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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> September 2025



## ARUNDEL DRIVE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



- > Four Double-Bedroom, Semi-Detached Property
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking With A Garage
- > Ideal Family Home

### Property Description

With spacious, extended living accommodation and boasting a superb modern and stylish interior, this four double-bedroom, semi-detached property is located in the highly popular Derby suburb of Spondon. Perfect for a growing family, the property features an open-plan layout and benefits from ample off-road parking with a garage, a private and enclosed rear garden, uPVC double glazing and gas central heating! In brief, the accommodation comprises; Entrance hallway, a spacious lounge with a bay window, lobby, downstairs cloakroom/WC and an open plan and modern fitted kitchen diner having a range of integrated appliances and French door giving access to the rear garden. Found to the first floor are three double bedrooms, a modern fitted shower room having a three piece suite and the first floor landing with a further staircase giving access to the second floor. On the second floor is a further double bedroom, landing area/workspace and a modern fitted family bathroom having a three piece suite. At the front of the property is a block paved driveway providing off-road parking for several vehicles together with access to the garage which has a utility area. To the rear of the property is a private and enclosed garden laid mainly to lawn, a limestone paved patio area, a range of flower and shrubbery beds, fruit tress, a garden shed and fenced boundaries.

Hallway: (5'11" x 12'11") 1.80 x 3.94

Lounge: (11'0" x 18'9") 3.35 x 5.71

Lobby: (6'2" x 4'0") 1.88 x 1.22

WC: (6'0" x 3'11") 1.83 x 1.19

Kitchen: (12'9" x 11'6") 3.89 x 3.51

Dining Room: (9'1" x 13'1") 2.77 x 3.99

Garage/Utility Room: (8'1" x 12'7") 2.46 x 3.84

Landing: (3'1" x 8'7") 0.94 x 2.62

Bedroom: (11'0" x 13'0") 3.35 x 3.96

Bedroom: (8'11" x 11'0") 2.72 x 3.35

Bedroom: (12'9" x 7'1") 3.89 x 2.16

Shower Room: (10'9" x 5'0") 3.28 x 1.52

Walk In Wardrobe: (3'10" x 5'10") 1.17 x 1.78

Second Floor Landing: (10'7" x 9'9") 3.23 x 2.97

Bedroom: (11'0" x 14'10") 3.35 x 4.52

Bathroom: (7'6" x 6'2") 2.29 x 1.88

### 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.

**KIP** 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



## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Floor Area:** 882 ft<sup>2</sup> / 82 m<sup>2</sup>  
**Plot Area:** 0.07 acres  
**Year Built :** 1950-1966  
**Council Tax :** Band B  
**Annual Estimate:** £1,708  
**Title Number:** DY552971

**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)

<b>8</b> mb/s	<b>71</b> mb/s	<b>1800</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *Arundel Drive, Spondon, Derby, DE21*

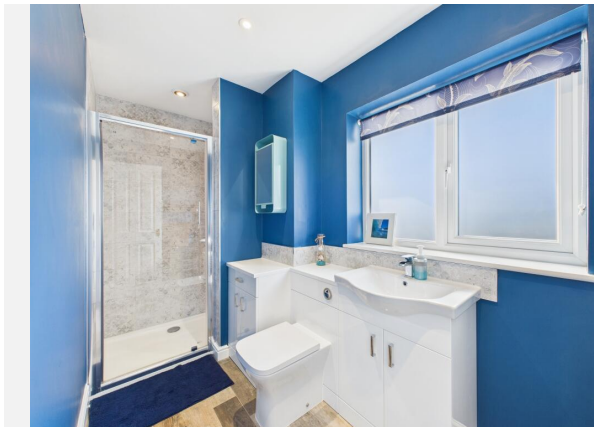
Reference - 22/01227/FUL	
<b>Decision:</b>	Pending Consideration
<b>Date:</b>	02nd August 2022
<b>Description:</b>	Extensions to dwelling house (kitchen/dining room, w.c., garage, enlargement of bedroom and bathroom) and formation of rooms in roof space (bedroom and bathroom) together with alteration to roof



