



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th June 2024



CAERNARVON CLOSE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Proportioned Three Bedroomed Detached Home
- > Off-Road Parking, Garage And Pleasant Rear Garden
- > No Upward Chain, Would Benefit From Some Modernisation
- > Awaiting EPC Rating, Standard Brick Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned detached home occupying an established cul-de-sac location and offered for sale with no upward chain. The property would benefit from some modernisation/improvement and viewing is recommended to appreciate the potential. The property also benefits from off-road parking, garage and pleasant south-south west facing rear garden. The accommodation is supplemented by gas fired central heating, double glazing and was re-roofed approximately five years ago.

In brief the accommodation comprises:- reception hallway, cloakroom/WC, lounge, dining room and kitchen. To the first floor the landing provides access to three bedrooms and a wet room. Outside, off-road parking is provided to the front elevation, garage and enclosed south-south west facing rear garden.

Caernarvon Close is an established cul-de-sac location being well situated for Spondon and its range of amenities including shops, schools and transport links together with excellent road links with the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Reception Hallway:

Cloaks/WC:

Lounge: (15'0" x 10'1") 4.57 x 3.07

Dining Room: (10'0" x 10'0") 3.05 x 3.05

Kitchen: (10'0" x 8'0") 3.05 x 2.44

First Floor Landing:

Bedroom One: (12'1" x 11'0") 3.68 x 3.35

Bedroom Two: (12'1" x 8'0") 3.68 x 2.44

Bedroom Three: (8'1" x 7'0") 2.46 x 2.13

Wet Room: (6'0" x 5'0") 1.83 x 1.52

Outside:

There is a block paved driveway to the front elevation providing off-road parking and this provides access to a GARAGE 19' x 8' with up and over door, light, power and courtesy door to the rear garden. The enclosed rear garden enjoys a south-south west facing aspect with a degree of privacy and incorporates a block paved patio area shaped lawned areas with shrub and tree borders.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	10.73 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY107348		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	35 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



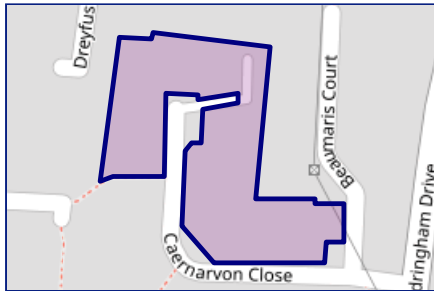
Satellite/Fibre TV Availability:



Property Multiple Title Plans

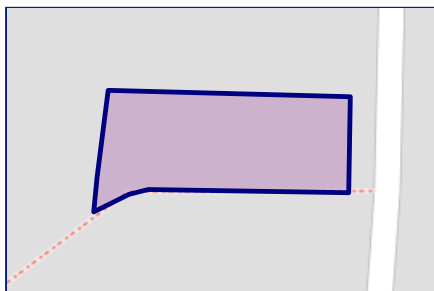


Multiple Freehold Title Plans Detected



DY107348

Multiple Freehold Title Plans Detected



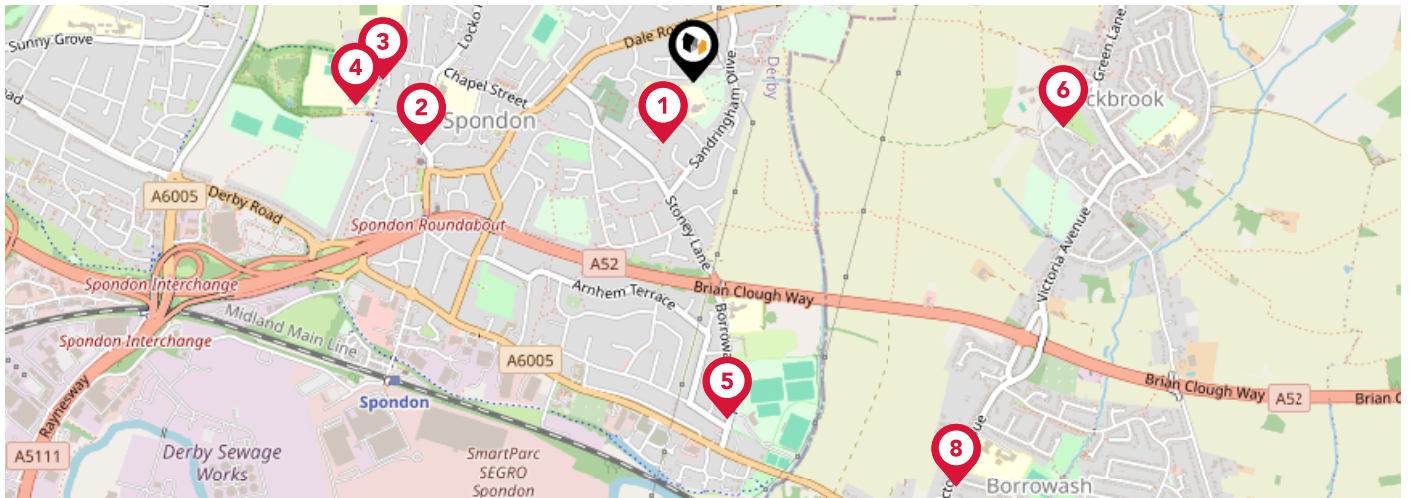
DY107950

Gallery Photos



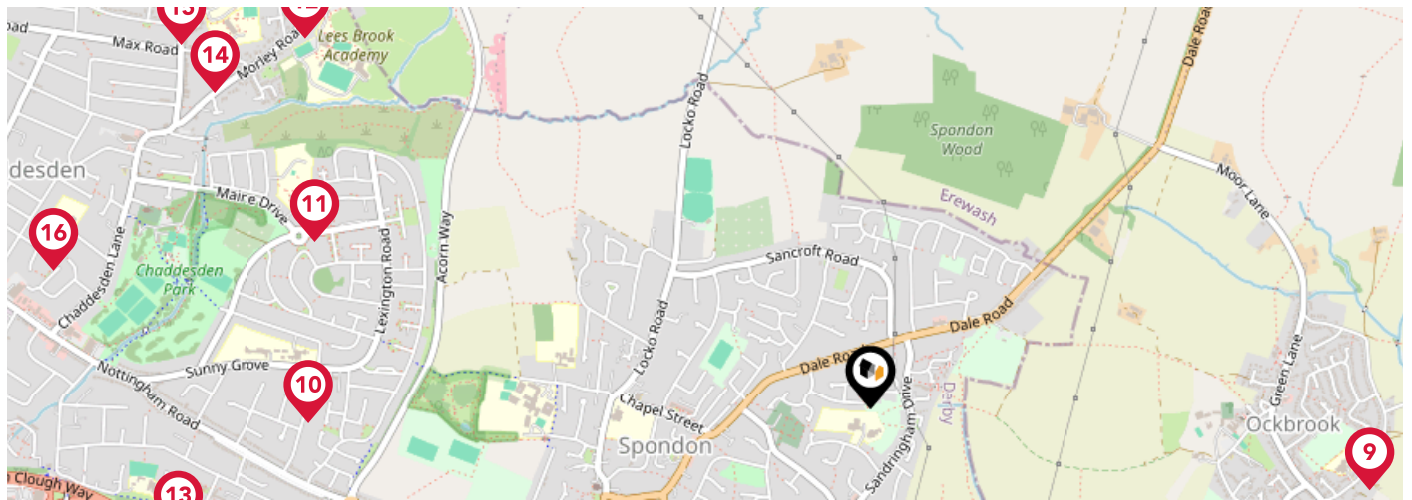


Area Schools



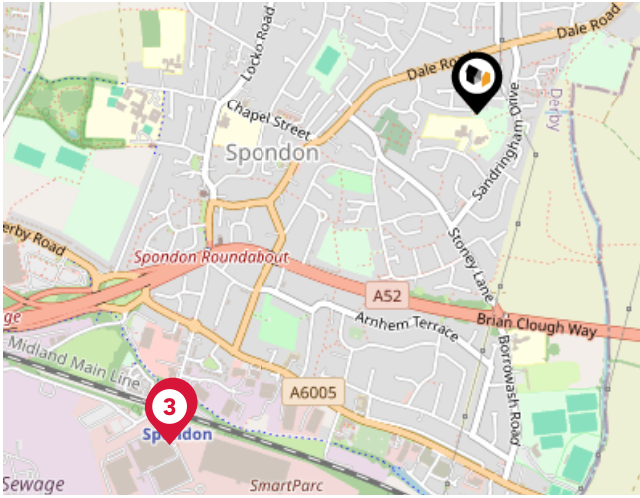
		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



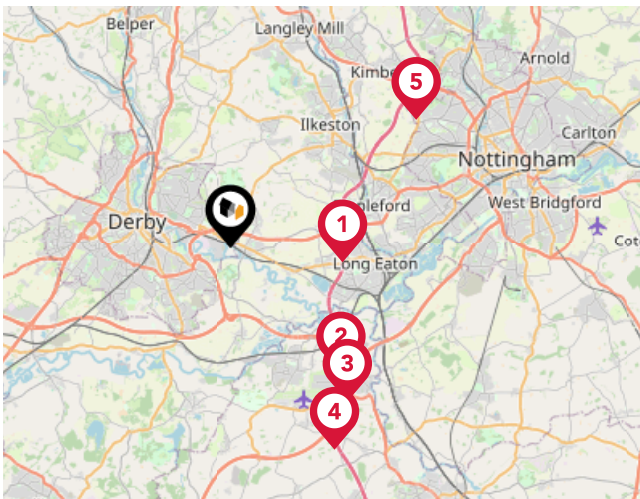
		Nursery	Primary	Secondary	College	Private
9	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance: 1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



