

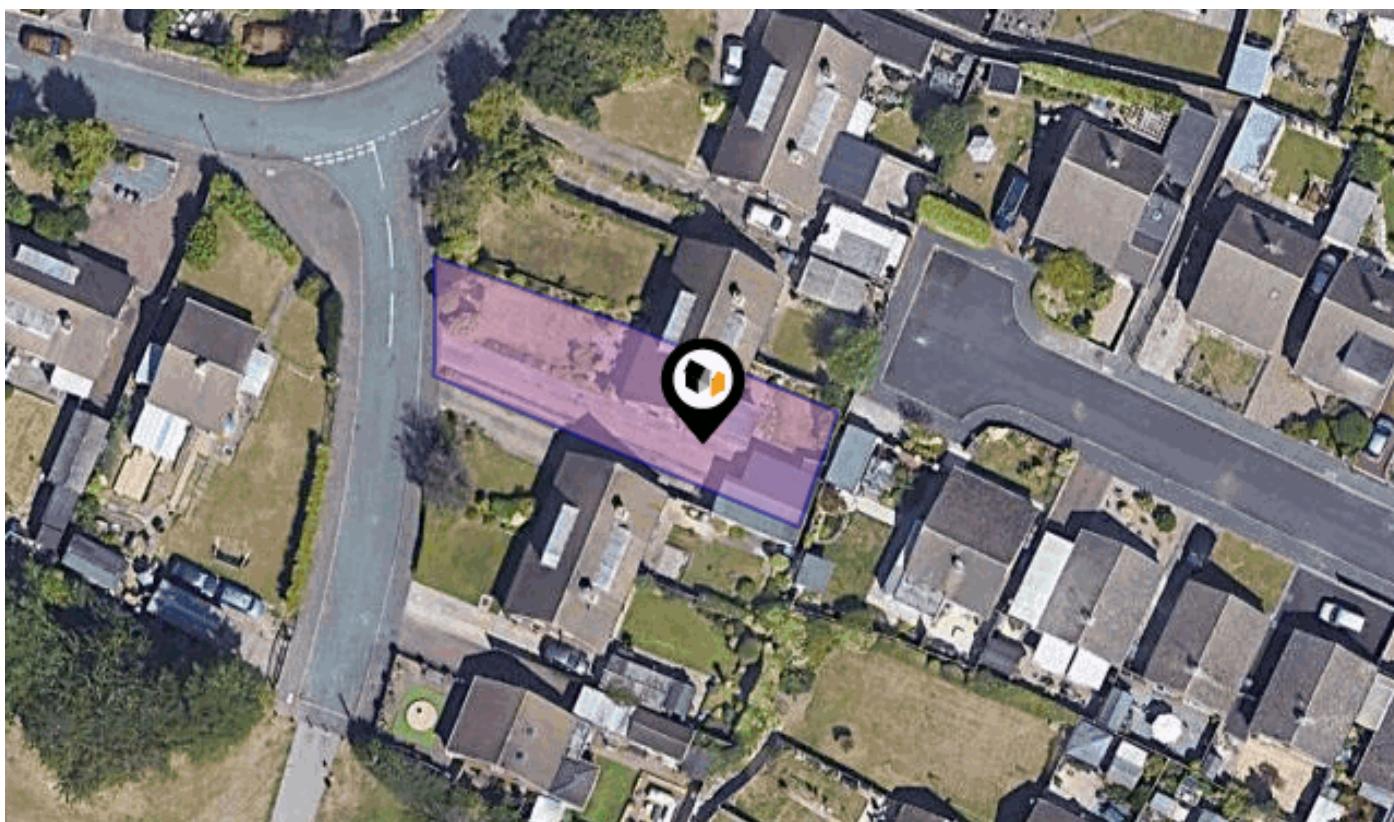


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



RUDYARD AVENUE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Powered by
aprift
Know any property instantly

Introduction

Our Comments



- > Three Bedroom Home In Cul-De-Sac Location
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway & Garage
- > Spacious Lounge & Dining Room

Located in the sought after area of Spondon and close to local parks, shops and highly regarded schools, this spacious and well-presented three-bedroom semi-detached home offers a most generous lounge opening to a dining room, inner reception hall which could easily be made into a further reception room, fitted breakfast kitchen and modern fitted shower room. With a neat, enclosed garden, ample driveway and detached garage it MUST be viewed!

