

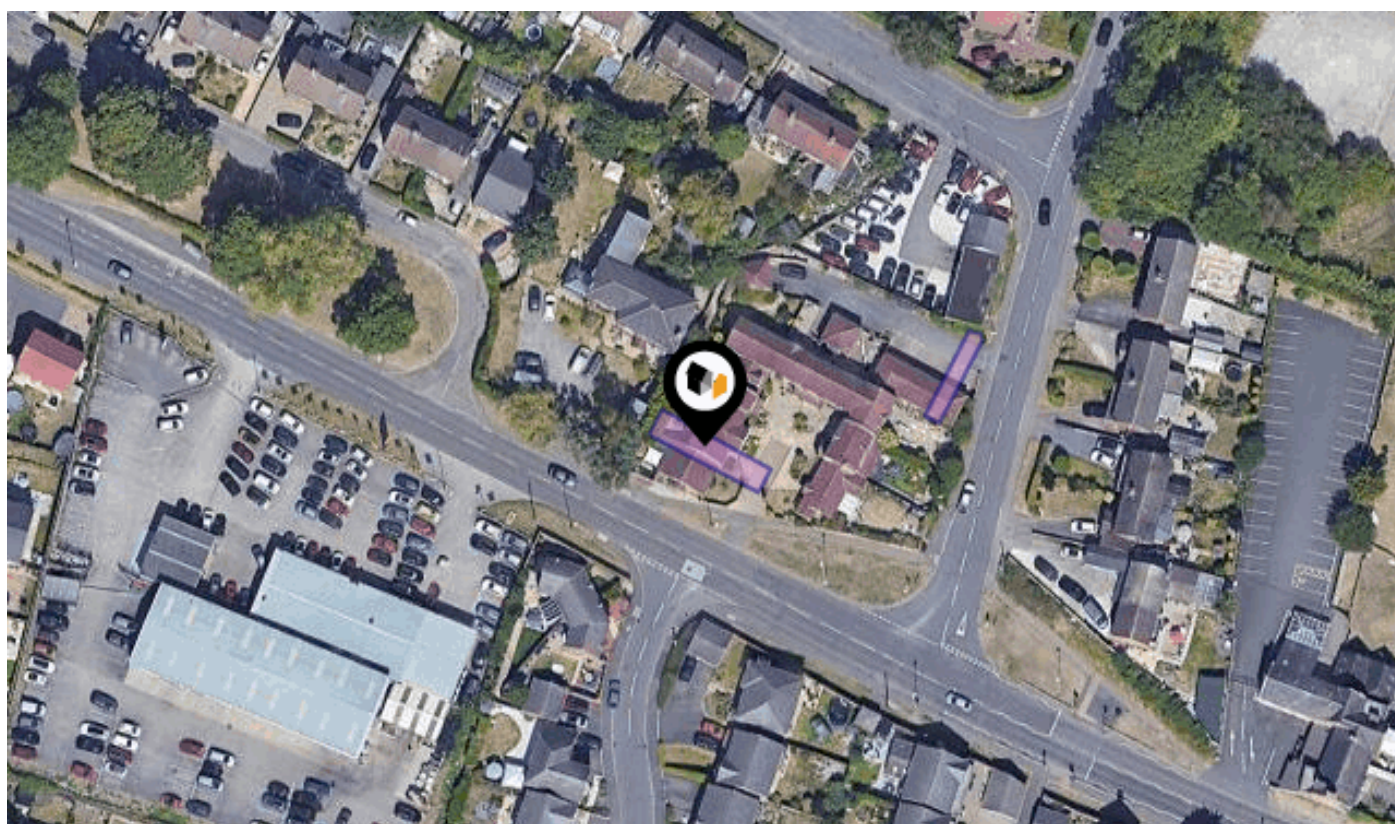


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th September 2025



NOTTINGHAM ROAD, SPALDON, DERBY, DE21

Hannells

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- > Well-Presented, Three-Bedroom Mews Home Set Within A Gated Development
- > Garage With Rafter Storage In Nearby Block
- > Council Tax Band C, Freehold
- > EPC Rating C, Standard Construction
- > Spacious Lounge Diner

