

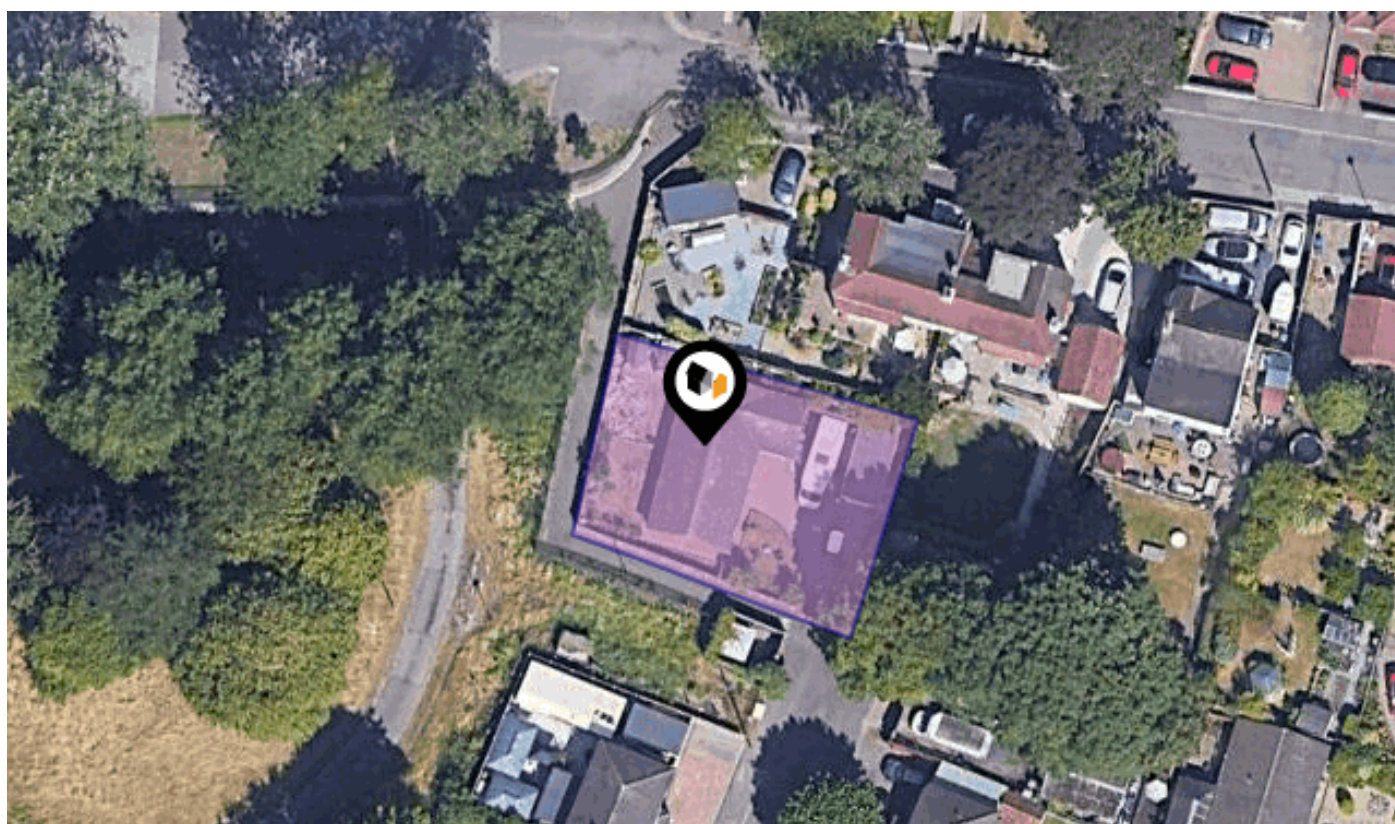


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



MERCHANT AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Individual Spacious Detached Bungalow
- > Recently Refurbished Internally & Viewing Is Recommended
- > Two Double Bedrooms, Master With En-Suite Cloaks/WC
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An early viewing is highly recommended of this individually designed, detached bungalow, built in 1979. Being situated at the head of road with gated access, the property has been subject to a scheme of modernisation/improvement over recent years and features spacious accommodation! The accommodation is supplemented by gas fired central heating (via a combination central heating boiler), UPVC double glazing and briefly comprises:- good size reception hallway with oak floor, spacious dual aspect lounge with feature fireplace, refitted dining kitchen, two double bedrooms, master having en-suite cloaks/WC and refitted bathroom with a four piece suite. Outside, the property is situated at the head of Merchant Avenue occupies a good size plot with ample parking, detached garage and gardens. Merchant Avenue is well situated for Spondon and Chaddesden respectively which offering a range of shops, schools and transport links together with excellent road link for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Good Size Reception Hallway:

Attractive Dual Aspect Lounge: (19'7" x 11'9") 5.97 x 3.58

Refitted Dining Kitchen: (14'10" x 11'9") 4.52 x 3.58

Master Bedroom: (14'8" x 12'5") 4.47 x 3.78

En-Suite Cloakroom/WC: (6'3" x 4'5") 1.90 x 1.35

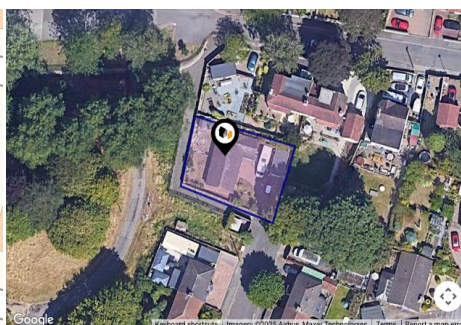
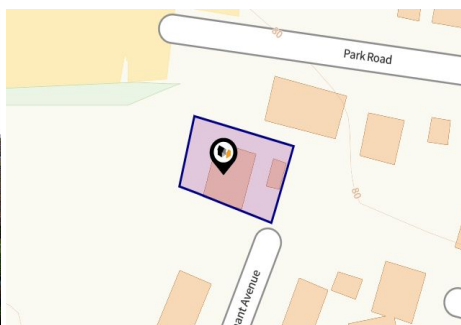
Double Bedroom Two: (11'9" x 8'10") 3.58 x 2.69

Refitted Four Piece Bathroom: (11'9" x 5'7") 3.58 x 1.70

Outside:

The property is situated at the head of Merchant Avenue is accessed via a driveway providing ample off road parking and in-turn provides access to a DETACHED GARAGE with up and over door, light and power. There are gardens to both front and rear elevations.

Property Overview



Property

Type:	Detached
Bedrooms:	2
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.11 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY176979

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







MERCHANT AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



Merchant Avenue, Spondon, DE21

Energy rating

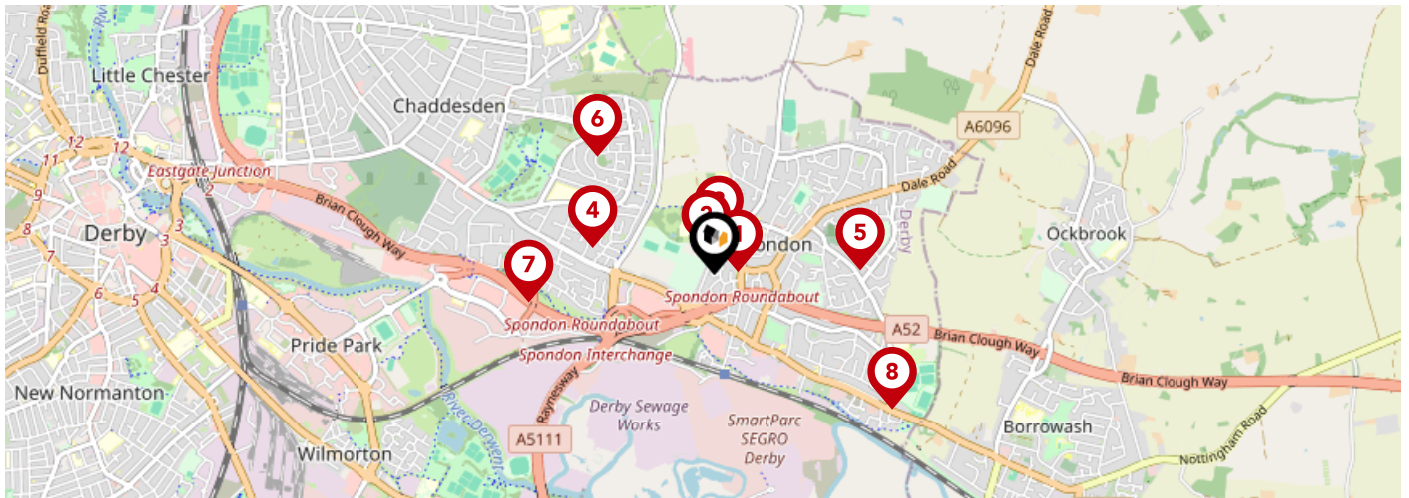
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Valid until 08.12.2029