Benefitting from uPVC double glazing and gas central heating, the property is offered for sale with no upward chain and the accommodation in brief comprises: Entrance/Reception Hall; cloakroom with W.C; spacious lounge with feature fireplace; good sized dining room; well-appointed fitted breakfast kitchen; first floor landing; three good sized bedrooms and a fitted modernised shower room with walk in double shower. To the front of the property is a generous fore-garden with lawn and mixed flower and shrubbery beds alongside a driveway providing ample off-road parking and giving access to a brick garage at the rear. To the rear is an enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds. Rudyard Avenue is ideally located close to local shops, public transport routes and amenities within the area. The property also benefits from excellent road links with the A52, M1 motorway and A50. An internal viewing is highly recommended.

Room Measurement & Details

Entrance Hall: (11'0" x 9'5") 3.35 x 2.87

Cloakroom With W.C: (5'6" x 3'1") 1.68 x 0.94

Lounge: (14'0" x 11'11") 4.27 x 3.63

Dining Room: (11'8" x 11'11") 3.56 x 3.63

Breakfast Kitchen: (16'1" x 9'4") 4.90 x 2.84

First Floor Landing: (6'8" x 2'8") 2.03 x 0.81

Bedroom One: (8'11" x 11'11") 2.72 x 3.63

Bedroom Two: (8'5" x 12'0") 2.57 x 3.66

Bedroom Three: (8'11" x 6'3") 2.72 x 1.90

Shower Room: (8'10" x 6'2") 2.69 x 1.88



Property




Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY633		

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	67	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





