

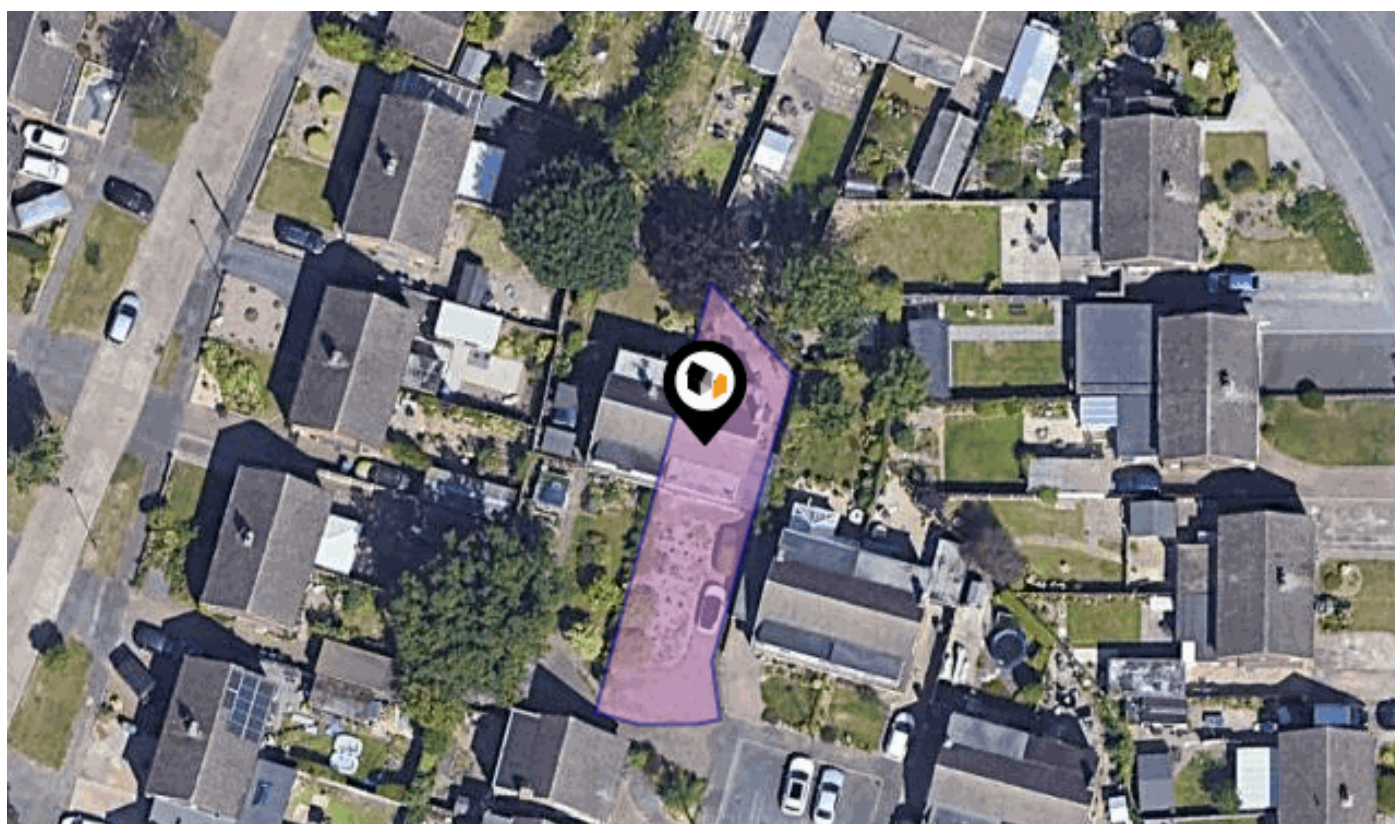


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th August 2025



FELLSIDE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two/Three Bedroomed Semi Detached Set Back From Fellside
- > Two Reception Rooms
- > Ample Off Road Parking, No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax C, Freehold

Property Description

A two/three bedroomed semi detached home set back within an established cul-de-sac and available for sale with no upward chain. The property offers deceptively spacious and versatile living accommodation and was built as a three bedroomed home which is currently open plan to provide a spacious landing/study area which may be easily converted back to a third bedroom. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, two reception rooms, kitchen and walk-in shower room. To the first floor there is a spacious open plan landing/study which may be converted back to a bedroom, two bedrooms and boxroom. Outside, there are gardens to both front and rear elevations, the front provides off road parking. Fellside is an established cul-de-sac being well situated for Spondon and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Side Reception Hallway: (6'4" x 6'9") 1.93 x 2.06

Living Room: (11'5" x 15'5") 3.48 x 4.70

Kitchen: (7'6" x 15'4") 2.29 x 4.67

Dining Room (Potential Bedroom): (12'5" x 9'3") 3.78 x 2.82

Shower Room: (6'4" x 5'6") 1.93 x 1.68

First Floor Landing/Study Area: (19'7" x 6'9") 5.97 x 2.06

Open Plan Study/Landing With Potential To Convert Back To A Bedroom

Bedroom One: (11'7" x 15'5") 3.53 x 4.70

Bedroom Two: (7'5" x 15'4") 2.26 x 4.67

Box Room: (6'6" x 5'9") 1.98 x 1.75

Outside:

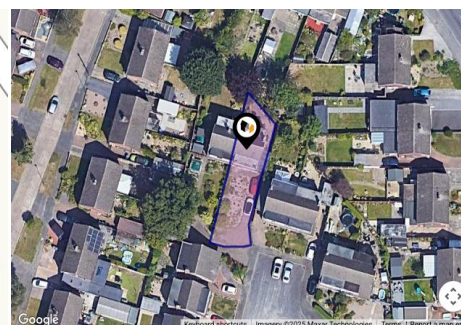
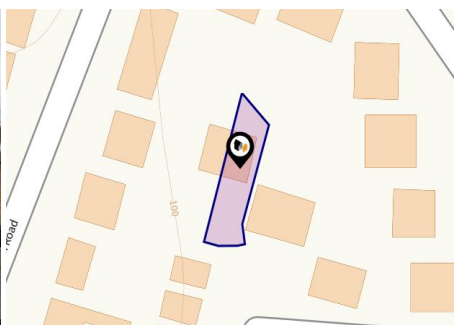
The property is set back within an established cu-de-sac having a block paved driveway providing off road parking. There is a maintenance free rear garden which is mostly block paved.

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.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	1,151 ft ² / 107 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY12687

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)

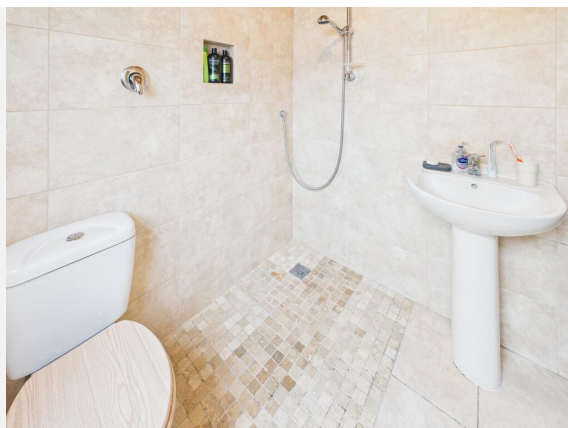
24 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



