

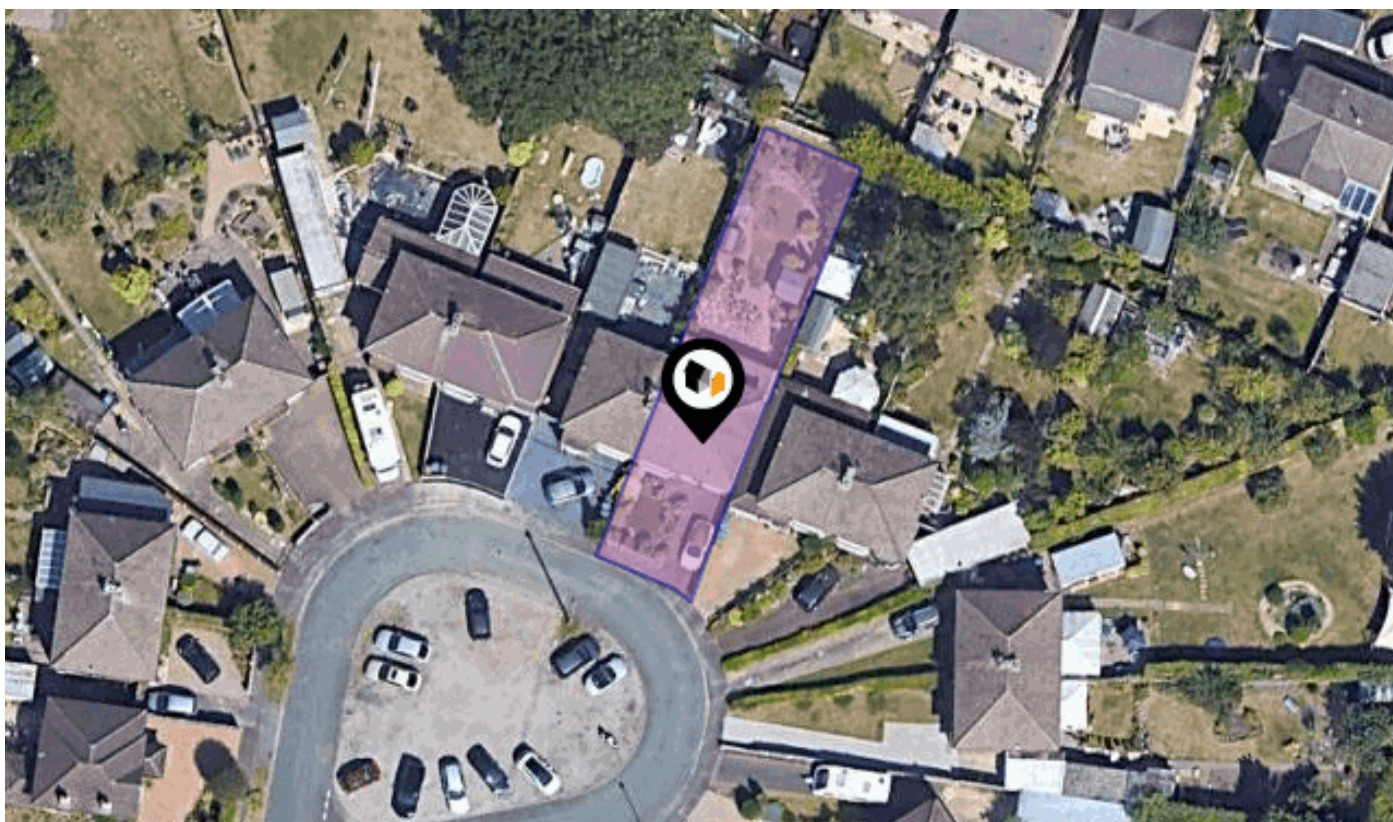


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



WOOD ROAD, SPONDON, DERBY, DE21

Hannells

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- > Spacious & Extended Five Bedroom Home
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > No Chain, Driveway & Garage

Located in the most sought-after area of Spondon, this spacious, extended and well located five-bedroom detached home offers a spacious sitting room with feature bay window, separate lounge opening to a good-sized dining area, fitted breakfast kitchen, utility room and a good-sized integral garage. With a generous mature rear garden, ample off-road parking and no upward chain, it must be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious sitting room with feature fireplace and bay window; separate lounge opening through to the good-sized dining area; fitted breakfast kitchen; separate utility room; integral garage with sink and cloakroom with W.C; first floor landing; five good sized first floor bedrooms; fitted bathroom and separate W.C. To the front of the property is a neat garden space with artificial lawn and mixed flower and shrubbery beds alongside a driveway providing ample off-road parking and giving access to the integral garage with power and lighting. To the rear is an enclosed mature garden with patio seating area, lawn and mixed flower and shrubbery beds.

