

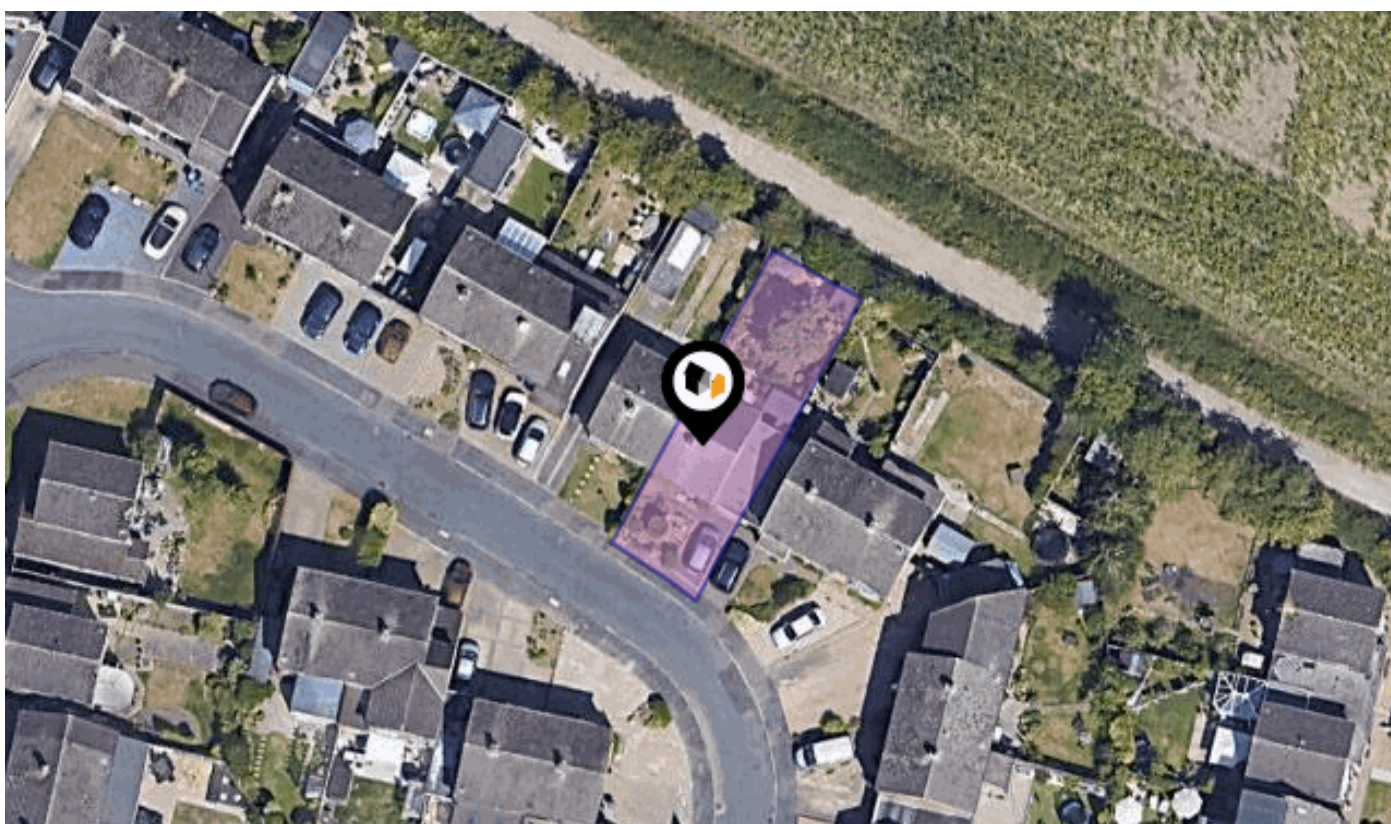


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd October 2024



HERONSWOOD DRIVE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Well-Maintained, Three-Bedroom Home
- > Established Rear Garden With Open Views Beyond
- > Two Reception Rooms, Driveway & Carport
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A three-bedroom, semi-detached home occupying a popular location convenient for Spondon village and well-regarded schools. The property benefits from off-road parking, an enclosed carport and a pleasant, enclosed rear garden with open views beyond. The property has been well-maintained by the current owner and a viewing is highly recommended!

The accommodation is supplemented by gas fired central heating UPVC double glazing and briefly comprises:- reception hallway, lounge, dining room and kitchen. To the first floor are three bedrooms and bathroom with a three piece suite. Outside, a driveway provides off-road parking and benefits from a carport and a particularly established rear garden.

