

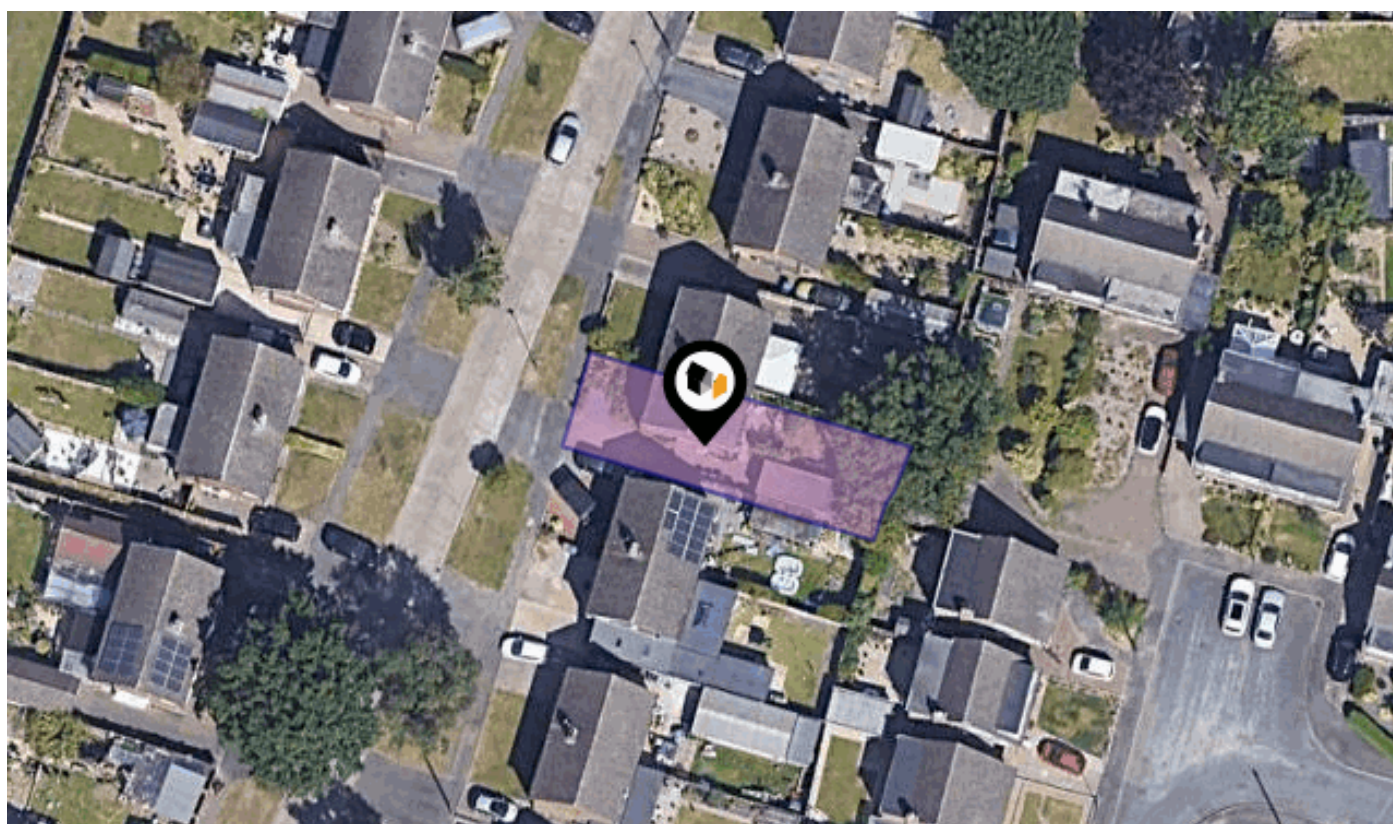


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th September 2024



HAMILTON ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three-Bedroom, Semi-Detached Home Available With No Upward Chain
- > Ideal Family Home, Popular & Established Location
- > Off-Road Parking, Garage & Mature Gardens
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-maintained, three-bedroom, semi-detached home occupying a sought-after location close to Spondon Village. Offered for sale with no upward chain, the property has established gardens to both front and rear elevations, a driveway and a garage. A viewing is highly recommended!

