

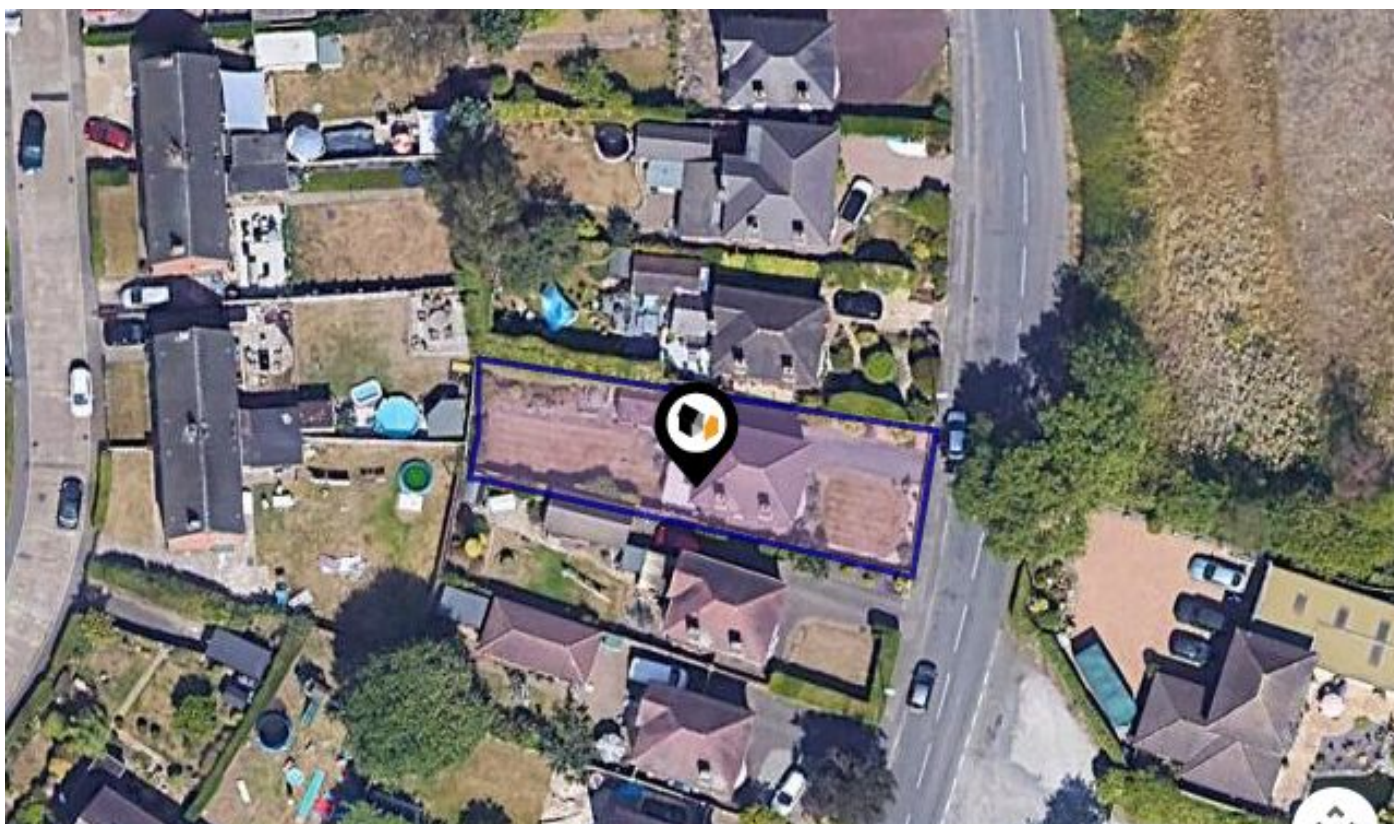


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



BORROWASH ROAD, SPONDON, DERBY, DE21

Hannells

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- > Traditional Three Bedroom Detached Property
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Ample Off Road Parking With A Detached Garage
- > Brought To The Market With No Upward Chain

