

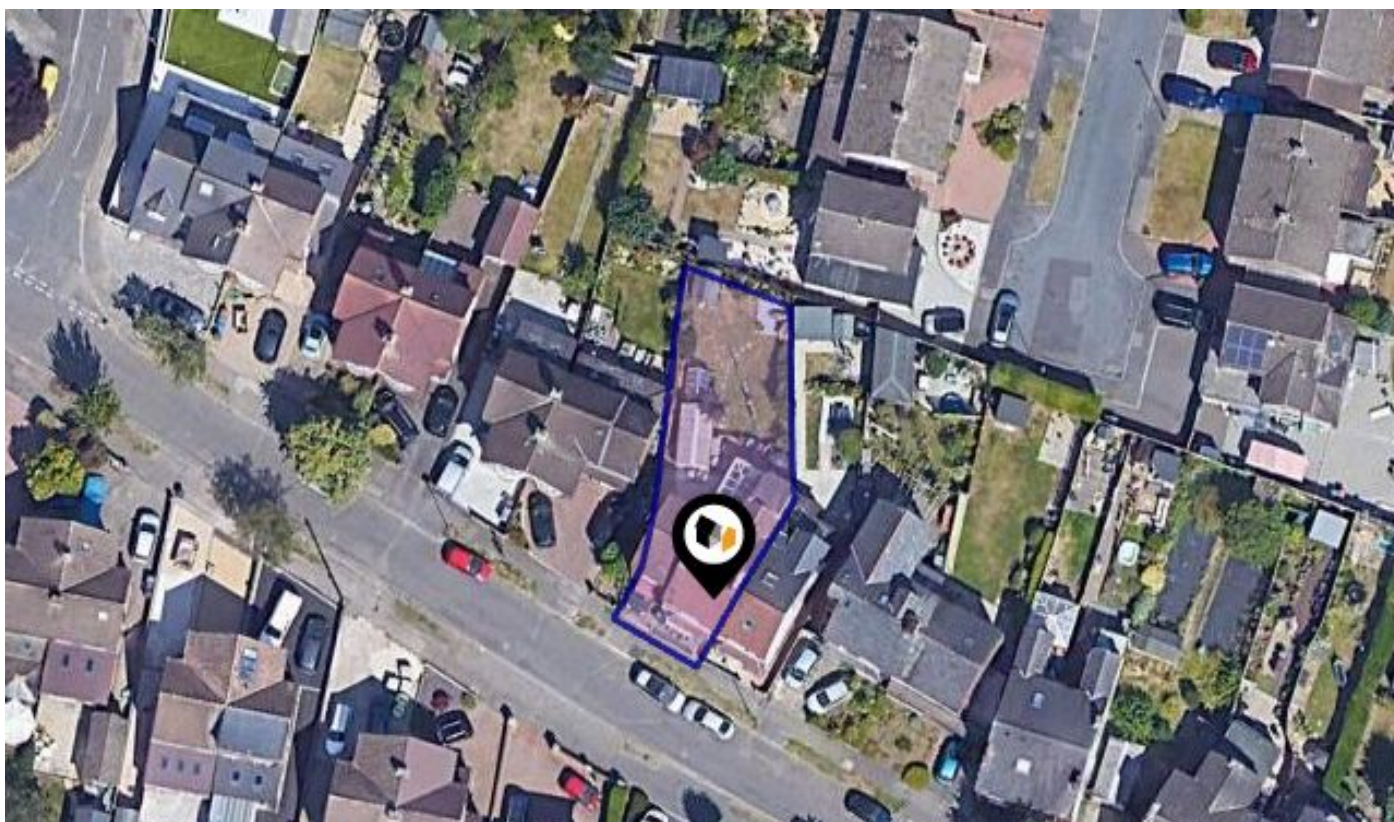


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 14<sup>th</sup> November 2024**



**ROYAL HILL ROAD, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Beautiful & Largely Extended Six-Bedroom Home
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Driveway Parking
- > Generous Lounge & Separate Dining Room

