



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025



WINGERWORTH PARK ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern & Well-Presented Detached Home
- > Two Reception Rooms, Conservatory With Feature Glass Roof
- > EPC Rating C, Standard Construction
- > Council Tax Band D, Freehold
- > Sought After Cul-De-Sac Location Close To Spondon Village

An early viewing is highly recommended of this modern, well-presented and appointed detached family home occupying a pleasant cul-de-sac location within this small development close to Spondon village! The accommodation benefits from gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- reception hall, cloakroom/WC, spacious lounge with feature wall mounted real flame effect fire having French doors to the rear garden and access through to a good size conservatory with feature glass roof. There is the benefit of a fitted breakfast kitchen with integrated appliances (and a free standing fridge/freezer and washing/dryer may be included in the sale) and there is family/dining room. To the first floor the balcony landing provides access to three bedrooms, master bedroom having en-suite shower room and family bathroom. Outside, there is a block paved driveway/frontage providing off road parking for three vehicles. There is a paved area to the rear and a mature garden incorporating full width paved patio area.

Reception Hallway:

Cloakroom/WC:

Fitted Breakfast Kitchen: (12'4" x 9'1") 3.76 x 2.77

Optional Dining/Family Room: (15'0" x 7'9") 4.57 x 2.36

Spacious Lounge: (15'10" x 14'9") 4.82 x 4.49

Conservatory (With Feature Glass Roof): (19'5" x 7'6") 5.91 x 2.28

First Floor Balcony Landing:

Master Bedroom: (13'9" x 8'9") 4.19 x 2.66

En-Suite Shower Room: (7'3" x 3'4") 2.21 x 1.02

Double Bedroom Two: (9'7" x 8'9") 2.92 x 2.66

Bedroom Three: (9'9" x 6'9") 2.97 x 2.06

Family Bathroom: (6'9" x 5'7") 2.06 x 1.70

Outside: The property occupies a mature plot having the benefit of a block paved driveway providing off-road parking for three vehicles. There is gated access to the side elevation leading to a paved area to the rear elevation. To the rear of the property, there is a mature south westerly facing garden having a decked patio incorporating lighting and having a lawned area beyond with mature borders. Garden shed.

Buyer Information:

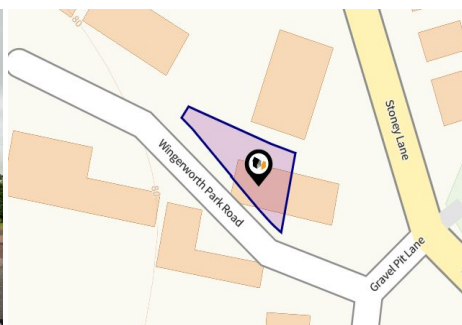
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Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

Information should be independently verified. Hannells Limited and its employees or agents are not

KFB Key Facts For Buyers
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.08 acres		
Year Built :	1996		
Council Tax :	Band D		
Annual Estimate:	£2,196		
Title Number:	DY276815		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	67 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

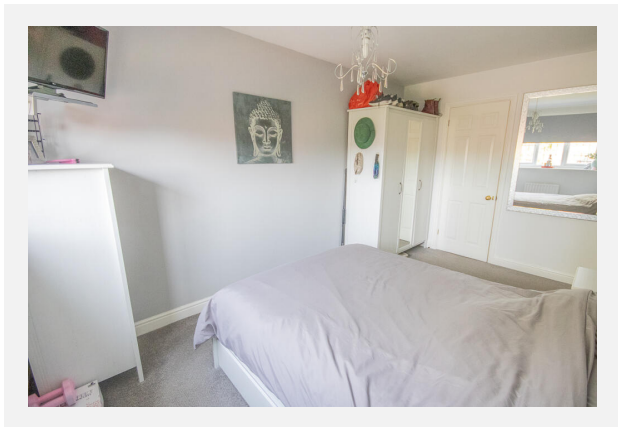
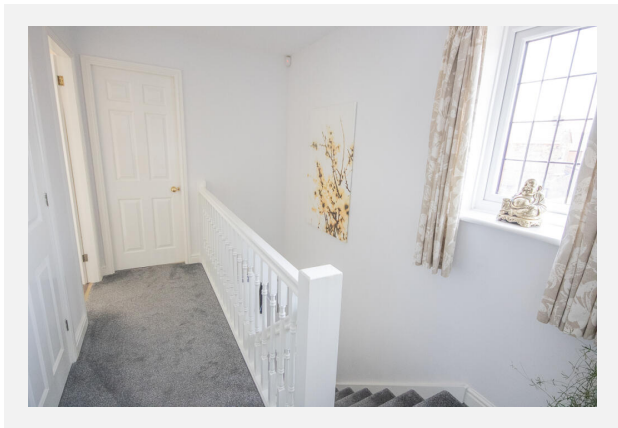


