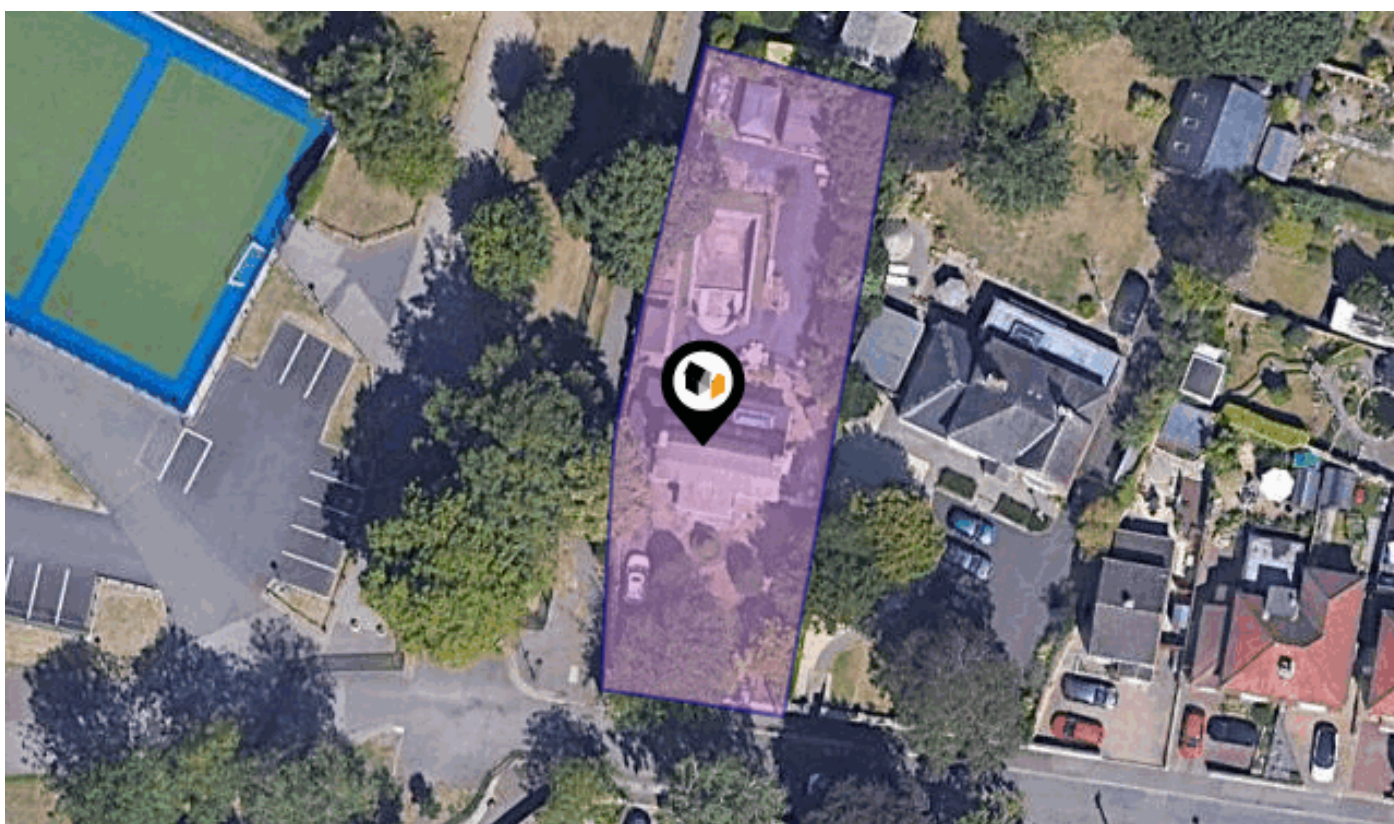




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 24<sup>th</sup> April 2025**