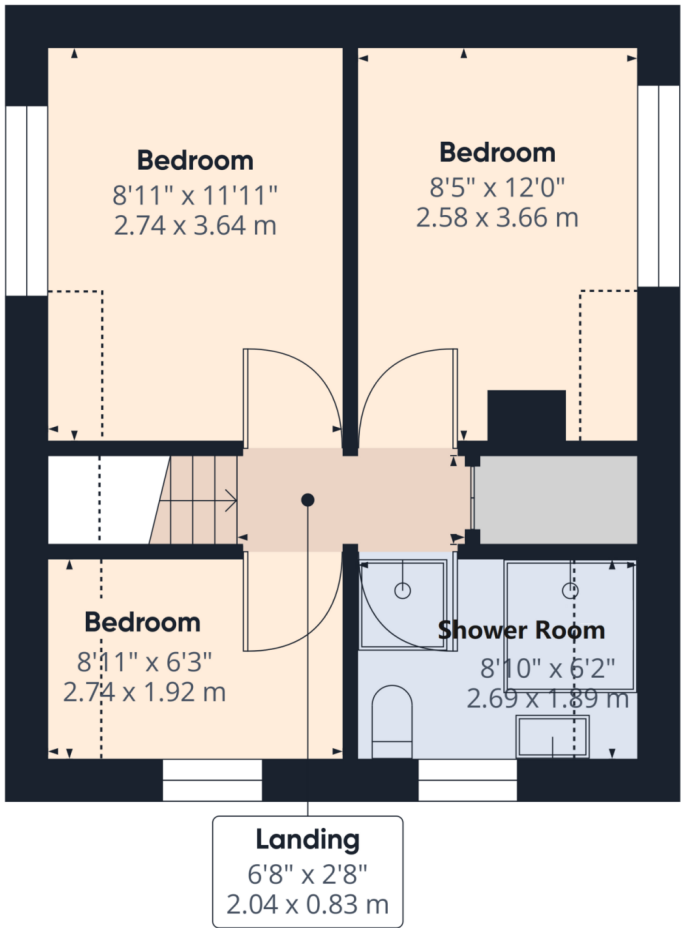




RUDYARD AVENUE, SPONDON, DERBY, DE21



RUDYARD AVENUE, SPONDON, DERBY, DE21



Floor 1

Approximate total area⁽¹⁾

350.8 ft²
32.59 m²

Reduced headroom

379.54 ft²
3.28 m²

(1) Excluding balconies and terraces

Reduced headroom

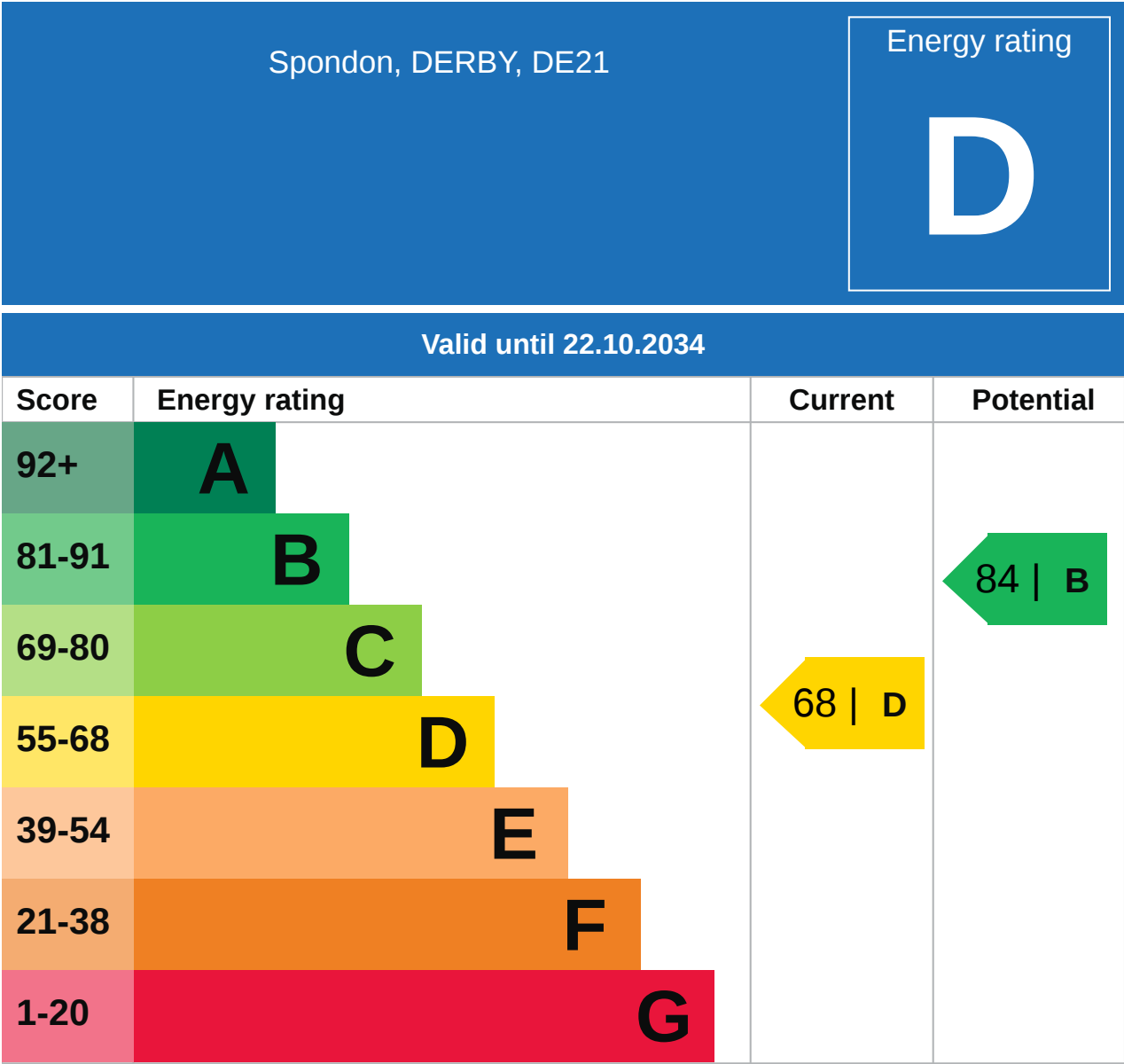
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