Sitting on a good sized plot is this traditional, three bedroom bay fronted detached home located in the sought after area Spondon suitable for a first time buyer or growing family. Brought to the market with no upward chain the property does requires a scheme of improvement and features ample off road parking with a detached garage, a good sized rear garden, uPVC double glazing and gas central heating. In brief, the accommodation comprises; Entrance hallway, a downstairs cloakroom/WC (restricted height access), a spacious lounge with a bay window, dining room, a conservatory overlooking the rear garden and a fitted kitchen. To the first floor are three bedrooms, first floor landing with a storage cupboard and a fitted shower room having three piece suite. At the front of the property is a driveway providing off road parking for several vehicles, a lawned fore garden having a range of established flower beds, hedge boundaries, a detached garage and a secure gate giving access to the rear of the property. To the rear is a good sized garden laid mainly laid to lawn, patio area, flower and shrubbery beds, fenced boundaries and a brick built storage shed. Borrowash Road 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.

Room Measurement & Details

Entrance Hall: (13'1" x 6'9") 3.99 x 2.06

Cloaks/WC (Having restricted height access): (6'5" x 2'6") 1.96 x 0.76

Living Room: (11'3" x 11'5") 3.43 x 3.48

Dining Room: (12'10" x 11'4") 3.91 x 3.45

Conservatory: (7'11" x 9'6") 2.41 x 2.90

Kitchen: (12'2" x 6'7") 3.71 x 2.01

First Floor Landing: (12'9" x 3'5") 3.89 x 1.04

Bedroom One: (12'10" x 9'5") 3.91 x 2.87

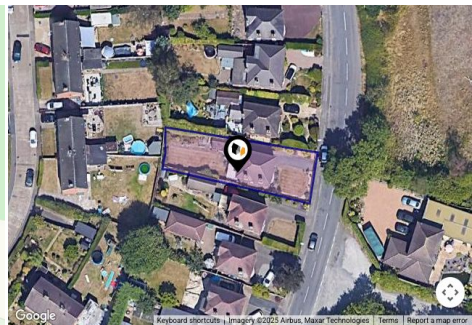
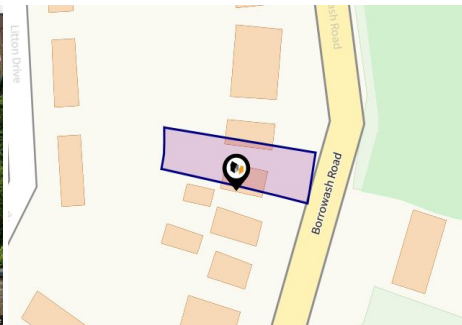
Bedroom Two: (11'3" x 11'3") 3.43 x 3.43

Bedroom Three: (7'11" x 6'9") 2.41 x 2.06

Shower Room: (5'11" x 6'3") 1.80 x 1.90

Buyer Information:











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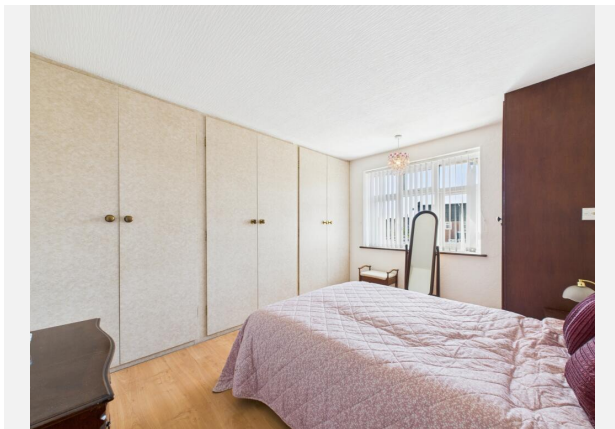
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY27168		

