

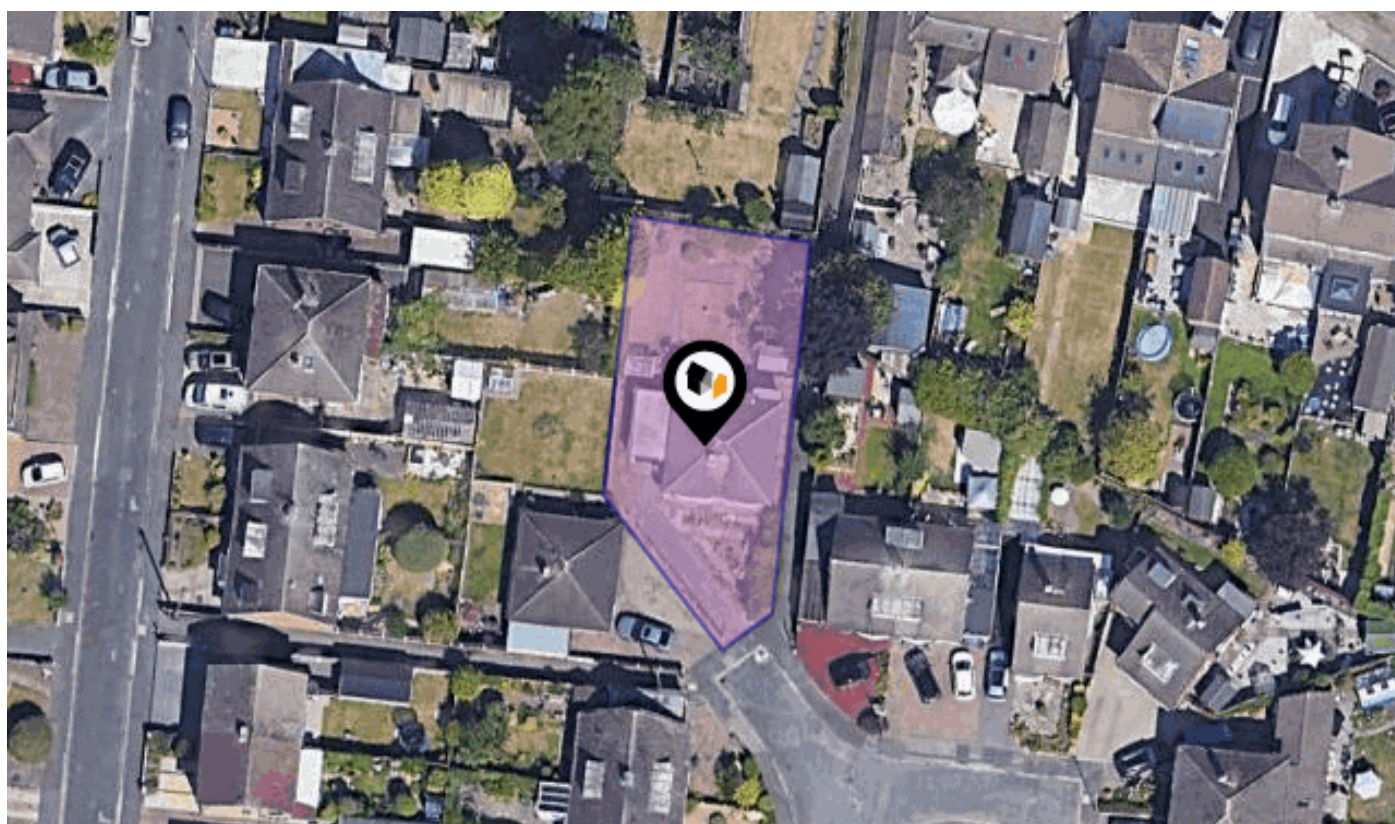


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th November 2024



SUNNINGDALE AVENUE, SPALDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Bay-Fronted Detached Bungalow
- > Much Sought-After Cul-De-Sac Location Close To Spondon Village
- > Excellent Potential To Extend/Improve Subject To Necessary Consent
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A double bay-fronted, detached bungalow occupying a much sought-after no through road location close to Spondon village. The property is set back from the road, available for sale with no upward chain and occupies a larger than average plot with excellent potential to extend/improve subject to necessary planning consent. A viewing is recommended to appreciate the potential! The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises- reception hallway, bay fronted lounge, dining kitchen with pantry and boiler cupboard, two double bedrooms and shower room. Outside, there is a driveway providing off-road parking, a good size garage and mature rear garden. Sunningdale Avenue is a much sought after location close to Spondon village and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and M1 motorway.

