

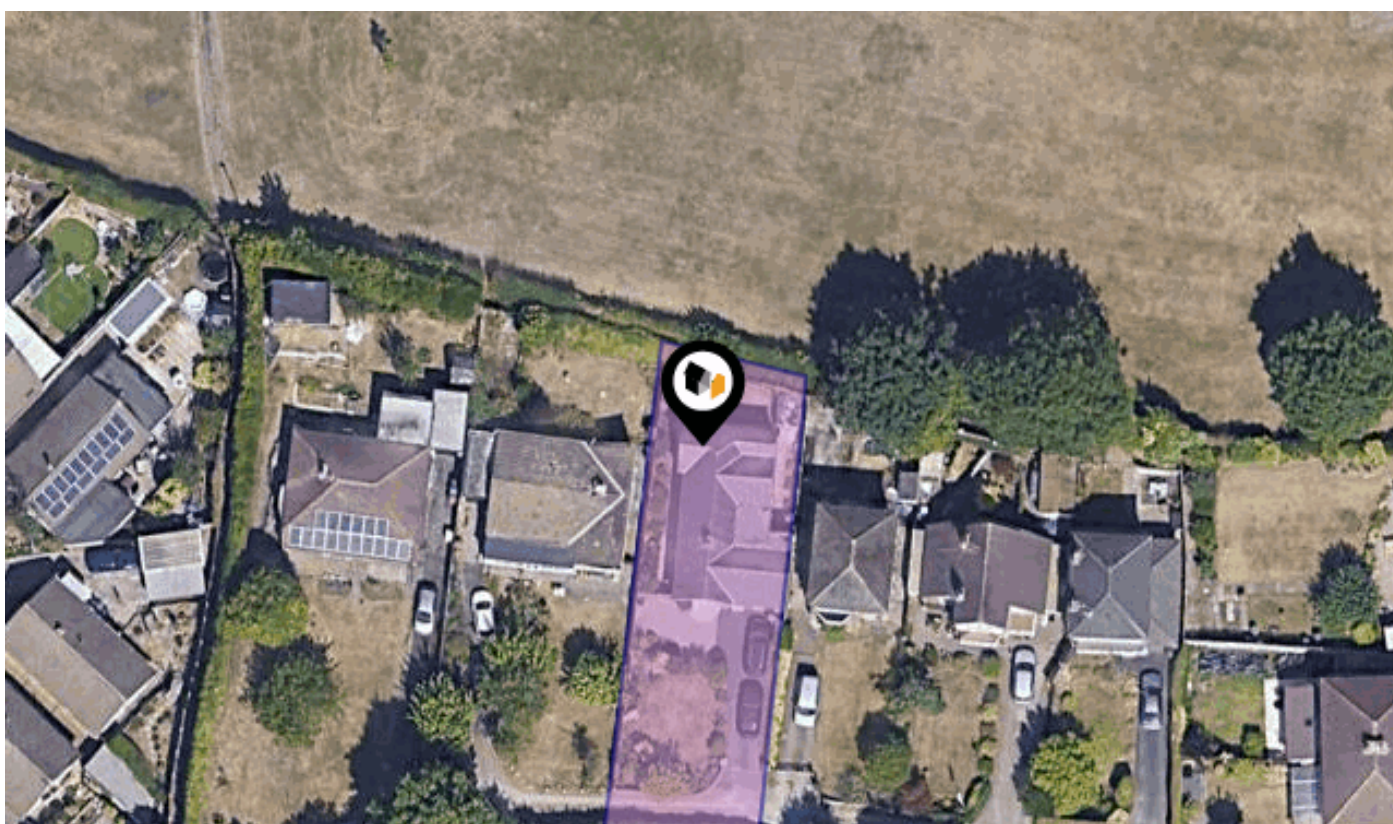


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



HILL CLOSE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Versatile Detached Home
- > No Upward Chain
- > EPC Rating B, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway & Garage

**** PREMIER PROPERTY **** This spacious, versatile and unique two-bedroom detached home stands in the sought-after area of Spondon and is close to both open countryside, parks and local amenities within the village. With the original property believed to date back to the late 1800's, it has now been extended to feature a generous lounge, separate dining room and a spacious fitted kitchen with additional utility space! Offered for sale with no upward chain, the property stands back from a small, shared roadway behind a generous garden space and benefits from uPVC double glazing and gas central heating. The accommodation in brief comprises: Entrance into the space and well-presented fitted kitchen which opens out to a useful utility space; generous lounge with feature fireplace and revealed brickwork; separate dining room with French doors opening to the beautiful garden space; inner hall; two good sized bedrooms and a well-appointed fitted shower room. The property has the added benefit of generous garage with power and lighting and a good-sized loft space which could offer the option for conversion, subject to relevant permissions. To the front of the property is a generous garden space set behind a low wall and offering lawn, gravel bed and mixed flower and shrubbery beds. Alongside the garden is a driveway providing ample off-road parking and giving access to the garage. To the side and rear there are further garden areas, with patio, lawn and a good-sized green house. The property is well situated for Spondon village and its amenities including shops, schools and transport links together with excellent road links with the A52 and the M1 motorway. An early viewing is highly recommended.