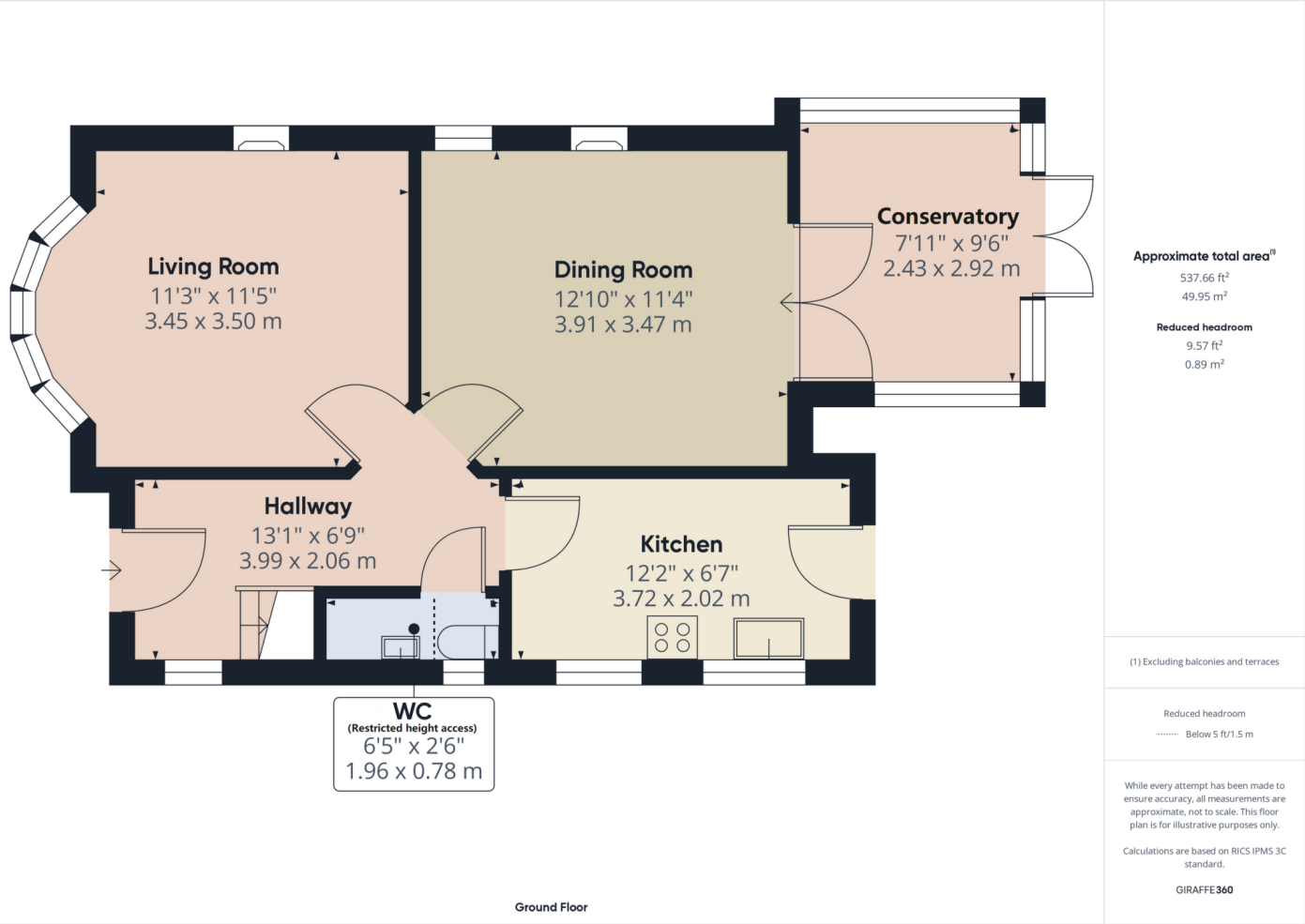
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	12 mb/s	61 