Room Measurement & Details

Reception Hallway:

Bay Fronted Lounge: (14'1" x 11'0") 4.29 x 3.35

Dining Kitchen: (11'0" x 10'1") 3.35 x 3.07

Double Bedroom One: (12'1" x 11'0") 3.68 x 3.35

Bay Fronted Double Bedroom Two: (11'0" x 10'1") 3.35 x 3.07

Shower Room: (8'0" x 4'1") 2.44 x 1.24

Outside:

The property is set back at the head of a cul-de-sac and occupies a larger than average established plot. A driveway to the front elevation provides off-road parking and access to a GARAGE 17' x 10' with up and over door, light, power and courtesy door to the rear garden. There is a good size mature rear garden which is laid mainly to lawn with paved pathways, garden shed and greenhouse. There is also an attached outhouse to the rear of the property.



Property




Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY43936		

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)

16	74	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



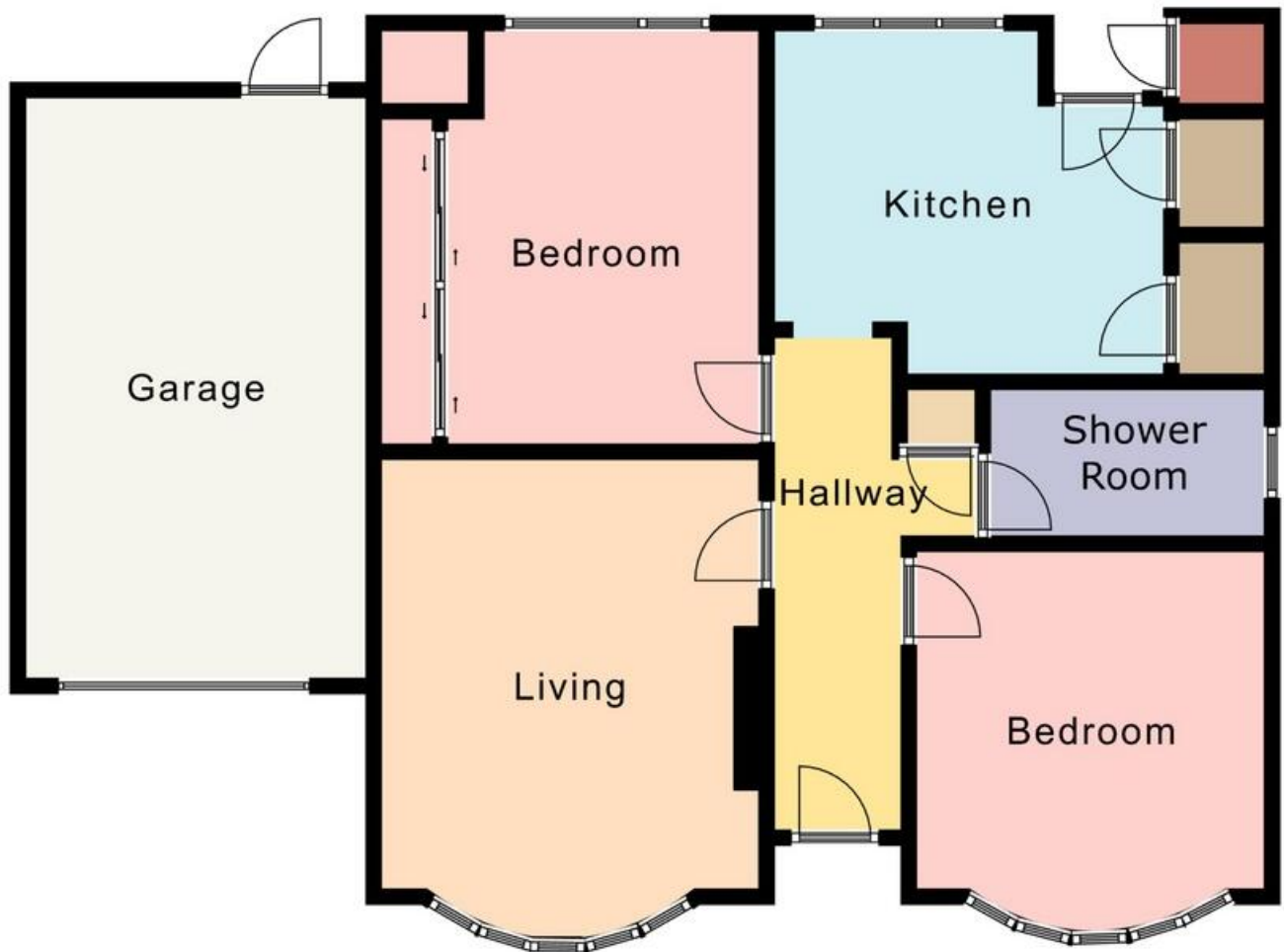
Satellite/Fibre TV Availability:



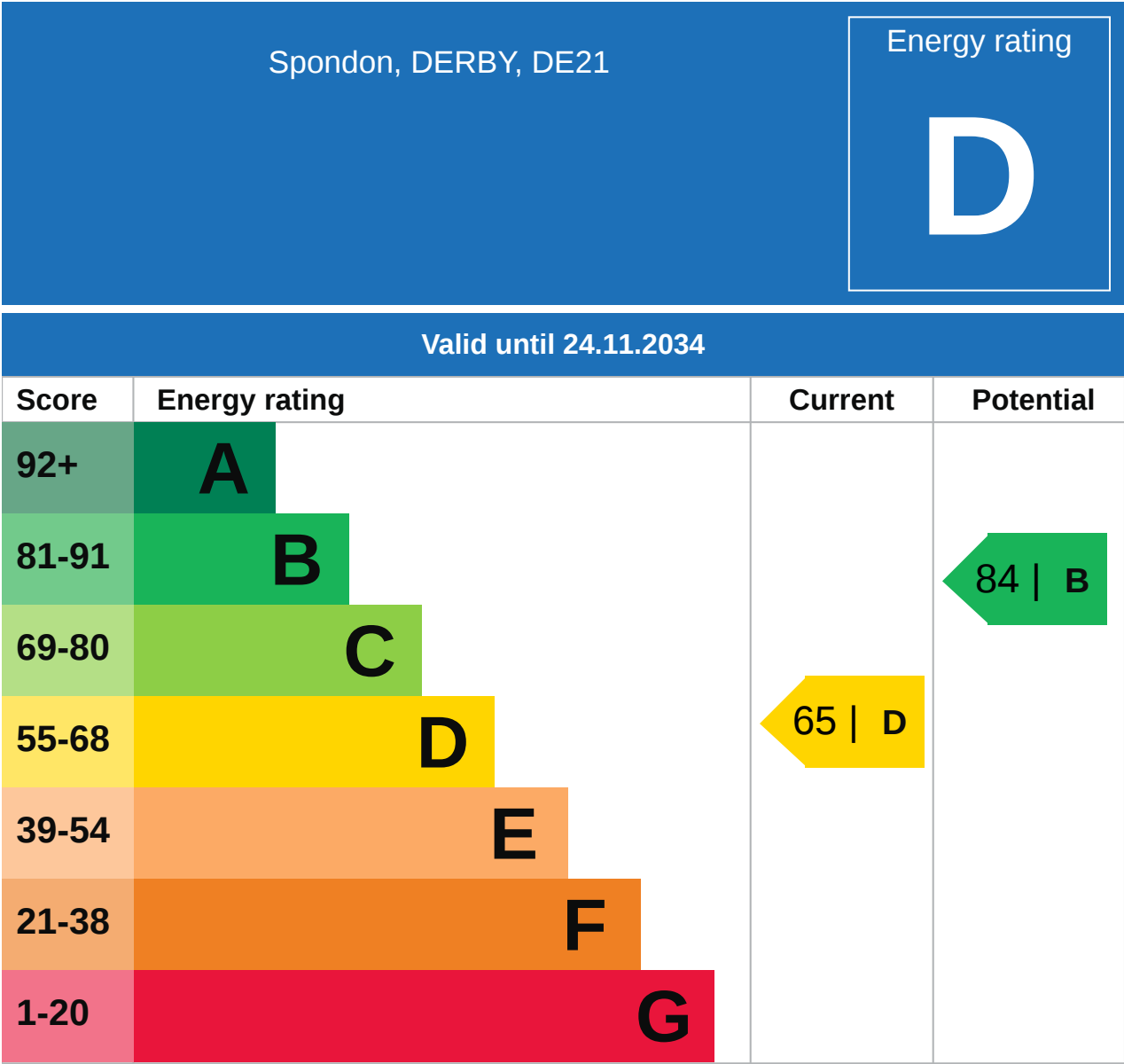




SUNNINGDALE AVENUE, SPONDON, DERBY, DE21

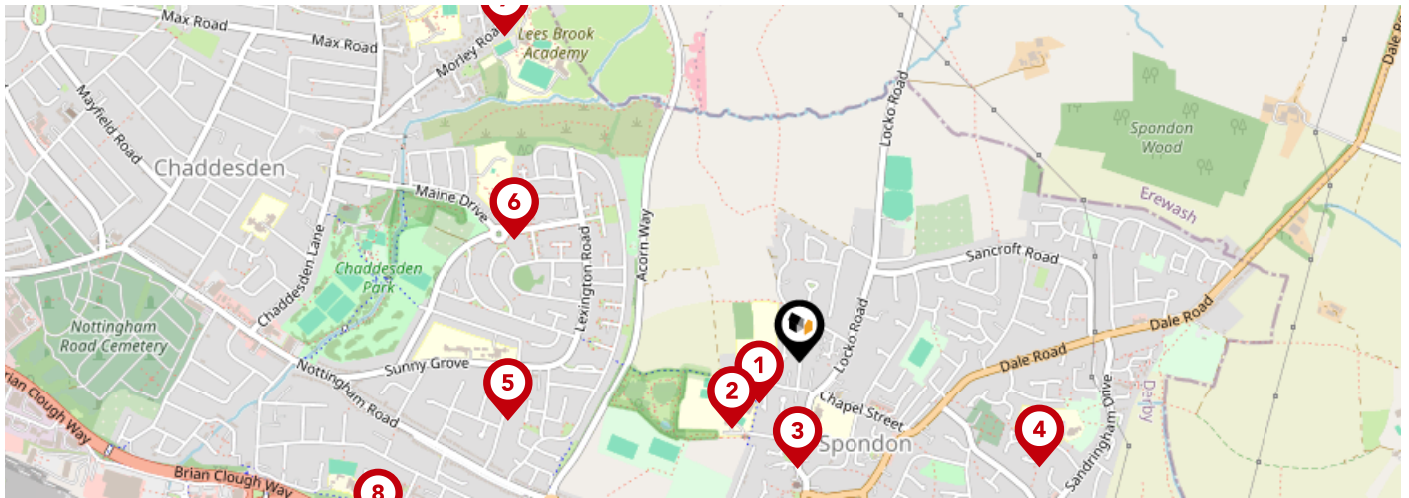


Property EPC - Certificate

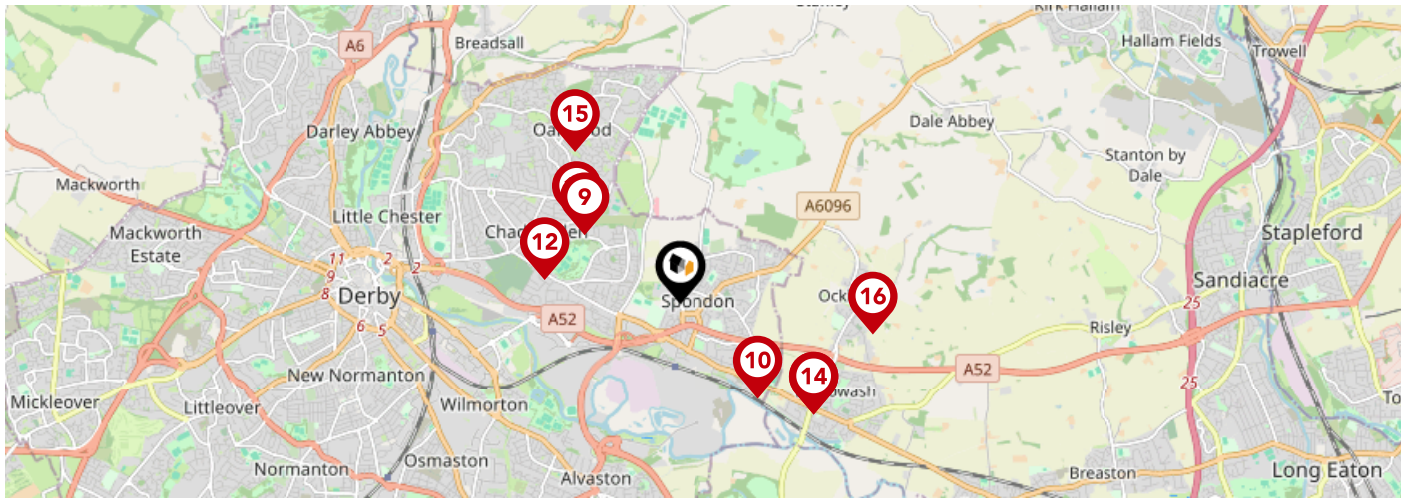










Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 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 40% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	62 m ²

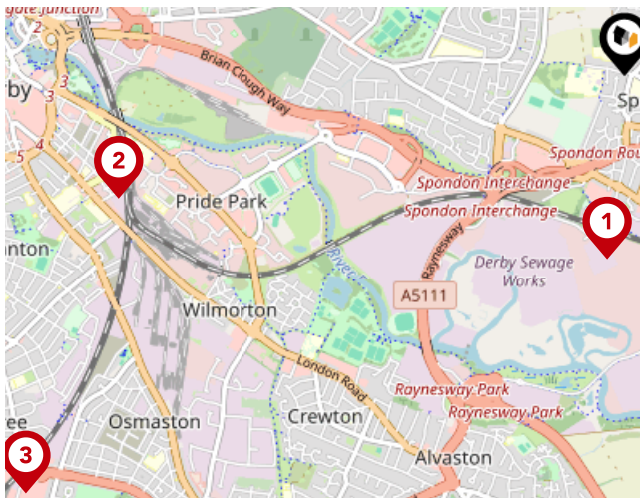


		Nursery	Primary	Secondary	College	Private
1	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



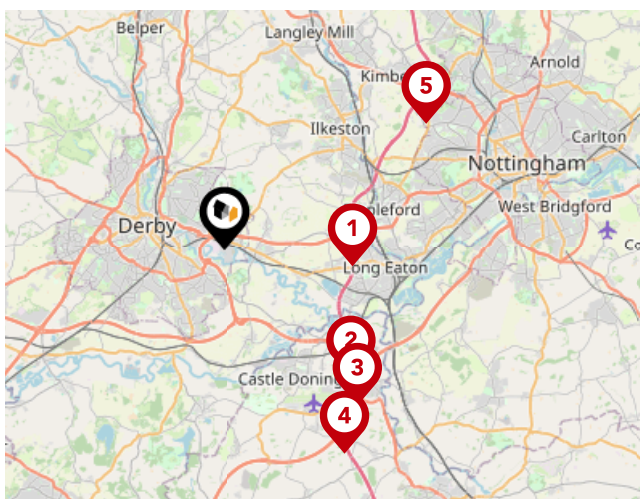
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.09	<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:1.18	<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:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.55	<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:1.65	<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:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