Entrance Hall:

Living Room: (13'3" x 11'11") 4.04 x 3.63

Lounge Diner: (21'3" x 10'11") 6.48 x 3.33

Kitchen: (10'4" x 8'3") 3.15 x 2.51

Breakfast Area: (9'0" x 7'3") 2.74 x 2.21

Utility Room: (8'3" x 5'7") 2.51 x 1.70

Garage: (24'3" x 7'1") 7.39 x 2.16

Cloakroom With W.C: (3'11" x 2'7") 1.19 x 0.79

First Floor Landing:

Bedroom One: (14'4" x 8'5") 4.37 x 2.57

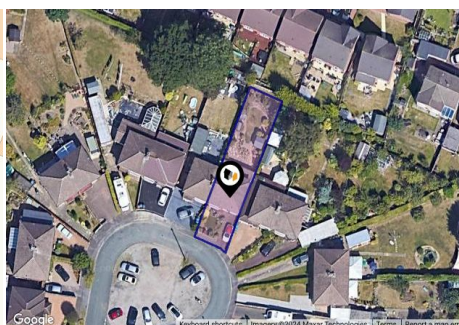
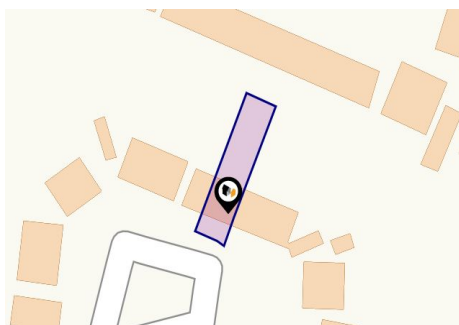
Bedroom Two: (10'11" x 9'7") 3.33 x 2.92

Bedroom Three: (12'1" x 7'1") 3.68 x 2.16

Bedroom Four: (9'11" x 7'0") 3.02 x 2.13

Bedroom Five: (9'6" x 7'9") 2.90 x 2.36

Bathroom: (6'4" x 5'6") 1.93 x 1.68 Separate W.C: (3'7" x 2'6") 1.09 x 0.76



Property




Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,313 ft ² / 122 m ²
Plot Area:	0.08 acres
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY11404

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)