Room Measurement & Details

Kitchen: (17'9" x 5'8") 5.41 x 1.73

Utility Space: (7'3" x 6'0") 2.21 x 1.83

Lounge: (20'0" x 10'1") 6.10 x 3.07

Dining Room: (12'11" x 11'11") 3.94 x 3.63

Inner Hall:

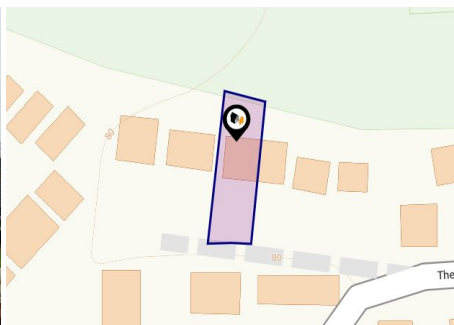
Bedroom One: (12'7" x 9'7") 3.84 x 2.92

Bedroom Two: (13'5" x 7'3") 4.09 x 2.21

Shower Room: (10'5" x 4'7") 3.17 x 1.40

Garage: (17'7" x 9'6") 5.36 x 2.90

KFB - Key Facts For Buyers



Property

Type:	Detached
Bedrooms:	2
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.13 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY303507

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s



43
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





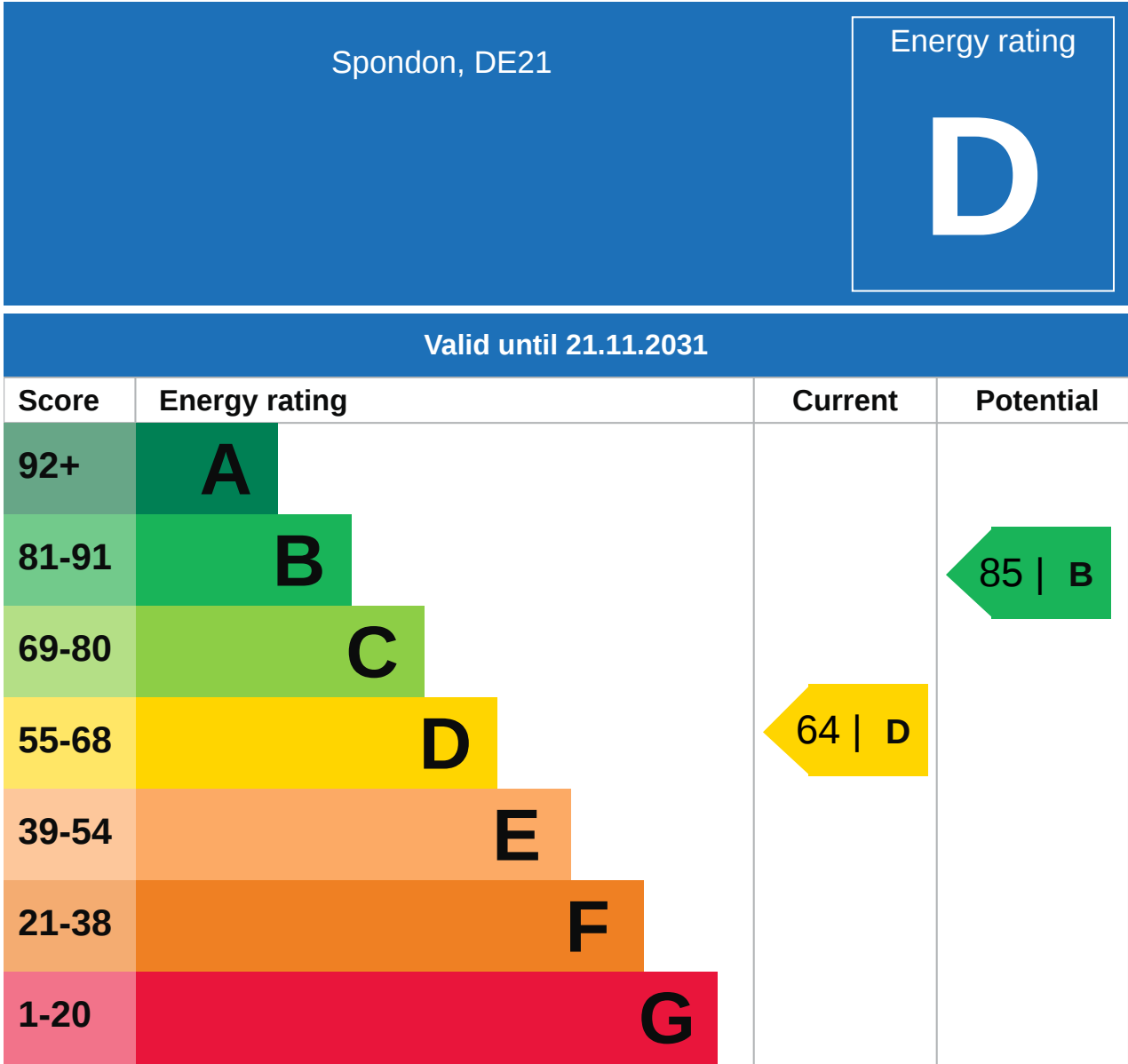




HILL CLOSE, SPONDON, DERBY, DE21



Property EPC - Certificate

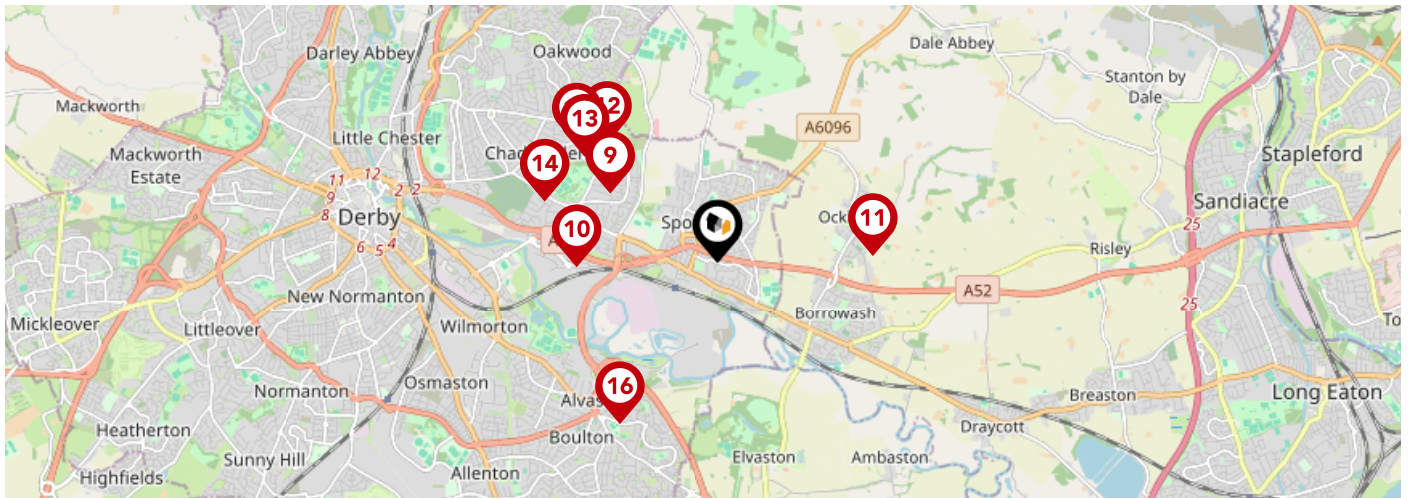










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Unknown
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Suspended, no insulation (assumed)