**\*\* PREMIER PROPERTY \*\*** Located in the sought-after area of Spondon and close to highly-regarded schools and beautiful open countryside, this spacious and largely extended five-bedroom home features a generous lounge, separate dining room, conservatory and an extended breakfast kitchen with utility space. With two Jack & Jill bathrooms, a mature rear garden and off-road parking, it must be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature tiled flooring; spacious lounge with period style fire surround; separate dining room; cloakroom with W.C; uPVC double glazed conservatory; fitted breakfast kitchen with utility space; first floor landing with spiral staircase off to a good sized loft and further fixed stairs giving access to a second spacious loft room; master suite with door to the stunning four piece Jack & Jill bathroom with roll top bath and separate shower cubicle; two further good sized bedrooms and a second Jack & Jill bathroom with door off to another single bedroom.

Entrance Porch:

Entrance Hallway: (2'11" x 9'3") 0.89 x 2.82

Living Room: (11'4" x 14'1") 3.45 x 4.29

Dining Room: (11'9" x 12'0") 3.58 x 3.66

Cloaks/WC: (2'11" x 6'2") 0.89 x 1.88

Kitchen: (7'7" x 18'0") 2.31 x 5.49

Sun Room: (7'6" x 18'3") 2.29 x 5.56

First Floor Landing:

Bedroom One: (14'9" x 11'10") 4.50 x 3.61

Jack & Jill Bathroom One: (10'10" x 8'1") 3.30 x 2.46

Bedroom Two: (10'9" x 8'4") 3.28 x 2.54

Bedroom Three: (8'9" x 8'6") 2.67 x 2.59

Jack & Jill Bathroom Two: (7'10" x 8'5") 2.39 x 2.57

Bedroom Four: (7'7" x 8'9") 2.31 x 2.67

Loft Room One: (16'5" x 10'10") 5.00 x 3.30

**KFB - Key Facts For Buyers**

Loft Room Two: (7'11" x 11'6") 2.41 x 3.51



## Property

|                  |  |
|------------------|--|
| Type:            | Semi-Detached                              |
| Bedrooms:        | 6  |
| Floor Area:      | 1,636 ft <sup>2</sup> / 152 m <sup>2</sup> |
| Plot Area:       | 0.07 acres                                 |
| Council Tax :    | Band C                                     |
| Annual Estimate: | £1,873                                     |
| Title Number:    | DY127541                                   |

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)

15  
mb/s



78  
mb/s



1000  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History

## This Address



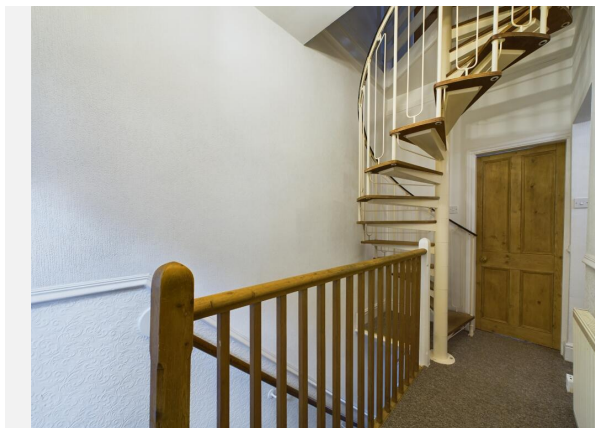
Planning records for: *Royal Hill Road, Spondon, Derby, DE21*

| Reference - 10/15/01339 |   |
|-------------------------|---|
| Decision:               | Permitted   |
| Date:                   | 02nd November 2015  |
| Description:            | Single Storey Rear Extension To Dwelling House (Conservatory) |

















