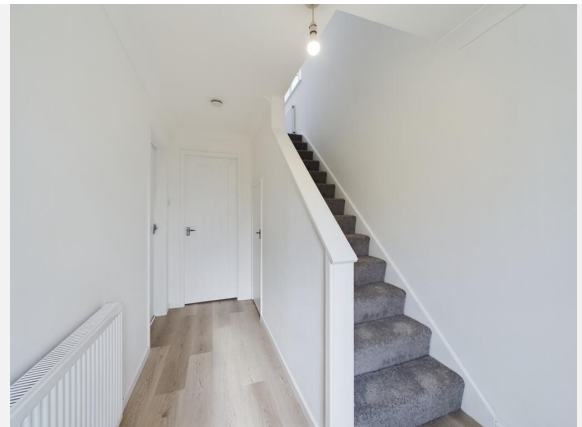
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



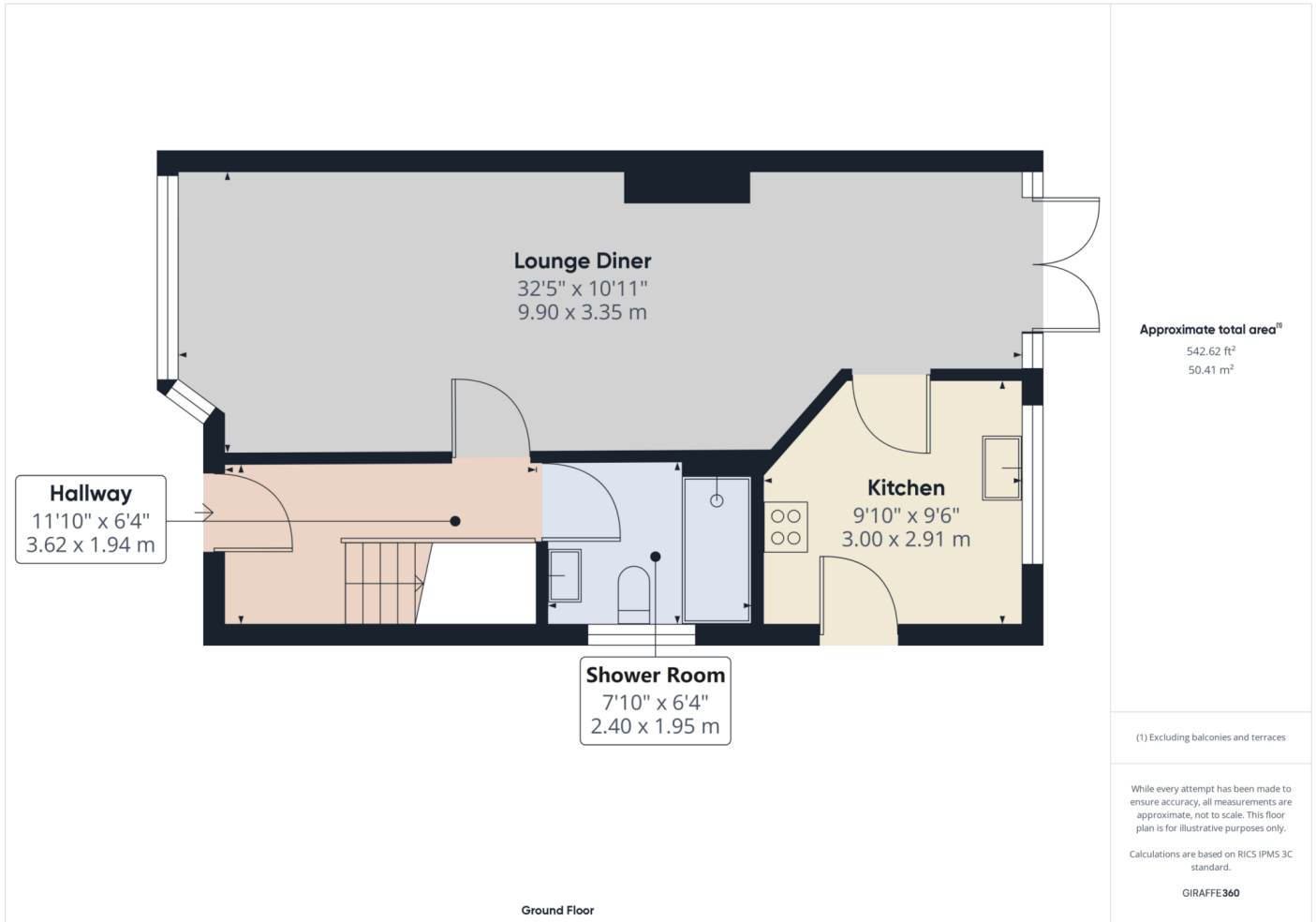




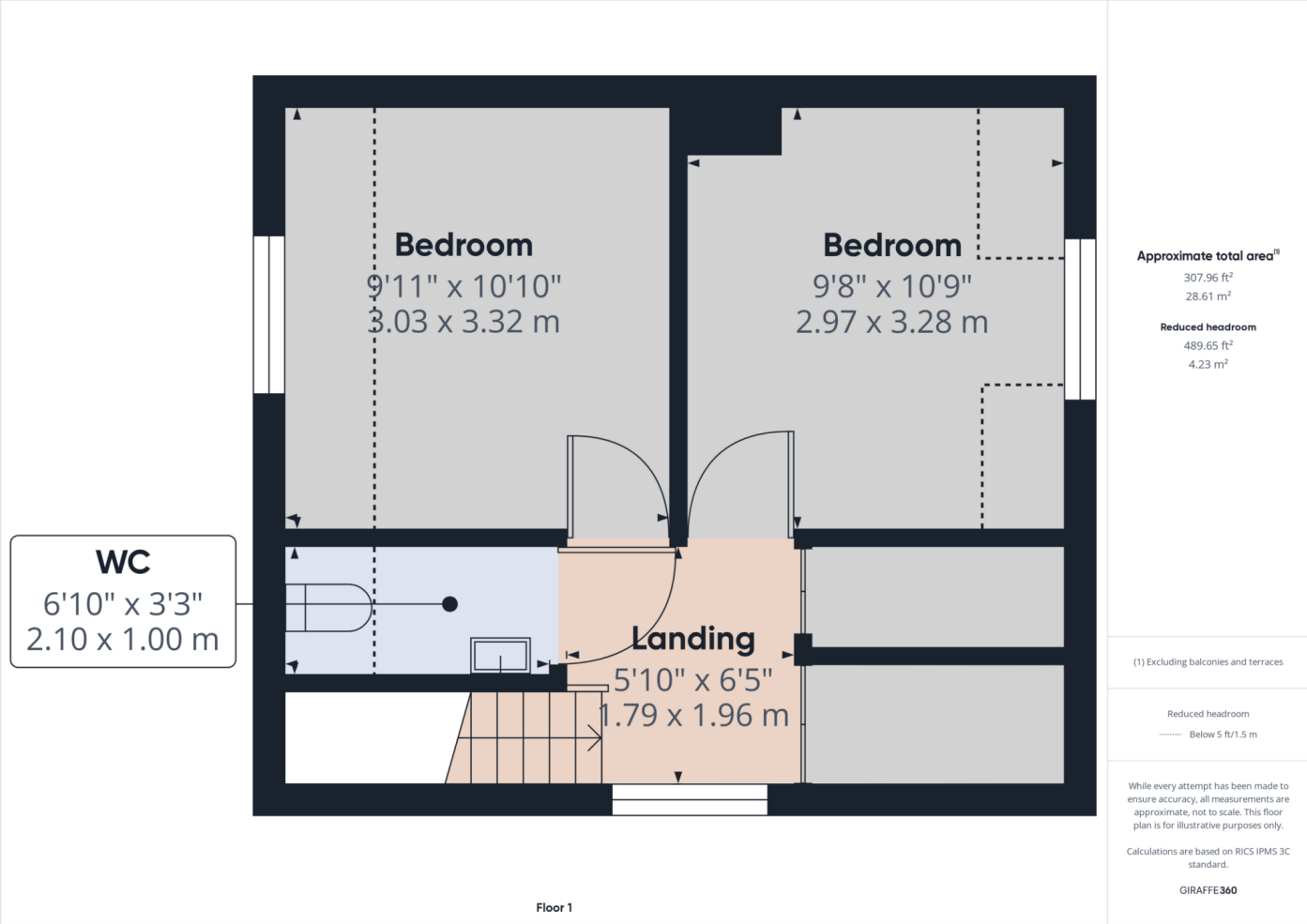




CLOVER CLOSE, SPONDON, DERBY, DE21



