

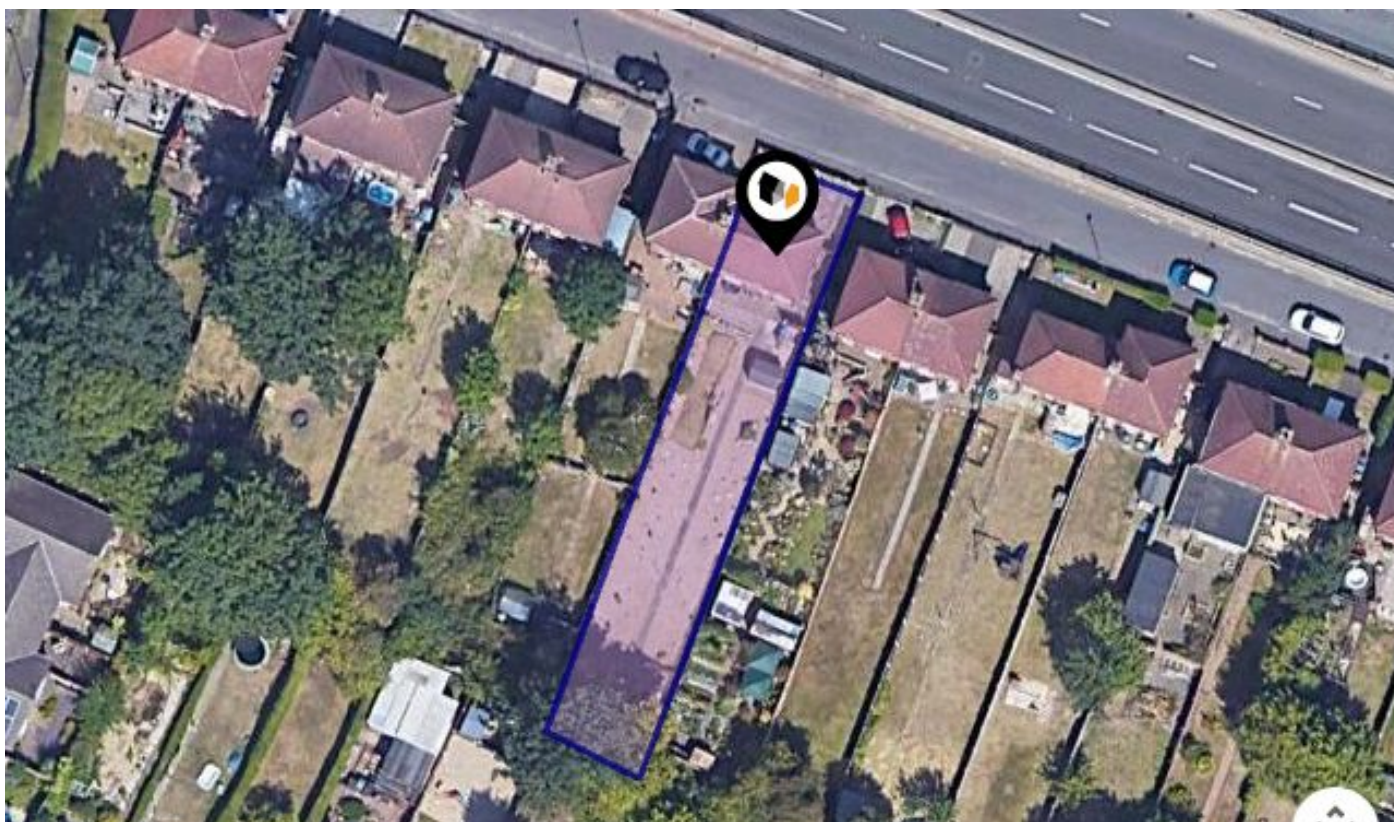


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd July 2025



KIRKLEYS AVENUE SOUTH, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Three-Bedroom, Semi-Detached Home
- > Generous Rear Garden
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band A
- > Good-Sized Lounge

Located in the sought-after area of Spondon, this well-presented, three-bedroom semi-detached home features a generous rear garden, spacious lounge, modern dining kitchen and a well-fitted family bathroom. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious dual aspect lounge with feature central fireplace; fitted dining kitchen; ground floor bathroom; first floor landing and three well-proportioned first floor bedrooms. To the front of the property is a neat enclosed and low maintenance garden space, whilst to the rear is a generous garden with elevated patio seating area, lawn and mixed flower/shrubbery beds. The property benefits from a drop kerb, and although the front garden has been fenced off, removing the fence could provide off-road parking. The property is well situated for local amenities within Spondon including shops, schools and transport links together with excellent road links for the A52, M1 motorway and Derby City Centre.