**ROYAL HILL ROAD, SPONDON, DERBY, DE21**

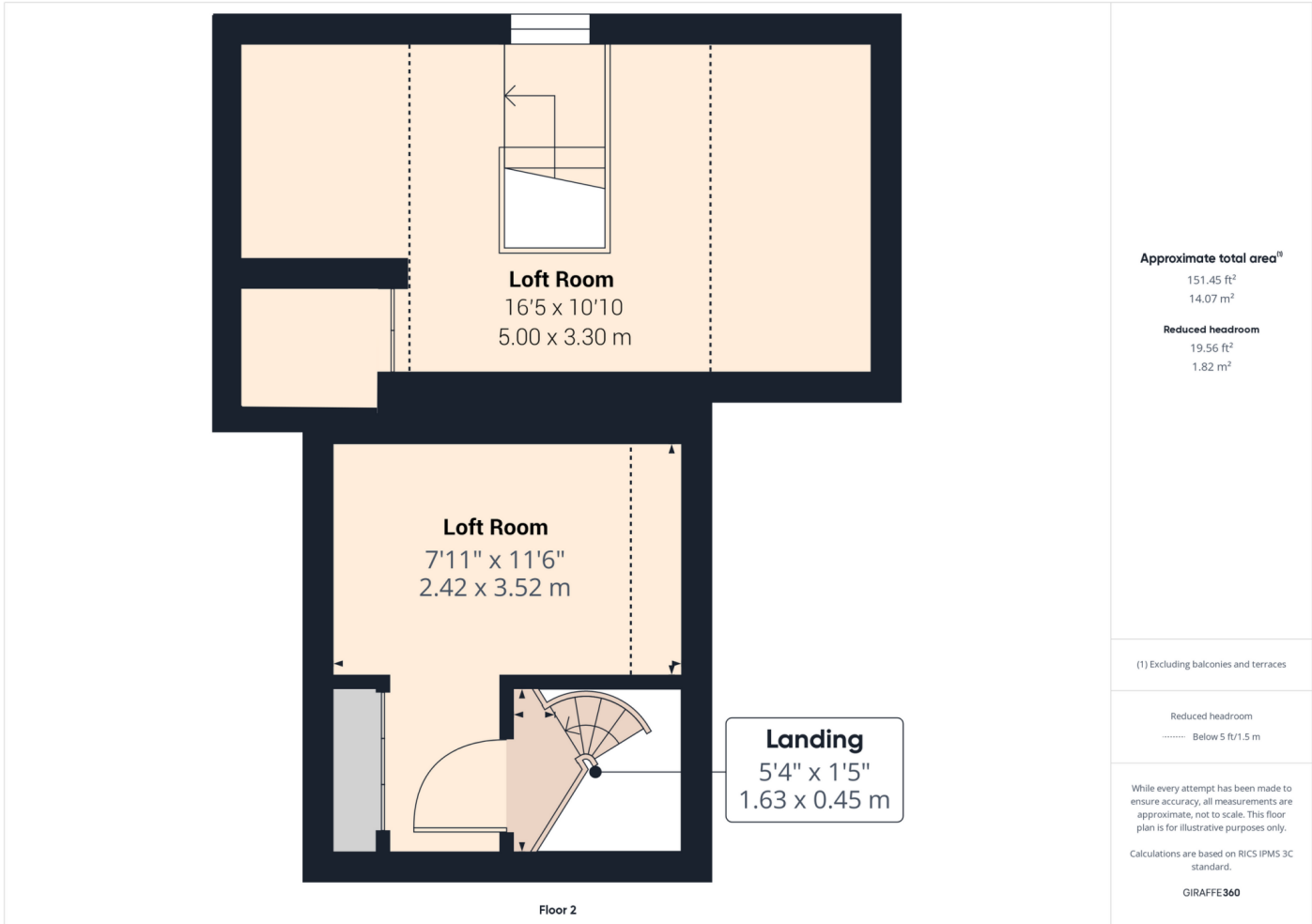


## ROYAL HILL ROAD, SPONDON, DERBY, DE21

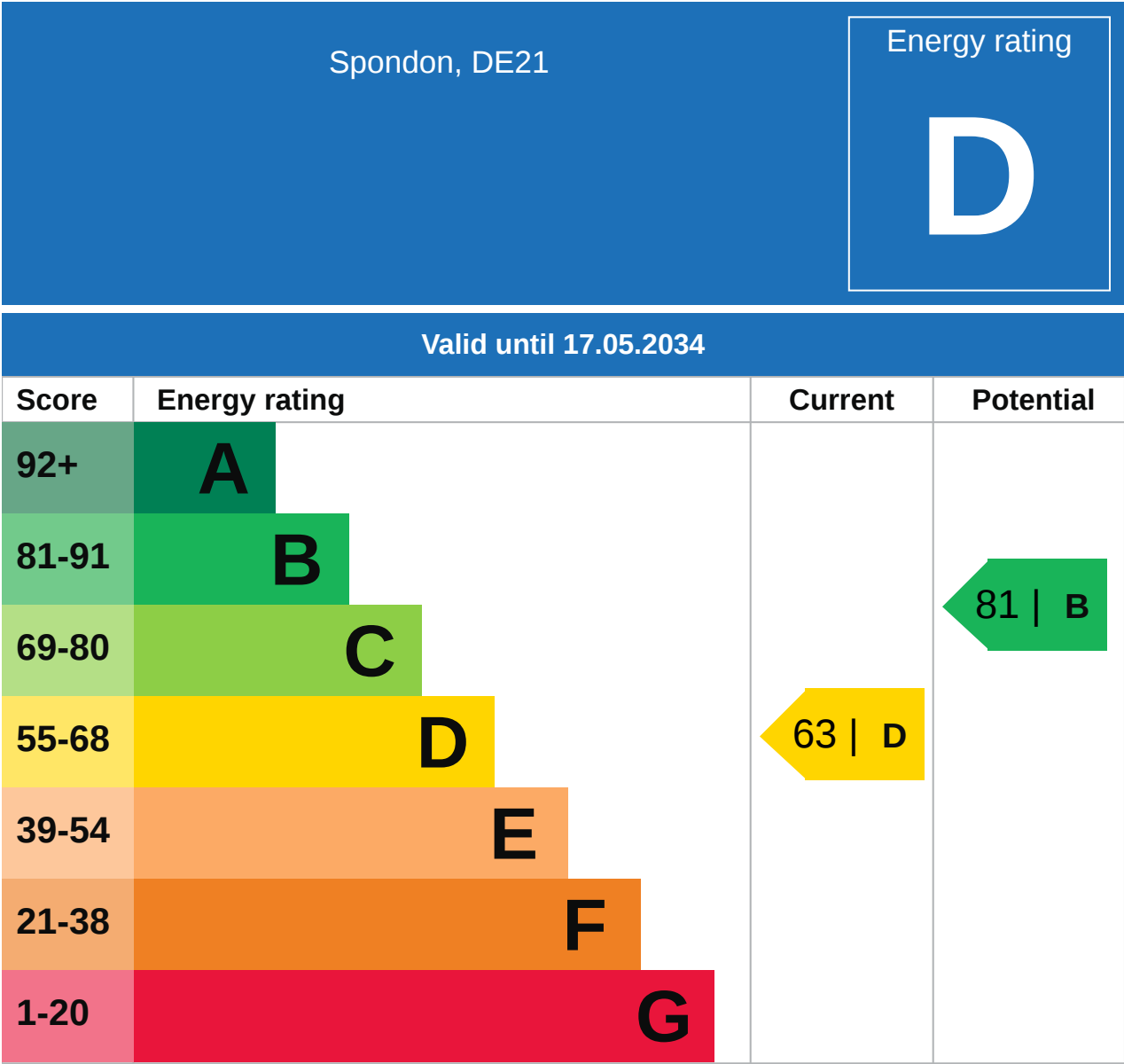




**ROYAL HILL ROAD, SPONDON, DERBY, DE21**



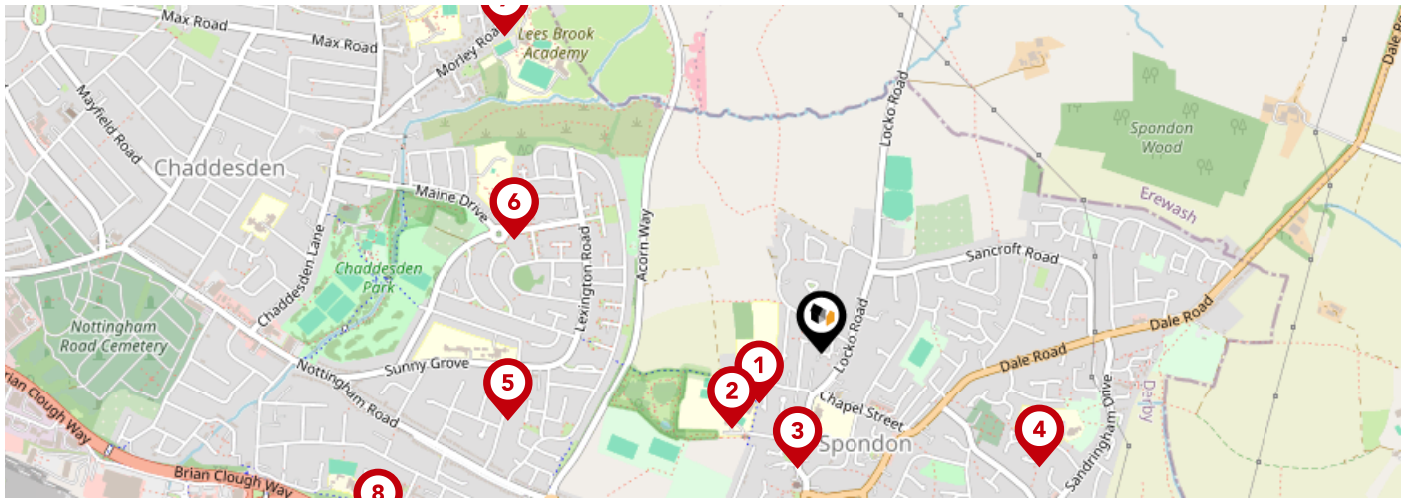