11	67	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





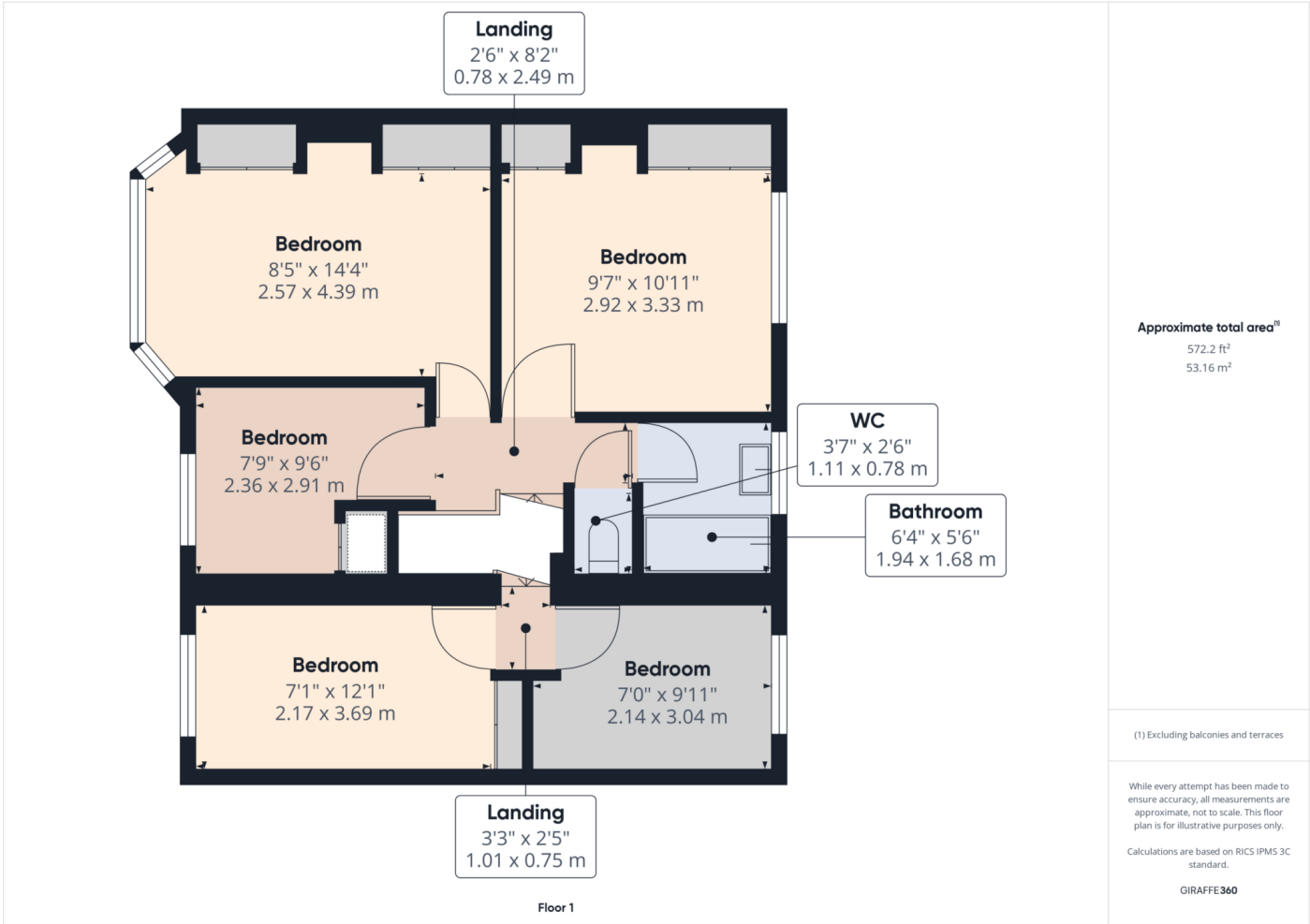




