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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th February 2025



SOUTH AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Extended Three-Bedroom Detached Home
- > No Upward Chain, Close To Spondon Village
- > Ideal First Time Buy/Family Home
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

A spacious and extended detached family home situated close to Spondon village, available with no upward chain. The property would be ideal for a first time buyer or growing family and a viewing is highly recommended to appreciate its potential! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side entrance porch, modern shower room, reception hallway with under-stairs storage cupboard, kitchen, spacious lounge and conservatory. To the first floor the landing provides access to three bedrooms and a shower room. There are gardens to both front and rear elevations. A driveway provides off-road parking and gated access to the side elevation leads to a garage and a good size rear garden which enjoys a degree of privacy. South Avenue is ideally located to offer easy access to all the local amenities within Spondon, including, shops, schools, restaurants, and cafes. The property is also close to transport links with the A52 and A50 and offers easy access to both Derby and Nottingham.

Side Reception Hallway:

Modern Shower Room: (6'7" x 5'8") 2.01 x 1.73

Reception Hallway (with understairs storage cupboard):

Kitchen: (11'1" x 6'4") 3.38 x 1.93

Lounge: (15'3" x 17'2") 4.65 x 5.23

Conservatory: (15'10" x 7'10") 4.83 x 2.39

First Floor Landing:

Bedroom One: (11'4" x 10'0") 3.45 x 3.05

Bedroom Two: (10'4" x 9'8") 3.15 x 2.95

Bedroom Three: (7'4" x 6'10") 2.24 x 2.08

Shower Room: (7'3" x 5'7") 2.21 x 1.70

Outside:

There are gardens to both front and rear elevations. A press crete driveway provides off-road parking and there is gated access to the side elevation leading to a GARAGE with up and over door, light, power and **KFB** key facts for buyers. The rear garden is enclosed and enjoys a good degree of privacy and incorporates a paved patio area and summerhouse.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY9280		

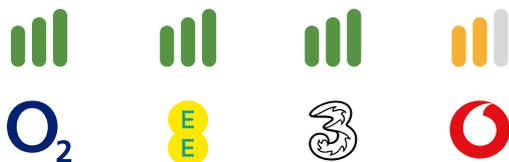
Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



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

Reference - 09/14/01253	
Decision:	Permitted
Date:	17th September 2014
Description:	Single Storey Front Extension To Dwelling House (Porch And Shower Room)