**PARK ROAD, SPONDON, DERBY, DE21**

## Hannells

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- > Three-Bedroom, Standard Construction, Detached Thatched Cottage
- > EPC Rating D, Freehold
- > Council Tax Band D, No Upward Chain
- > Exuding Character & Charm Throughout,
- > Situated In Conservation Area Of Spondon Village

Nestled in the wonderful Conservation area of Spondon Village is this enchanting, three double-bedroom detached, thatched cottage blending rustic charm and versatile modern living. Boasting a wealth of original features, including exposed beam ceilings and fireplaces, this unique property exudes character throughout! Situated on a no-through-road and built circa 1780 the cottage has been thoughtfully extended to provide spacious and flexible living accommodation, perfect for families or those seeking a blend of historic charm and contemporary convenience. In brief, the gas central heated (via combination boiler) accommodation comprises; Entrance hallway, downstairs cloakroom/WC, spacious lounge with original fireplace having a gas fire, dining room with glass lantern ceiling, a country style kitchen with a range cooker and Belfast sink, further sitting room and a downstairs double bedroom having an en-suite shower room. To the first floor are two double bedrooms, first floor landing and a family bathroom having a two piece suite. At the front of the property is a gated driveway providing ample off road parking for several vehicles together with a garage, a wonderful and mature lawned garden with well established shrubbery beds, topiary bush, magnolia tree, cherry blossom tree and secure gate giving access to the rear of the property. To the rear is a private and enclosed rear garden laid mainly to lawn, patio area, a drained swimming pool, mature shrubs and trees, walled and fenced boundaries, greenhouse, aluminium gazebo and a large all year round cabin being double glazed having power and lighting.

Entrance Hallway: (5'9" x 12'3") 1.75 x 3.73

Cloaks/WC: (3'10" x 5'9") 1.17 x 1.75

Living Room: (12'10" x 21'2") 3.91 x 6.45

Kitchen: (10'9" x 11'8") 3.28 x 3.56

Sitting Room: (11'0" x 12'11") 3.35 x 3.94

Double Bedroom: (11'4" x 11'8") 3.45 x 3.56

En-Suite Shower Room: (5'0" x 5'2") 1.52 x 1.57

First Floor Landing: (5'11" x 3'0") 1.80 x 0.91

Double Bedroom: (12'10" x 13'3") 3.91 x 4.04

Double Bedroom: (11'1" x 13'2") 3.38 x 4.01

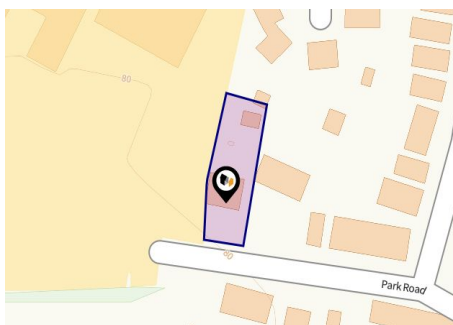
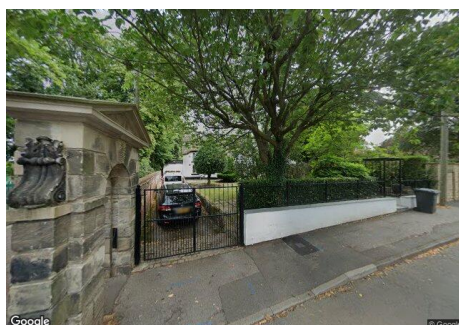
Bathroom: (5'11" x 7'0") 1.80 x 2.13

Garage: (8'11" x 17'3") 2.72 x 5.26

Please Note: The rear of the property has UPVC double glazing with the front of the property having secondary double glazing (UPVC front door). The property is set on a 0.22 acre plot. History of Gateways - The gateways originally led to Field House, which has been demolished. They are in rusticated stone, and each gateway consists of a round-headed arch with archivolt, and upright consoles on pilasters at the side.

