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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 22<sup>nd</sup> November 2024**



**HAZEL DRIVE, SPONDON, DERBY, DE21**

## Hannells

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- > Spacious And Well-Maintained Semi-Detached Dormer Bungalow
- > Sought After Cul-De-Sac Location And Occupying A Larger than Average Plot
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold
- > Reception Hallway, Good Size Dining Kitchen

This spacious, three double-bedroomed, semi-detached dormer bungalow is set back from the road within a sought after cul-de-sac location and is offered for sale with no upward chain. Occupying a larger than average plot with potential to extend, subject to necessary planning and viewing is recommended.

The well-maintained accommodation is supplemented by gas fired central heating, double glazing and in brief comprises:- reception hallway, lounge with feature fireplace and patio doors provide access to the rear garden, spacious dining kitchen, two double bedrooms and shower room (previously bathroom). To the first floor the landing provides access to a third double bedroom. Outside, there are gardens to both front and rear elevations, driveway providing off-road parking for several vehicles and there is access to the side elevation leading to the rear garden and detached garage.

Hazel Drive is well situated for Spondon and its range of shops, schools and transport links together with convenient access for Derby City Centre and road links including the A52, M1 motorway and A50 respectively. Viewing is recommended.

### Room Measurement & Details

Good Side Reception Hallway:

Lounge: (14'10" x 13'9") 4.52 x 4.19

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

Bedroom One: (13'5" x 12'1") 4.09 x 3.68

Bedroom Two: (10'8" x 7'10") 3.25 x 2.39

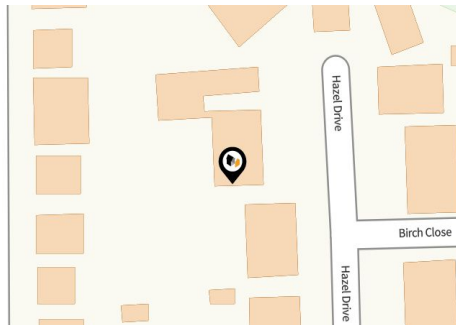
Shower Room (Previously Bathroom): (8'5" x 6'2") 2.57 x 1.88

First Floor Landing:

Bedroom Three: (13'3" x 7'5") 4.04 x 2.26

Outside:











The property occupies a good size mature plot set back within an established cul-de-sac. There are gardens to both front and rear elevations, the front is laid mainly to lawn and incorporates a driveway providing off-road parking for several vehicles. The driveway continues to the side elevation providing access to a DETACHED GARAGE. The rear garden is enclosed having a good size lawned area, paved patio and selection of shrubs and bushes.



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	871 ft <sup>2</sup> / 81 m <sup>2</sup>
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,639

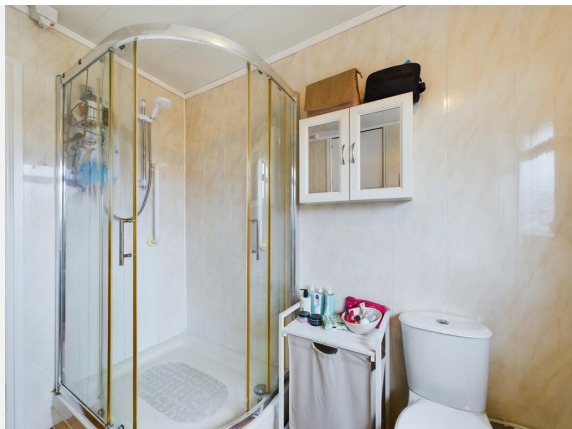
## Local Area

Local Authority:	Derby	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	12	77	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	
				