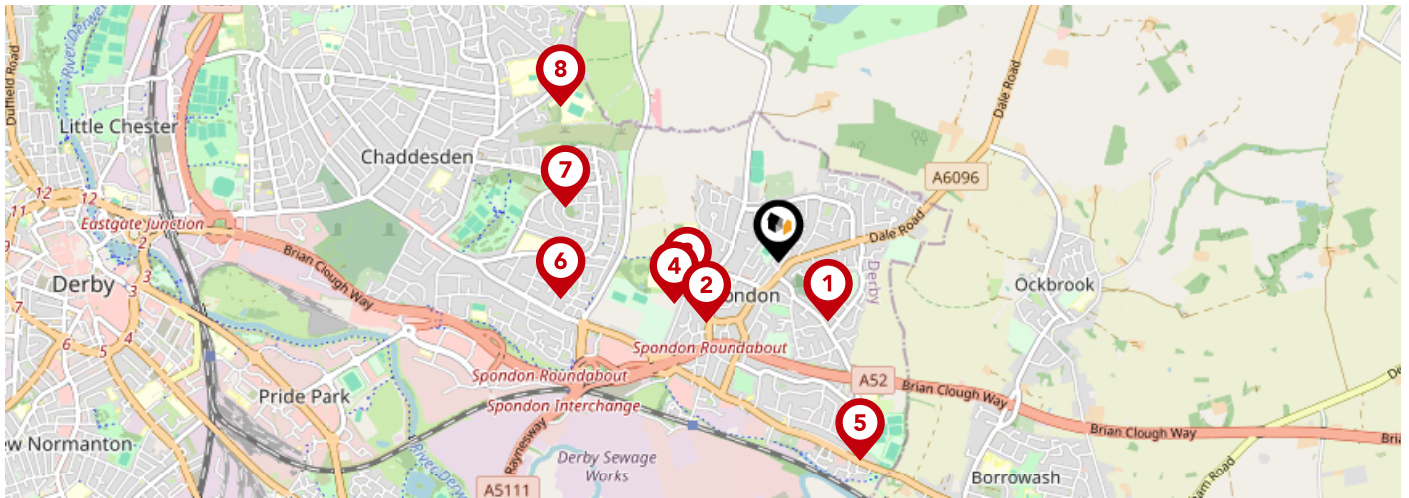
GIRAFFE360

Property EPC - Certificate

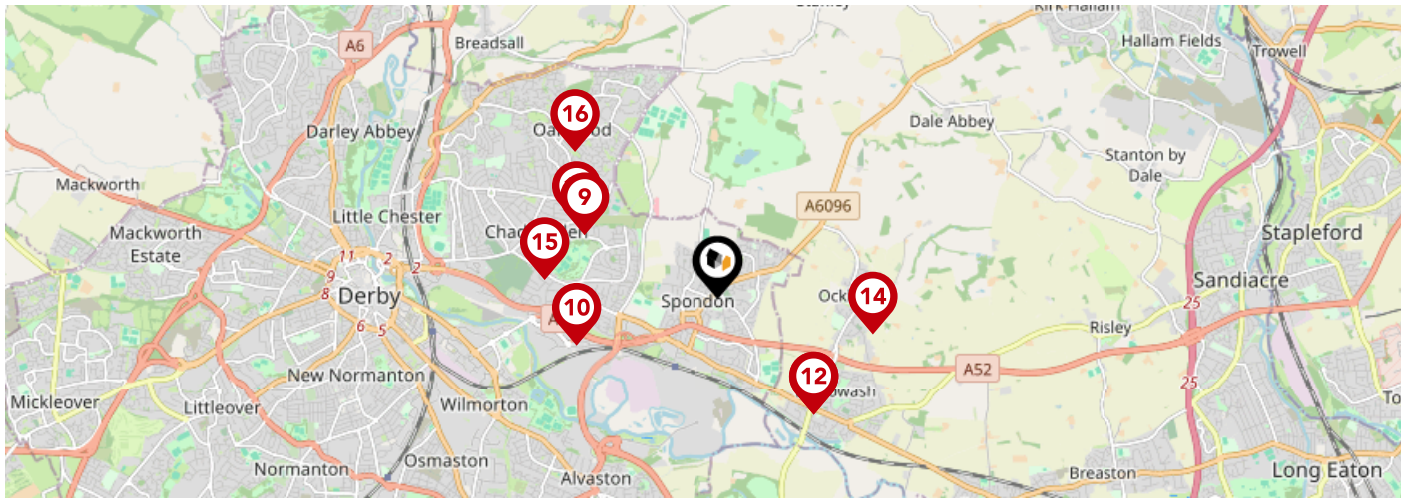










Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
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 80% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	98 m ²

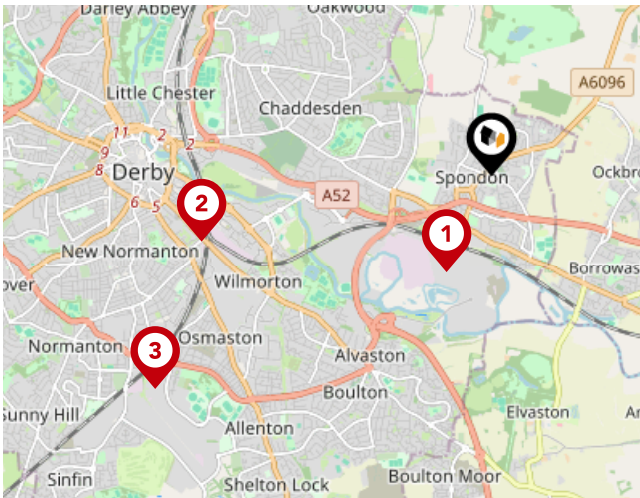


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.42	<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:0.43	<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:0.5	<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:0.96	<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:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