Gallery Photos



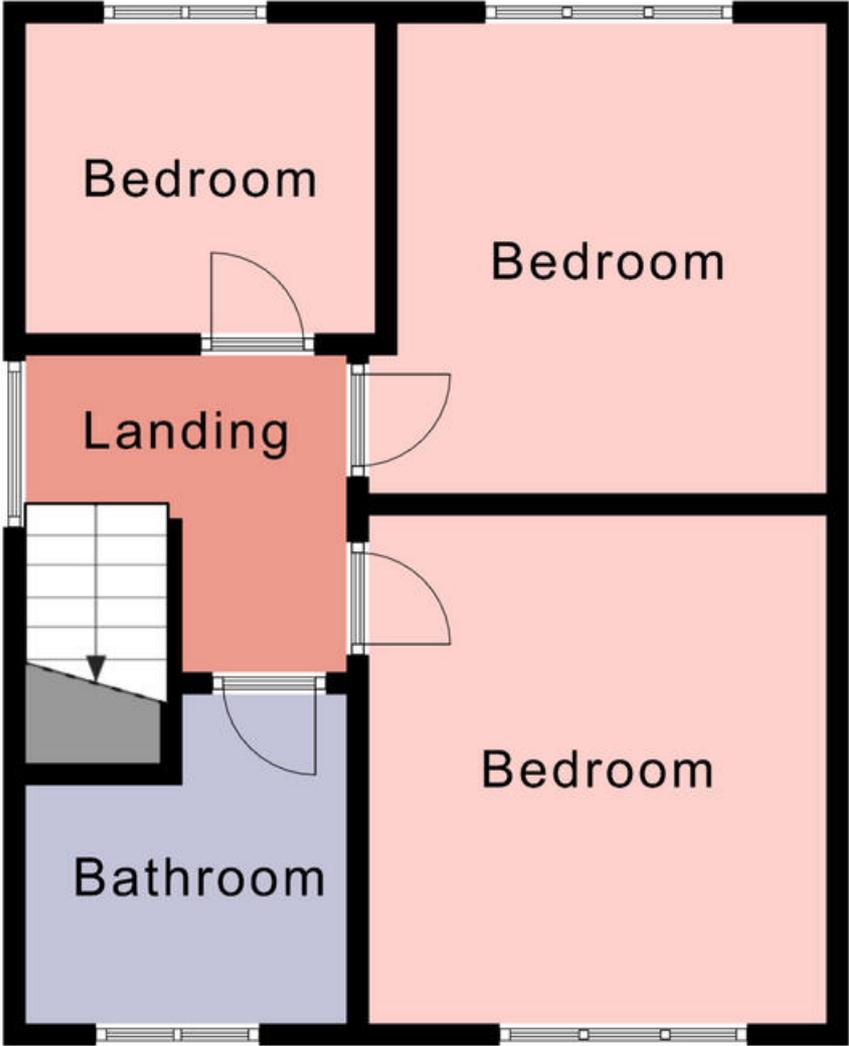
Gallery Photos



SOUTH AVENUE, SPONDON, DERBY, DE21



SOUTH AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



Energy rating

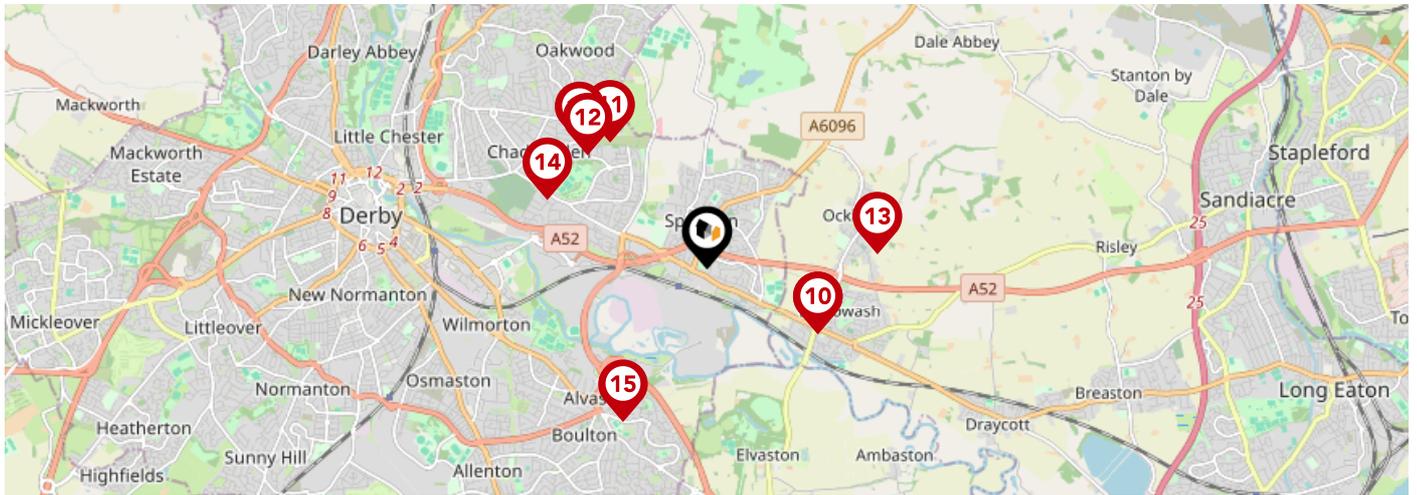
C

Valid until 12.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

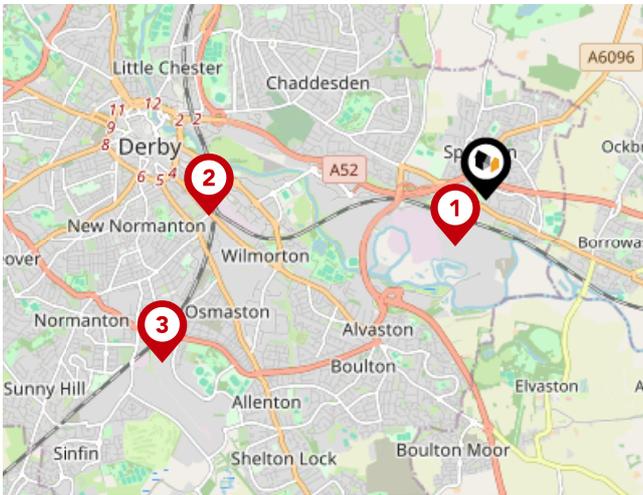


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.38	<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:0.44	<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:0.44	<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:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



