

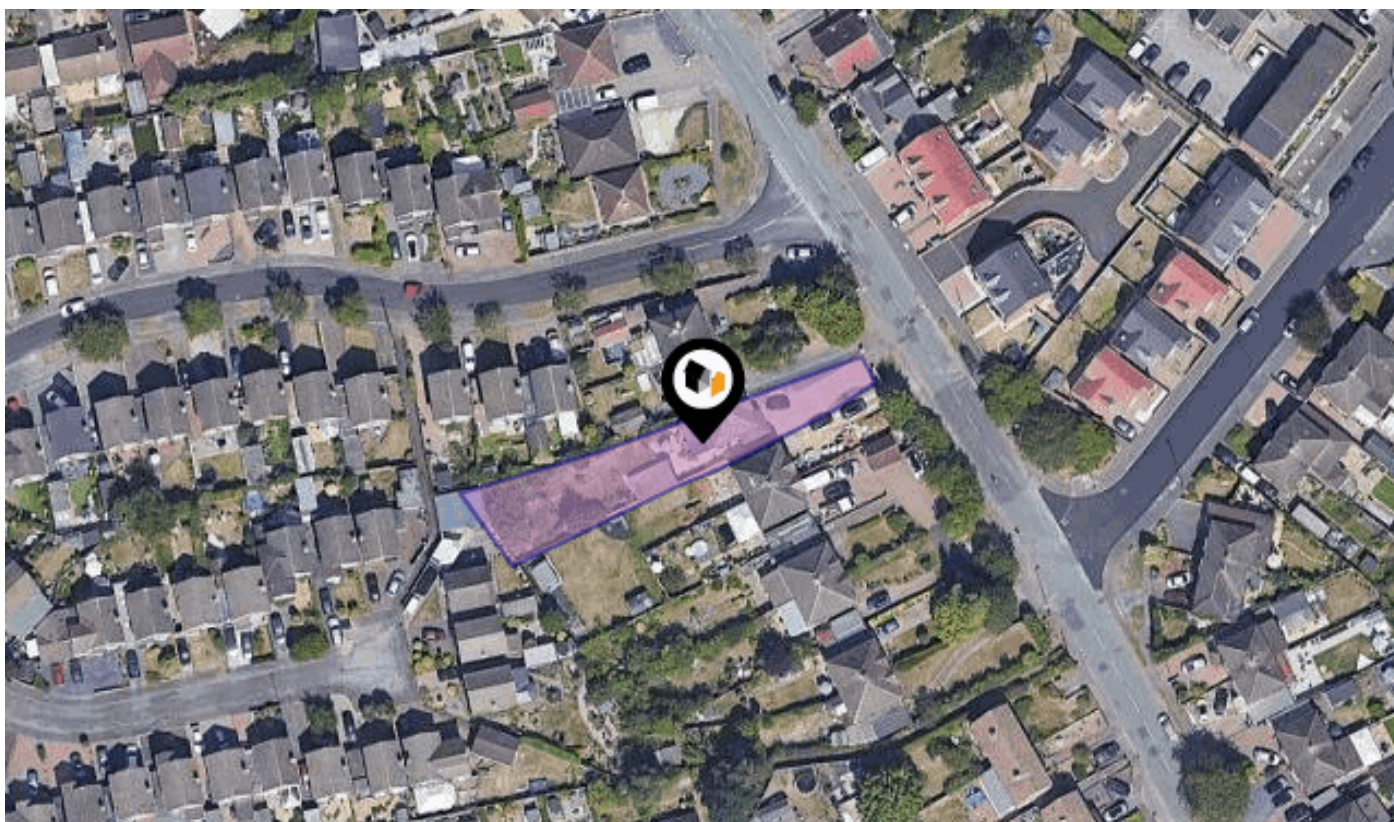


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



STONEY LANE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious & Extended Three-Bedroom Detached Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band C
- > Driveway & Detached Garage
- > Spacious Lounge Diner

Property Description

**** PREMIER PROPERTY **** Located in the popular and sought-after area of Spondon, this spacious, extended and well-presented three-bedroom detached home occupies a generous plot with a good-sized driveway and rear garden. With a spacious lounge/diner, fitted kitchen, ground-floor shower room with under-floor heating and a first-floor family bathroom, it will make an ideal family home!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Porch; entrance hall; spacious lounge diner with feature fireplace and good-sized bay window; modern and well-appointed extended fitted kitchen; ground floor shower room with under floor heating; first floor landing; three good sized first floor bedrooms and a fitted first floor family bathroom. To the front of the property is a generous driveway providing ample off-road parking for several vehicles. To the rear is a generous mature garden with elevated patio seating area, lawn, mixed flower and shrubbery beds and a detached garage.