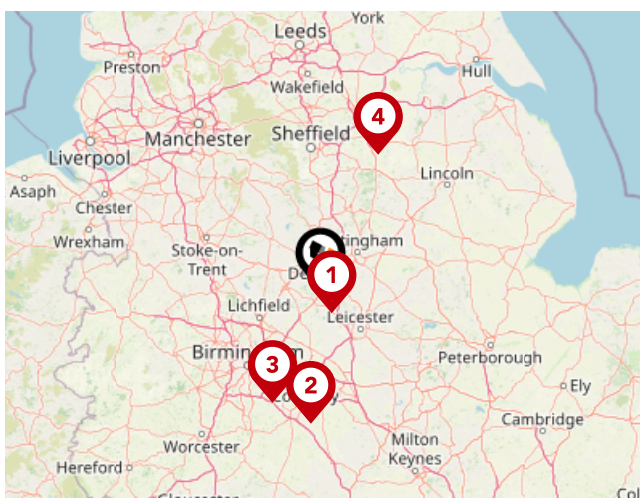
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.83 miles
	Derby Rail Station	2.33 miles
	Peartree Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.61 miles
	M1 J24A	6.45 miles
	M1 J24	7.31 miles
	M1 J23A	8.51 miles
	M1 J26	8.51 miles

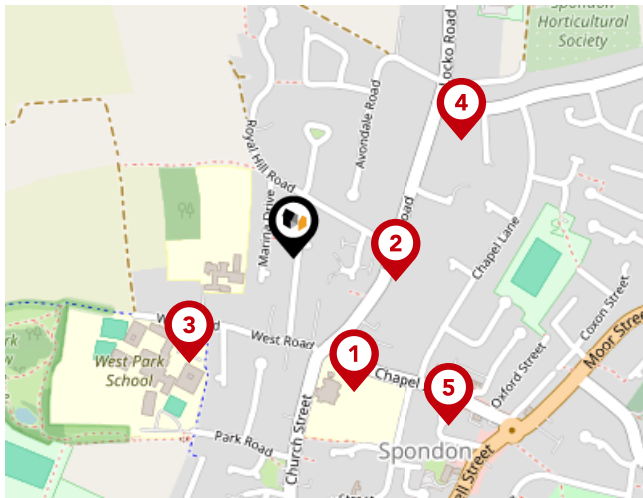


Airports/Helipads






Pin	Name	Distance
	East Mids Airport	7.54 miles
	Baginton	38.58 miles
	Birmingham Airport	35.27 miles
	Finningley	41.89 miles

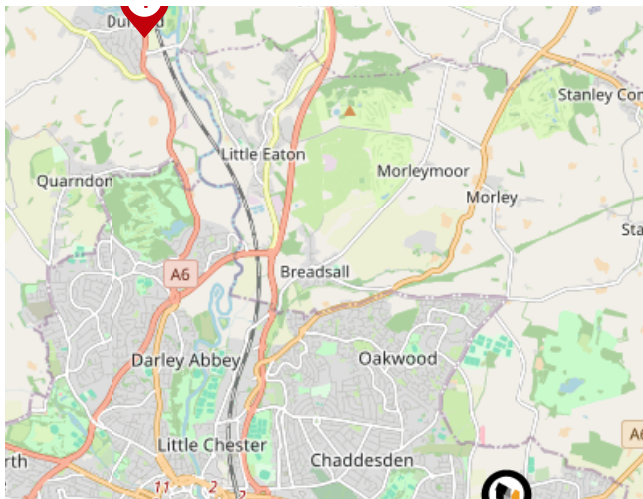
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Chapel Street School	0.16 miles
	Royal Hill Road	0.12 miles
	West Park School	0.16 miles
	Coniston Avenue	0.23 miles
	Chapel Street Shops	0.25 miles



Local Connections

Pin	Name	Distance
	Duffield (Ecclesbourne Valley Railway)	5.48 miles
	Tram Park & Ride	6.14 miles
	Toton Lane Tram Stop	6.14 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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