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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th January 2025



HUNTLEY AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Extended & Well-Presented Semi-Detached Home
- > Separate Annex With Kitchen, Shower Room & Lounge/Bedroom
- > Spacious Open-Plan Lounge Dining Kitchen With Island & Integrated Appliances
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

A well-presented and extended three-bedroom, semi-detached home occupying a popular and established location, offering ideal accommodation for a growing family. The property has the benefit of a separate building within the rear garden which may create an ideal teenage/granny annex having a kitchen area, bedroom/lounge and shower room! Benefiting from gas central heating, uPVC double glazing, off-road parking and an enclosed rear garden, viewing is recommended. In brief, the accommodation comprises:- entrance hall, spacious and open plan lounge dining room together with a modern fitted kitchen with integrated appliances and island. To the first floor are three bedrooms with a bedroom one having an overstairs storage cupboard, first floor landing and a family bathroom with a four piece suite. Outside to the front elevation is a block paved driveway providing off-road parking and a uPVC door giving access to a storage room/garage suitable for motorbike/cycle storage and with plumbing for an automatic washing machine. To the rear of the property is a block paved patio area and lawn together with fenced and hedge boundaries. There is also access to the separate annex/teenage building. Huntley Avenue is well situated for Spondon village and its range of amenities including shops, schools and transport links together with excellent road links with the A52, M1 motorway and access to Derby City Centre.

Entrance Hall: (4'0" x 3'5") 1.22 x 1.04

Open Plan Lounge / Diner/ Kitchen: (35'6" x 13'11") 10.82 x 4.24

First Floor Landing: (2'8" x 6'3") 0.81 x 1.90

Bedroom One: (12'9" x 11'0") 3.89 x 3.35

Bedroom Two: (15'3" x 5'10") 4.65 x 1.78

Bedroom Three: (11'10" x 7'6") 3.61 x 2.29

Bathroom: (8'10" x 6'3") 2.69 x 1.90

Potential Teenage Suite/Granny Annex:

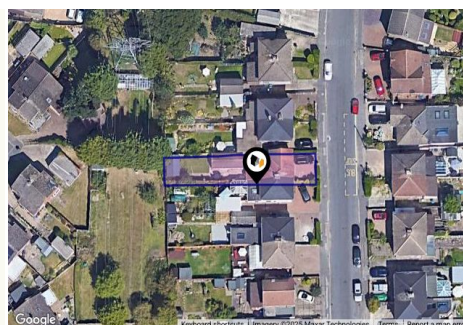
Annex Kitchen / Living: (16'7" x 9'9") 5.05 x 2.97

Annex Shower Room: (6'2" x 5'3") 1.88 x 1.60

Outside:

Off-road parking is provided to the front elevation. The rear garden is enclosed and mainly laid to lawn.

Storage Room/Garage For Motorbike, Cycles, Etc: (16'1" x 6'1") 4.90 x 1.85



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,356 ft ² / 126 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY21732

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)