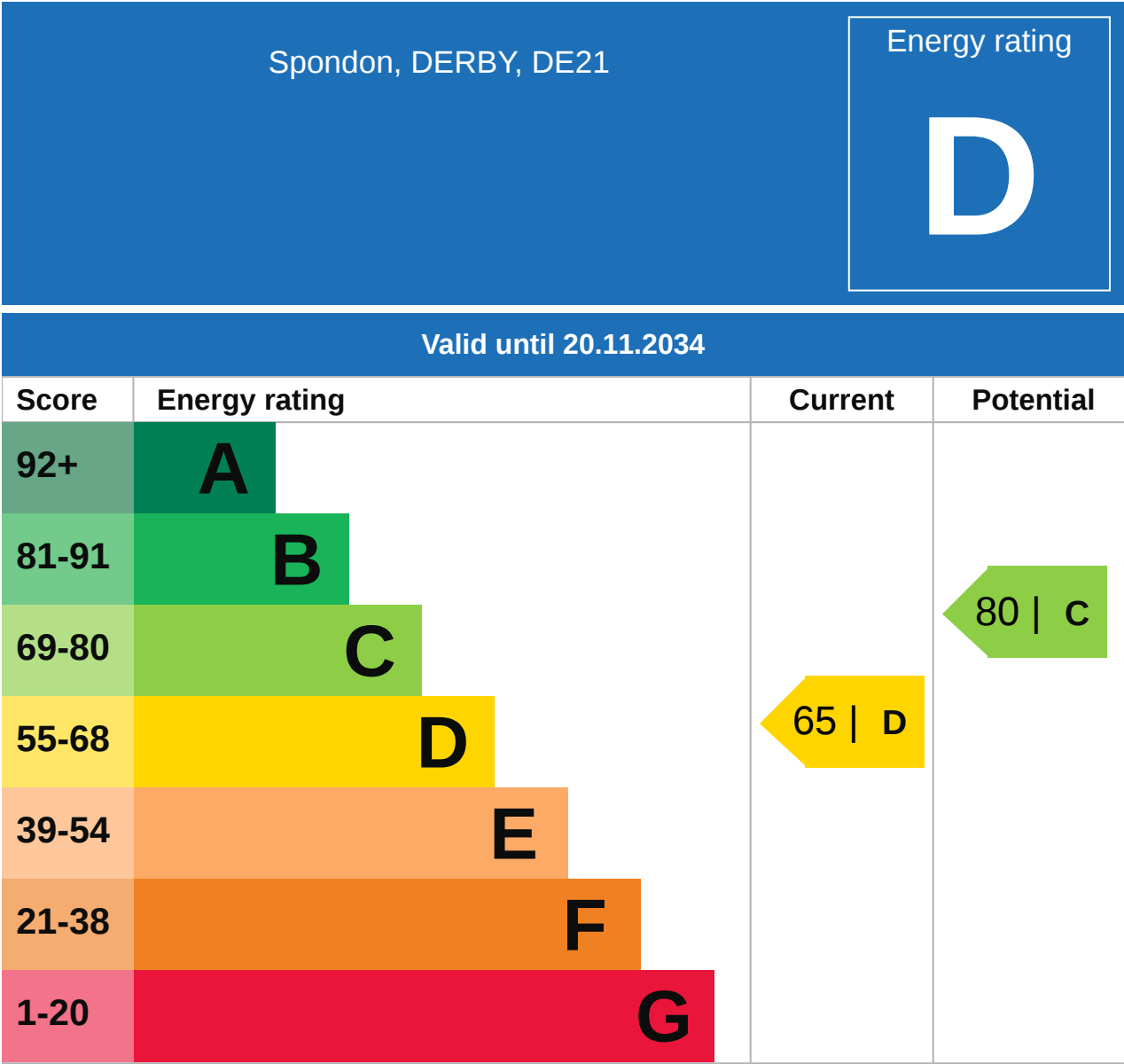
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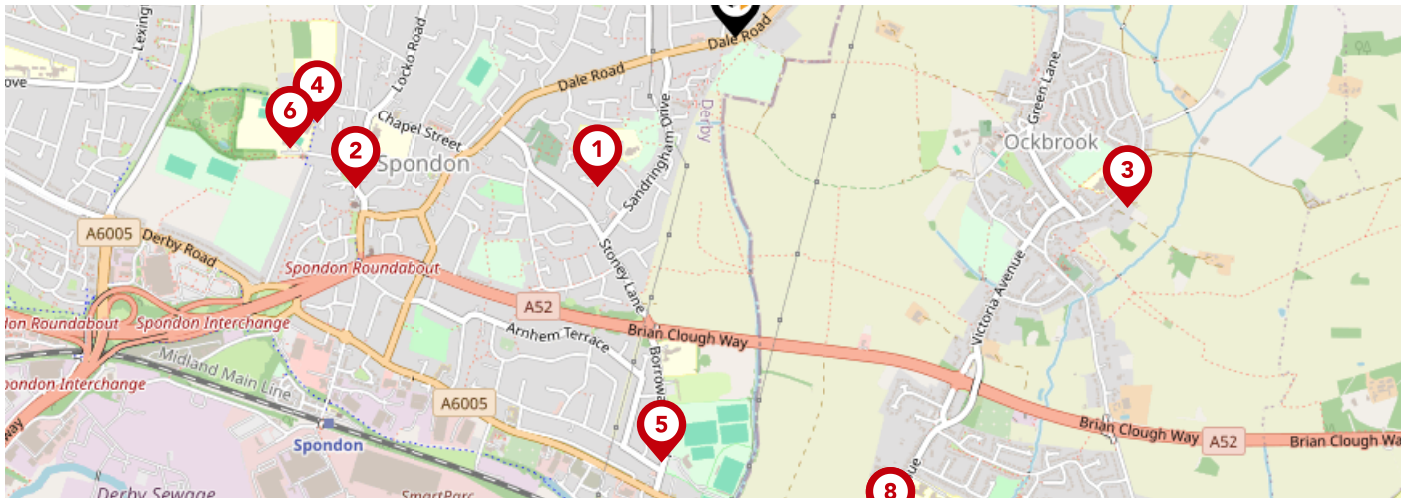