Heronwood Drive is well situated for Spondon village and its amenities together with convenient access for road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway:

Lounge: (14'2" x 11'1") 4.32 x 3.38

Dining Room: (9'8" x 7'9") 2.95 x 2.36

Kitchen: (8'8" x 7'7") 2.64 x 2.31

First Floor Landing:

Bedroom One: (12'5" x 9'4") 3.78 x 2.84

Bedroom Two: (9'2" x 8'8") 2.79 x 2.64

Bedroom Three: (9'11" x 7'8") 3.02 x 2.34

Bathroom: (7'7" x 5'6") 2.31 x 1.68

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and leads to an enclosed carport with two garden sheds. There is gated access to the enclosed and most pleasant, established rear garden which enjoys a degree of privacy and comprises:- shaped flower beds, shrubs and trees together with raised flower beds and cold water tap.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY6196		

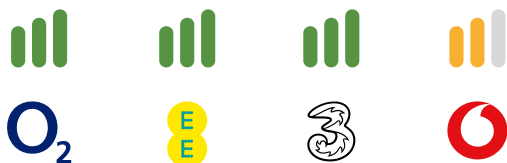
Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	44 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



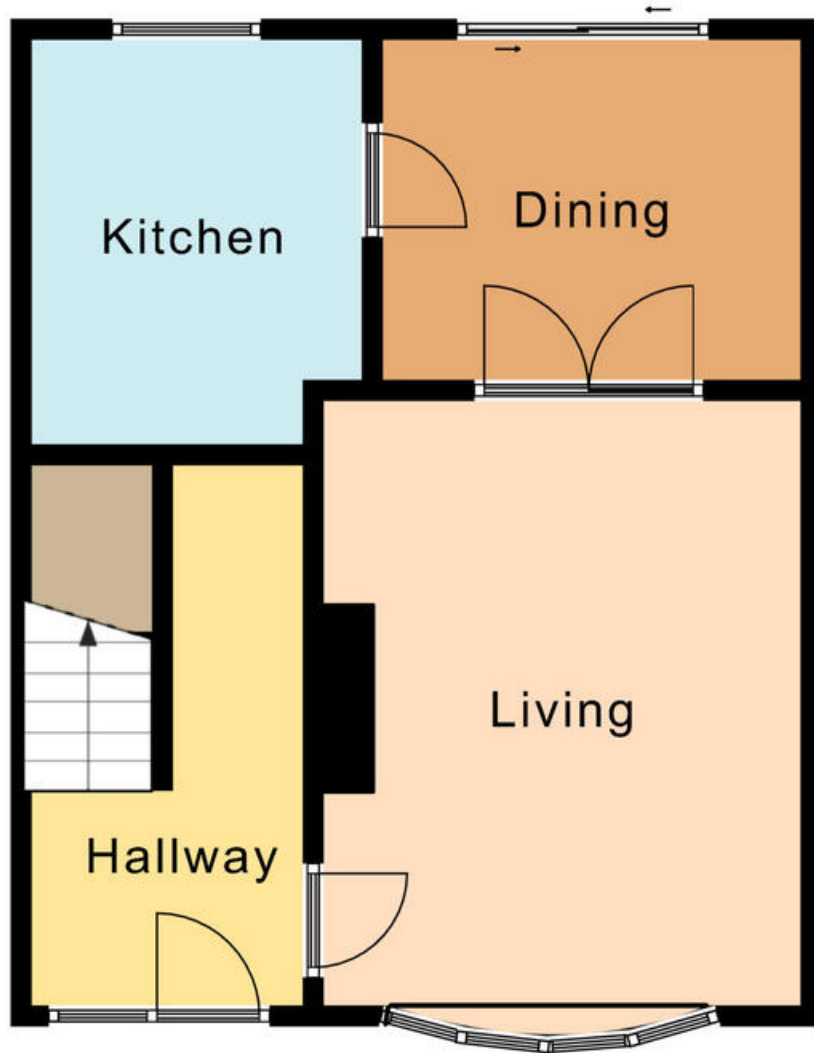
Satellite/Fibre TV Availability:



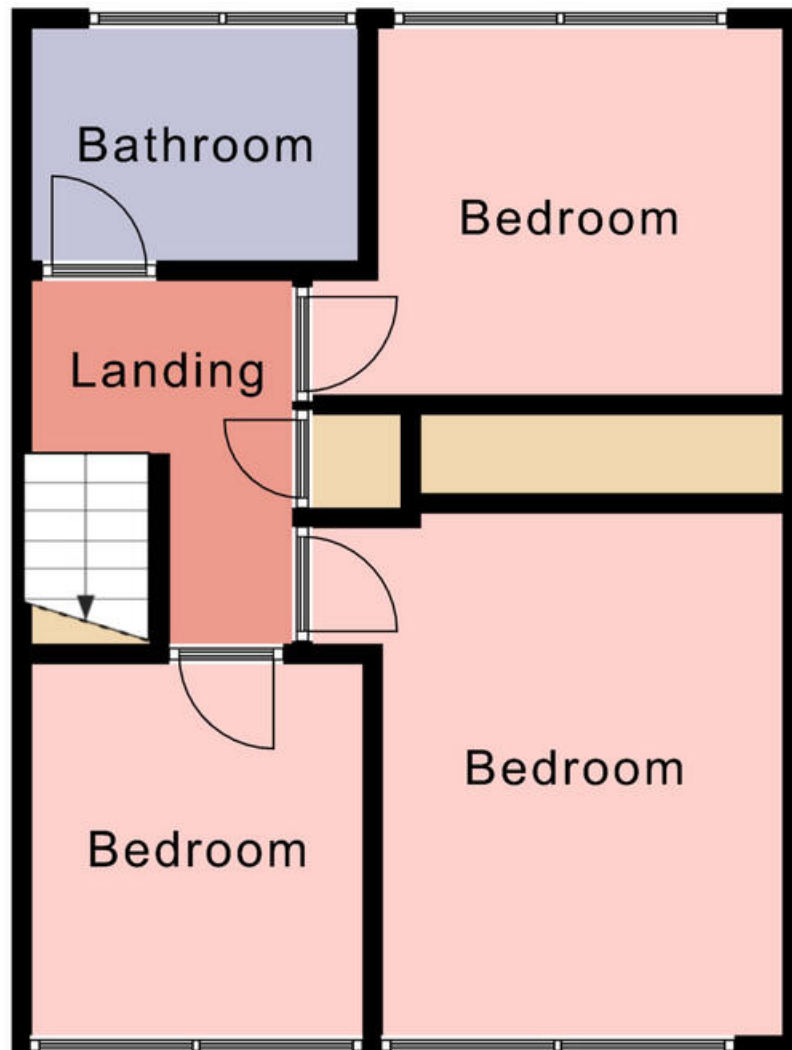




HERONSWOOD DRIVE, SPONDON, DERBY, DE21



HERONSWOOD DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

C

Valid until 16.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

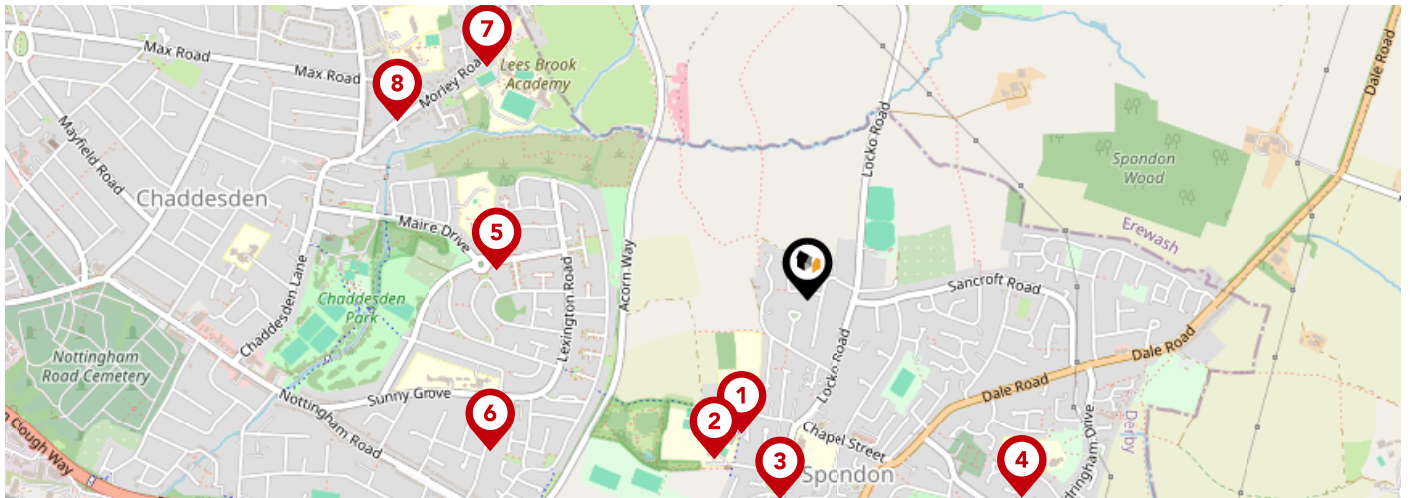
EPC - Additional Data



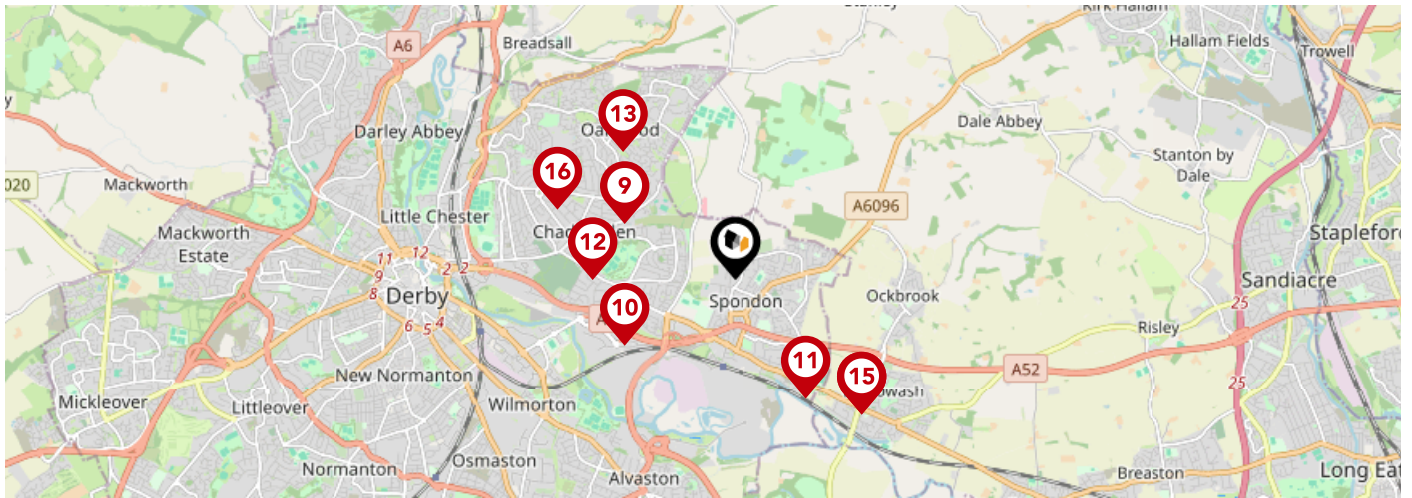