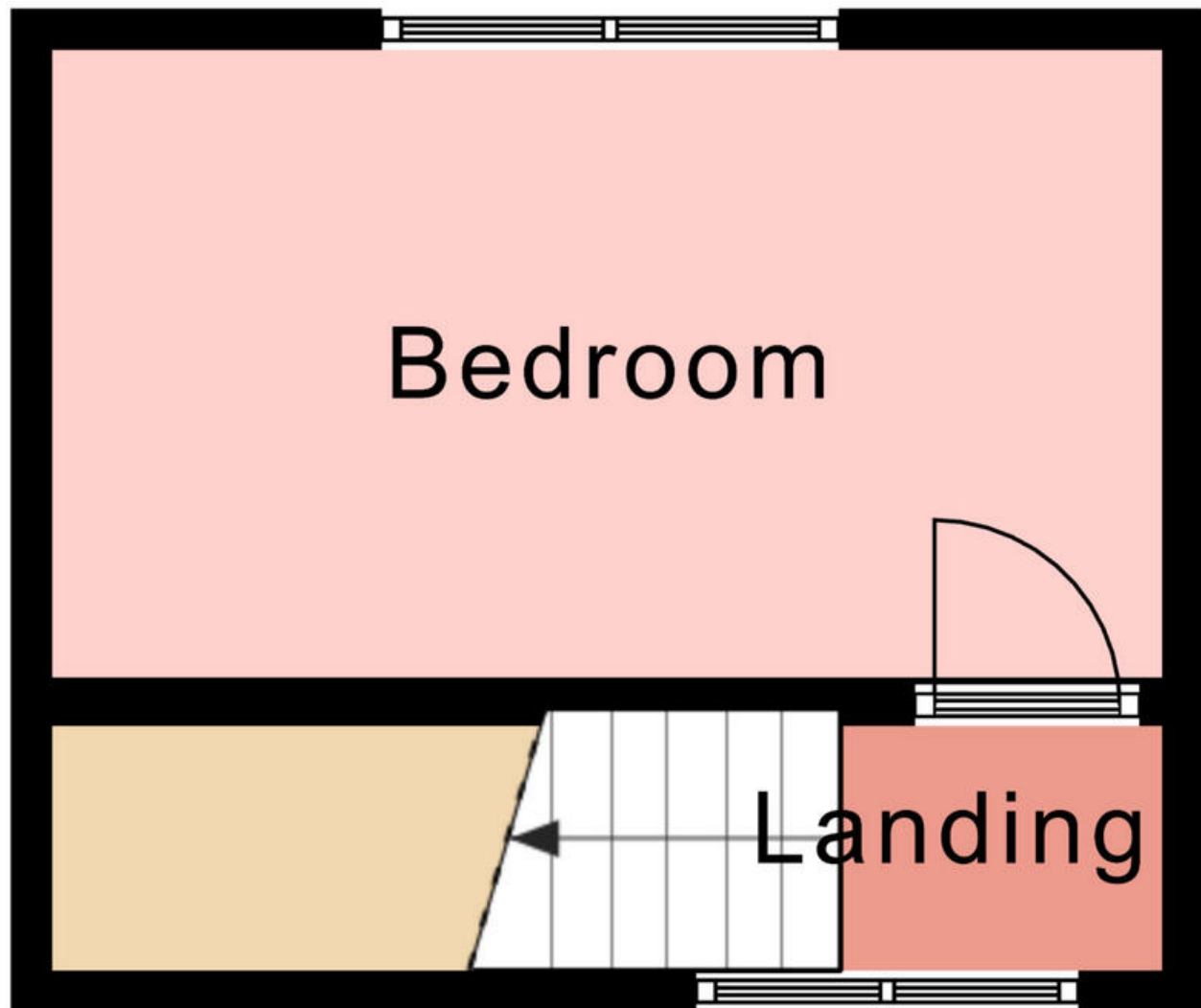




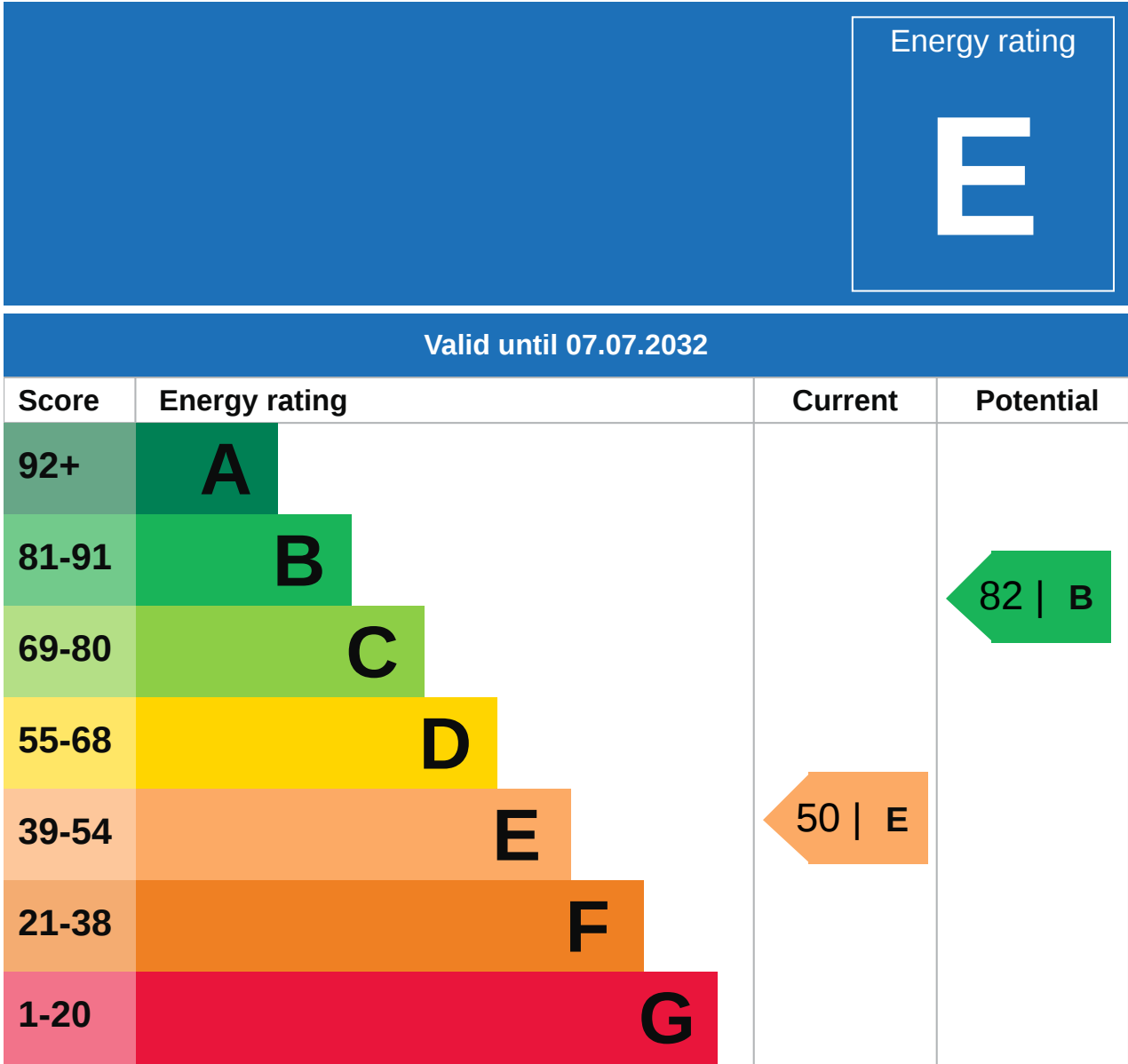
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# Property EPC - Certificate