Property EPC - Certificate

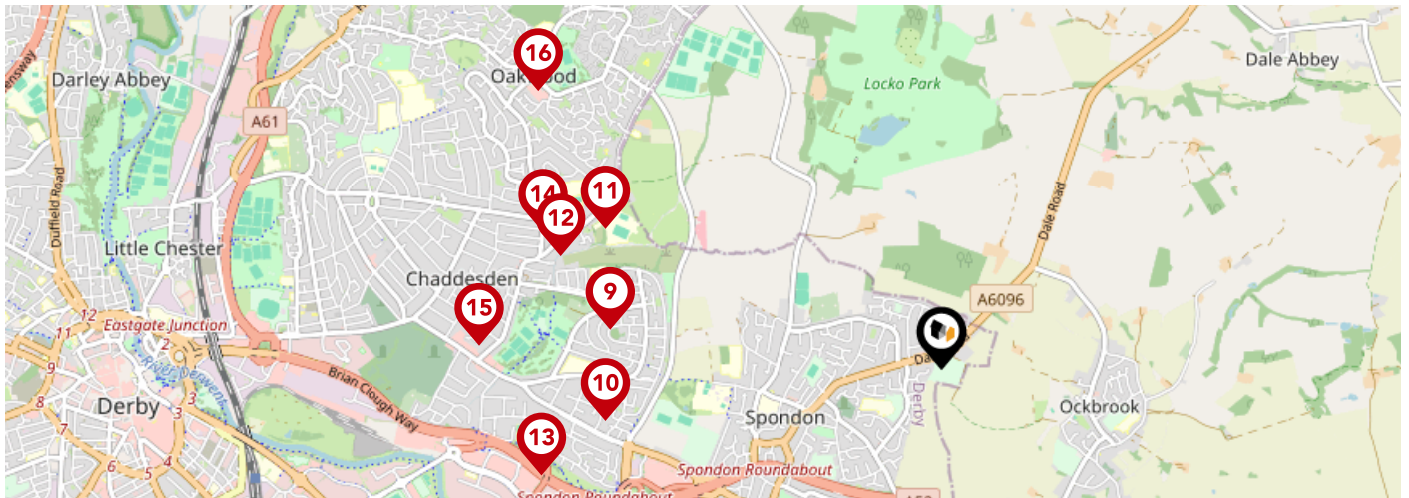










Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 56% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	122 m ²



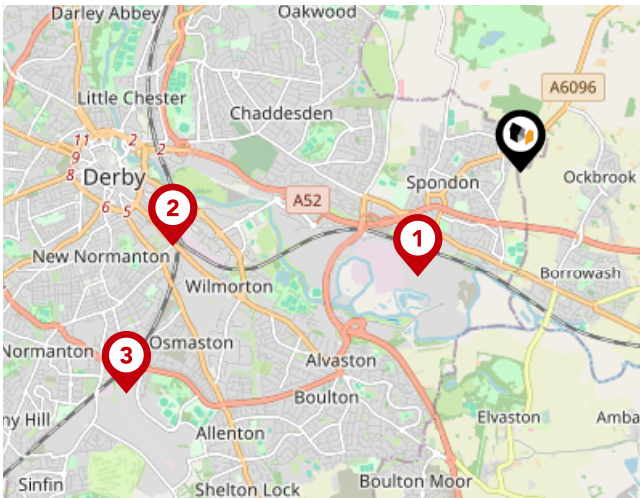
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1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:0.95	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.51	<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:1.63	<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:1.78	<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:1.85	<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:1.88	<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:2.07	<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:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

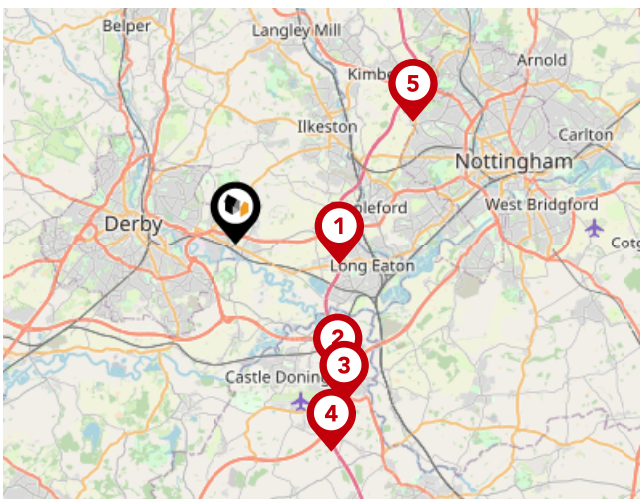
Area

Transport (National)