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	70 m ²

Area Schools

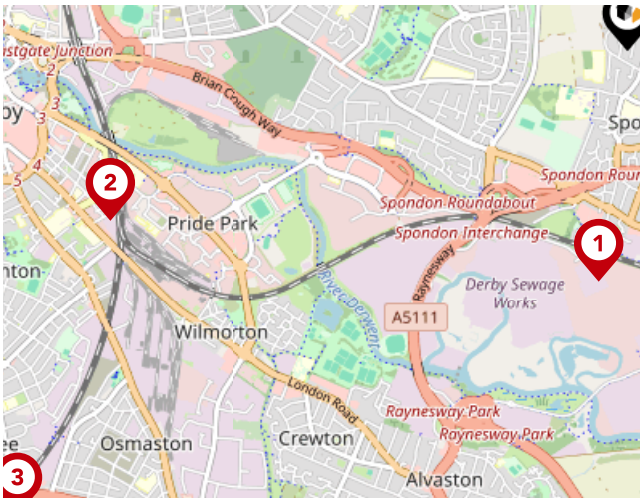


	Nursery	Primary	Secondary	College	Private
1 Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



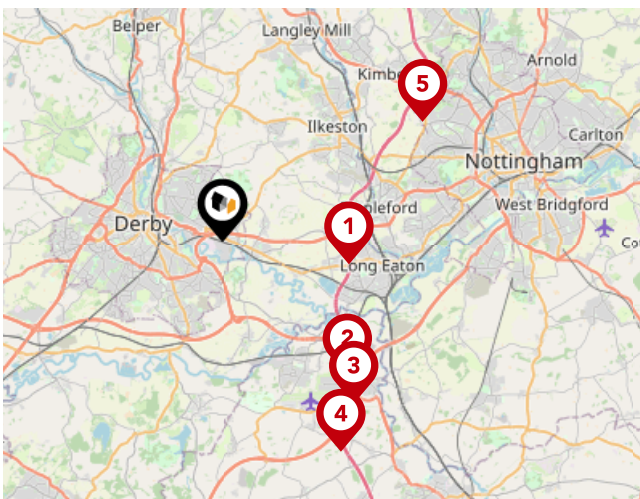
	Nursery	Primary	Secondary	College	Private
9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