CLOVER CLOSE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DE21

Energy rating

C

Valid until 02.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

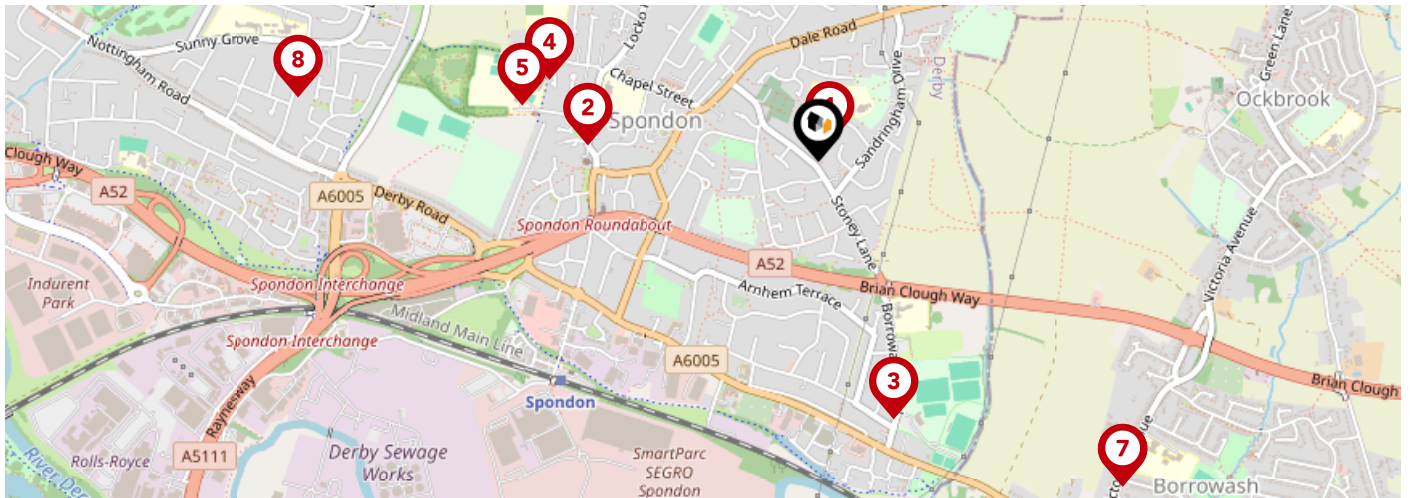
EPC - Additional Data



