

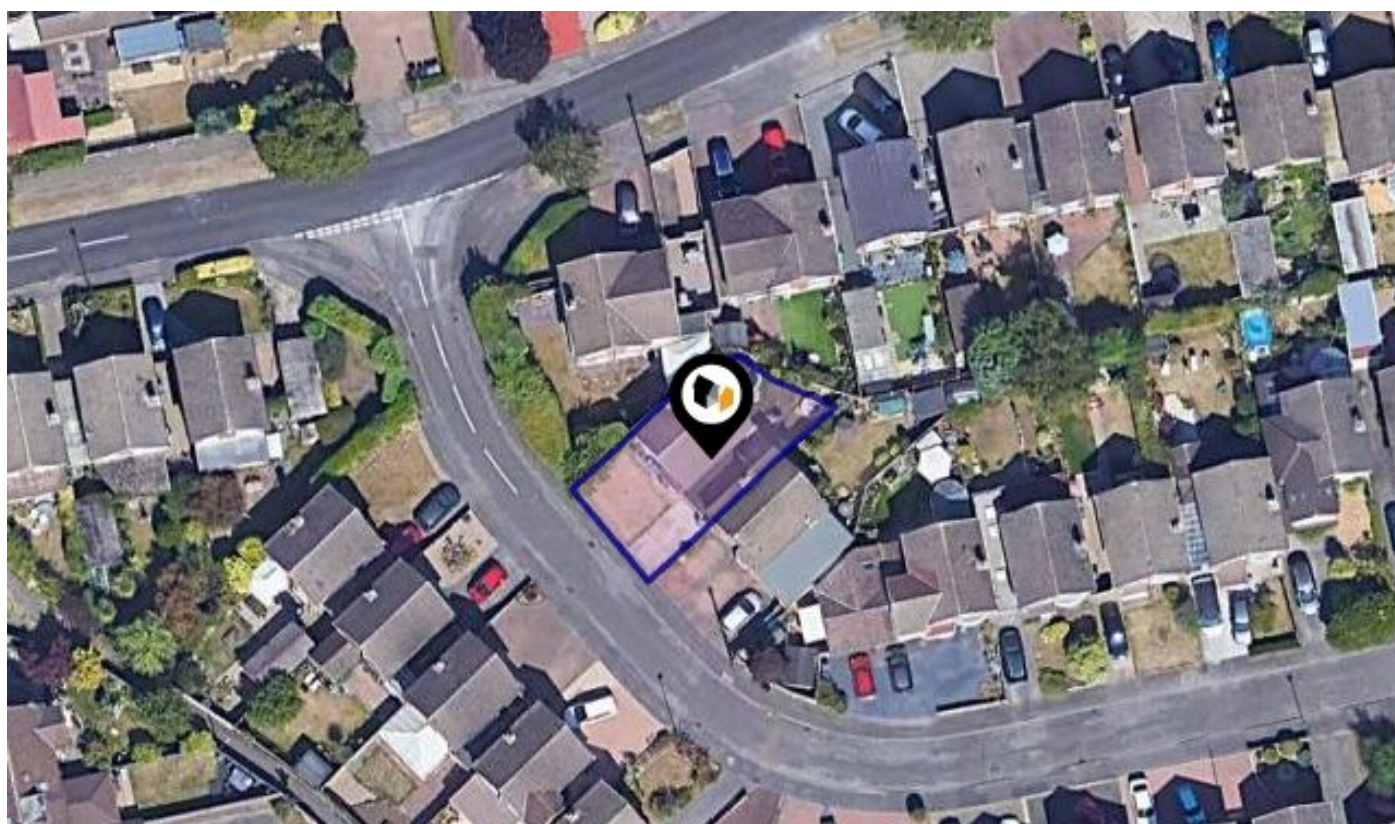


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



HILLSIDE CRESCENT, SPONDON, DERBY, DE21

Hannells

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- > Three-Bedroom, Detached Home Within Cul-De-Sac Location
- > Driveway & Garage
- > Three Bedrooms, Enclosed Rear Garden
- > EPC Rating E, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A three-bedroom, detached family home available with no upward chain. The property is situated in an established cul-de-sac of similar style properties and benefits from two reception rooms, off road parking, garage and an enclosed rear garden!

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, through lounge/dining room and kitchen. To the first floor the landing provides access to three bedrooms (two having fitted wardrobes) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off road parking in-turn leading to a garage.