Entrance Hall:

Lounge: (15'10" x 11'3") 4.83 x 3.43

Kitchen Diner: (15'10" x 6'1") 4.83 x 1.85

Bathroom: (5'11" x 5'7") 1.80 x 1.70

First Floor Landing:

Bedroom One: (15'11" x 8'11") 4.85 x 2.72

Bedroom Two: (11'5" x 7'9") 3.48 x 2.36

Bedroom Three: (7'11" x 8'3") 2.41 x 2.51

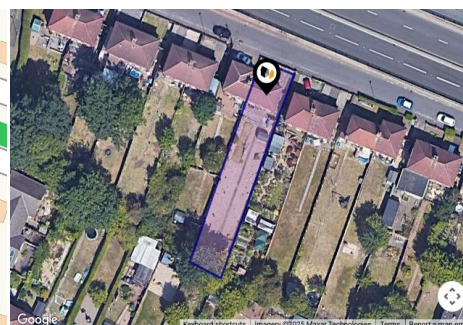
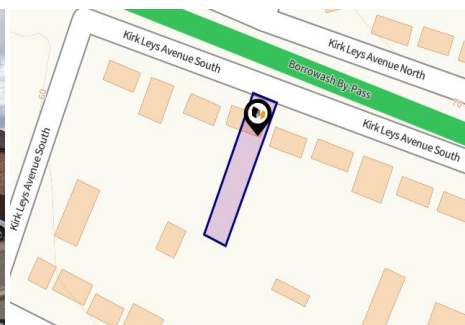
Additional Information:

The property benefits from a drop kerb, and although the garden has been fenced off, removing the fence would provide off-road parking.

Buyer Information:

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.11 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY289040

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	60 mb/s	1800 mb/s

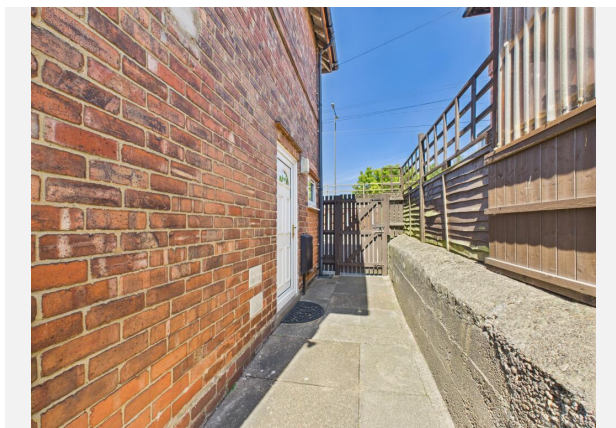
Mobile Coverage:
(based on calls indoors)



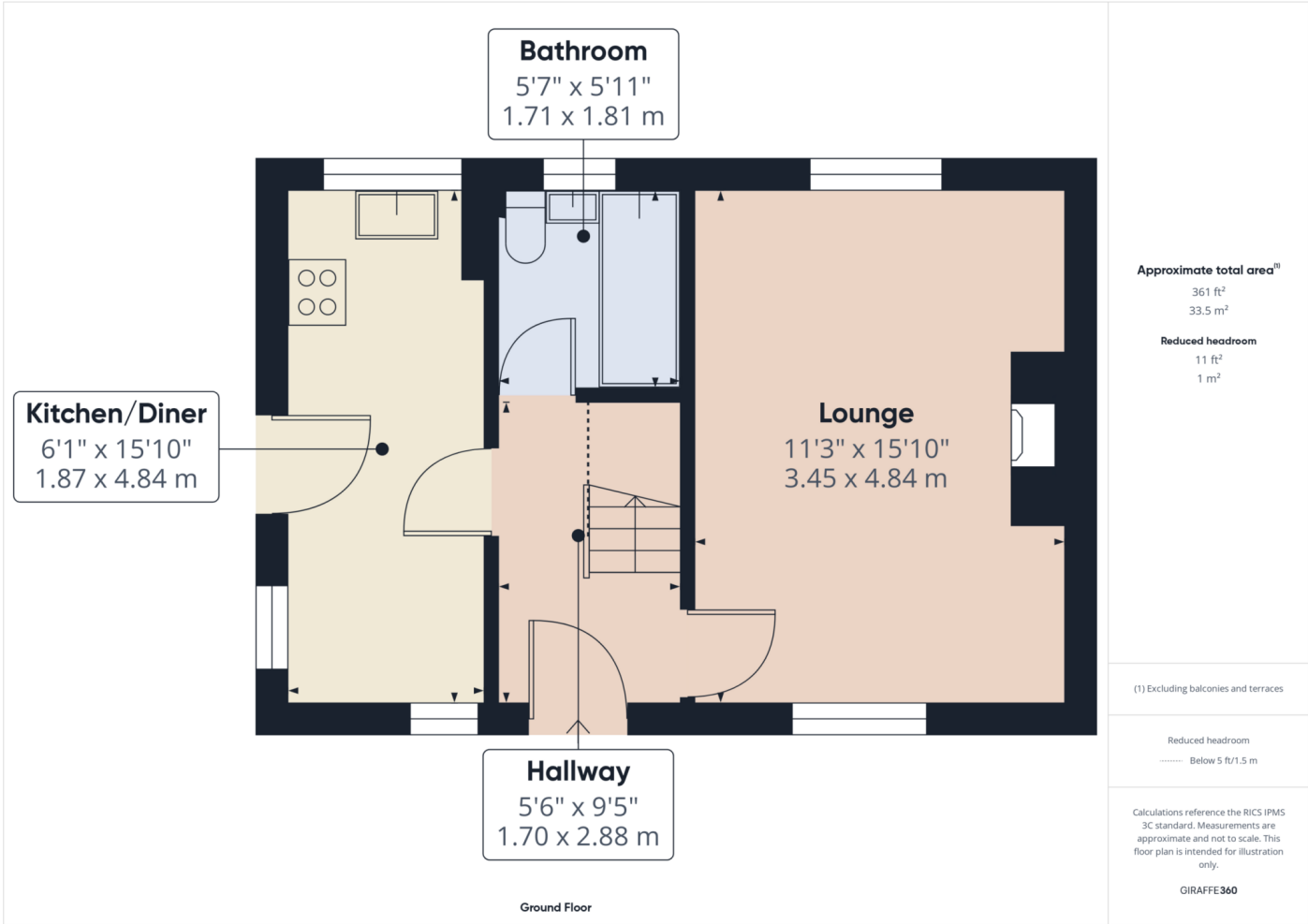
Satellite/Fibre TV Availability:



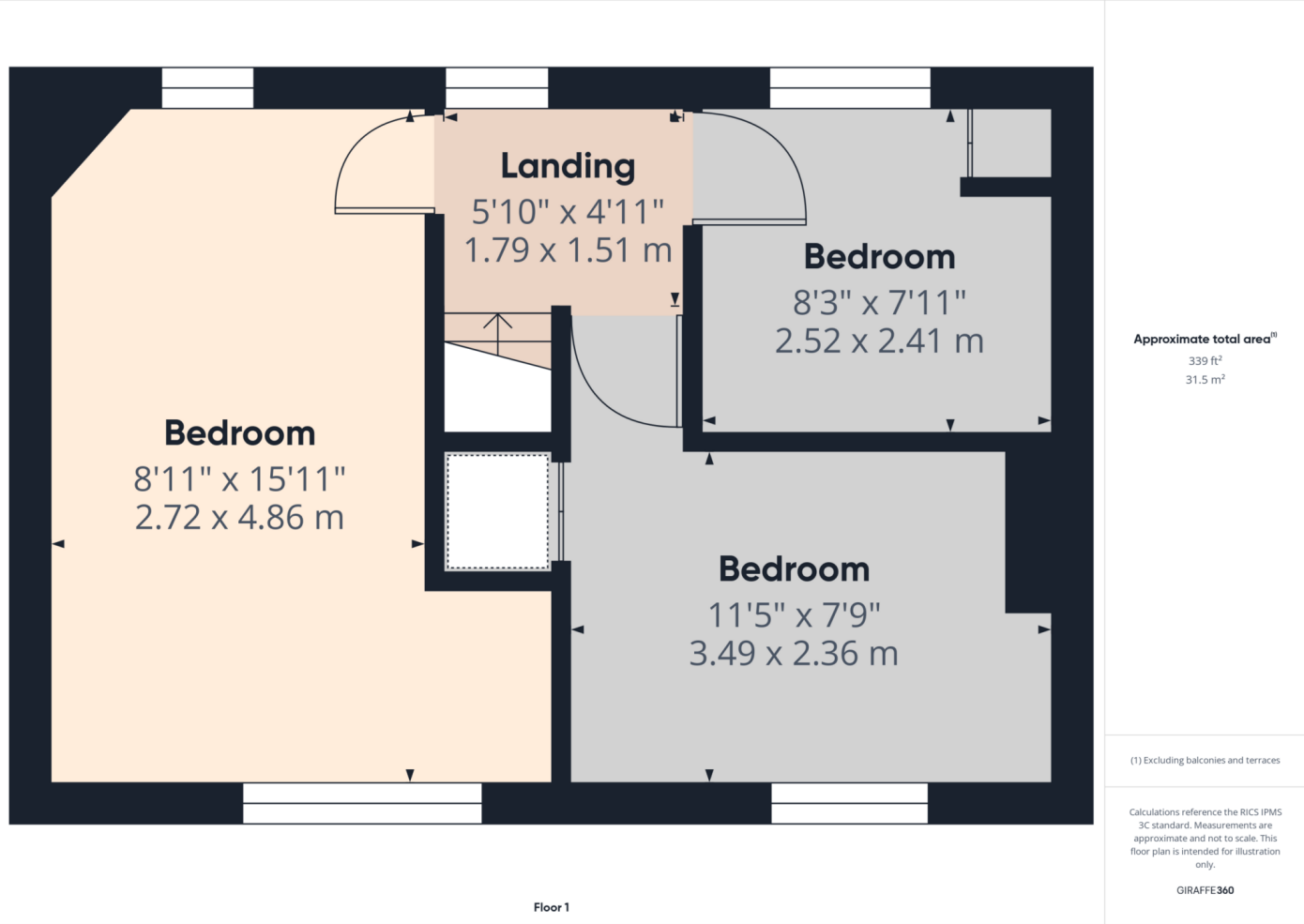




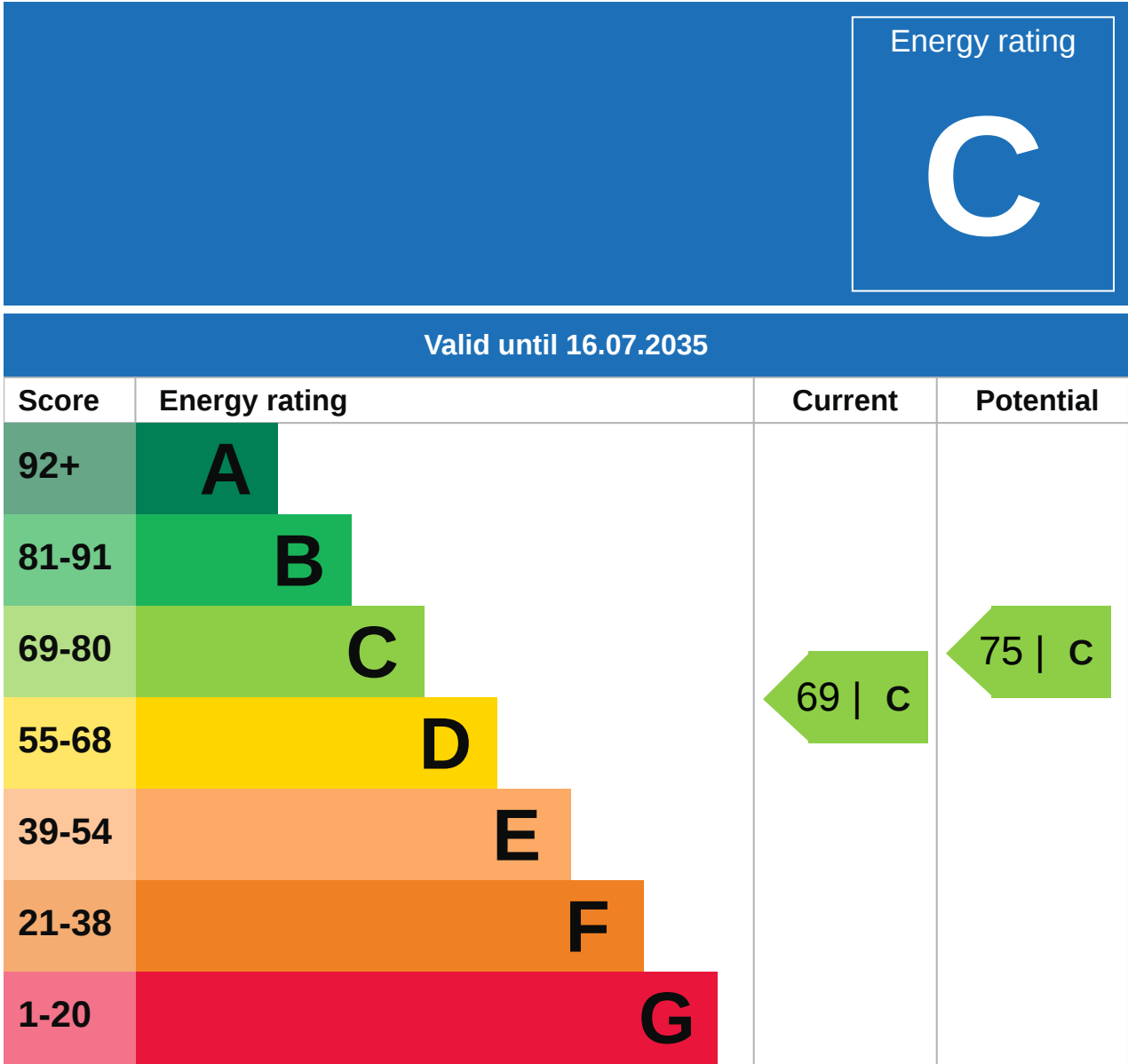
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-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, 250 mm loft insulation
Roof Energy:	Pitched, 250 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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 m ²



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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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