Entrance Porch: (3'4" x 5'9") 1.02 x 1.75

Entrance Hall: (13'7" x 6'4") 4.14 x 1.93

Lounge Diner: (23'1" x 11'10") 7.04 x 3.61

Sitting Area: (10'11" x 12'1") 3.33 x 3.68

Kitchen: (20'5" x 5'11") 6.22 x 1.80

Shower Room: (12'2" x 3'2") 3.71 x 0.97

First Floor Landing: (8'7" x 6'4") 2.62 x 1.93

Bedroom One: (14'0" x 10'0") 4.27 x 3.05

Bedroom Two: (10'10" x 11'9") 3.30 x 3.58

Bedroom Three: (8'0" x 6'4") 2.44 x 1.93











Bathroom: (5'11" x 6'4") 1.80 x 1.93



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.17 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY19156		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	12	80	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

Planning History

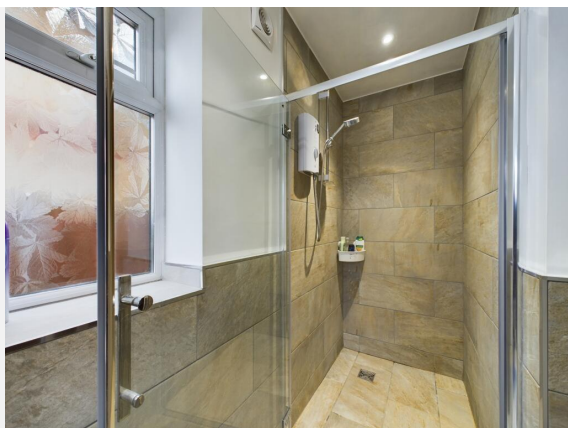
This Address



Planning records for: ***Stoney Lane, Spondon, Derby, DE21***

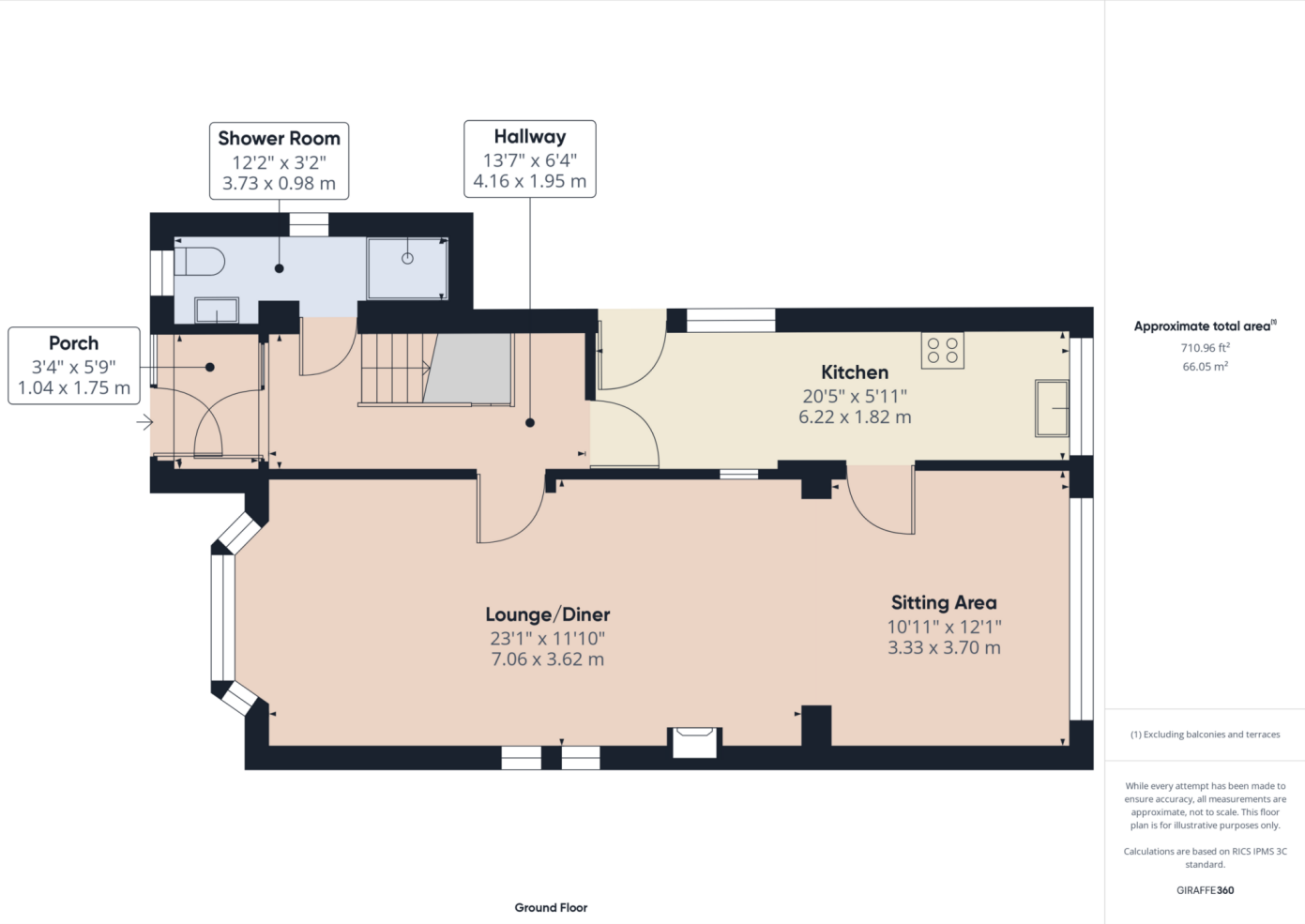
Reference - 19/00444/FUL	
Decision:	Decided
Date:	26th March 2019
Description:	Single storey front/side extension to dwelling house (porch and shower room)