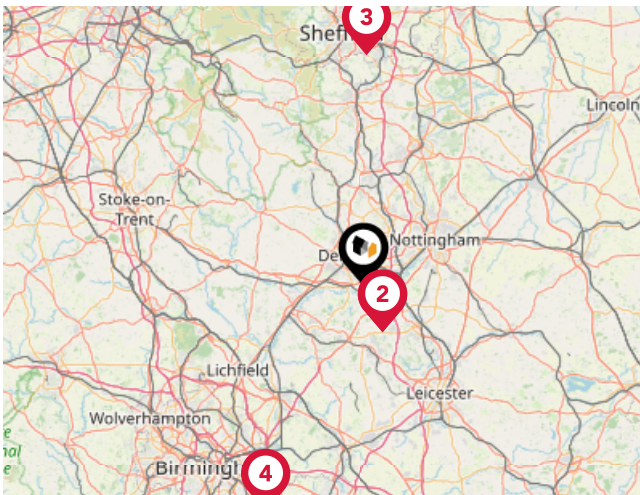
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1 miles
2	Spondon Rail Station	1 miles
3	Spondon Rail Station	1.01 miles



Trunk Roads/Motorways

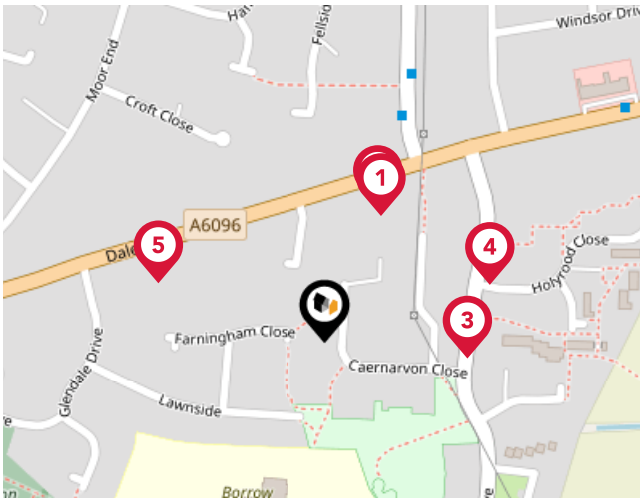
Pin	Name	Distance
1	M1 J25	4 miles
2	M1 J24A	5.96 miles
3	M1 J24	6.86 miles
4	M1 J23A	8.13 miles
5	M1 J26	8.06 miles



Airports/Helipads

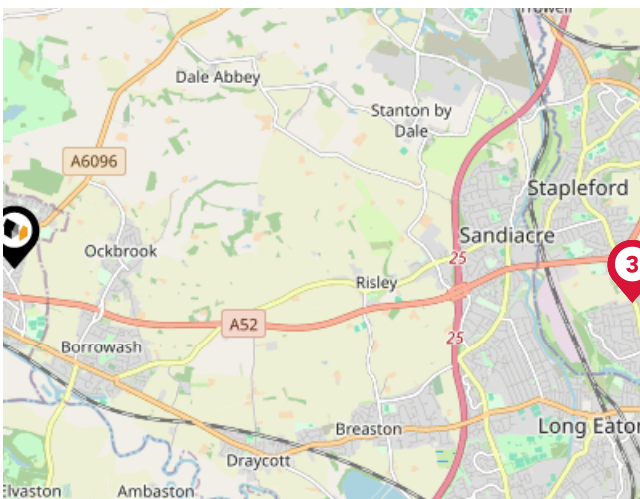
Pin	Name	Distance
1	East Midlands Airport	7.16 miles
2	East Midlands Airport	7.2 miles
3	Sheffield City Airport	32.71 miles
4	Birmingham International Airport Terminal 1	35.41 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sancroft Road	0.08 miles
2	Sancroft Road	0.08 miles
3	Holyrood Close	0.08 miles
4	Holyrood Close	0.1 miles
5	Glendale Drive	0.1 miles



Local Connections

Pin	Name	Distance
1	Tram Park & Ride	5.53 miles
2	Toton Lane Tram Stop	5.53 miles
3	Tram Park & Ride	5.53 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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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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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