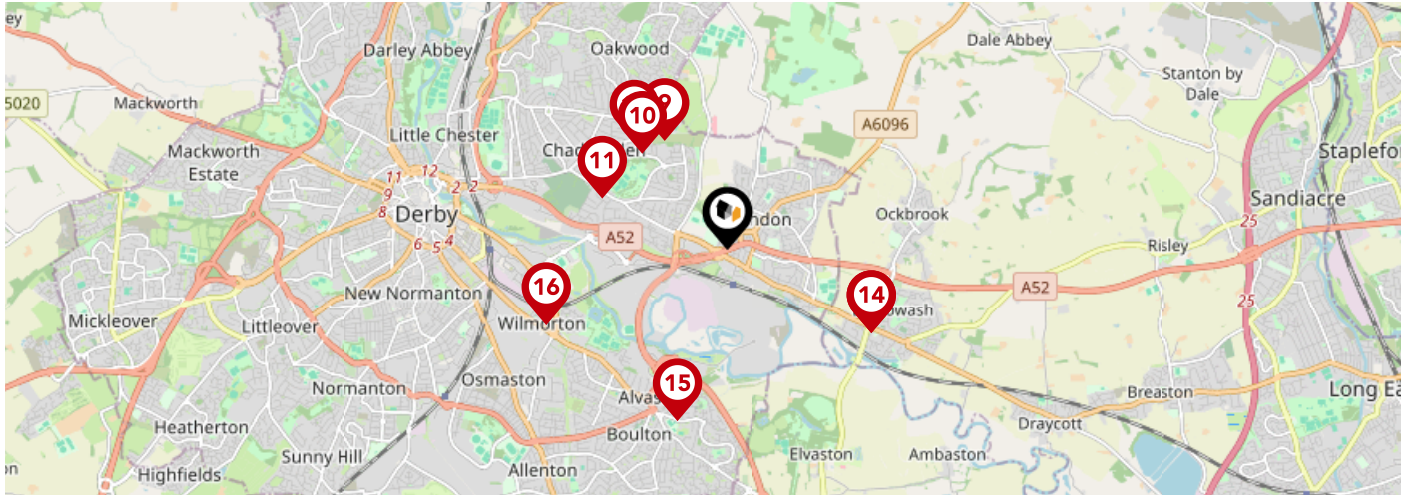
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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:	Solid, no insulation (assumed)
Total Floor Area:	90 m ²

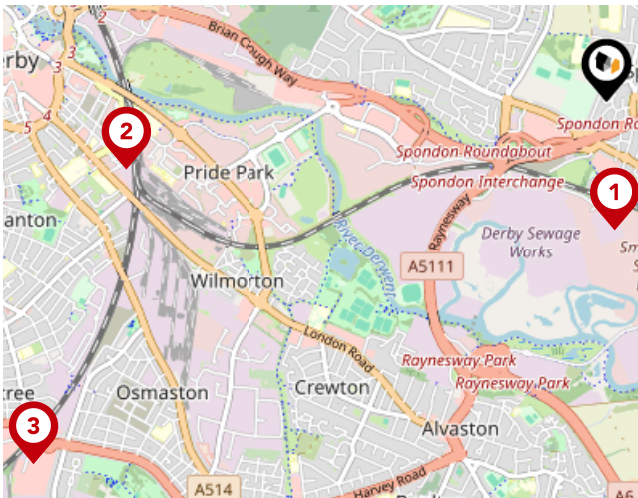


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.65	<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:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