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
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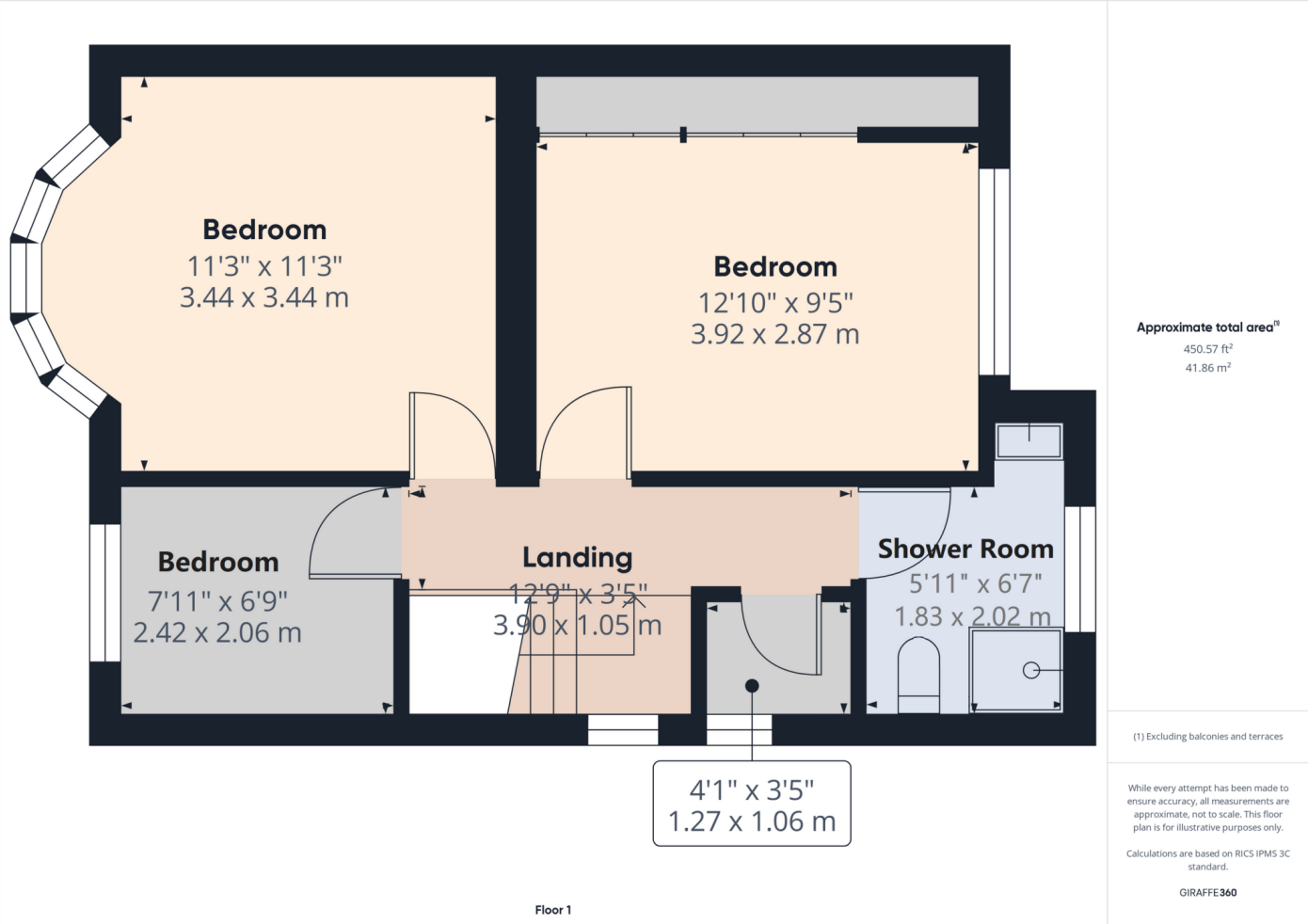