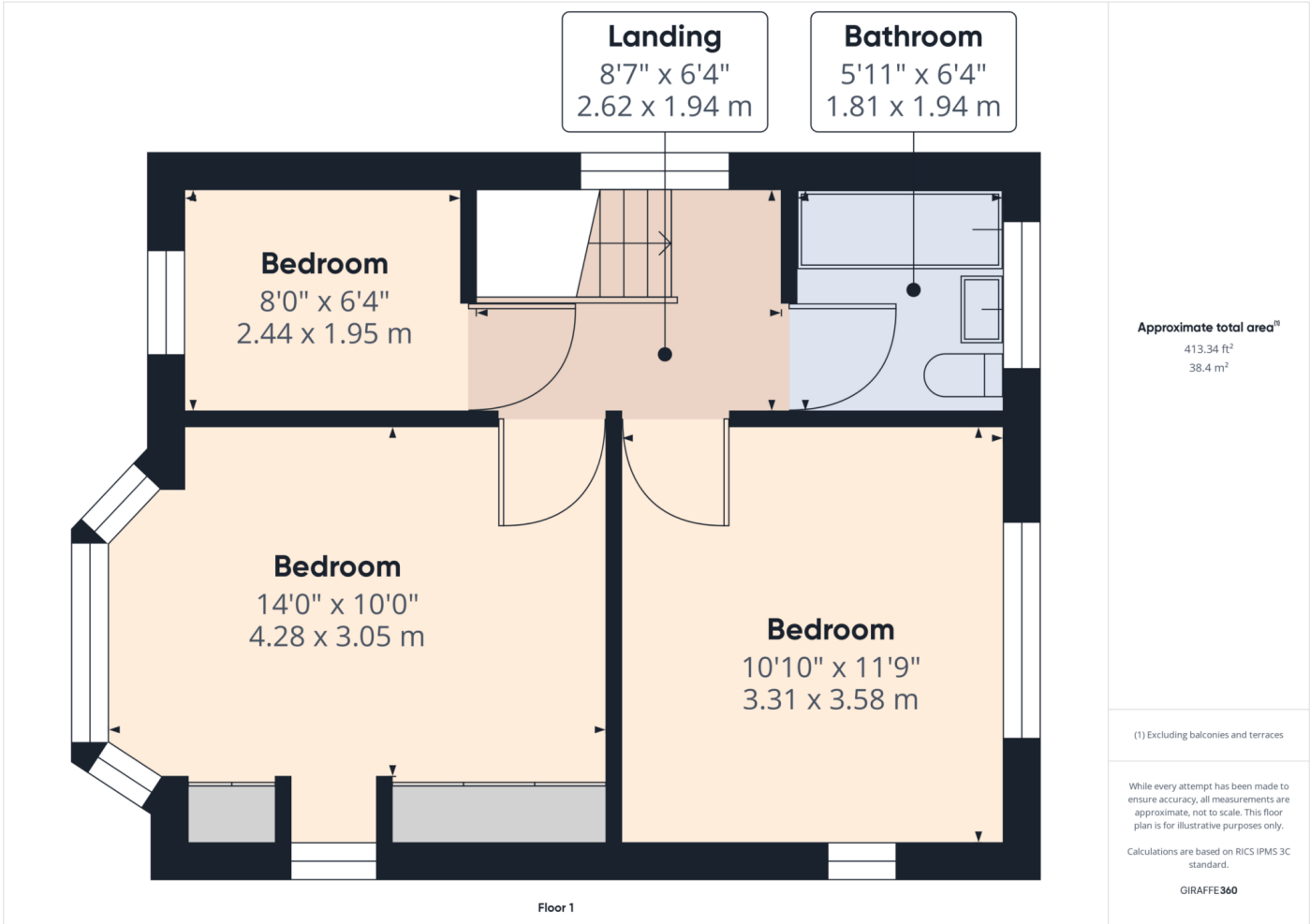




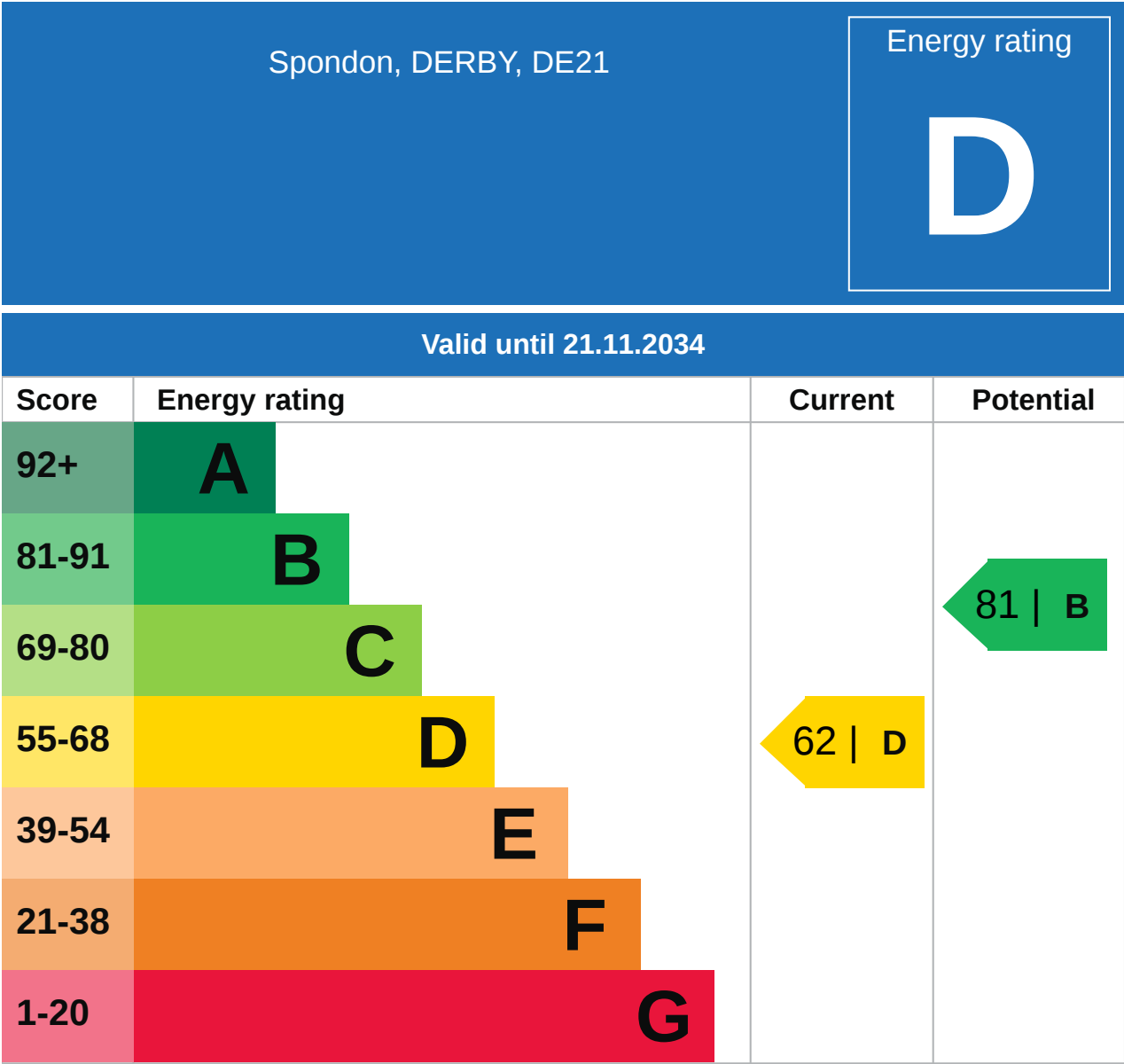
STONEY LANE, SPONDON, DERBY, DE21



STONEY LANE, SPONDON, DERBY, DE21



Property EPC - Certificate

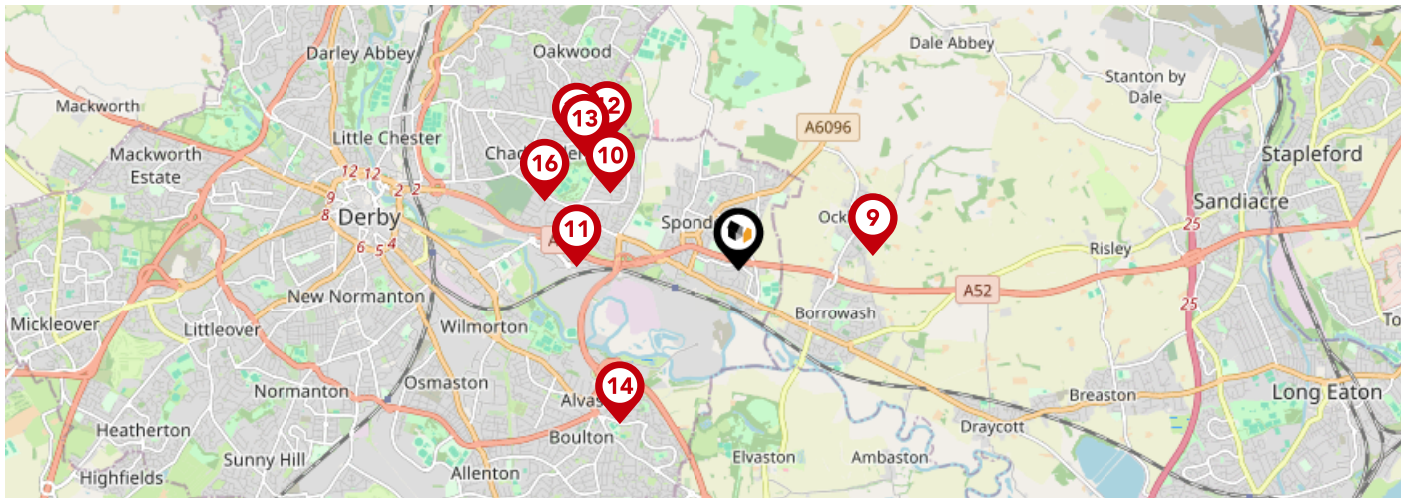


Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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 76% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	111 m ²

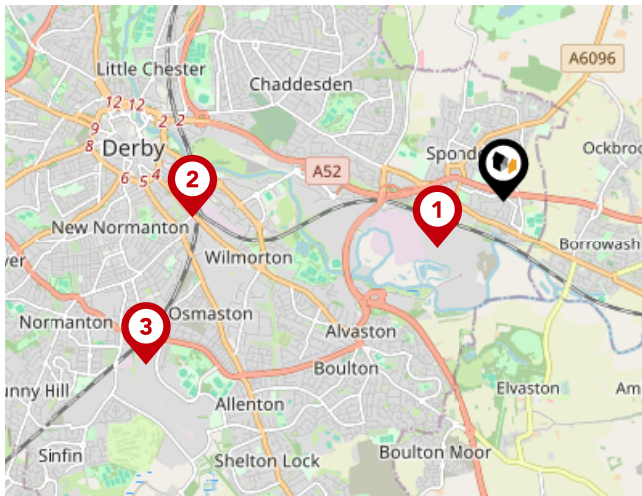


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.54	<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:0.68	<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:0.71	<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:0.9	<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:0.9	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