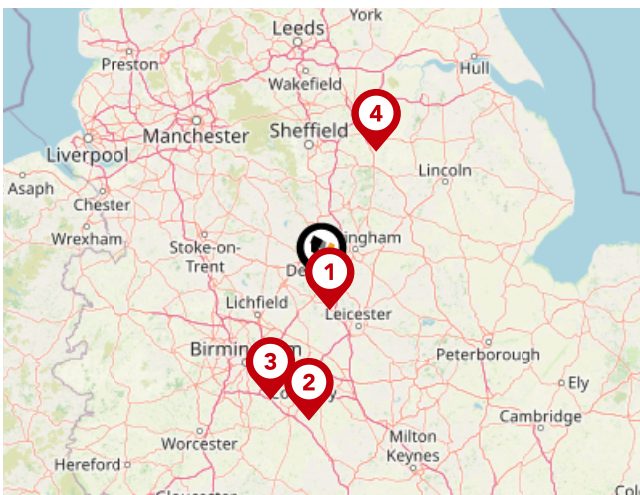
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.31 miles
2	Derby Rail Station	3.17 miles
3	Peartree Rail Station	4.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	3.79 miles
2	M1 J24A	5.96 miles
3	M1 J24	6.88 miles
4	M1 J23A	8.2 miles
5	M1 J26	7.75 miles

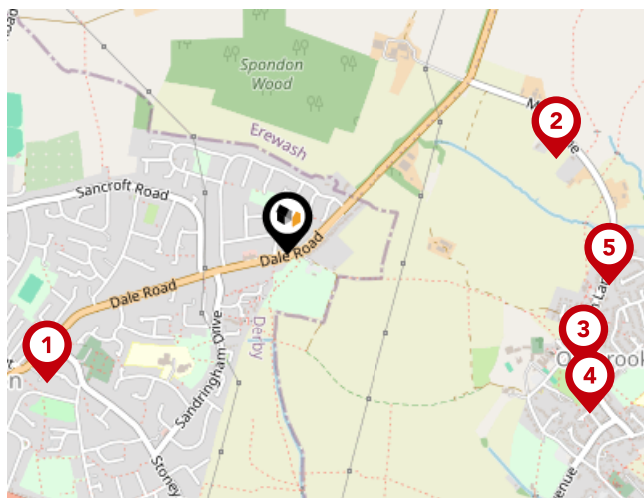


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.3 miles
2	Baginton	38.75 miles
3	Birmingham Airport	35.69 miles
4	Farnborough	41.48 miles

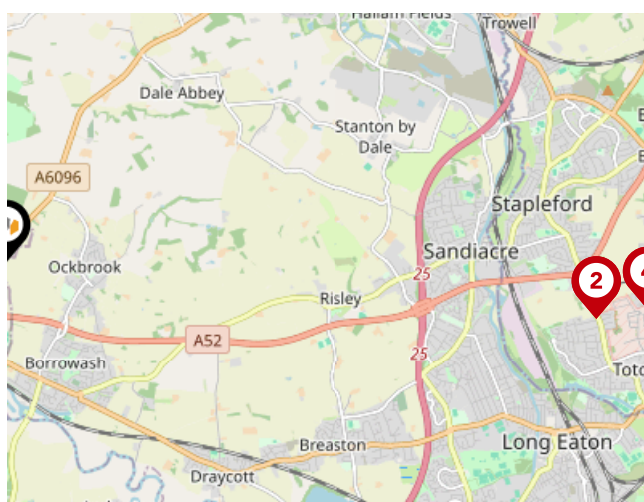
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.61 miles
2	Moor Lane	0.64 miles
3	Cross Keys	0.71 miles
4	Pares Way	0.76 miles
5	The Ridings	0.72 miles



Local Connections

Pin	Name	Distance
1	Tram Park & Ride	5.3 miles
2	Toton Lane Tram Stop	5.3 miles
3	Inham Road	5.75 miles
4	Inham Road Tram Stop	5.75 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.



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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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