Property Description

Set within a well-maintained gated mews development in the sought-after area of Spondon, within walking distance from Borrowash village, stands this spacious and immaculate three-bedroom mews home featuring a generous lounge diner, high-quality fitted kitchen, superb four-piece fitted bathroom and a neat, enclosed garden space. With the added benefits of off-road parking and a generous garage located nearby, it will make a fantastic home! The property benefits from uPVC glazing and composite front door. Gas central heating is supplied by Baxi Combination boiler installed in 2022 and new radiators throughout. The accommodation in brief comprises: Entrance Hall with spacious coat/boot store area and feature Herring Bone pattern flooring; generous lounge diner with feature French doors opening to the courtyard style garden; modern and high specification fitted kitchen with integrated full-size dishwasher, washer-dryer and Smeg cooking appliances; first floor landing; three well-proportioned first floor bedrooms and a beautiful high quality and stylish fitted four-piece bathroom with freestanding bath and separate shower cubicle. Further additions to the property include USB plug sockets in all rooms and understairs storage. The property forms part of a gated development having a garden area to the front elevation and to the rear elevation is an enclosed, private courtyard style garden space with patio seating area, outdoor electrical plug socket, outside tap, mixed flower/shrubbery beds and gated access to the garage and driveway parking area. The property is conveniently located for amenities including bus routes, shops, schools and transport links together with easy access for Derby City Centre and the A52.

Room Measurement & Details

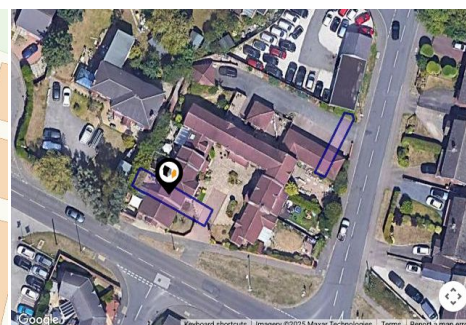
Entrance Hall: (4'3" x 5'9") 1.30 x 1.75
Lounge Diner: (18'8" x 11'0") 5.69 x 3.35
Kitchen: (11'10" x 5'9") 3.61 x 1.75
First Floor Landing: (9'3" x 2'11") 2.82 x 0.89
Bedroom One: (11'0" x 8'2") 3.35 x 2.49
Bedroom Two: (7'2" x 8'1") 2.18 x 2.46
Bedroom Three: (9'4" x 5'10") 2.84 x 1.78
Bathroom: (8'11" x 5'9") 2.72 x 1.75

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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

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A Moving Experience



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	602 ft ² / 56 m ²
Plot Area:	0.03 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY230550

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)