# Property EPC - Certificate





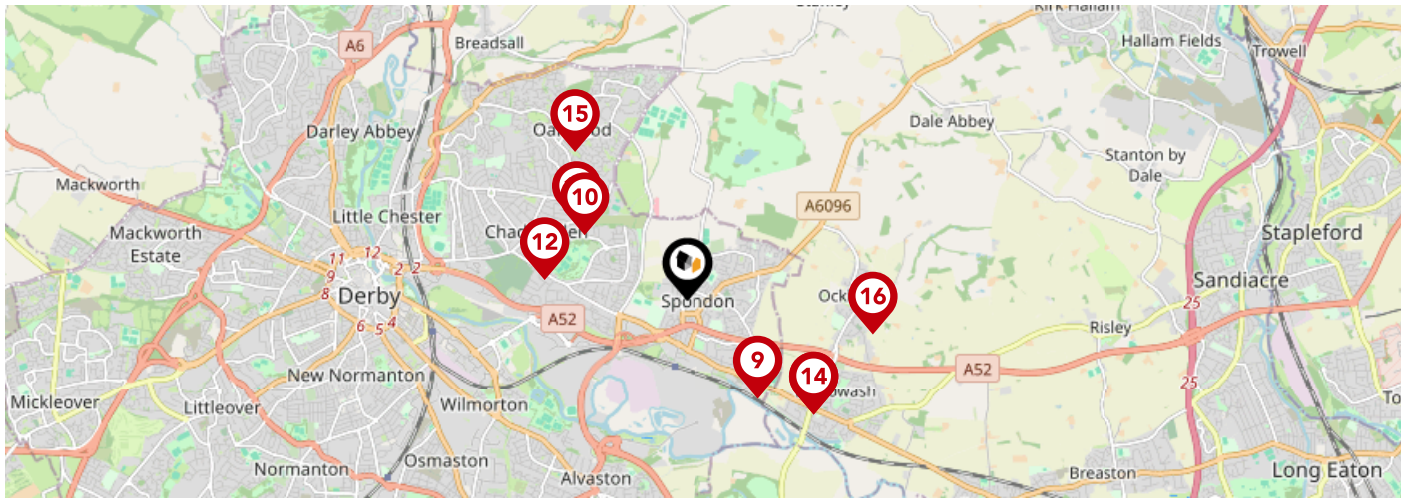
### Additional EPC Data









|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <b>Previous Extension:</b>          | 3  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer and room thermostat                 |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 80% of fixed outlets    |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 152 m <sup>2</sup>                             |