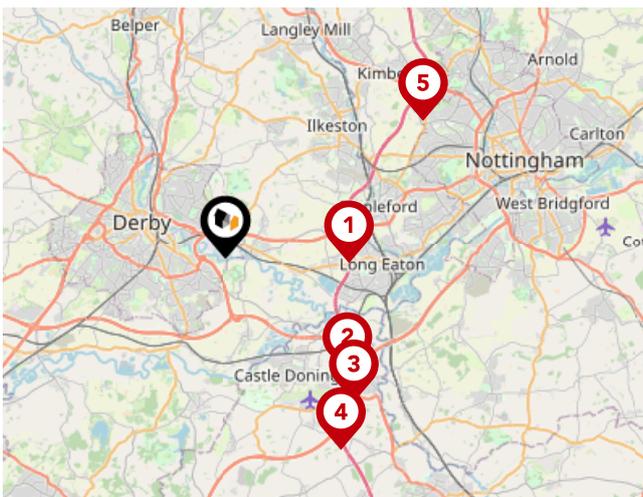
		Nursery	Primary	Secondary	College	Private
9	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.15	<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:1.43	<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:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.6	<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	0.5 miles
2	Derby Rail Station	2.47 miles
3	Peartree Rail Station	3.22 miles



Trunk Roads/Motorways

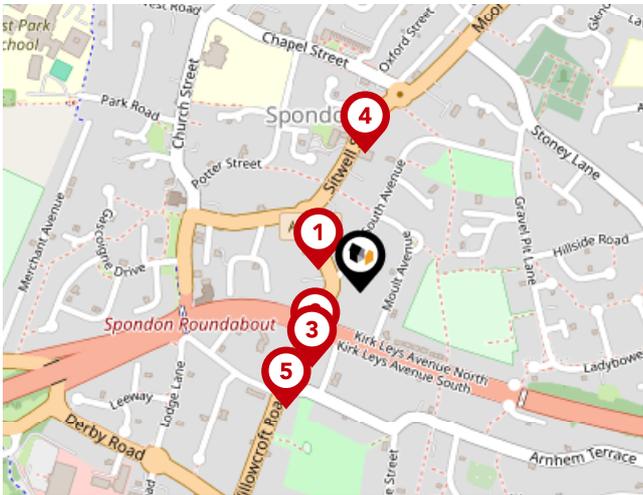
Pin	Name	Distance
1	M1 J25	4.38 miles
2	M1 J24A	6.01 miles
3	M1 J24	6.87 miles
4	M1 J23A	8.05 miles
5	M1 J26	8.57 miles



Airports/Helipads

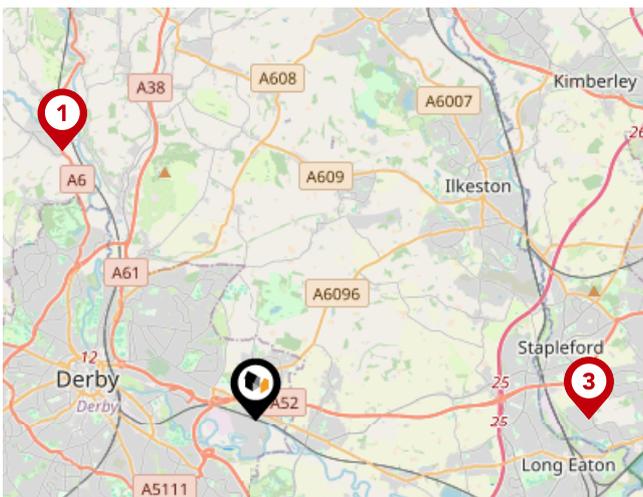
Pin	Name	Distance
1	East Mids Airport	7.08 miles
2	Baginton	38.18 miles
3	Birmingham Airport	34.96 miles
4	Finningley	42.2 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sitwell Street	0.05 miles
2	By-pass Bridge	0.08 miles
3	By-pass Bridge	0.1 miles
4	White Swan	0.16 miles
5	Willowcroft Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.93 miles
2	Tram Park & Ride	5.93 miles
3	Toton Lane Tram Stop	5.93 miles



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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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