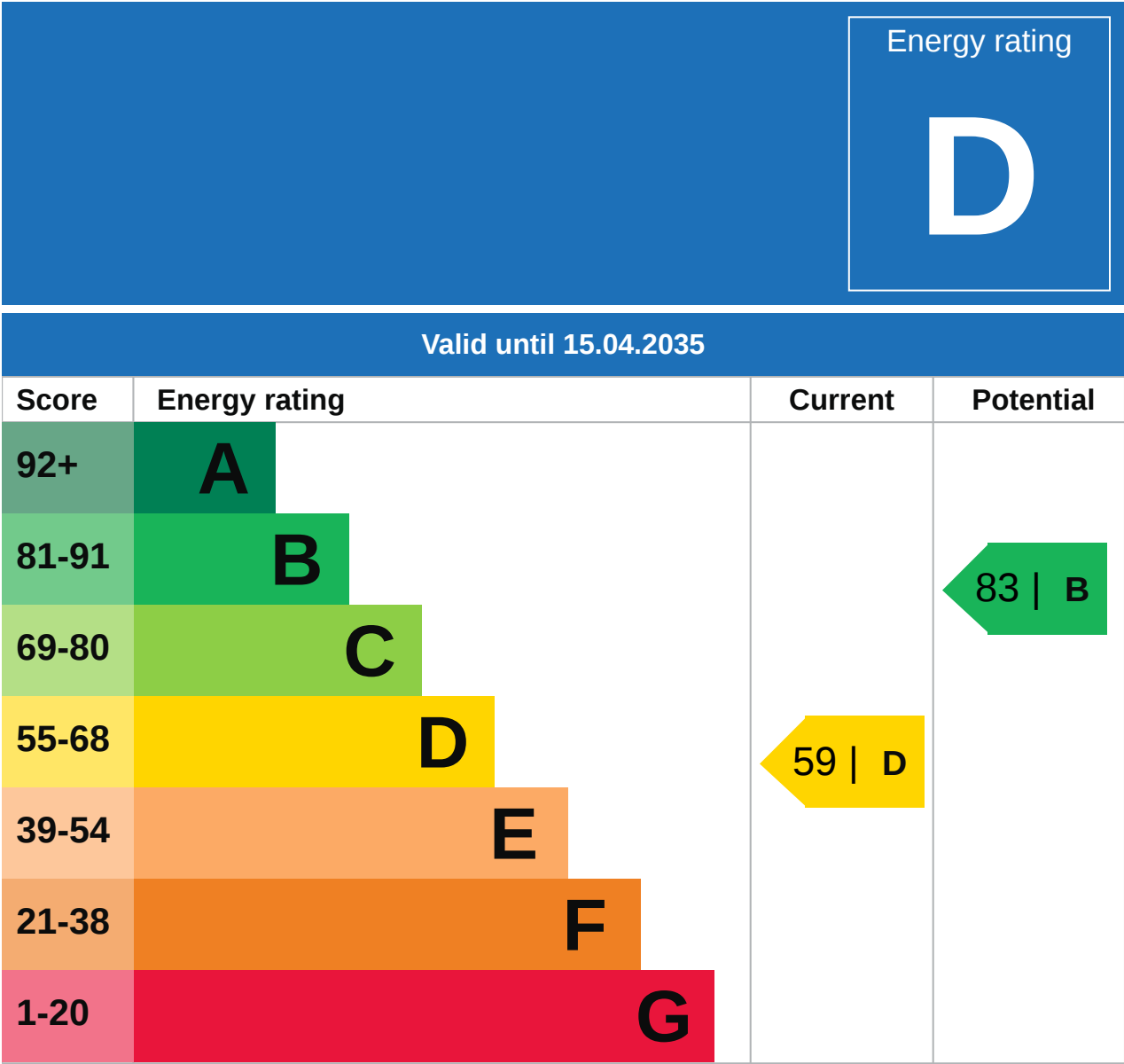
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BORROWASH ROAD, SPONDON, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	91 m ²



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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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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