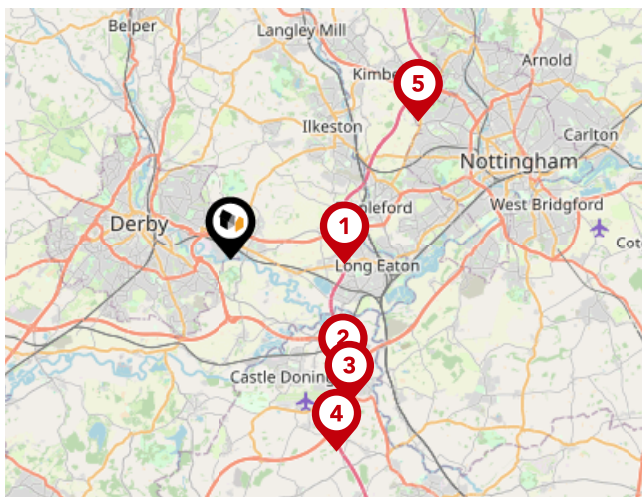
		Nursery	Primary	Secondary	College	Private
9	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	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"/>
13	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.84	<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
	Spondon Rail Station	0.73 miles
	Derby Rail Station	2.78 miles
	Peartree Rail Station	3.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.07 miles
	M1 J24A	5.8 miles
	M1 J24	6.68 miles
	M1 J23A	7.9 miles
	M1 J26	8.31 miles

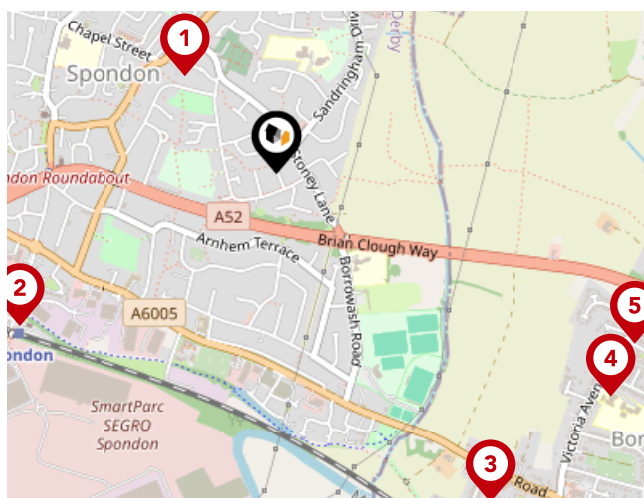


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	6.96 miles
	Baginton	38.22 miles
	Birmingham Airport	35.1 miles
	Finningley	42.07 miles

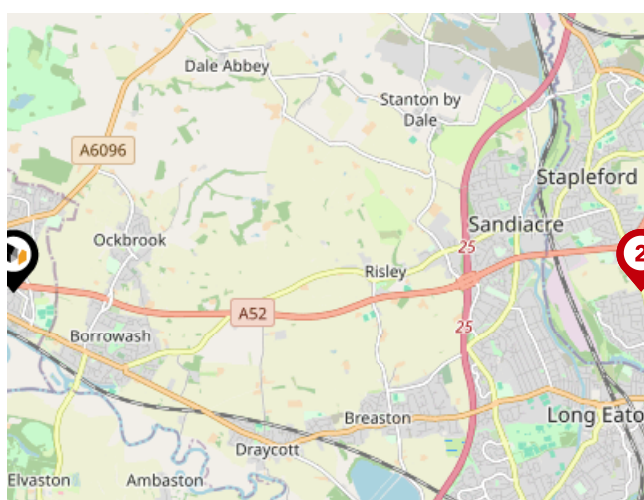
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.3 miles
2	The Moon	0.66 miles
3	Medical Centre	0.88 miles
4	Deans Drive	0.9 miles
5	Field Close	0.89 miles



Local Connections

Pin	Name	Distance
1	Tram Park & Ride	5.61 miles
2	Toton Lane Tram Stop	5.62 miles
3	Inham Road Tram Stop	6.07 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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