**KFB** - Key Facts For Buyers





## Property




Type:	Detached
Bedrooms:	3
Floor Area:	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>
Plot Area:	0.22 acres
Council Tax :	Band D
Annual Estimate:	£2,196
Title Number:	DY66886

Tenure: Freehold

## Local Area

Local Authority:	Derby city
Conservation Area:	Spondon
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

16	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)



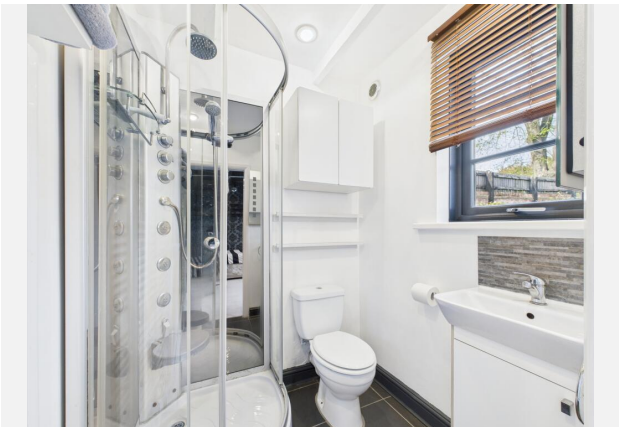
Satellite/Fibre TV Availability:



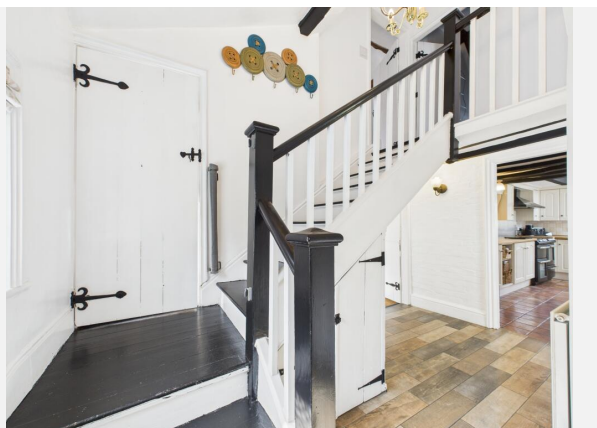




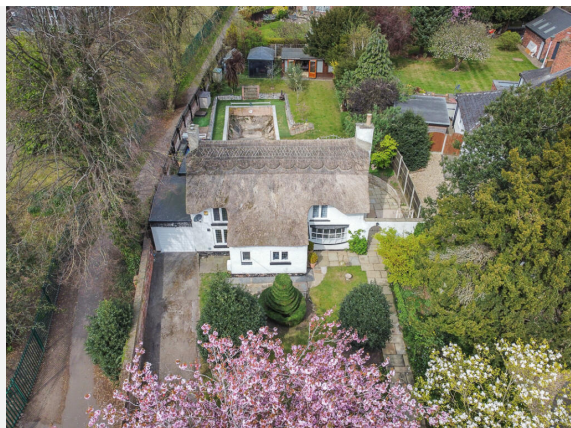
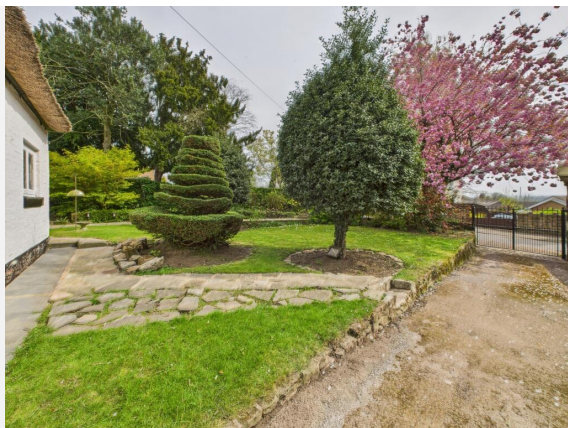