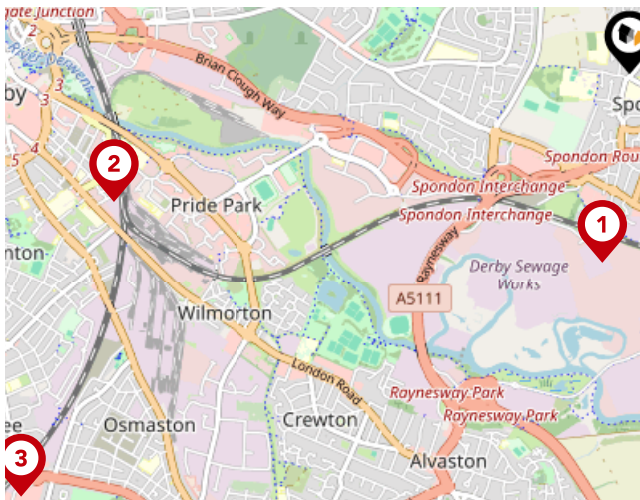
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Springfield Primary School</b><br>Ofsted Rating: Good   Pupils: 343   Distance:0.18                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>West Park School</b><br>Ofsted Rating: Good   Pupils: 1464   Distance:0.26                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Werburgh's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 298   Distance:0.26              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Borrow Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 298   Distance:0.55                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Cherry Tree Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 631   Distance:0.72                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Chaddesden Park Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Lees Brook Academy</b><br>Ofsted Rating: Good   Pupils: 1095   Distance:1                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Meadow Farm Community Primary School</b><br>Ofsted Rating: Good   Pupils: 164   Distance:1.07           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





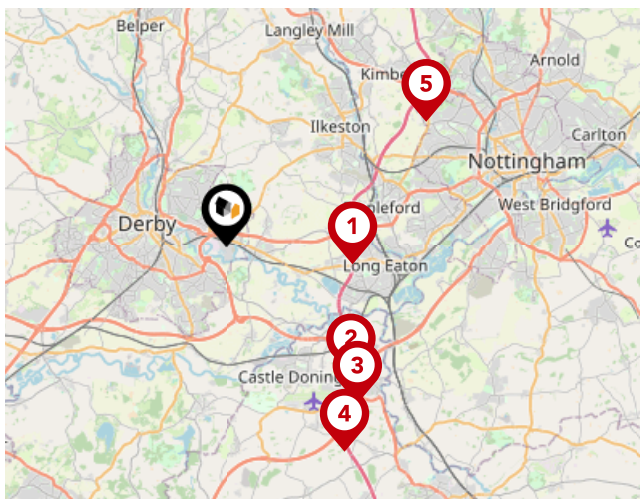
|   |  | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|   | <b>Asterdale Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 224   Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cavendish Close Junior Academy</b><br>Ofsted Rating: Good   Pupils: 323   Distance:1.08           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cavendish Close Infant School</b><br>Ofsted Rating: Good   Pupils: 265   Distance:1.2             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Alban's Catholic Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 345   Distance:1.28    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashbrook Infant School</b><br>Ofsted Rating: Requires improvement   Pupils: 146   Distance:1.53   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashbrook Junior School</b><br>Ofsted Rating: Good   Pupils: 173   Distance:1.53                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Parkview Primary School</b><br>Ofsted Rating: Good   Pupils: 231   Distance:1.66                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Redhill Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 216   Distance:1.7             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