13	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



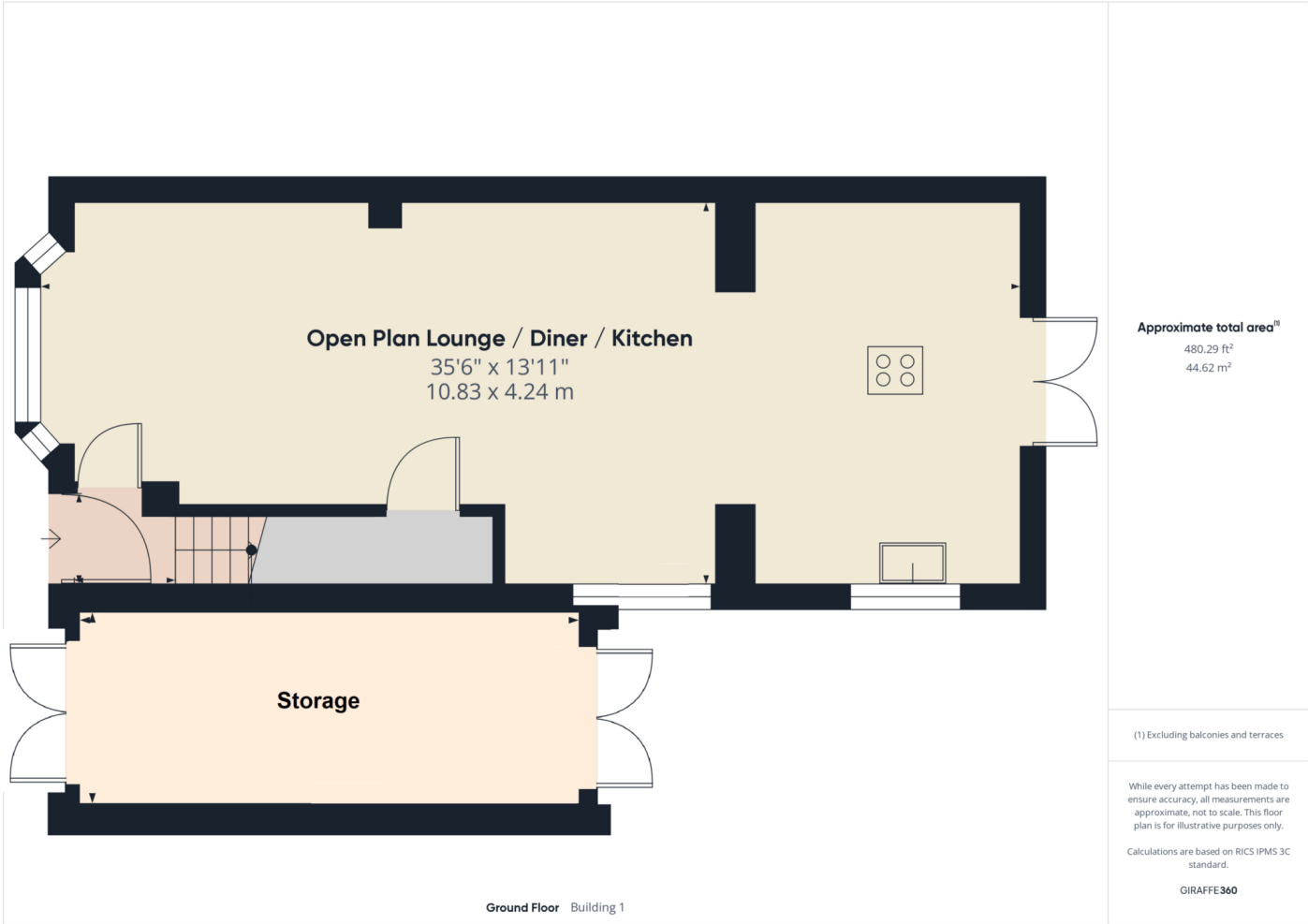
Planning records for: *Huntley Avenue, Spondon, Derby, DE21*

Reference - 08/06/01357	
Decision:	Permitted
Date:	21st August 2006
Description:	Demolition Of Store Room, Erection Of Games Room And Enlargement Of WC.