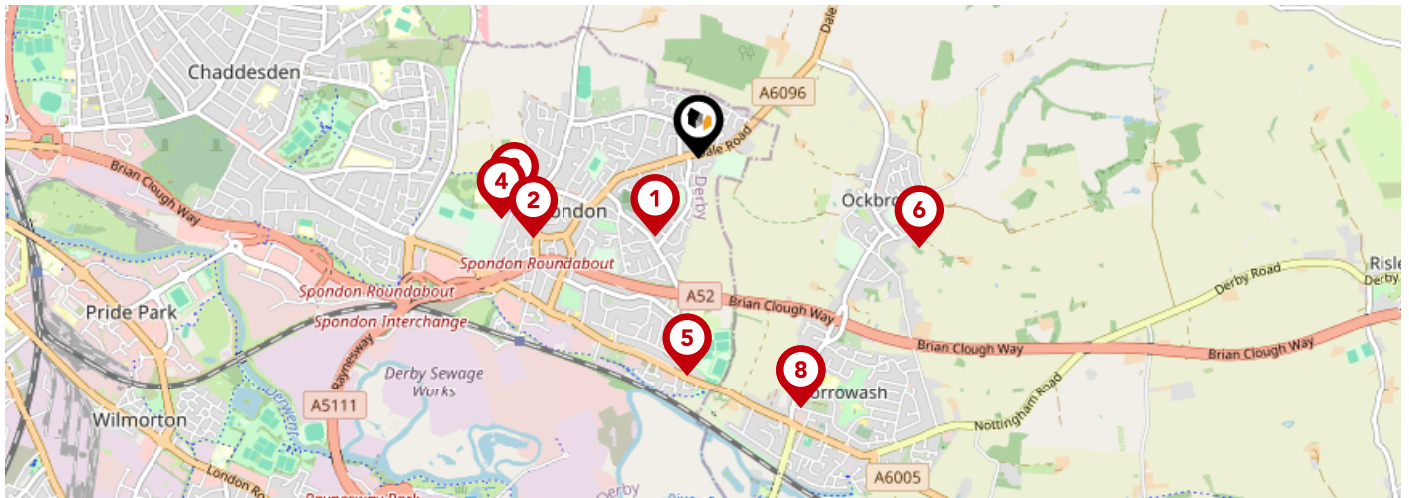
# Property

## EPC - Additional Data

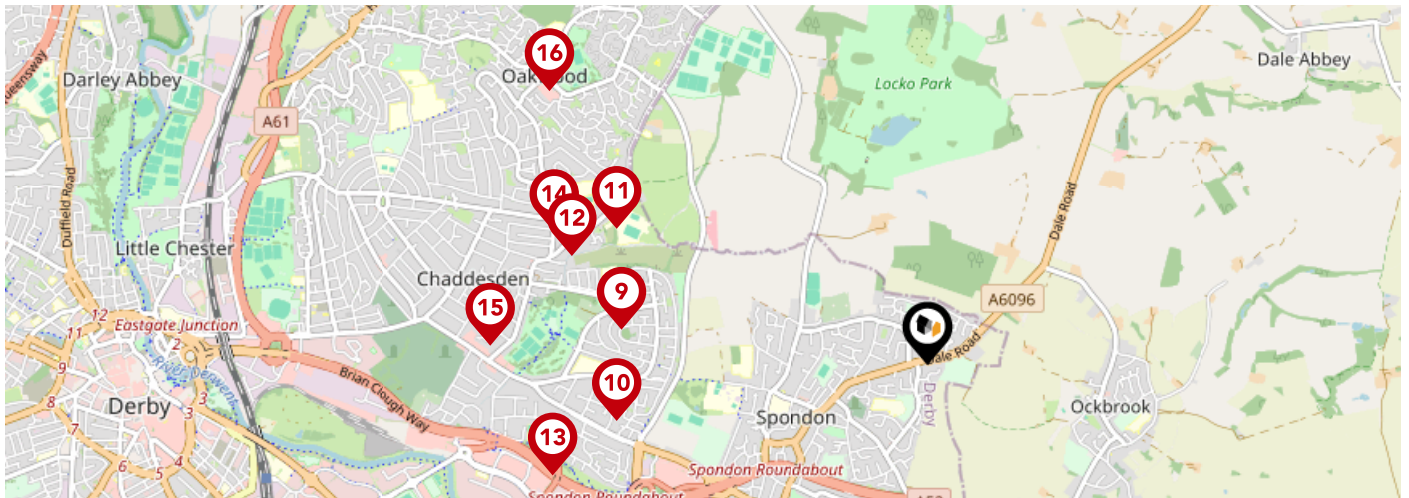


### Additional EPC Data

<b>Property Type:</b>	Semi-detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 150 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 17% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>



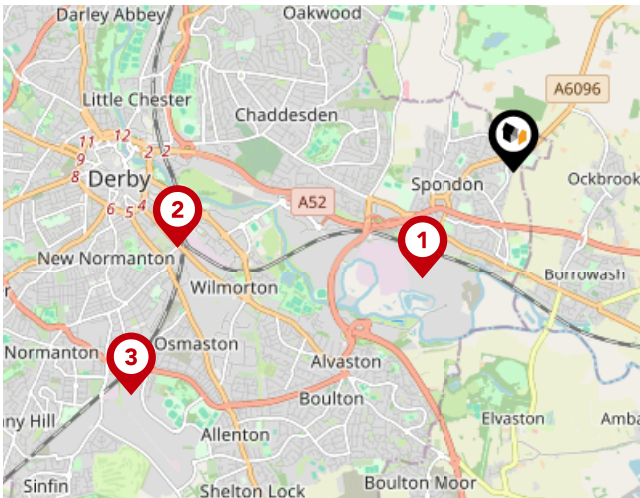
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