Hillside Crescent is an established cul-de-sac close to Spondon village and its range of shops, schools and transport links and its range of amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway and convenient access for Derby City Centre.

Room Measurement & Details

Reception Hallway: (11'6" x 6'3") 3.51 x 1.90

Kitchen: (11'3" x 7'9") 3.43 x 2.36

Through Lounge/Dining Area: (21'10" x 10'4") 6.65 x 3.15

First Floor Landing: (7'8" x 3'6") 2.34 x 1.07

Bedroom One: (11'0" x 10'6") 3.35 x 3.20

Bedroom Two: (10'6" x 10'6") 3.20 x 3.20

Bedroom Three: (7'11" x 6'3") 2.41 x 1.90

Bathroom: (5'4" x 6'3") 1.63 x 1.90

Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off-road parking and access to a GARAGE 17'1" x 7'1" with up and over door, light, power and courtesy door to the rear garden. There is gated access to the side elevation leading to an enclosed rear garden which is laid mainly to lawn.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY70842		

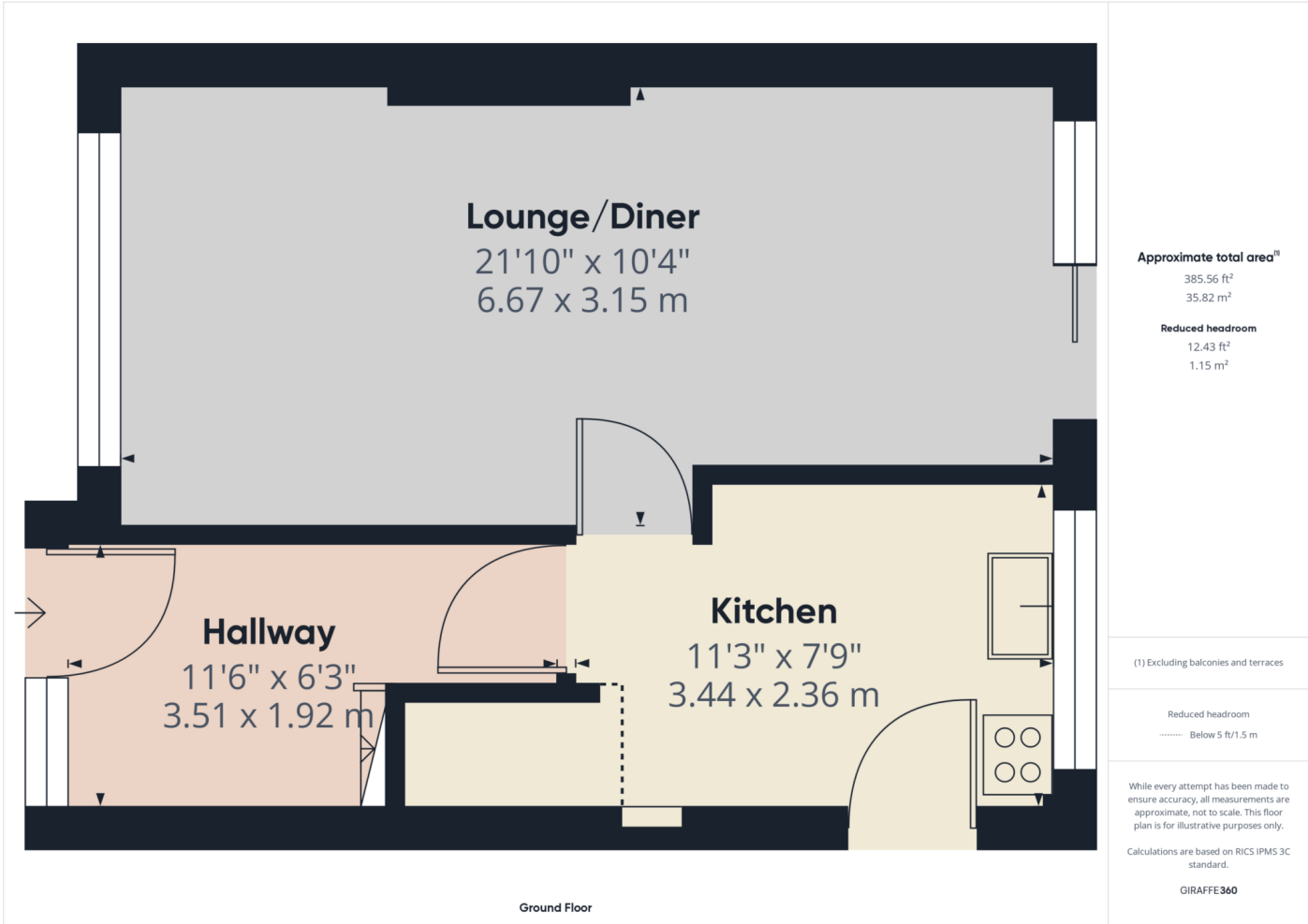
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	10	80	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				✓