# Gallery Photos



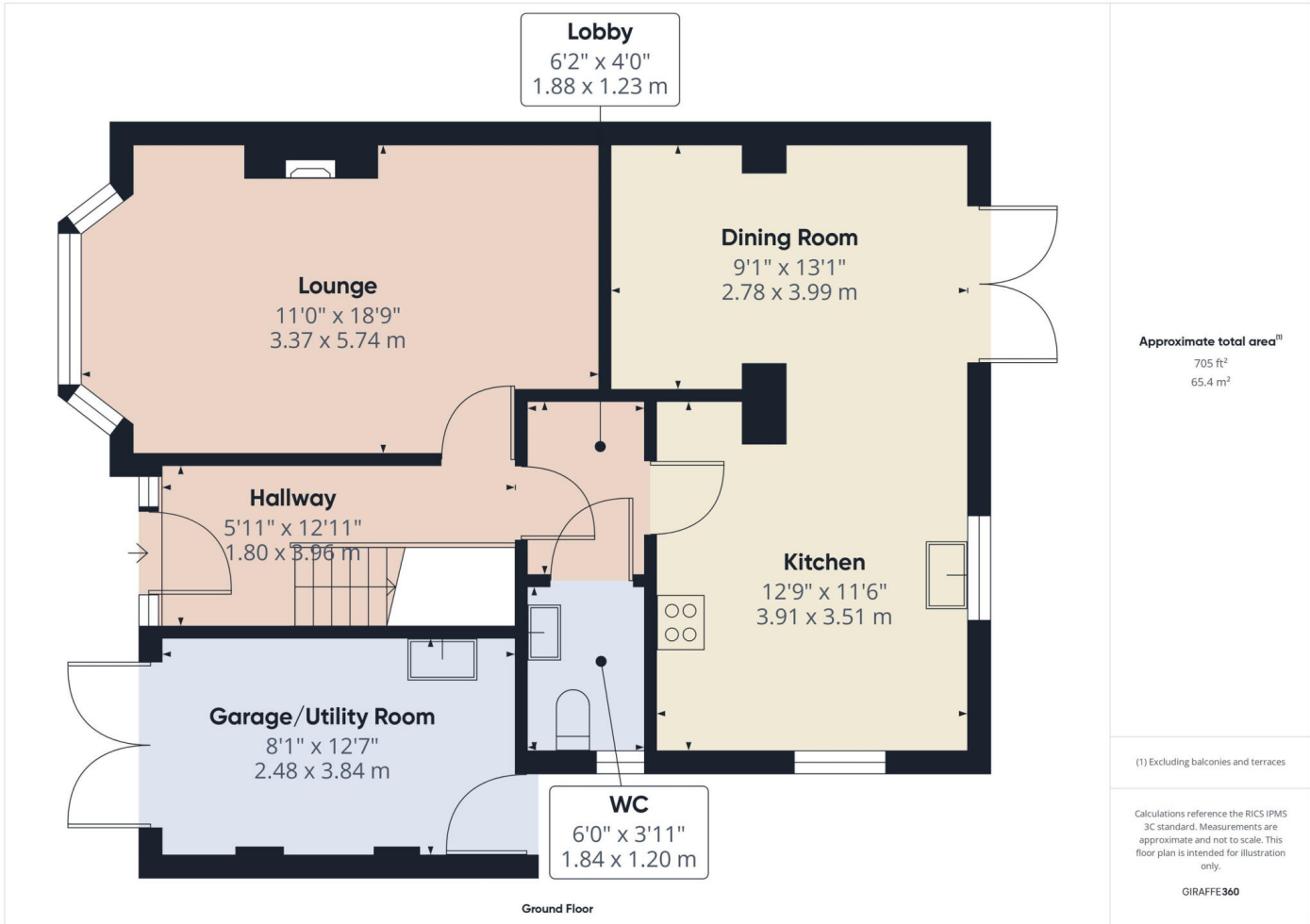
# Gallery Photos





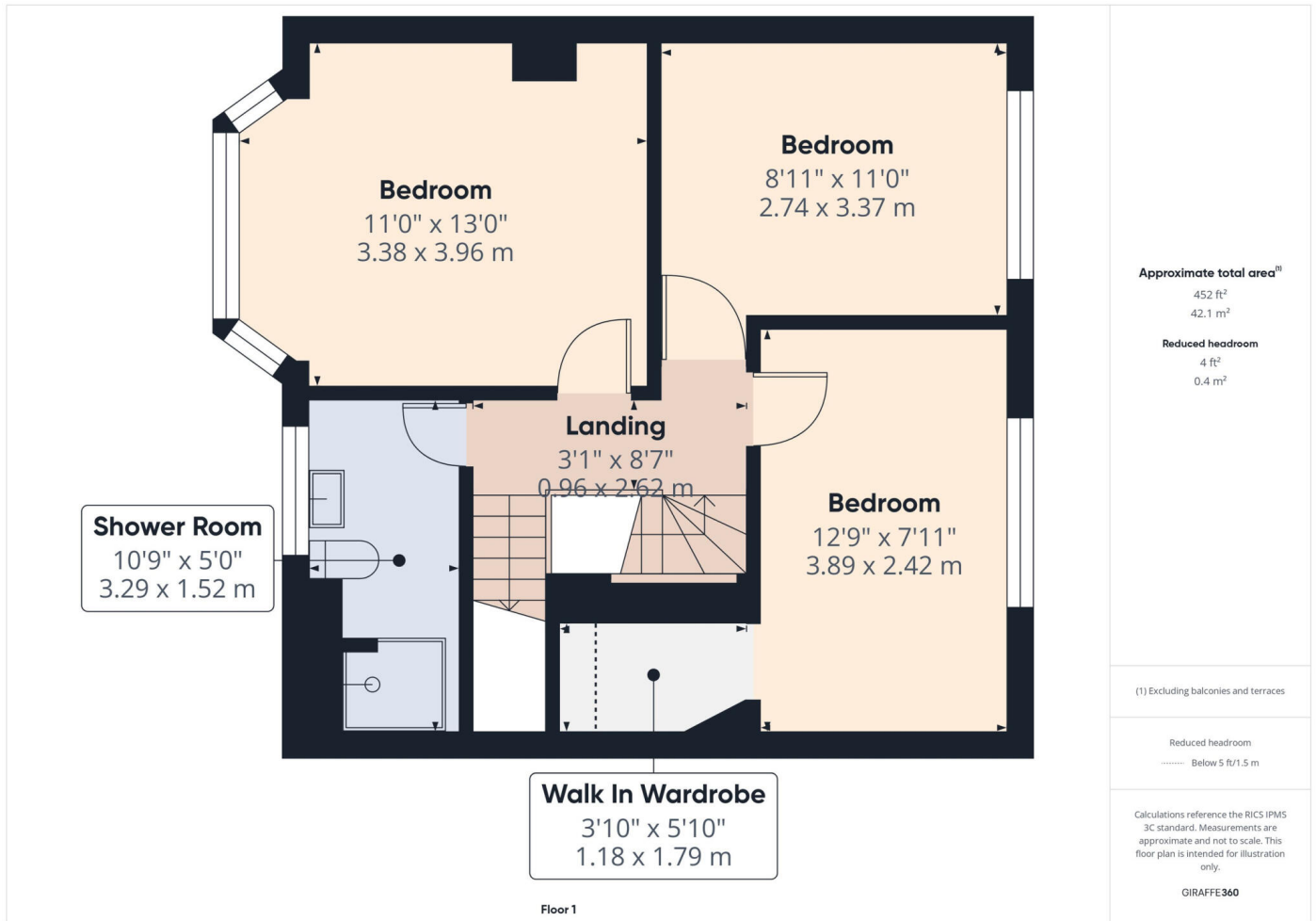


## ARUNDEL DRIVE, SPONDON, DERBY, DE21

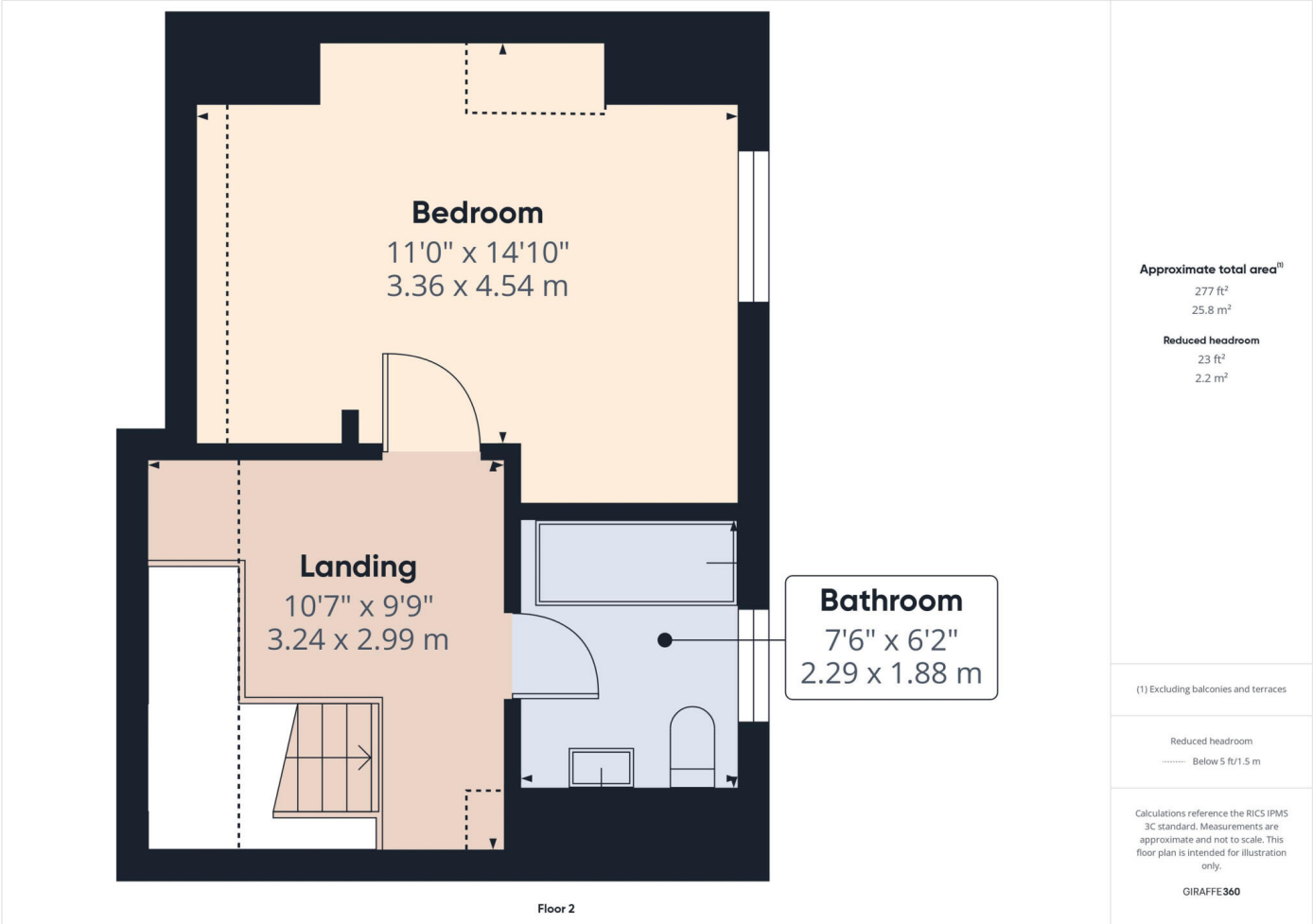




## ARUNDEL DRIVE, SPONDON, DERBY, DE21



**ARUNDEL DRIVE, SPONDON, DERBY, DE21**



# Property EPC - Certificate



DERBY, DE21

Energy rating

**C**

Valid until 08.12.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 10 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 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

## 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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