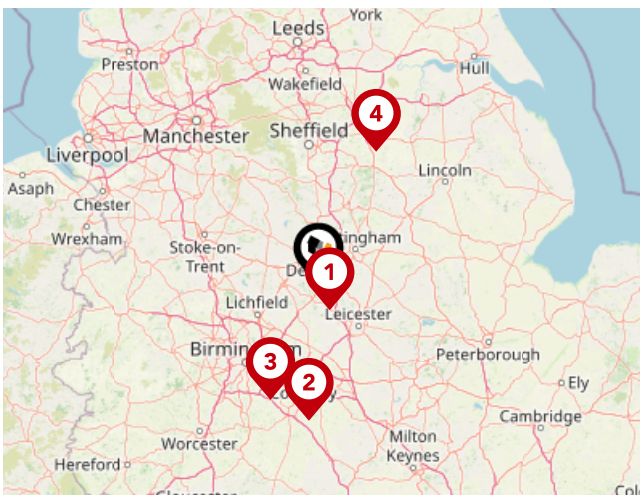
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.04 miles
2	Derby Rail Station	2.44 miles
3	Peartree Rail Station	3.43 miles



Trunk Roads/Motorways

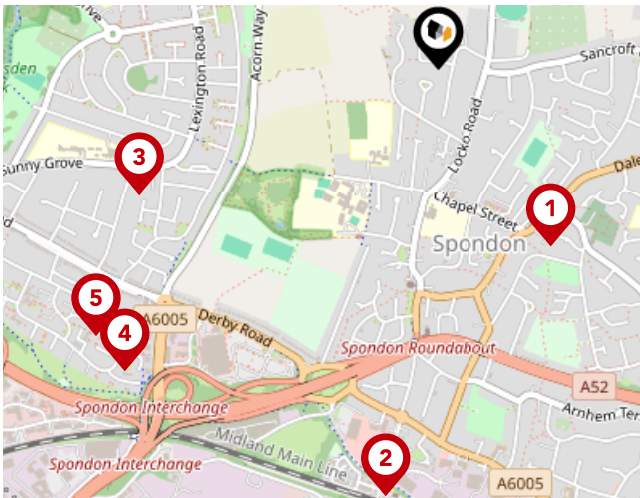
Pin	Name	Distance
1	M1 J25	4.59 miles
2	M1 J24A	6.56 miles
3	M1 J24	7.44 miles
4	M1 J23A	8.66 miles
5	M1 J26	8.35 miles



Airports/Helipads

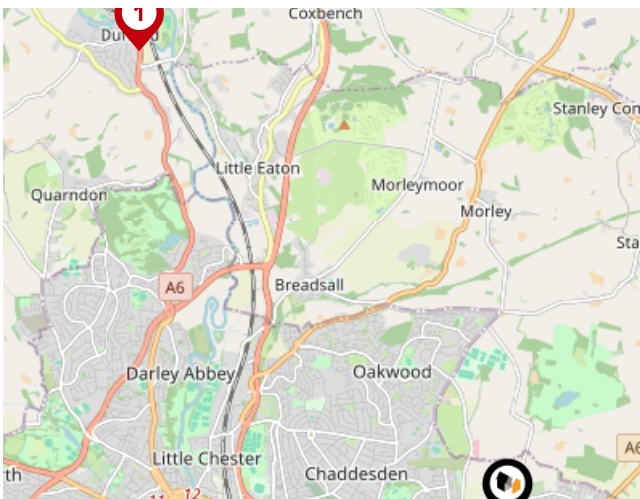
Pin	Name	Distance
1	East Mids Airport	7.7 miles
2	Baginton	38.79 miles
3	Birmingham Airport	35.48 miles
4	Finningley	41.68 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.46 miles
2	The Moon	0.96 miles
3	Lewiston Road	0.73 miles
4	Meath Avenue	0.97 miles
5	Albert Road	0.97 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.34 miles
2	Tram Park & Ride	6.1 miles
3	Toton Lane Tram Stop	6.1 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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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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513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