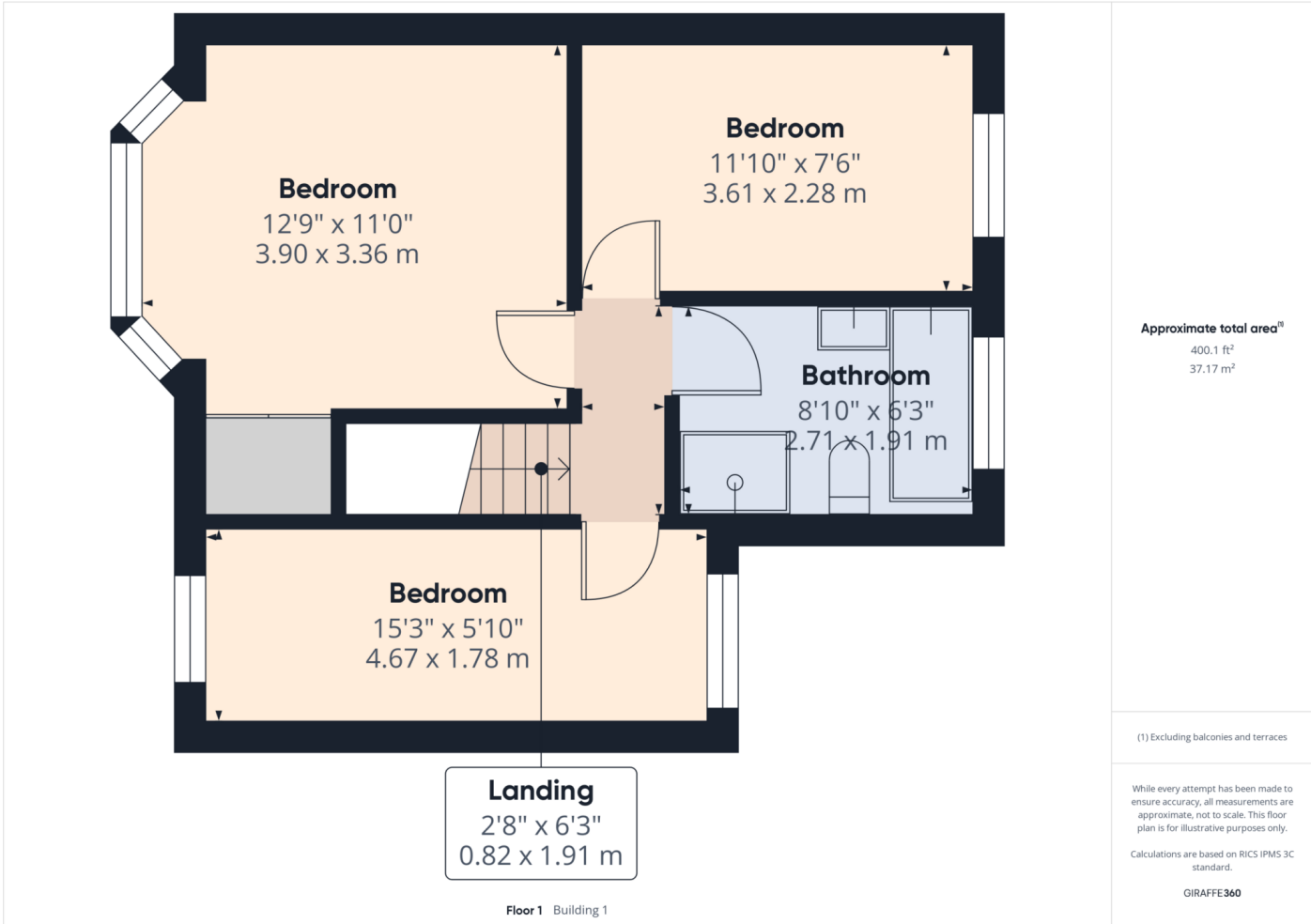




HUNTLEY AVENUE, SPONDON, DERBY, DE21



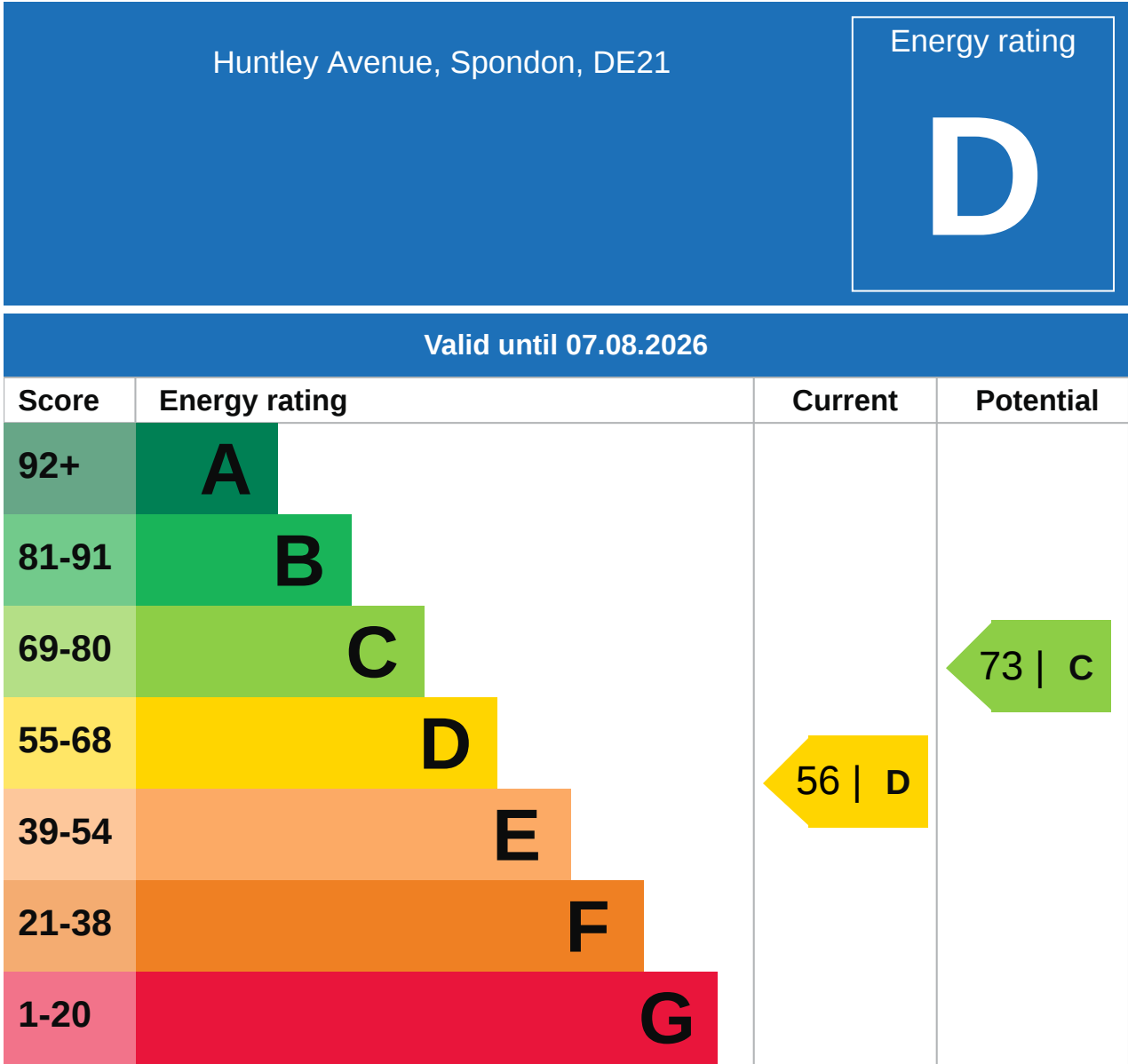