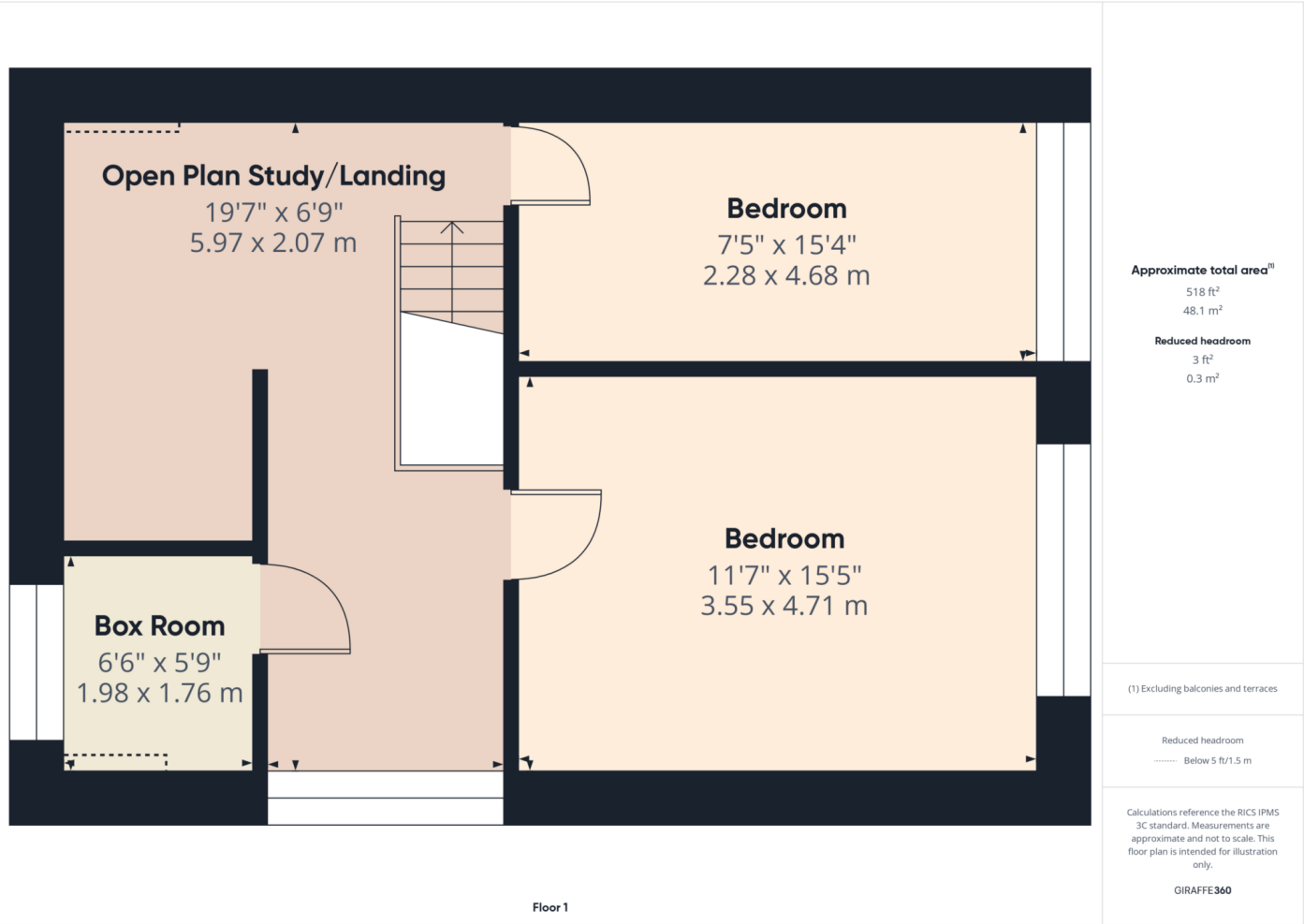




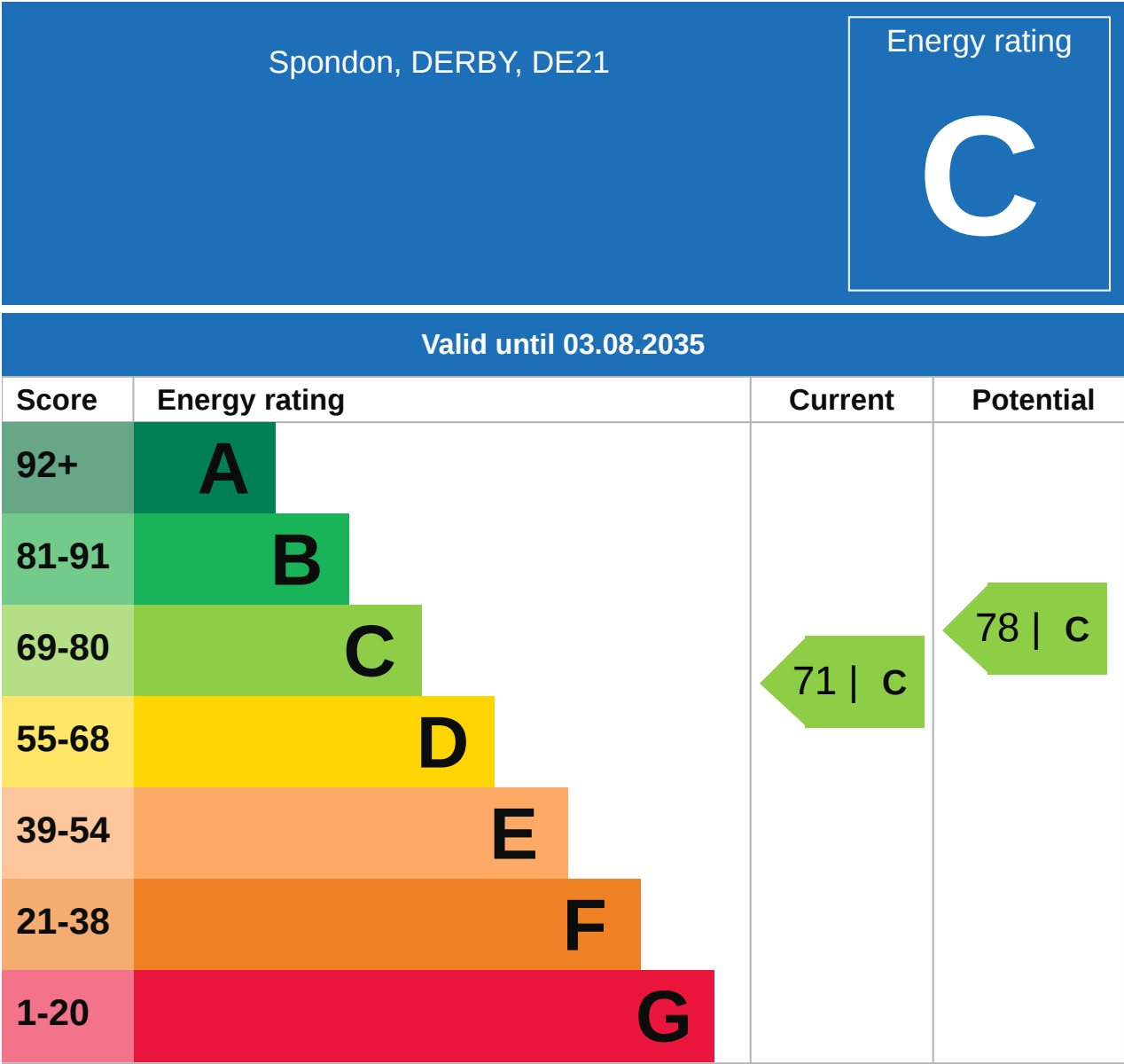
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	107 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

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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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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