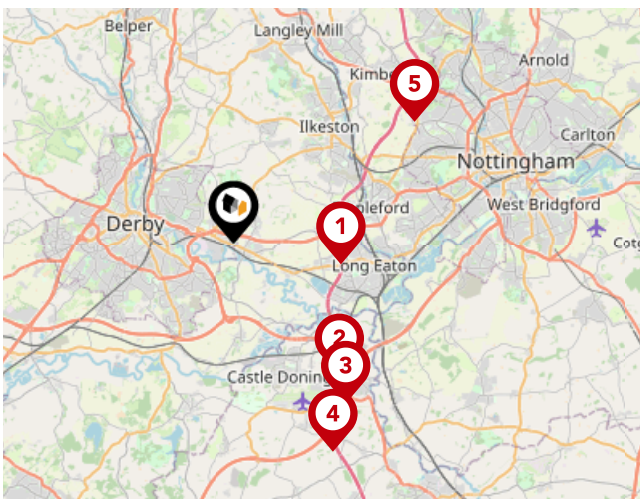


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.25 miles
2	Derby Rail Station	3.07 miles
3	Peartree Rail Station	3.95 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	3.9 miles
2	M1 J24A	6.05 miles
3	M1 J24	6.96 miles
4	M1 J23A	8.27 miles
5	M1 J26	7.82 miles

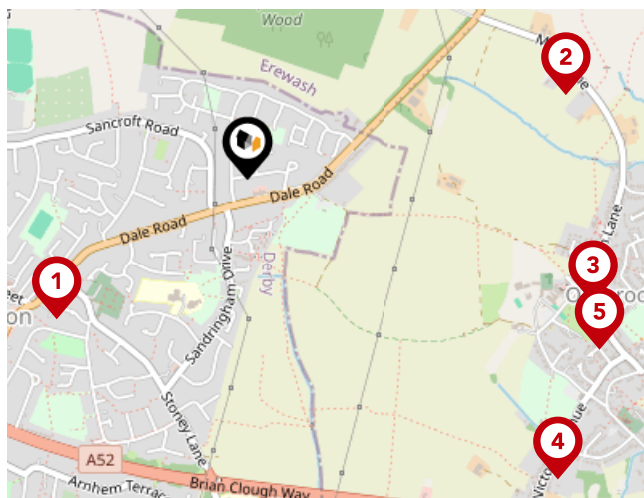


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.36 miles
2	Baginton	38.76 miles
3	Birmingham Airport	35.67 miles
4	Finningley	41.49 miles

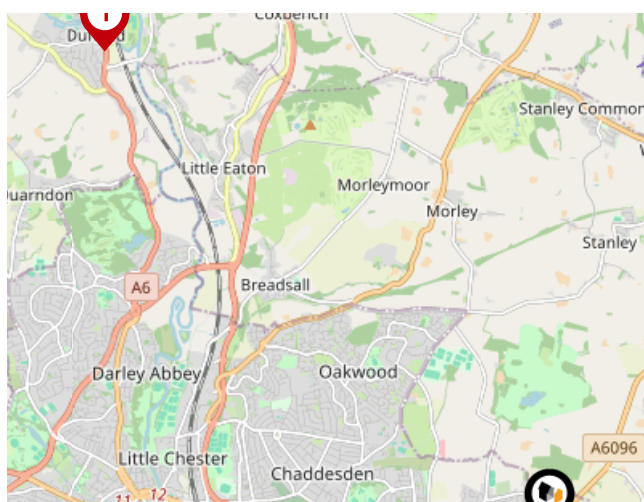
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.53 miles
2	Moor Lane	0.74 miles
3	Cross Keys	0.82 miles
4	Collier Lane	0.96 miles
5	Pares Way	0.87 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.85 miles
2	Tram Park & Ride	5.42 miles
3	Toton Lane Tram Stop	5.42 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

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