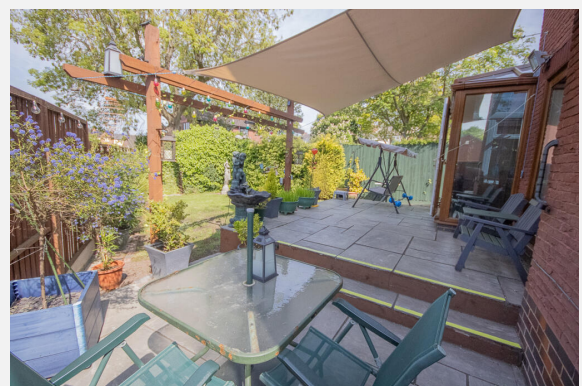
Satellite/Fibre TV Availability:



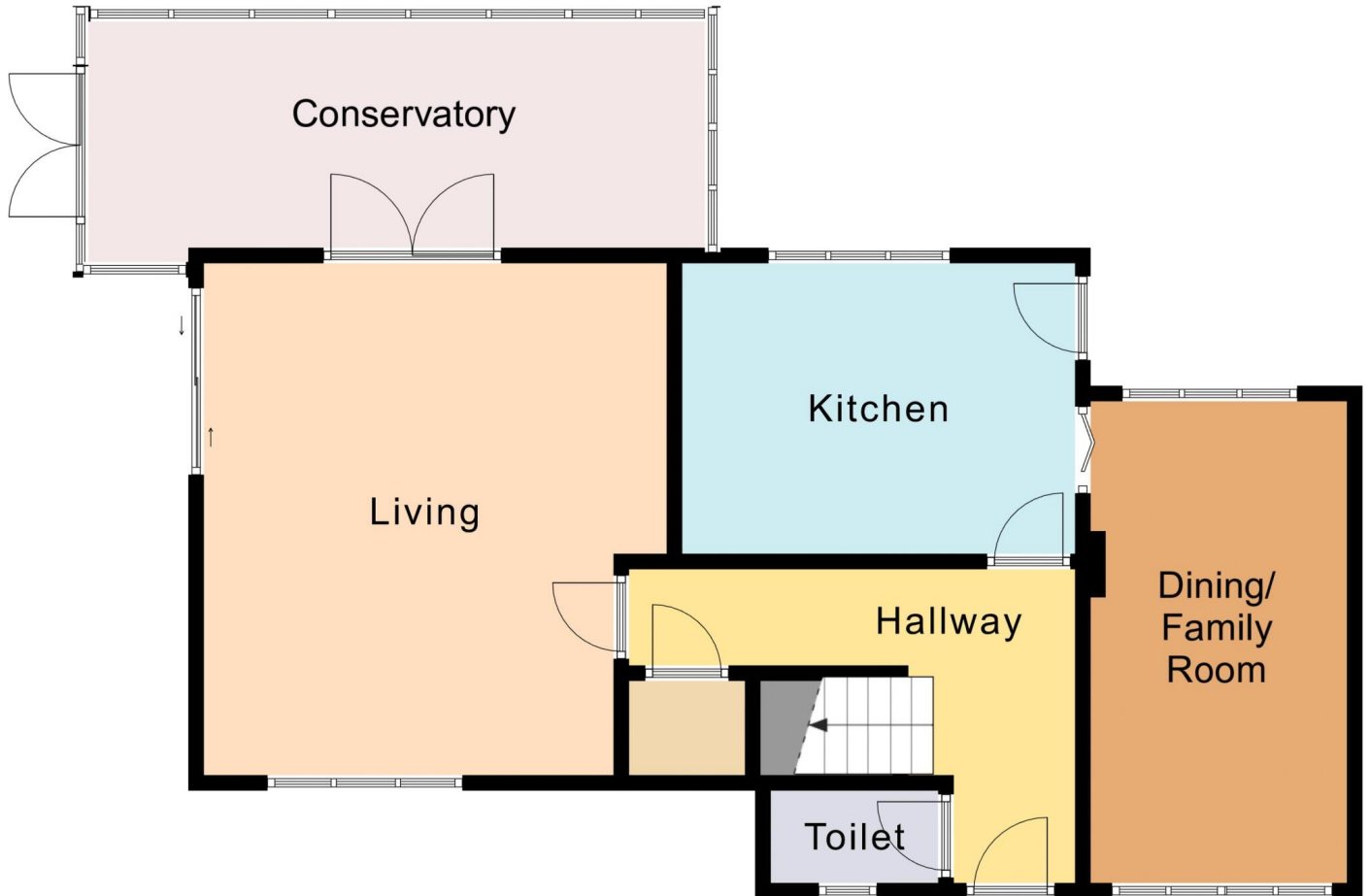
Gallery Photos



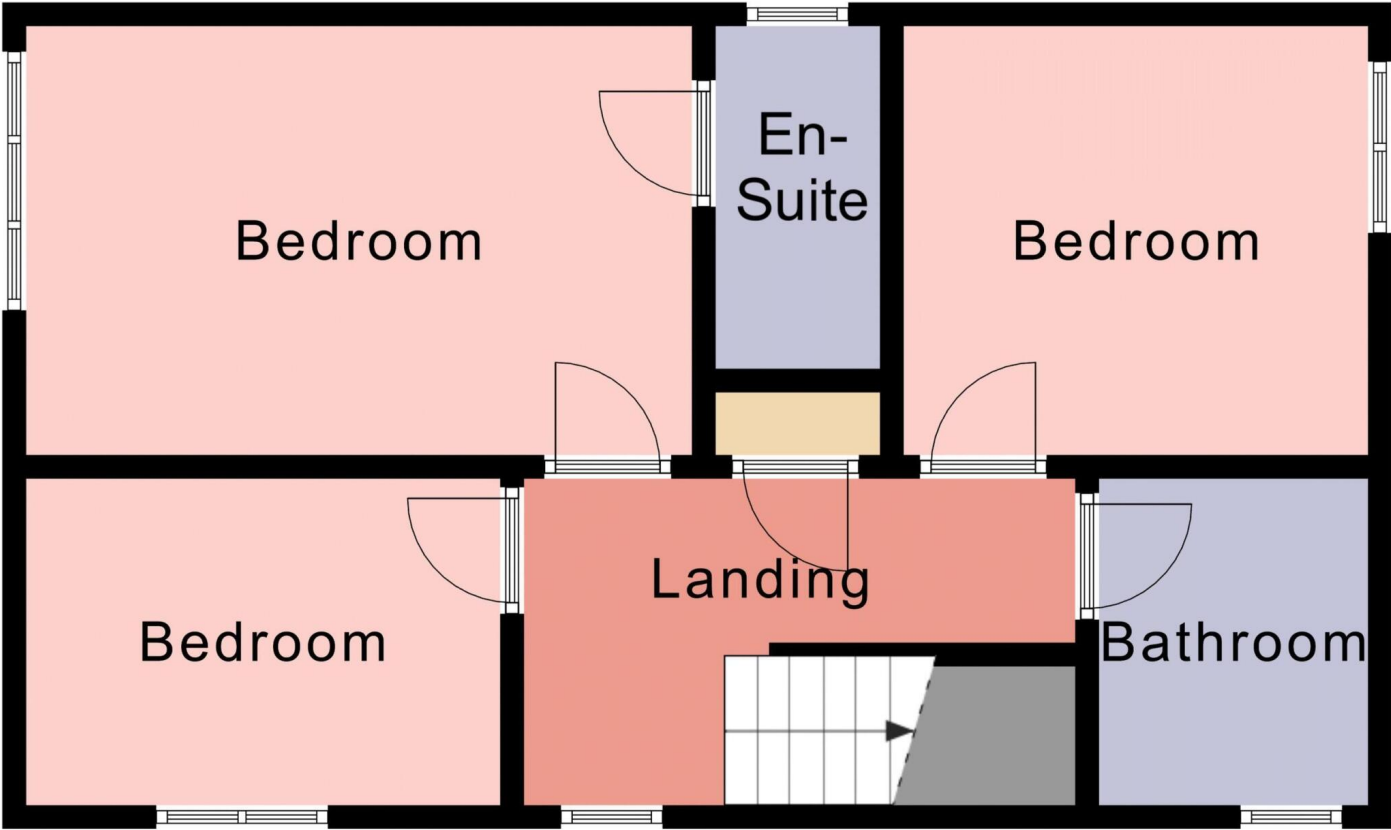




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Property EPC - Certificate



Wingerworth Park Road, Spondon, DE21

Energy rating

D

Valid until 10.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Lightning:	Low energy lighting in 36% of fixed outlets
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
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Total Floor Area:	83 m ²

Hannells

About Us



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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