14 mb/s	80 mb/s	1800 mb/s

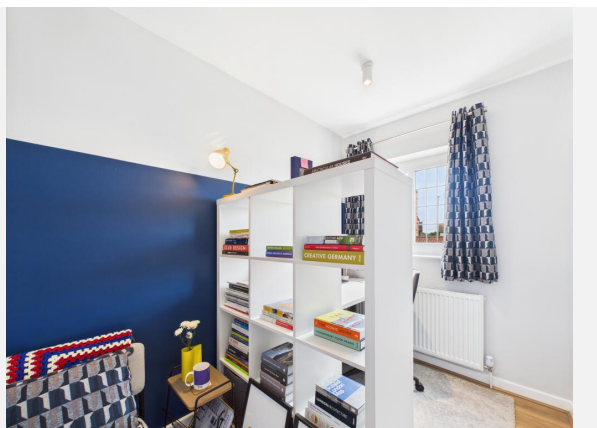
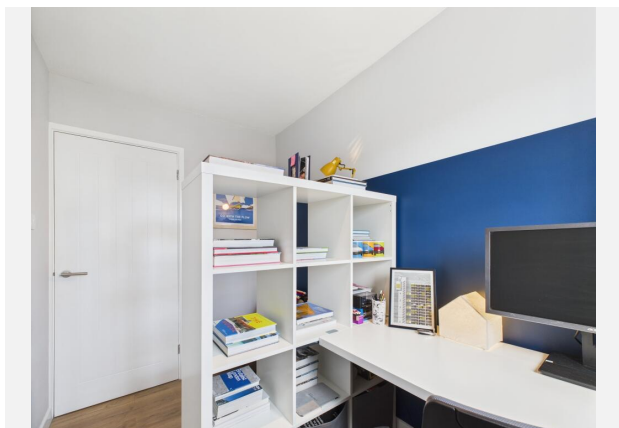
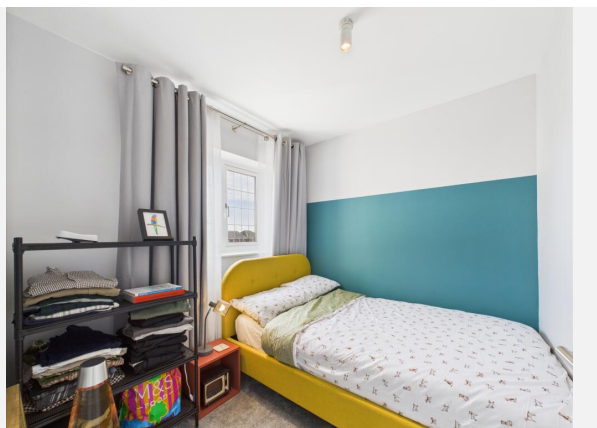
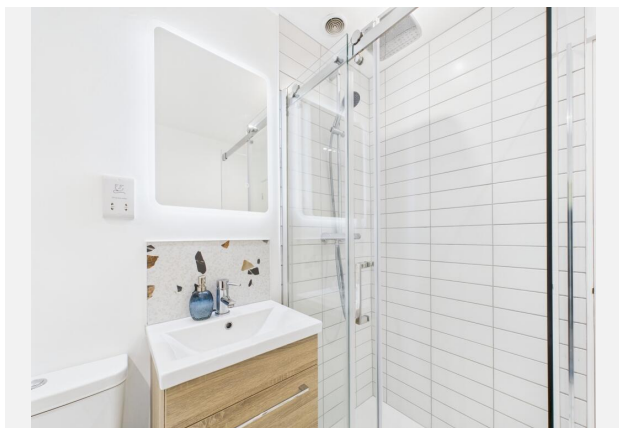
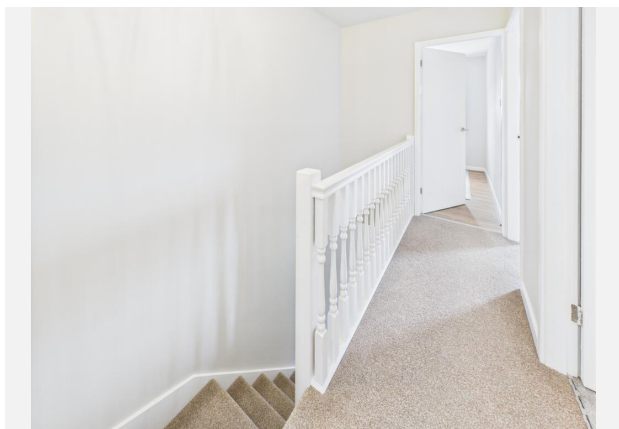
Mobile Coverage:
(based on calls indoors)

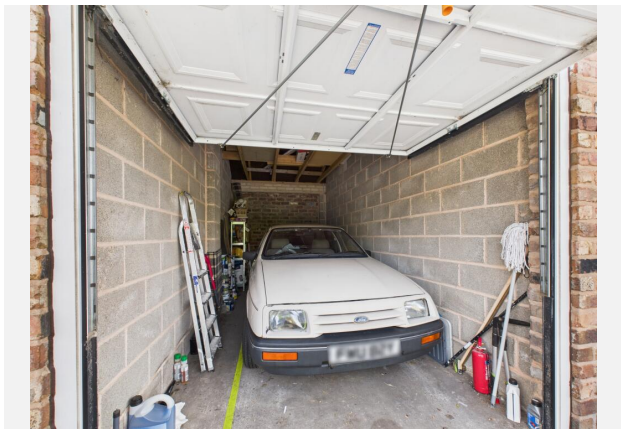


Satellite/Fibre TV Availability:

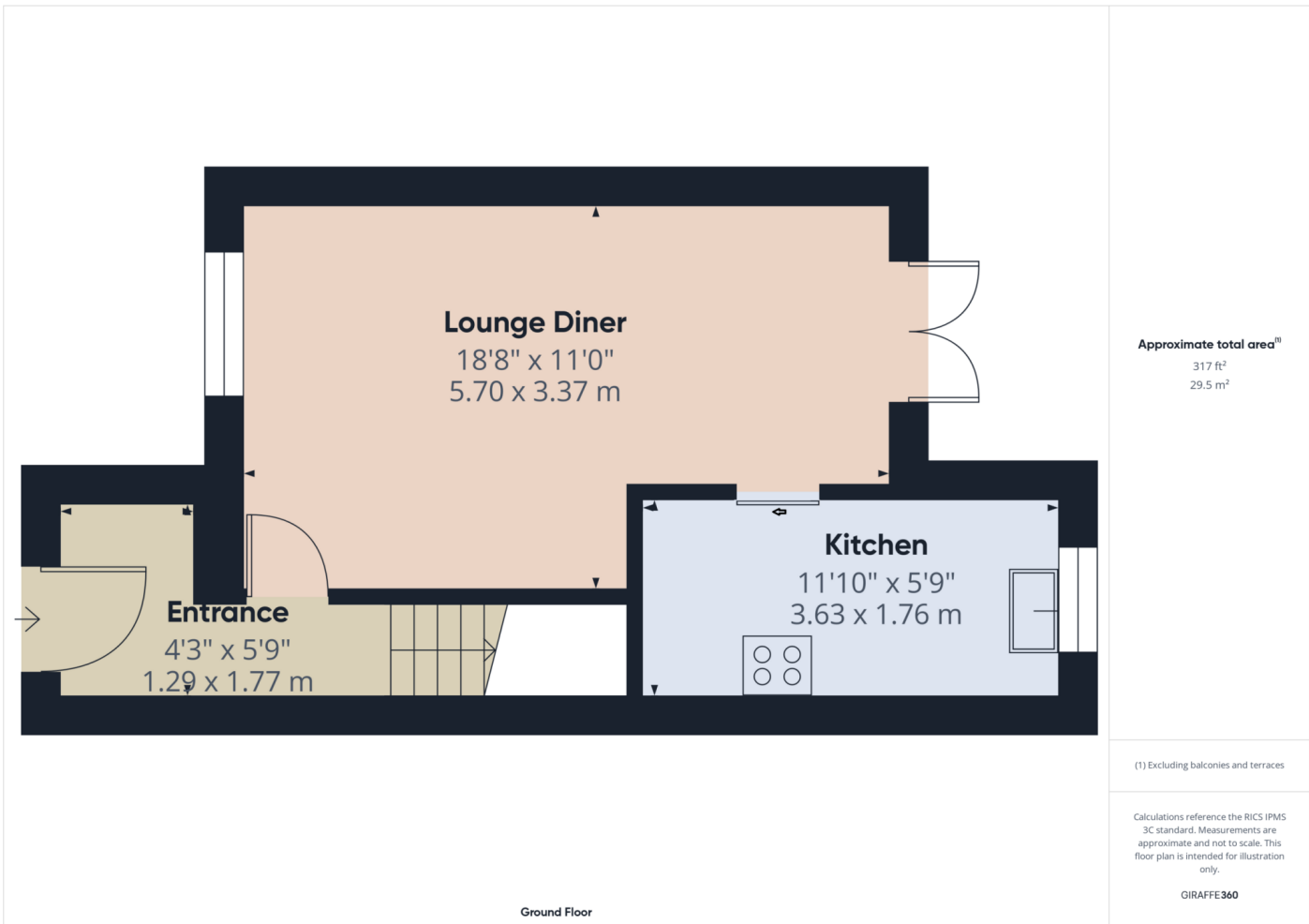




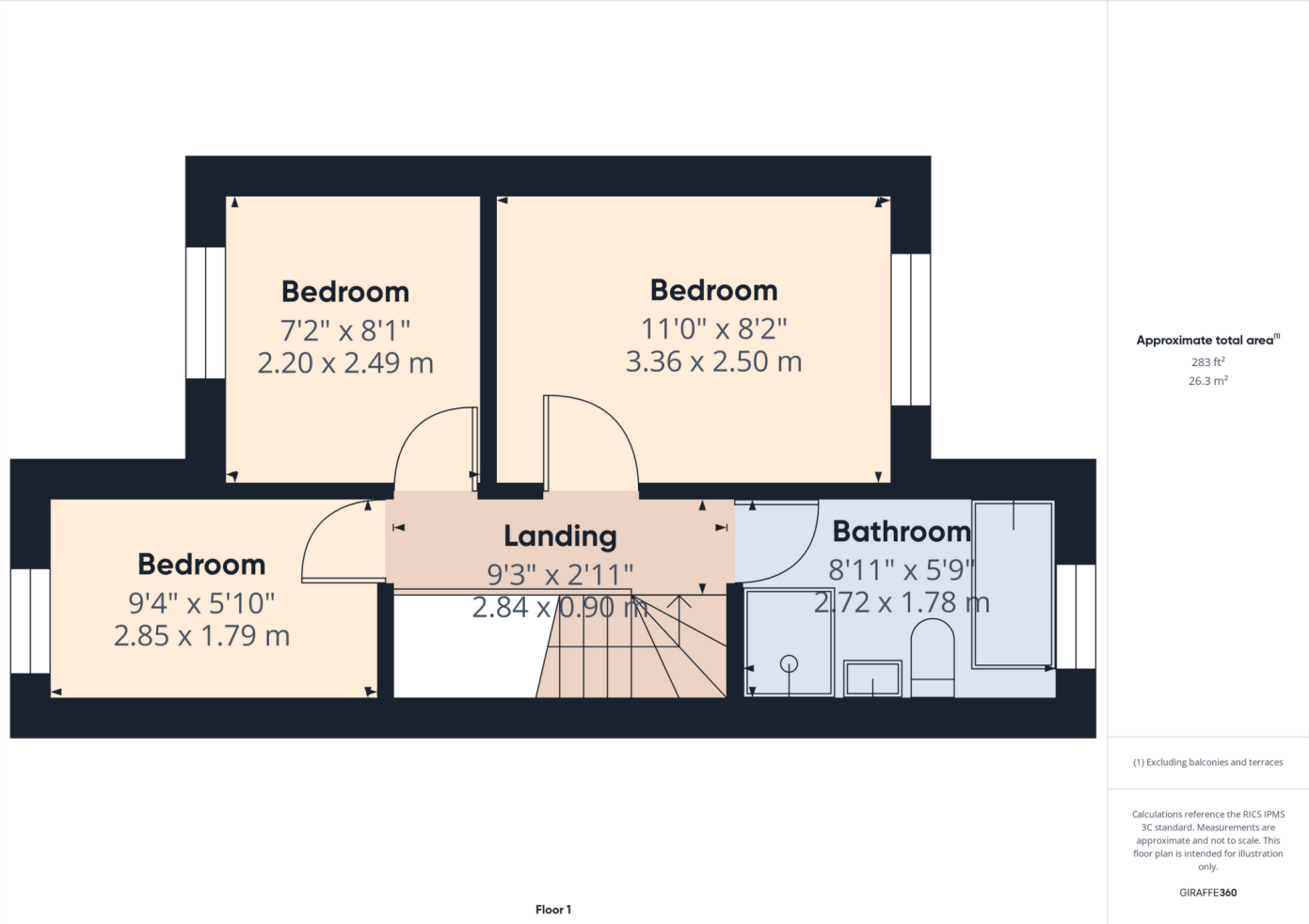




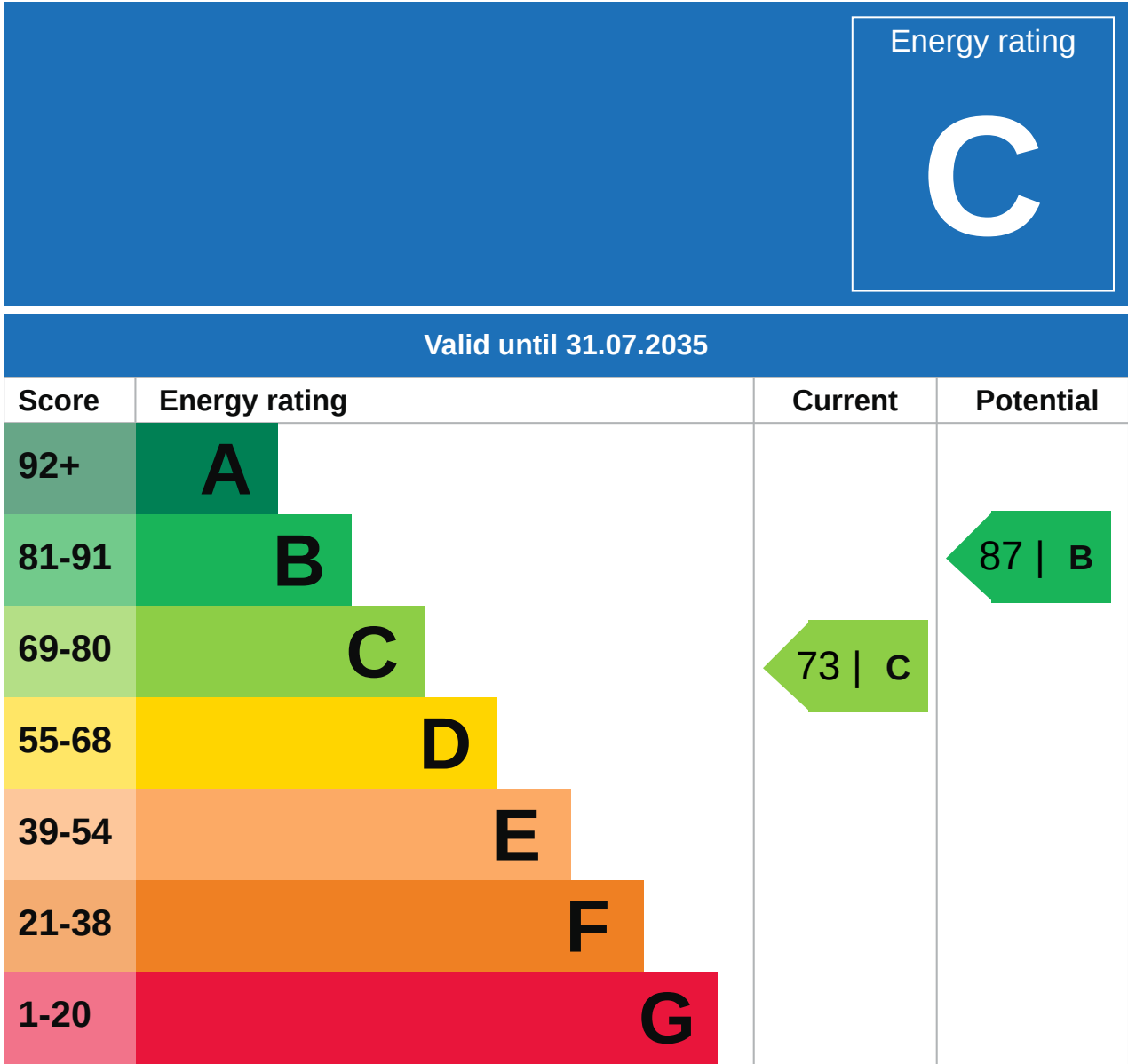
NOTTINGHAM ROAD, SPONDON, DERBY, DE21



NOTTINGHAM ROAD, SPONDON, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 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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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.

Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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