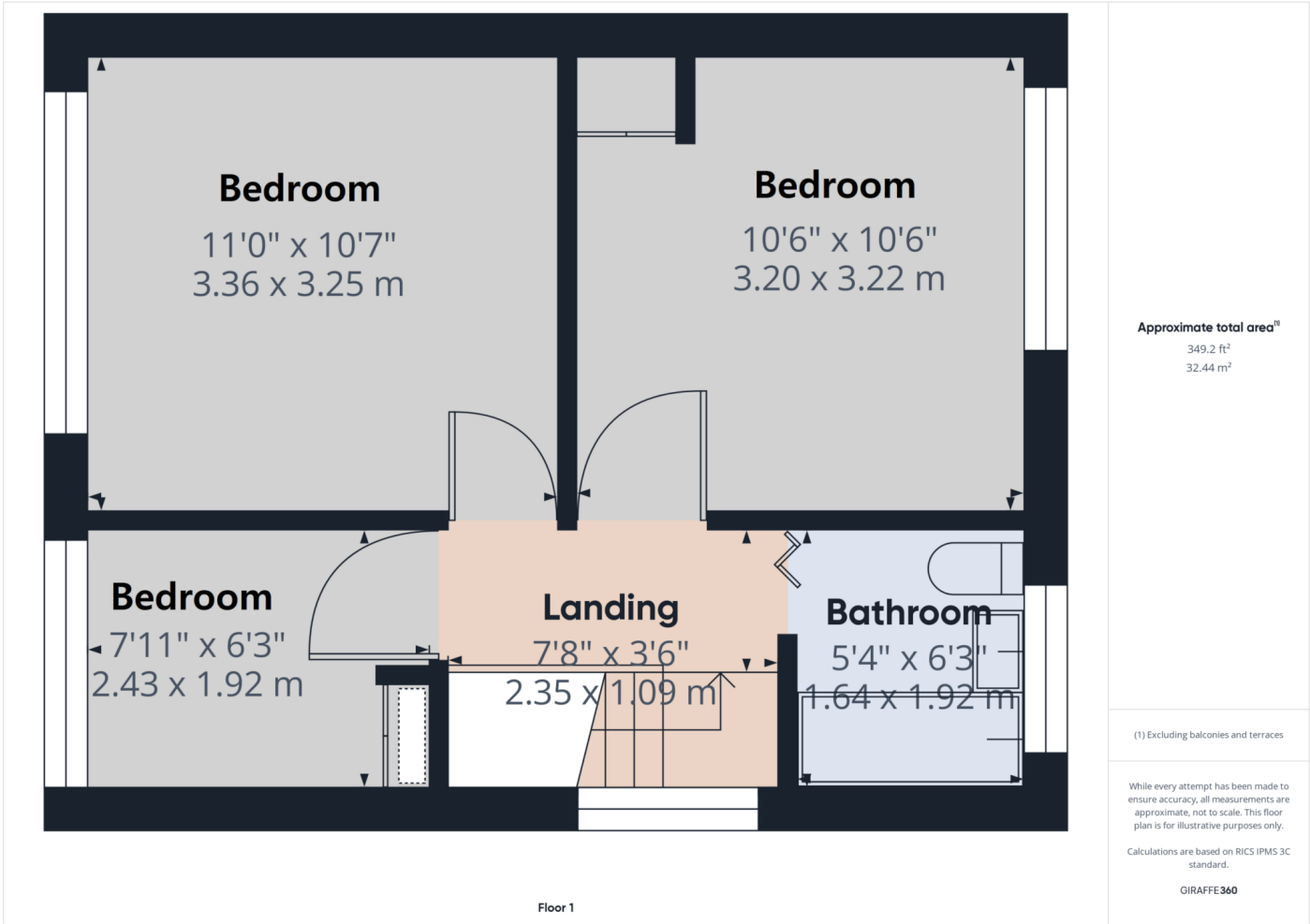




HILLSIDE CRESCENT, SPONDON, DERBY, DE21



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Property EPC - Certificate



Hillside Crescent, Spondon, DE21

Energy rating

E

Valid until 10.04.2029

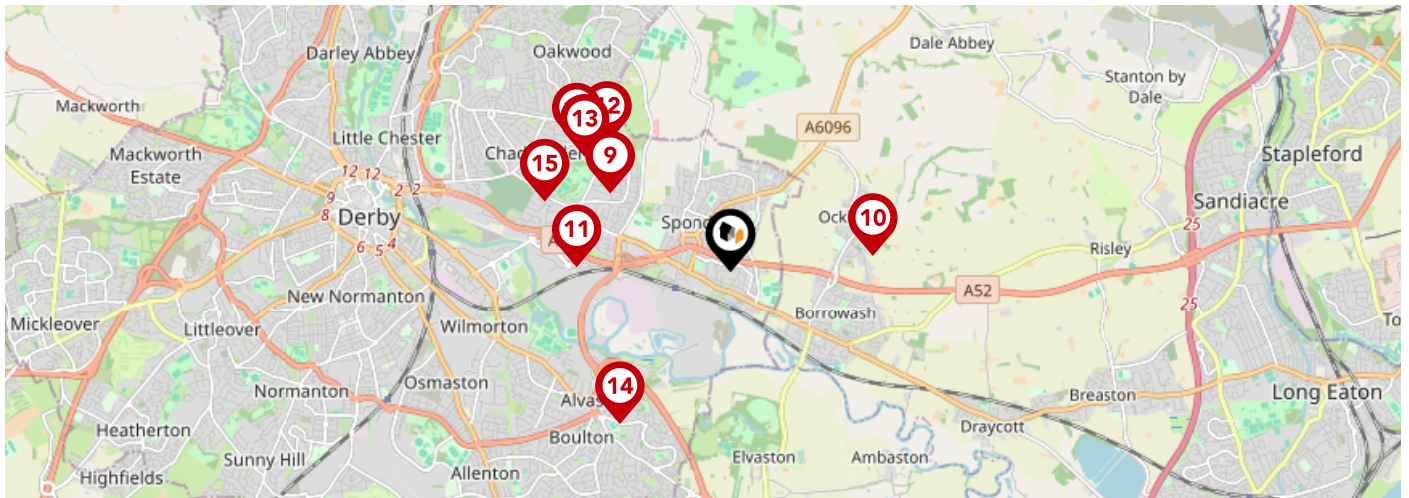
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	71 m ²

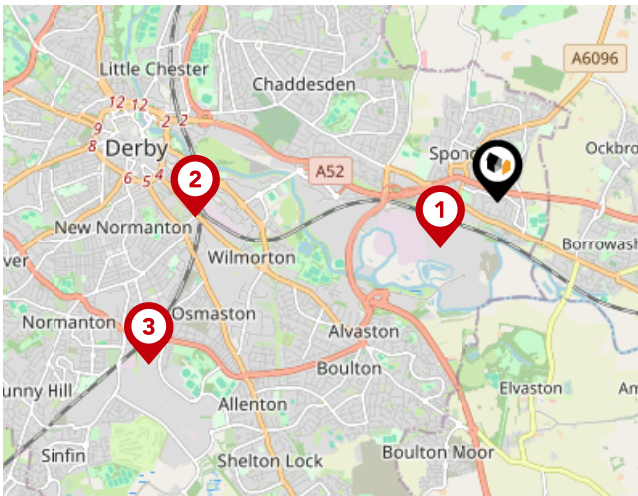


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.5	<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:0.62	<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:0.64	<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:0.95	<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:0.95	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



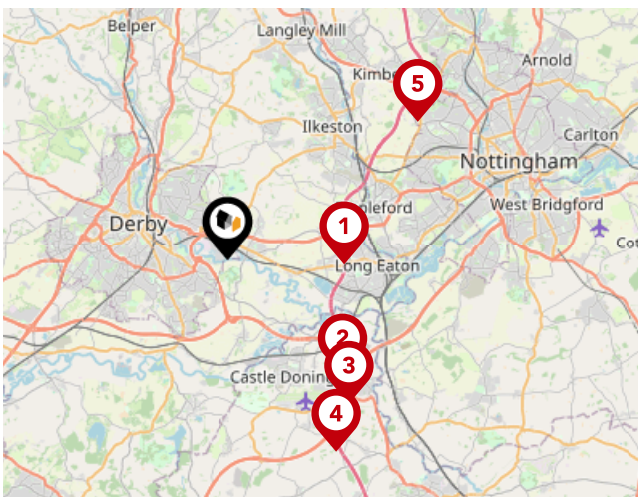
		Nursery	Primary	Secondary	College	Private
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.29	<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:1.38	<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:1.58	<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:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.69	<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:1.77	<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:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



