

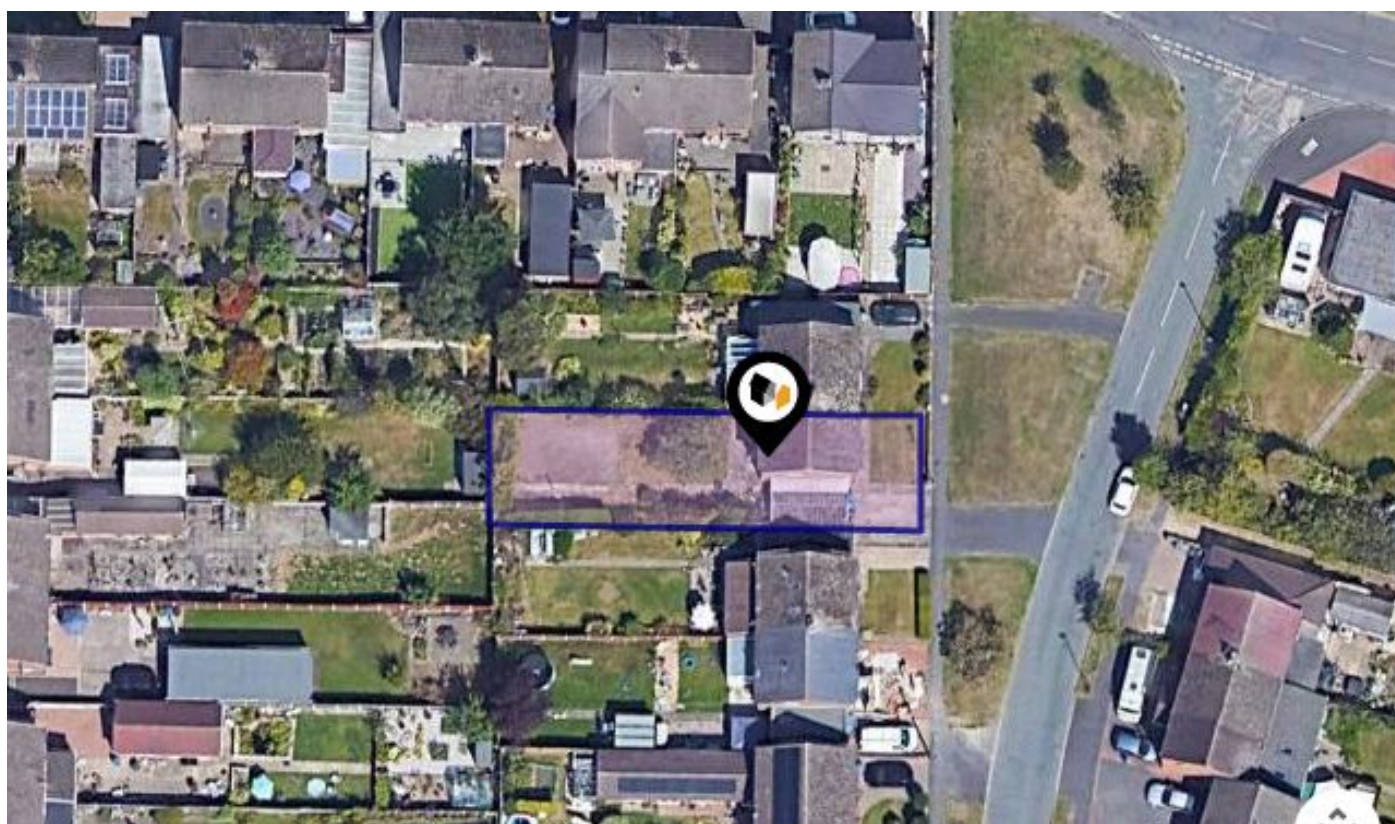


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd April 2025



MOOR END, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Modernised Three Bedroom Home
- > EPC Rating D/Standard Construction
- > Council Tax Band B/Freehold
- > Driveway & Garage
- > Spacious Lounge

**** PREMIER PROPERTY **** Located in the sought after area of Spondon, this spacious, modernised and beautifully presented three bedroom home offers an outstanding and stylish fitted dining kitchen, generous lounge, modern fitted family bathroom and a good sized rear garden. Viewing is essential to fully appreciate the accommodation on offer. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature herring bone pattern high quality flooring; spacious lounge; modern open plan dining kitchen with high quality fitted units, worksurfaces and integrated appliances; first floor landing; three good sized bedrooms and a well appointed modern fitted family bathroom. To the front of the property is a neat lawned garden alongside a driveway providing ample off road parking and giving access to a good sized garden. To the rear is a generous mature garden with patio seating area, expanse of lawn and mature fruit tree.