Total Floor Area:	91 m ²



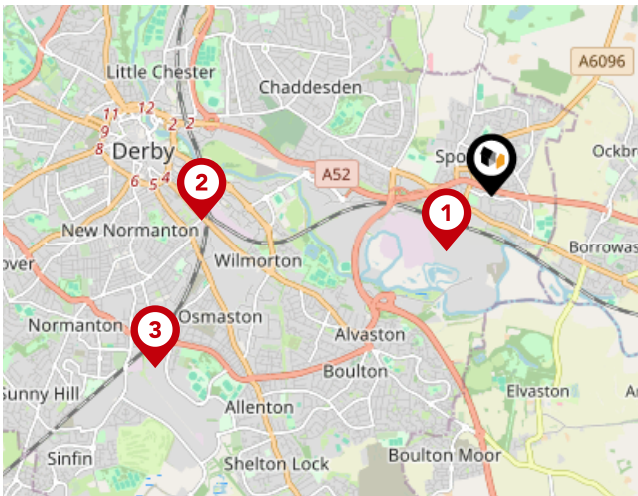
		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.35	<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:0.49	<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:0.52	<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:0.62	<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:1	<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:1.08	<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:1.08	<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:1.15	<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:1.27	<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:1.39	<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:1.46	<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:1.52	<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:1.64	<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:1.65	<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"/>