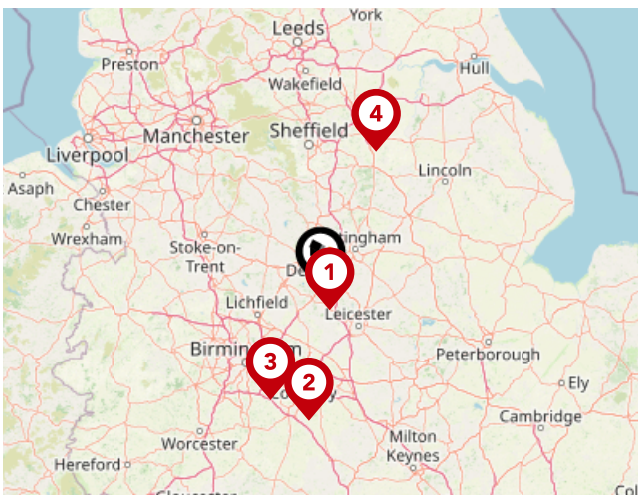
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.66 miles
	Derby Rail Station	2.7 miles
	Peartree Rail Station	3.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.14 miles
	M1 J24A	5.84 miles
	M1 J24	6.71 miles
	M1 J23A	7.93 miles
	M1 J26	8.38 miles

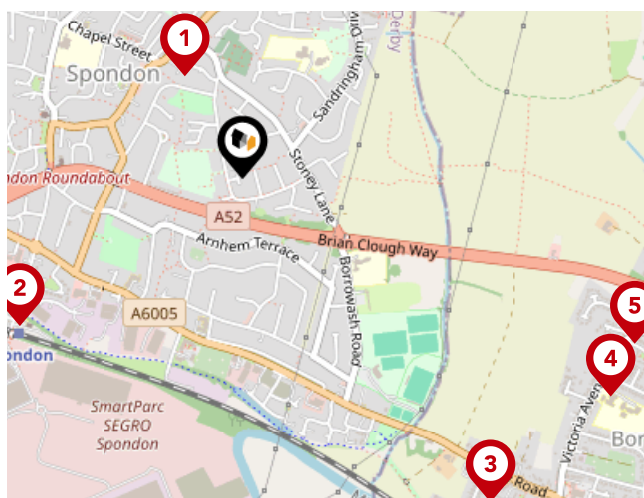


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	6.97 miles
	Baginton	38.2 miles
	Birmingham Airport	35.06 miles
	Finningley	42.11 miles

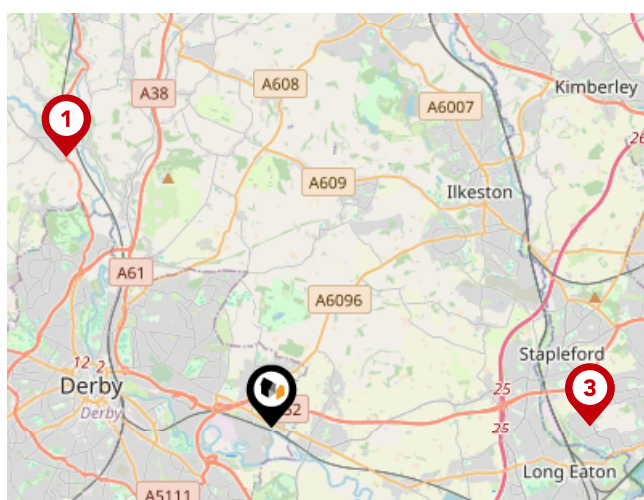
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.27 miles
2	The Moon	0.6 miles
3	Medical Centre	0.91 miles
4	Deans Drive	0.96 miles
5	Field Close	0.95 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.07 miles
2	Tram Park & Ride	5.69 miles
3	Toton Lane Tram Stop	5.69 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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