Entrance Hall:

Lounge: (13'4" x 12'0") 4.06 x 3.66

Kitchen Diner: (17'10" x 9'11") 5.44 x 3.02

First Floor Landing:

Bedroom One: (12'7" x 9'8") 3.84 x 2.95

Bedroom Two: (11'0" x 10'1") 3.35 x 3.07

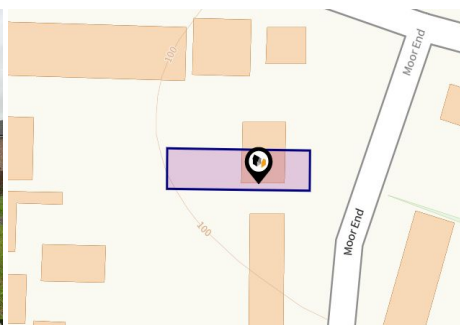
Bedroom Three: (7'10" x 8'3") 2.39 x 2.51

Bathroom: (7'6" x 5'3") 2.29 x 1.60

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY1771

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	35	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

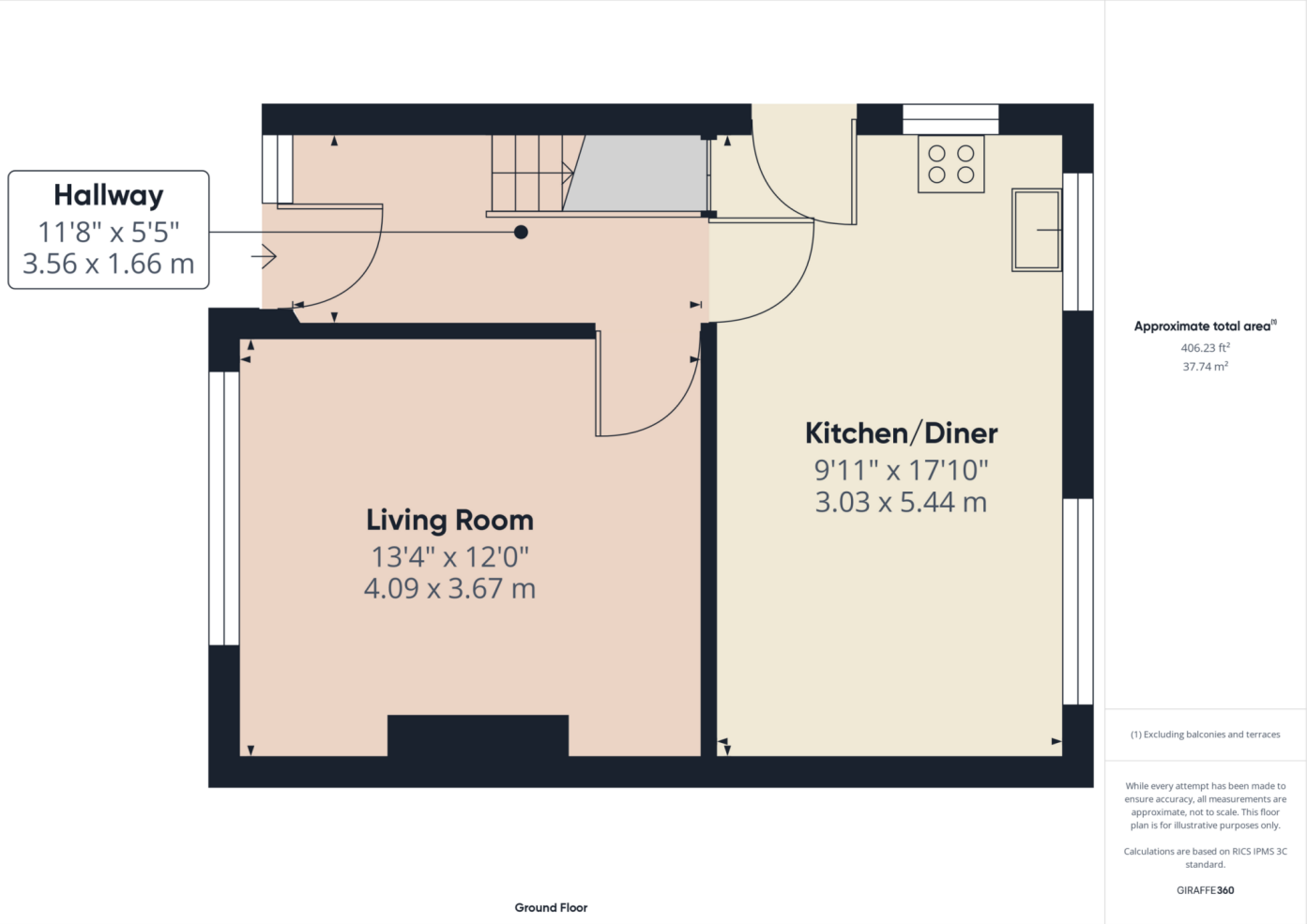




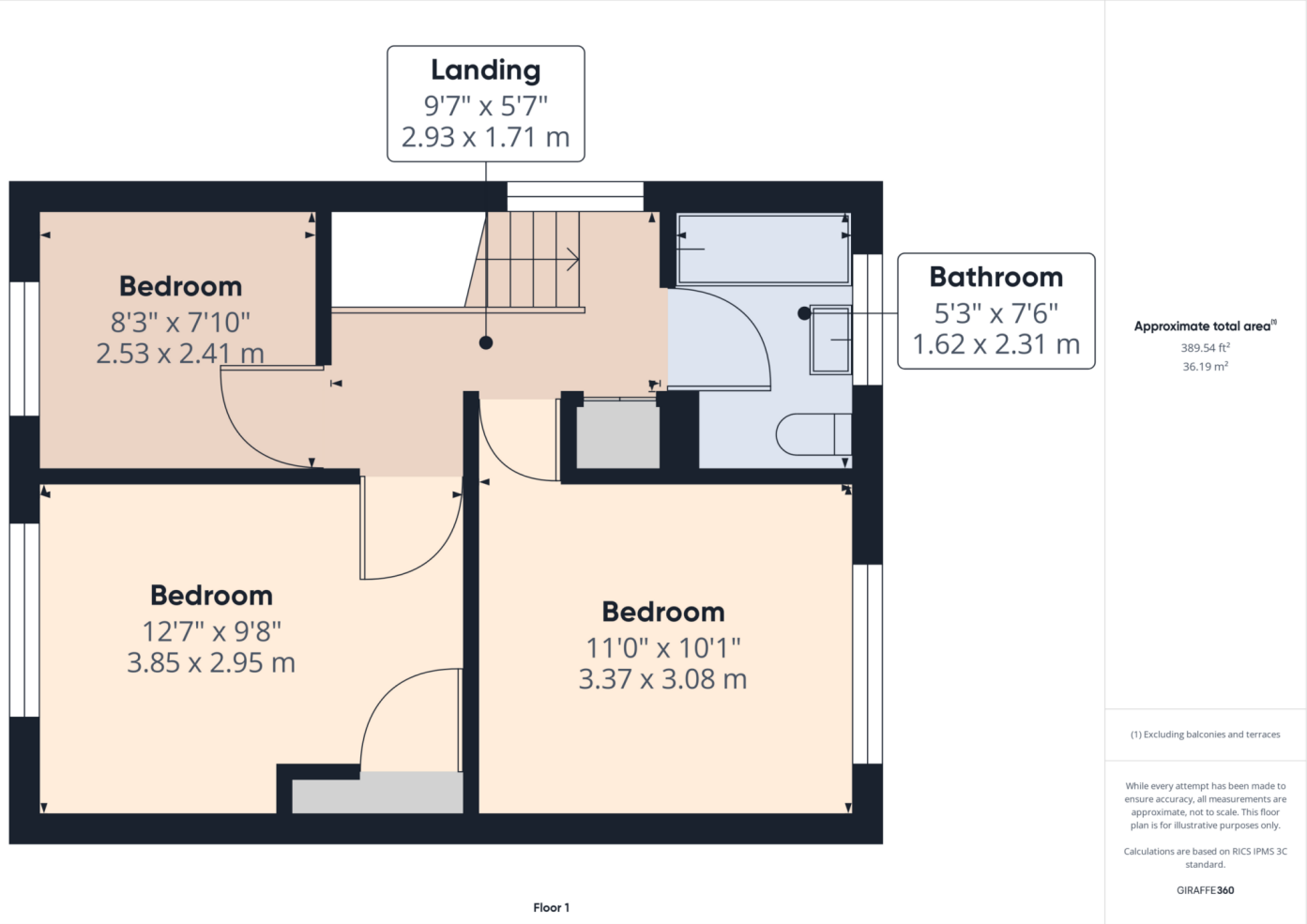