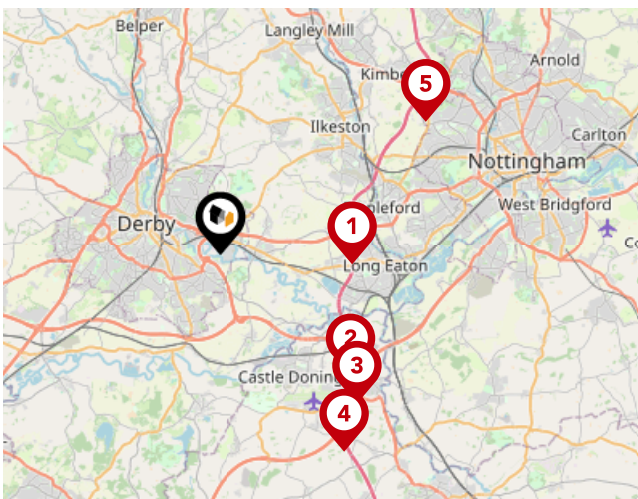
		Nursery	Primary	Secondary	College	Private
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.14	<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:1.2	<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:1.27	<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:1.5	<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:1.5	<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:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.58 miles
2	Derby Rail Station	2.18 miles
3	Peartree Rail Station	3.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.69 miles
2	M1 J24A	6.35 miles
3	M1 J24	7.2 miles
4	M1 J23A	8.35 miles
5	M1 J26	8.73 miles

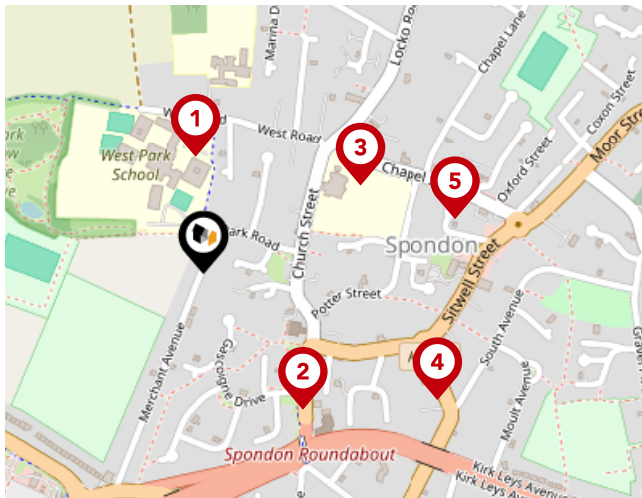


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.37 miles
2	Baginton	38.32 miles
3	Birmingham Airport	35 miles
4	Finningley	42.16 miles

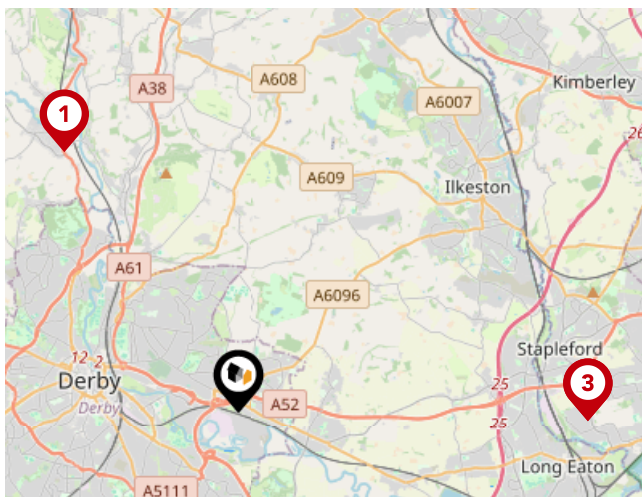
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Park School	0.13 miles
2	Gascoigne Drive	0.19 miles
3	Chapel Street School	0.2 miles
4	Sitwell Street	0.3 miles
5	Chapel Street Shops	0.29 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.62 miles
2	Tram Park & Ride	6.24 miles
3	Toton Lane Tram Stop	6.24 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

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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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