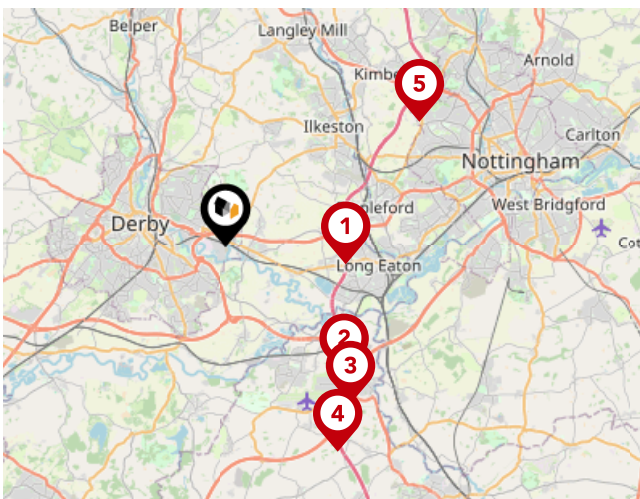
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.35	<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:1.43	<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:1.43	<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:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



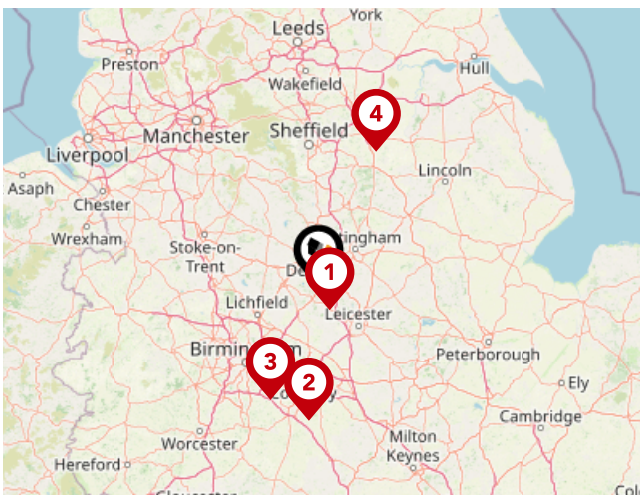
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.95 miles
2	Derby Rail Station	2.65 miles
3	Peartree Rail Station	3.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.3 miles
2	M1 J24A	6.25 miles
3	M1 J24	7.14 miles
4	M1 J23A	8.38 miles
5	M1 J26	8.22 miles

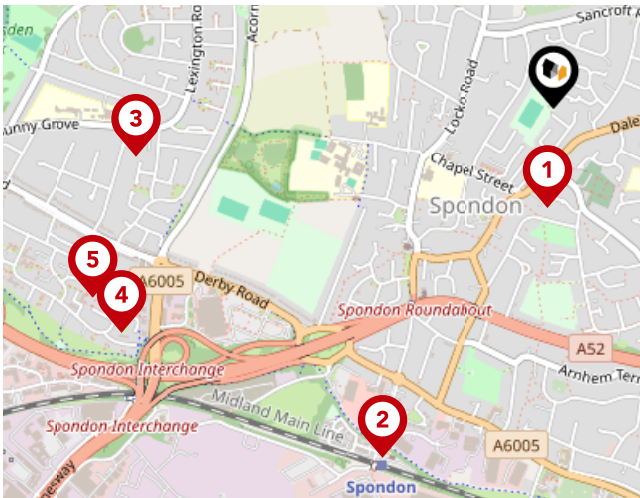


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.43 miles
2	Baginton	38.64 miles
3	Birmingham Airport	35.42 miles
4	Finningley	41.74 miles

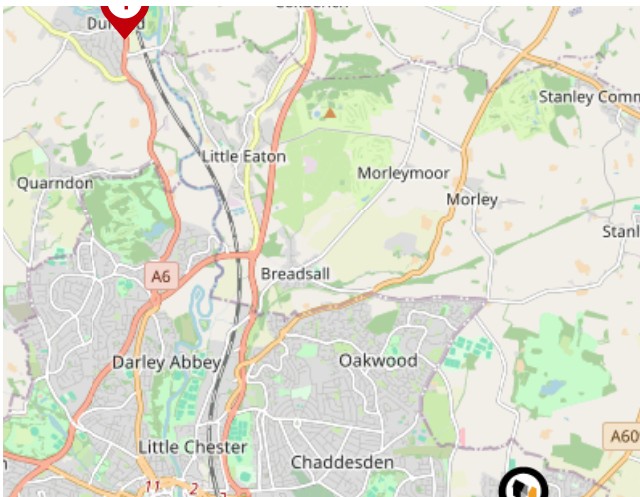
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.22 miles
2	The Moon	0.87 miles
3	Lewiston Road	0.94 miles
4	Meath Avenue	1.09 miles
5	Albert Road	1.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.64 miles
2	Tram Park & Ride	5.82 miles
3	Toton Lane Tram Stop	5.82 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



/hannellsestateagents



/hannells



/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