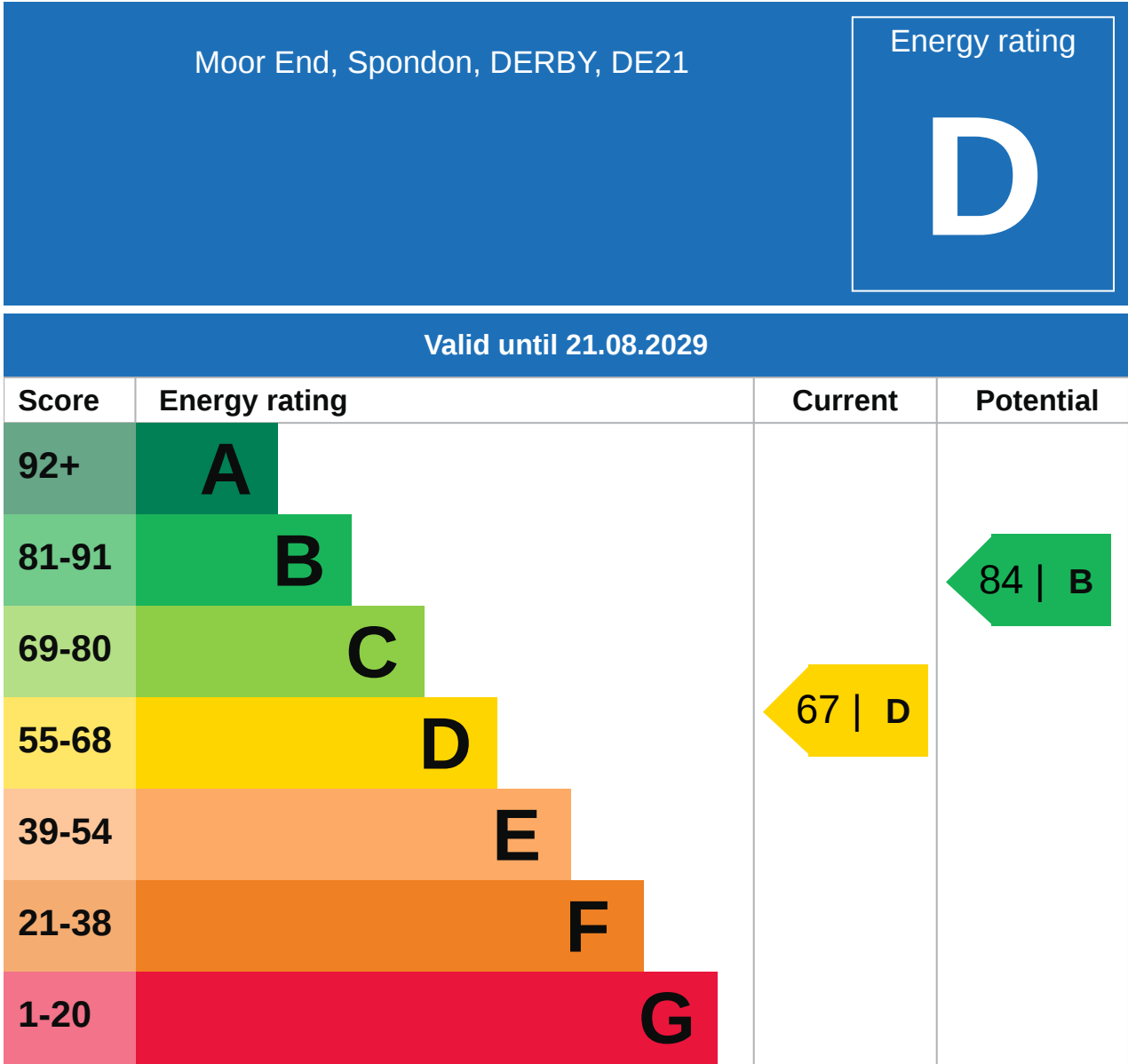
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	79 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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Data Quality

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