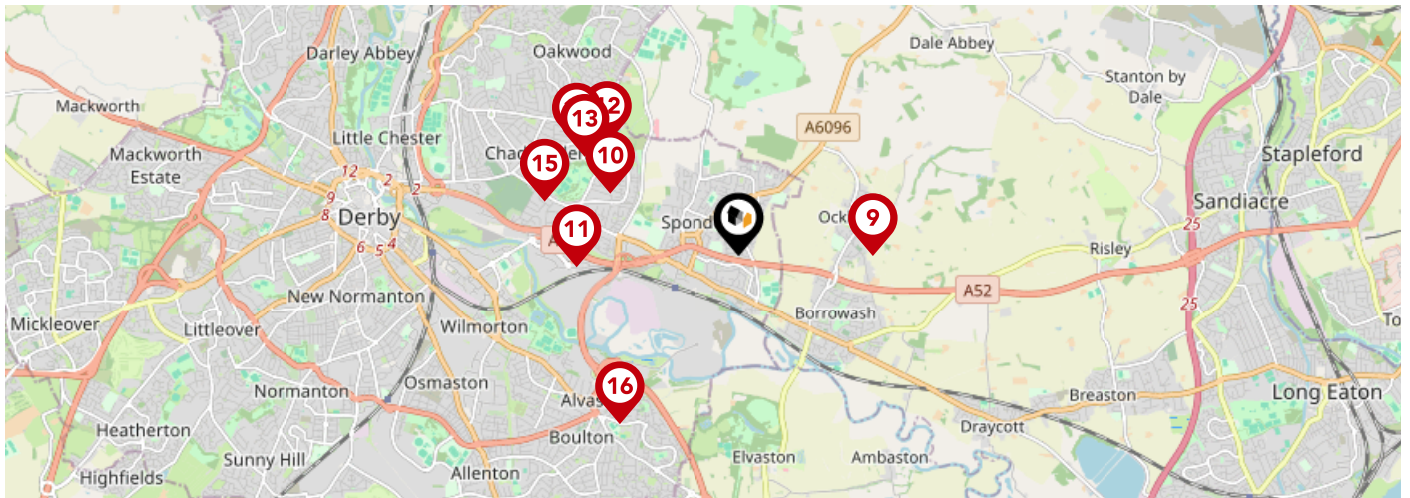
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
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:	Suspended, no insulation (assumed)
Total Floor Area:	79 m ²