HUNTLEY AVENUE, SPONDON, DERBY, DE21



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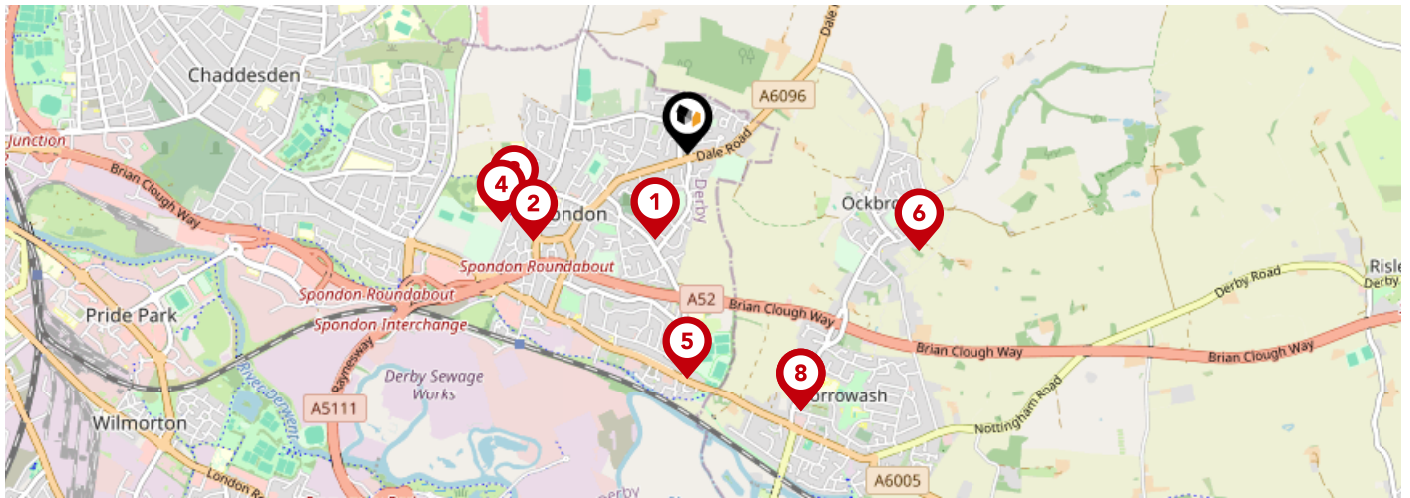