The accommodation benefits from UPVC double glazing, gas fired central heating and briefly comprises:- side reception hallway, lounge, kitchen and shower room. To the first floor the landing provides access to the roof space with loft ladder and three good size bedrooms. Outside, the property has the benefit of established gardens to both front and rear elevations. A driveway provides off-road parking and this leads to a detached garage.

Hamilton Road is well situated for Spondon village and its amenities which include shops, schools and transport links together with convenient access for Derby City Centre and road links including the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Side Reception Hallway:

Lounge: (17'1" x 9'10") 5.21 x 3.00

Kitchen: (11'9" x 8'10") 3.58 x 2.69

Shower Room: (7'3" x 5'2") 2.21 x 1.57

First Floor Landing (with access to the loft space with ladder):

Bedroom One: (11'4" x 10'3") 3.45 x 3.12

Bedroom Two: (12'4" x 9'8") 3.76 x 2.95

Bedroom Three: (8'9" x 7'2") 2.67 x 2.18

Outside:

There are mature gardens to both front and rear elevations. A driveway provides off-road parking and this continues to the side elevation and the GARAGE with double timber doors, light and power. The rear garden is enclosed with fenced boundaries and laid mainly to lawn. Greenhouse.



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.05 acres
Council Tax : Band B
Annual Estimate: £1,639
Title Number: DY1395

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

27
mb/s

1000
mb/s



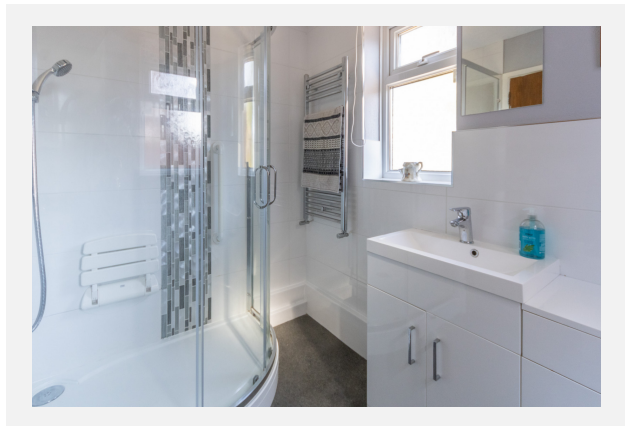
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