Area Schools

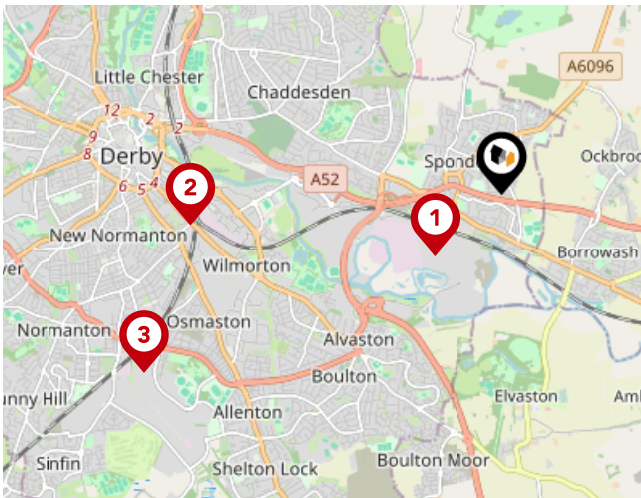


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:0.99	<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:0.99	<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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



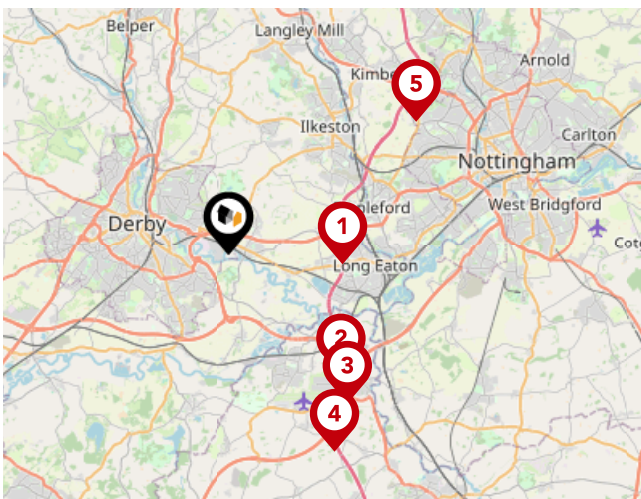
		Nursery	Primary	Secondary	College	Private
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 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: 1.46	<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: 1.54	<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: 1.63	<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: 1.75	<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: 1.8	<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: 1.85	<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	0.81 miles
2	Derby Rail Station	2.79 miles
3	Peartree Rail Station	3.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.07 miles
2	M1 J24A	5.89 miles
3	M1 J24	6.78 miles
4	M1 J23A	8.02 miles
5	M1 J26	8.23 miles

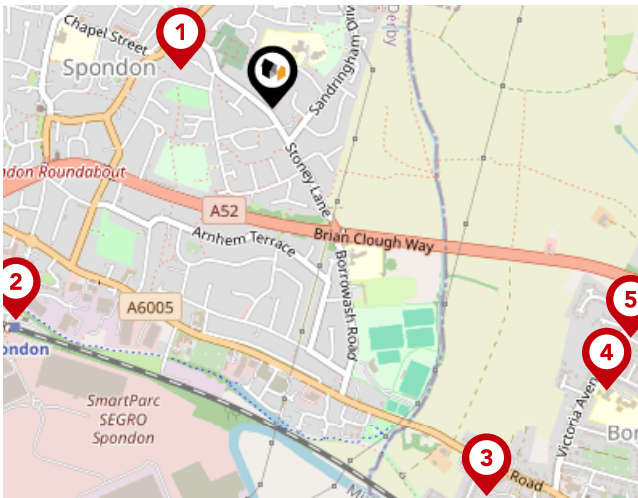


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.07 miles
2	Baginton	38.35 miles
3	Birmingham Airport	35.22 miles
4	Finningley	41.95 miles

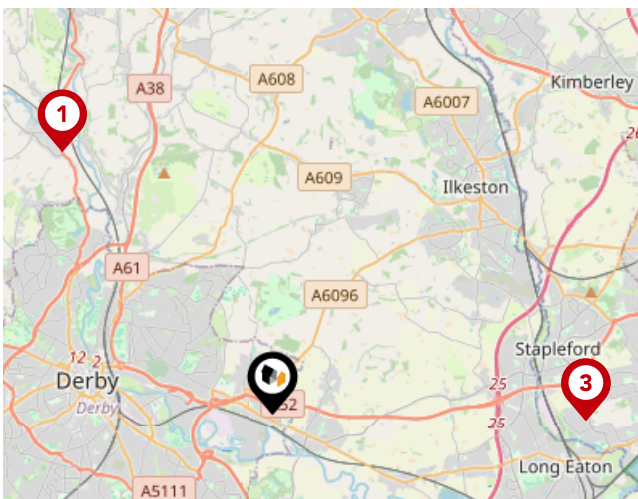
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.22 miles
2	The Moon	0.74 miles
3	Medical Centre	0.99 miles
4	Deans Drive	0.98 miles
5	Field Close	0.95 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6 miles
2	Tram Park & Ride	5.61 miles
3	Toton Lane Tram Stop	5.61 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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