Property EPC - Certificate

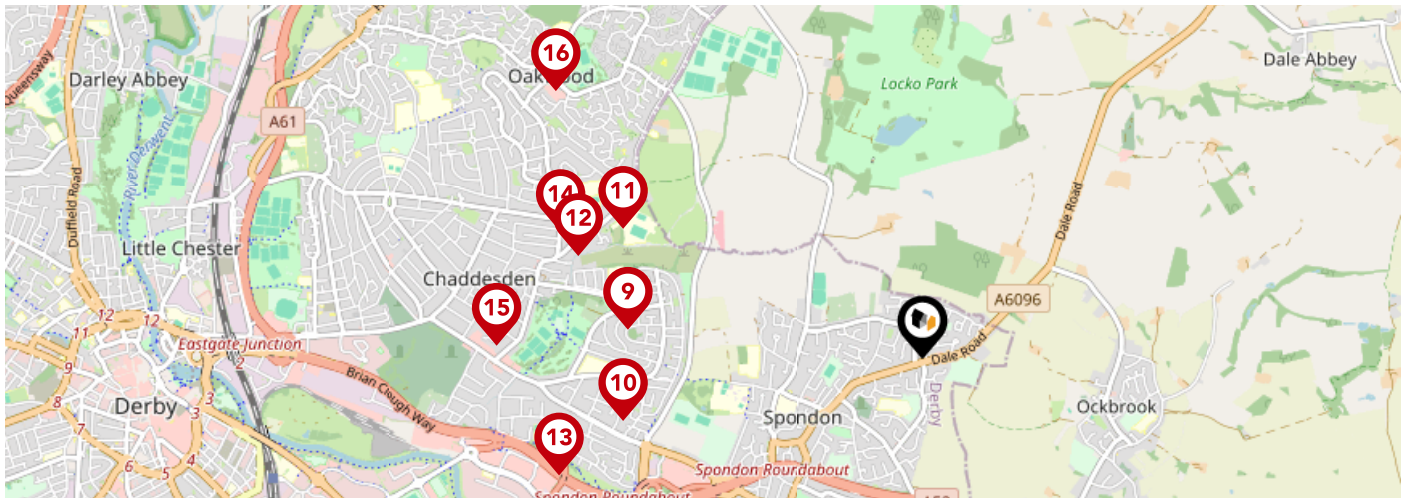


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	126 m ²

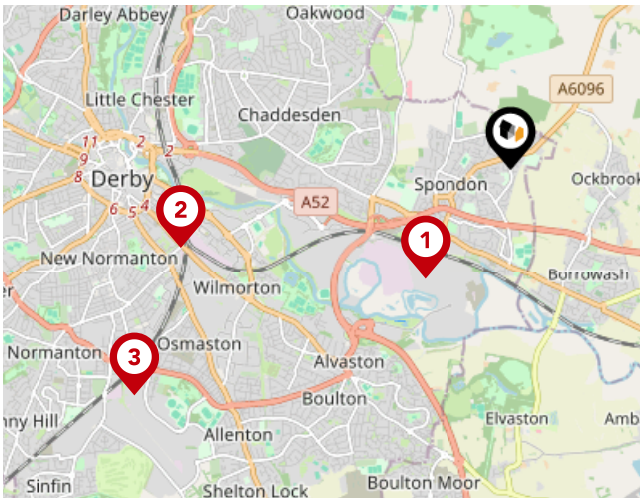


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.26	<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:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