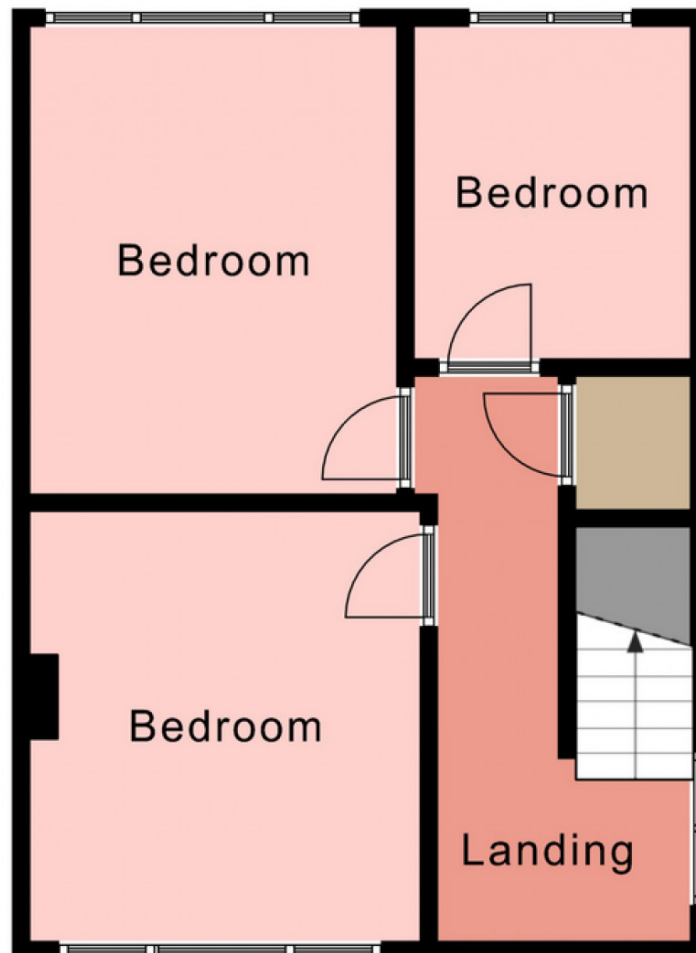
Gallery Photos



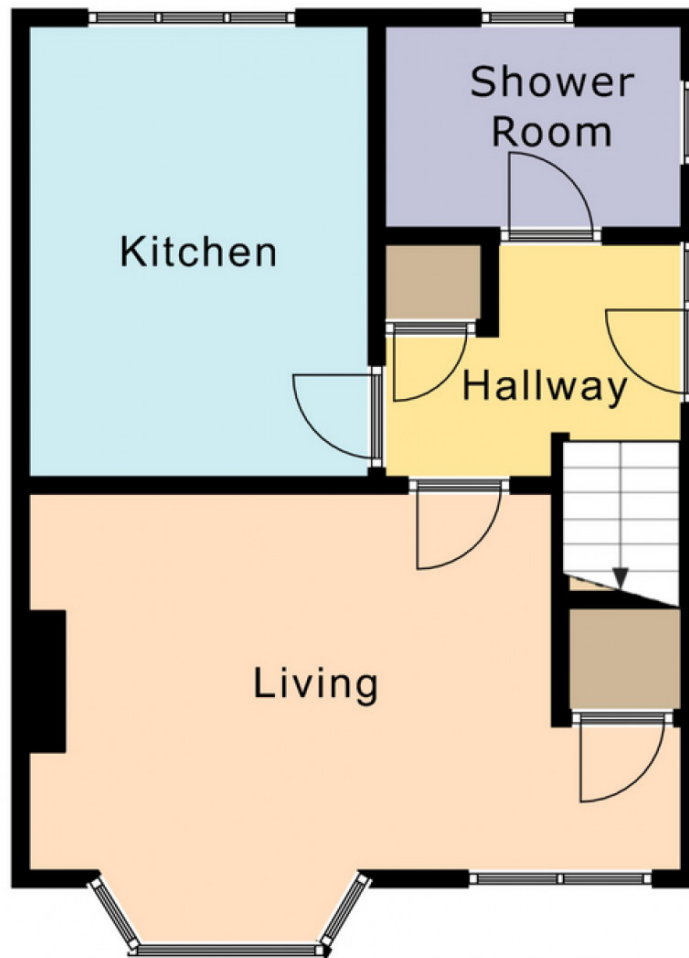
Gallery Photos

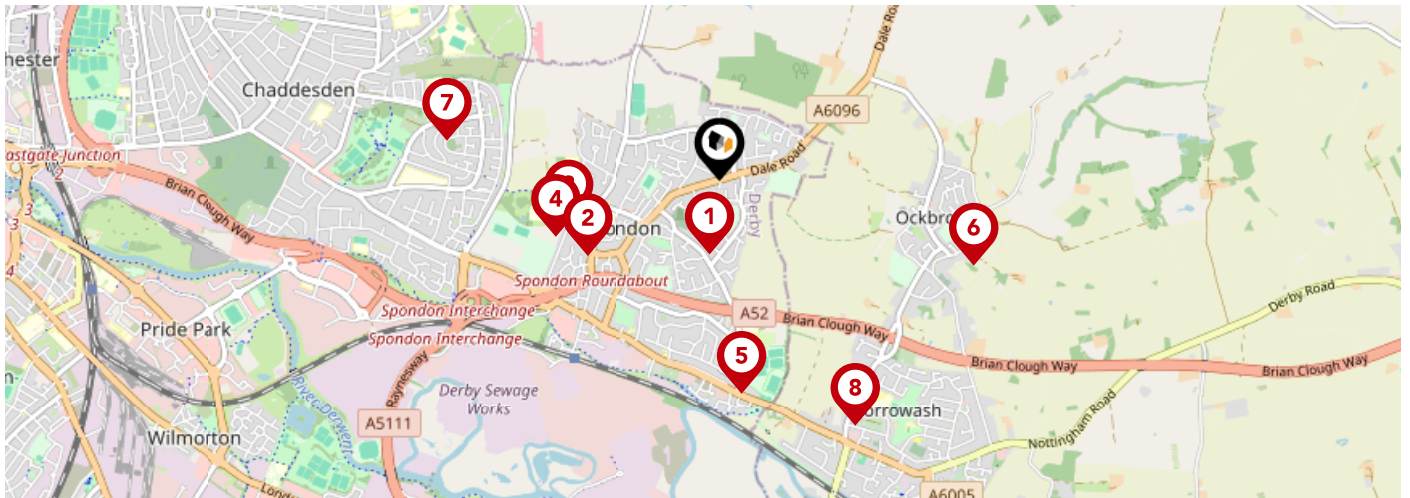