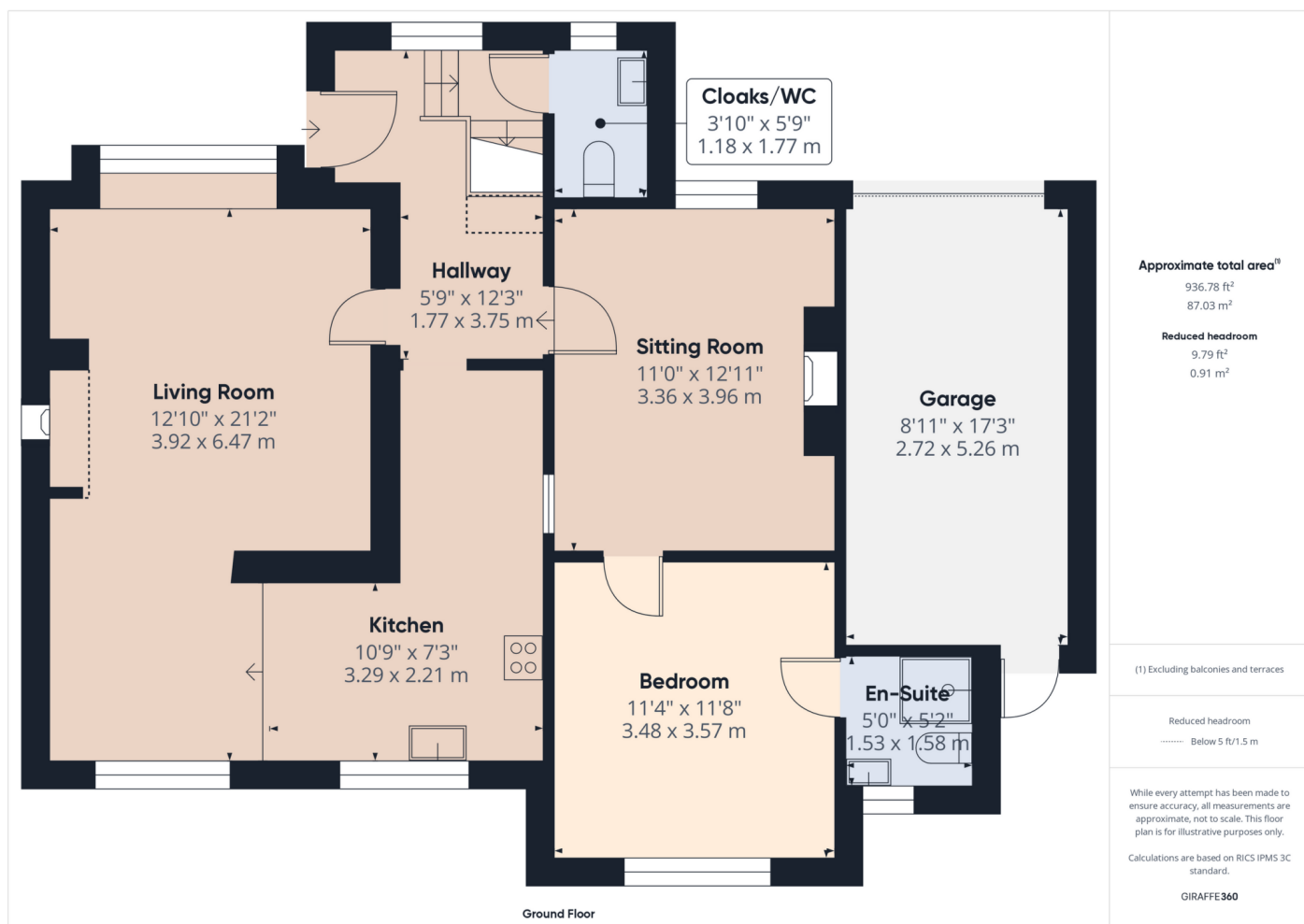






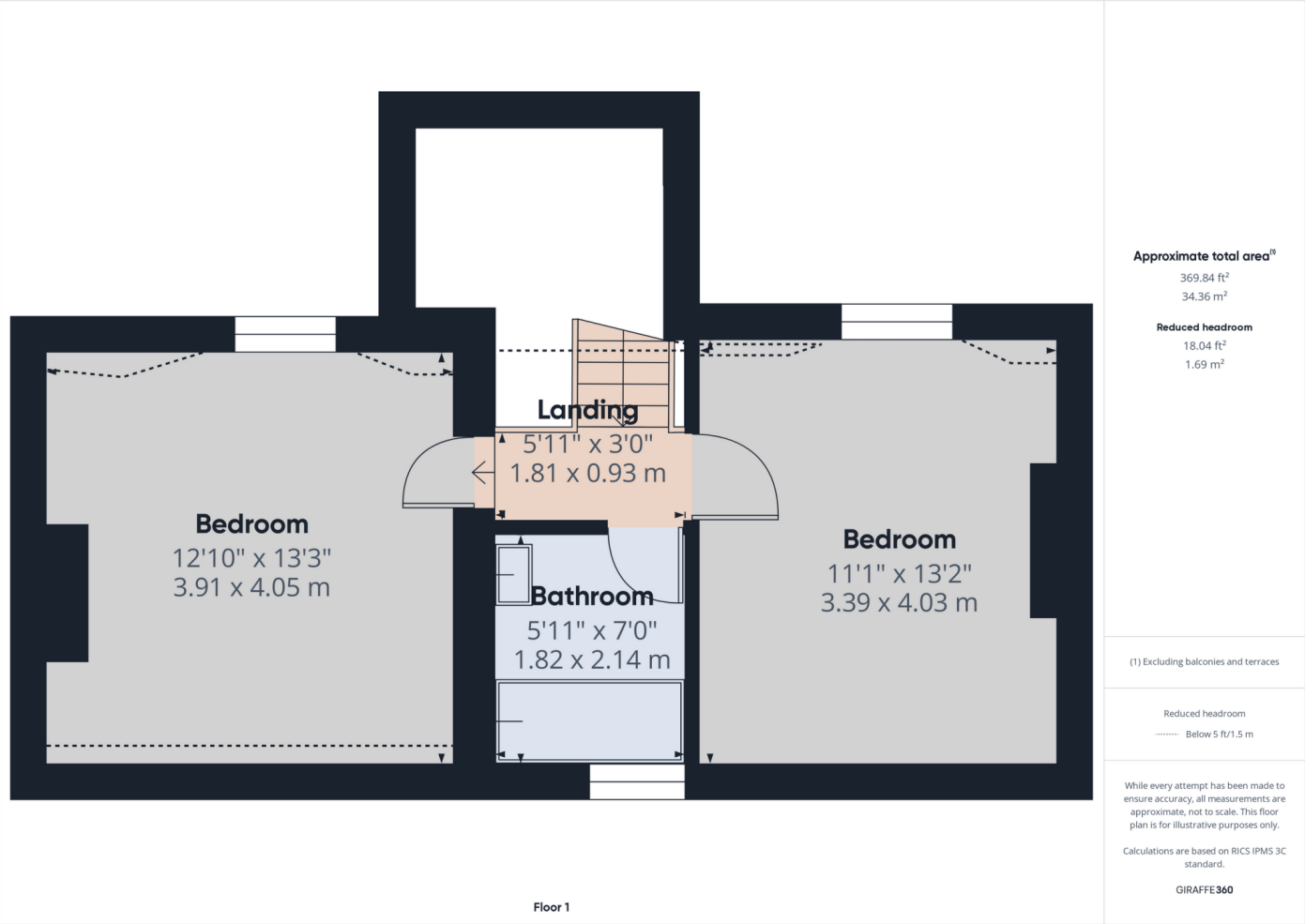


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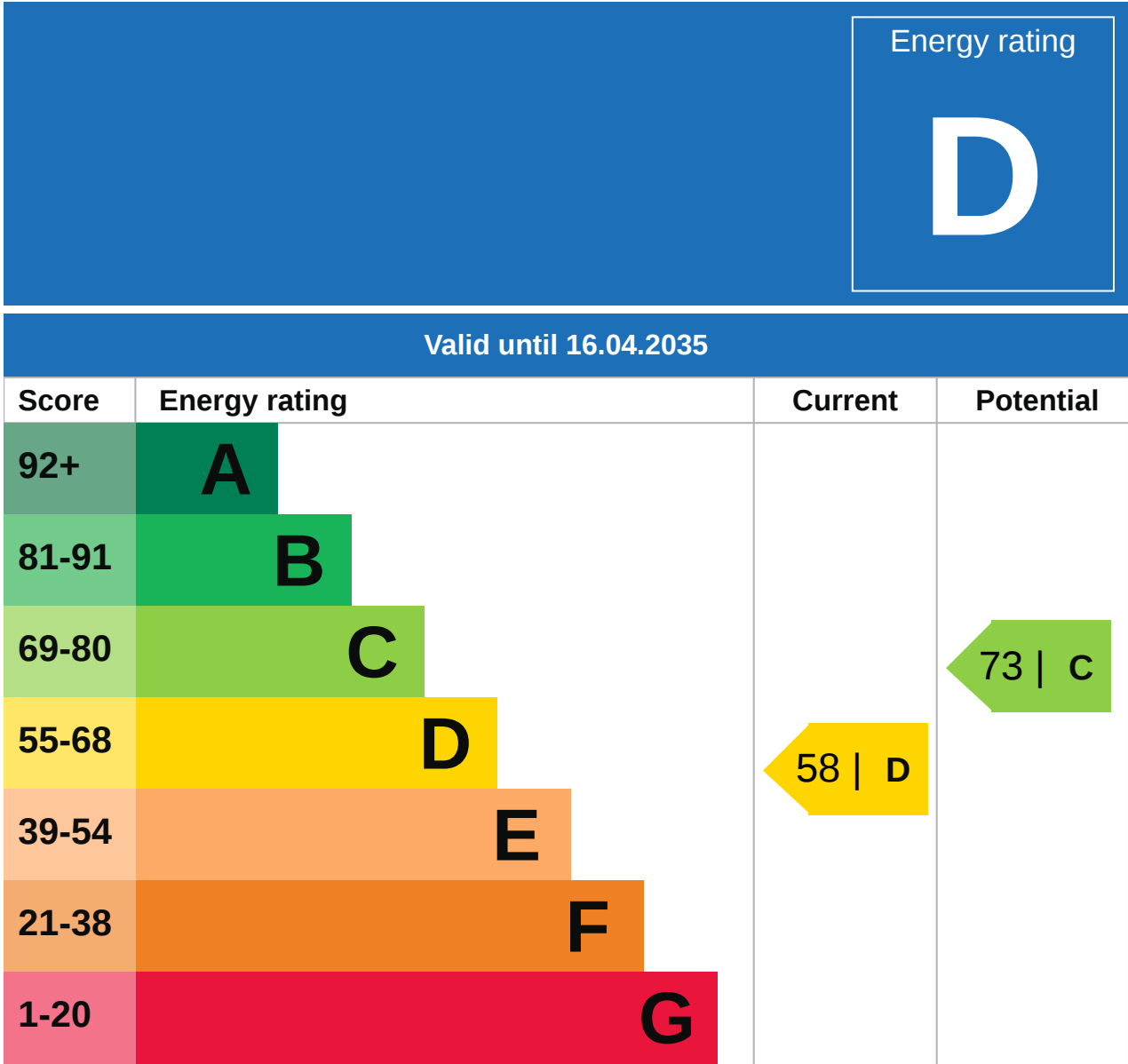




**PARK ROAD, SPONDON, DERBY, DE21**



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Thatched
<b>Roof Energy:</b>	Thatched
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	105 m <sup>2</sup>





## Hannells

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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

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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

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