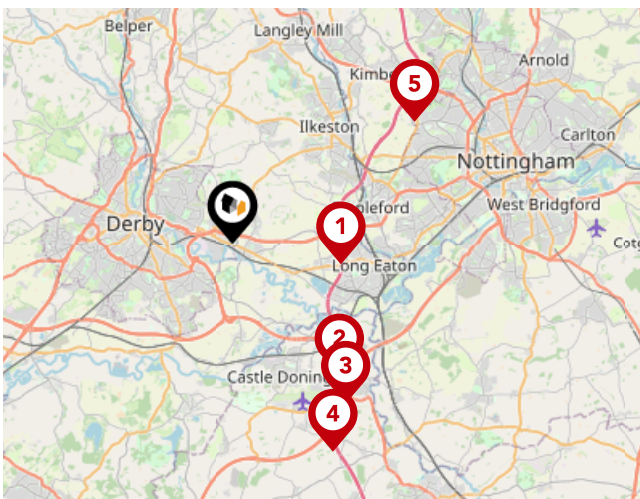
		Nursery	Primary	Secondary	College	Private
9	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:2.03	<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	1.24 miles
2	Derby Rail Station	3.03 miles
3	Peartree Rail Station	3.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	3.96 miles
2	M1 J24A	6.1 miles
3	M1 J24	7.01 miles
4	M1 J23A	8.32 miles
5	M1 J26	7.85 miles

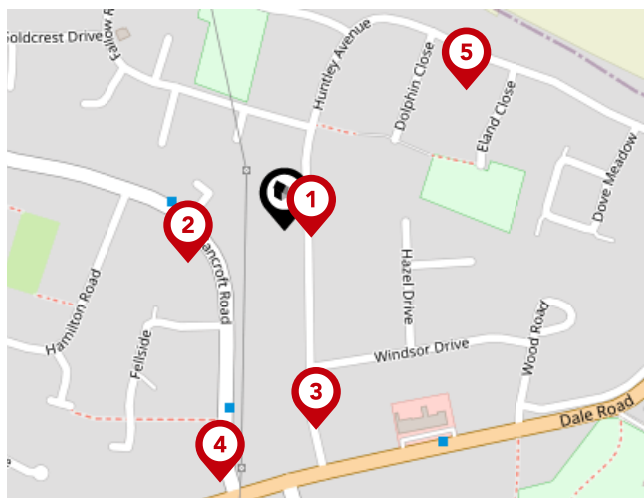


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.4 miles
2	Baginton	38.78 miles
3	Birmingham Airport	35.67 miles
4	Farnborough	41.49 miles

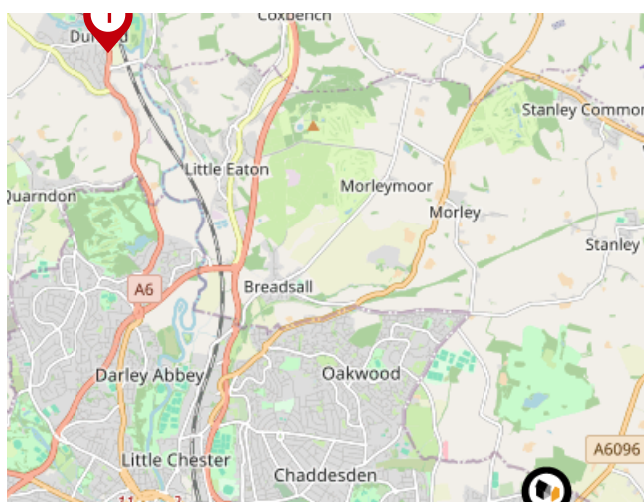
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Badger Close	0.01 miles
2	Barton Close	0.06 miles
3	Huntley Avenue	0.11 miles
4	Fellside	0.14 miles
5	Dolphin Close	0.13 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.79 miles
2	Tram Park & Ride	5.47 miles
3	Toton Lane Tram Stop	5.47 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

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