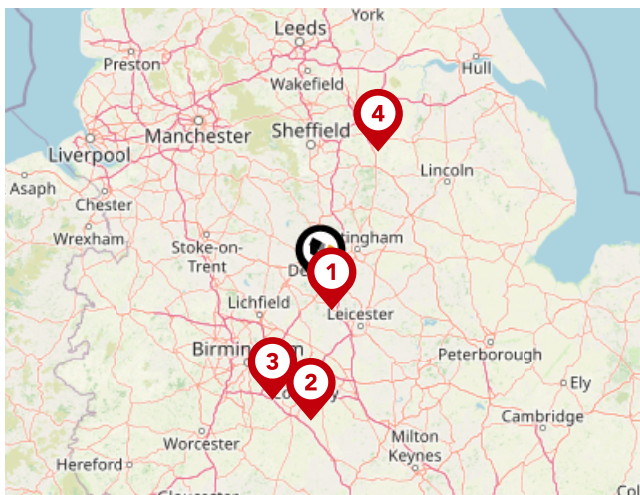
## National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Spondon Rail Station  | 0.86 miles |
| 2   | Derby Rail Station    | 2.38 miles |
| 3   | Peartree Rail Station | 3.32 miles |



## Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M1 J25  | 4.56 miles |
| 2   | M1 J24A | 6.43 miles |
| 3   | M1 J24  | 7.3 miles  |
| 4   | M1 J23A | 8.5 miles  |
| 5   | M1 J26  | 8.46 miles |

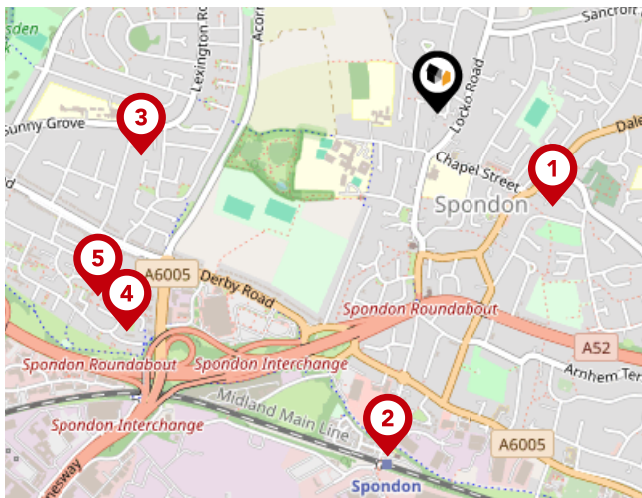


## Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | East Mids Airport  | 7.54 miles  |
| 2   | Baginton           | 38.6 miles  |
| 3   | Birmingham Airport | 35.31 miles |
| 4   | Finningley         | 41.85 miles |

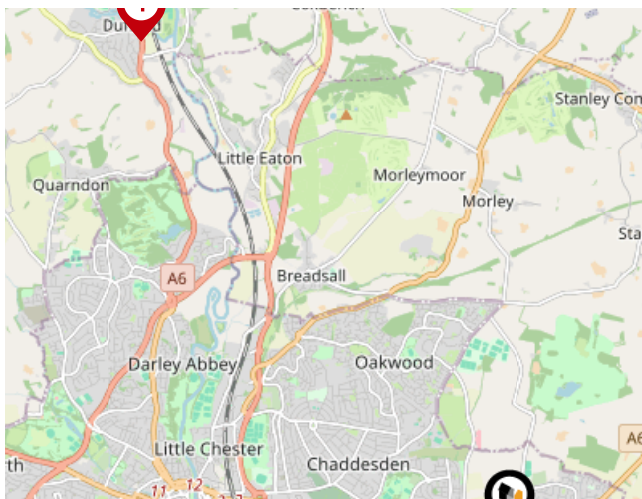
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Stoney Lane   | 0.33 miles |
| 2   | The Moon      | 0.77 miles |
| 3   | Lewiston Road | 0.67 miles |
| 4   | Meath Avenue  | 0.85 miles |
| 5   | Albert Road   | 0.86 miles |



### Local Connections

| Pin | Name                                   | Distance   |
|-----|--|------------|
| 1   | Duffield (Ecclesbourne Valley Railway) | 5.49 miles |
| 2   | Tram Park & Ride                       | 6.09 miles |
| 3   | Toton Lane Tram Stop                   | 6.09 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

## 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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