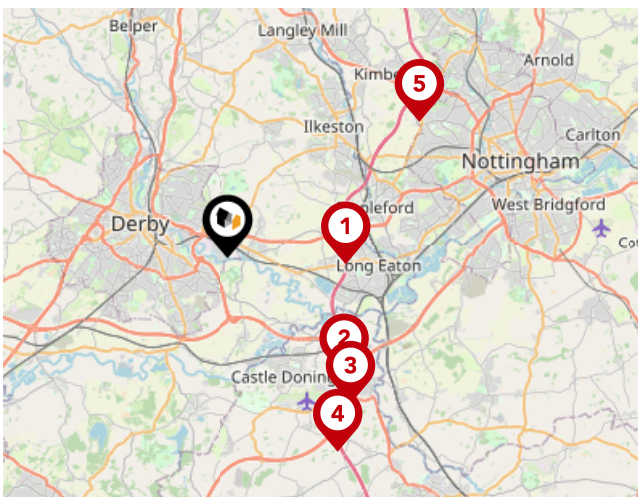
Area

Transport (National)



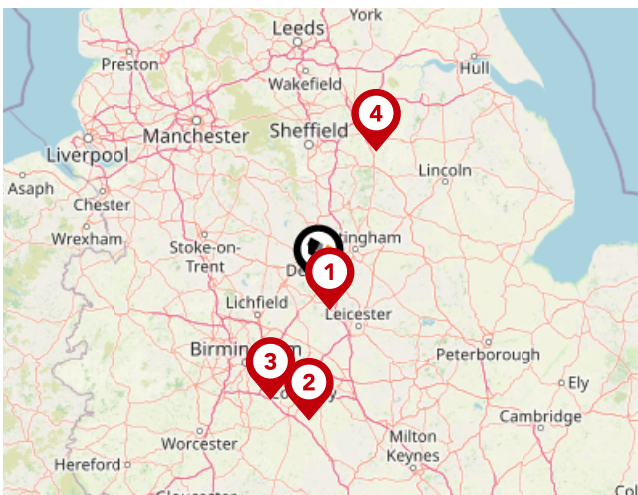
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.63 miles
	Derby Rail Station	2.6 miles
	Peartree Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.25 miles
	M1 J24A	5.97 miles
	M1 J24	6.84 miles
	M1 J23A	8.05 miles
	M1 J26	8.42 miles

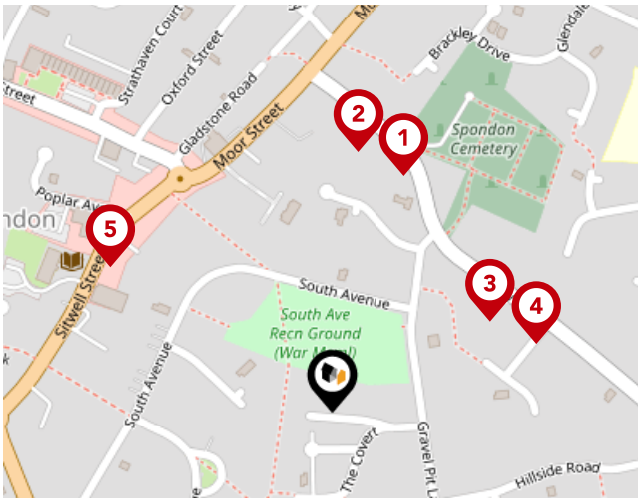


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.09 miles
	Baginton	38.26 miles
	Birmingham Airport	35.08 miles
	Finningley	42.08 miles

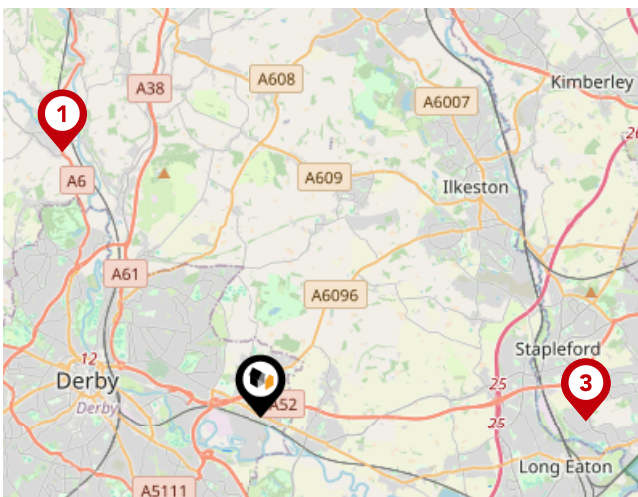
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane Cemetery	0.14 miles
2	Stoney Lane Cemetery	0.15 miles
3	The Pingle	0.1 miles
4	The Pingle	0.12 miles
5	White Swan	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.95 miles
2	Tram Park & Ride	5.8 miles
3	Toton Lane Tram Stop	5.8 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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