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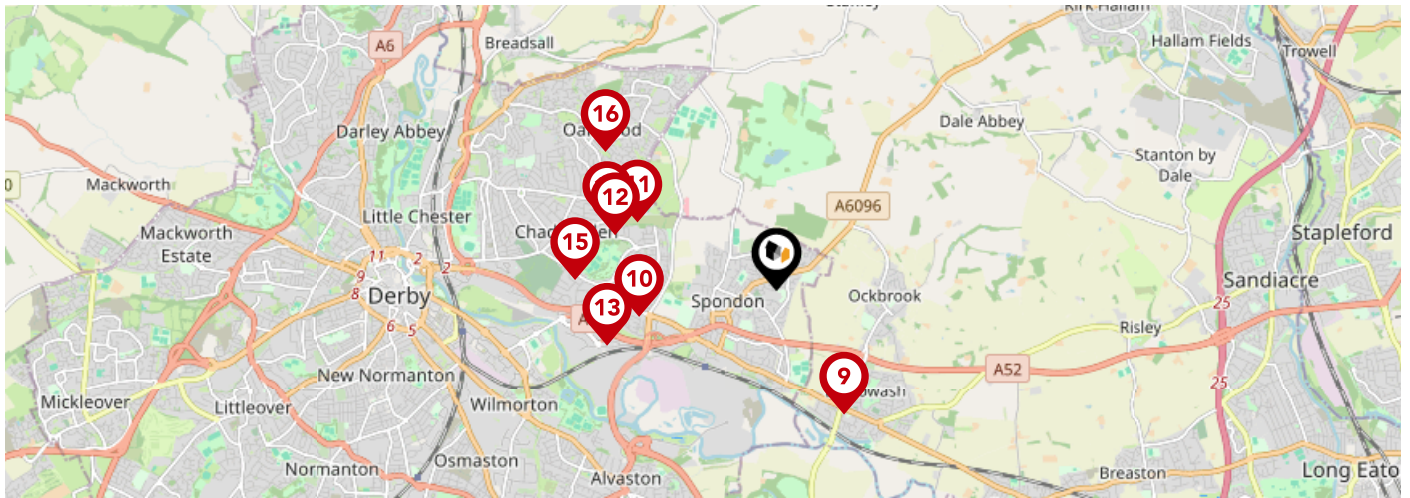


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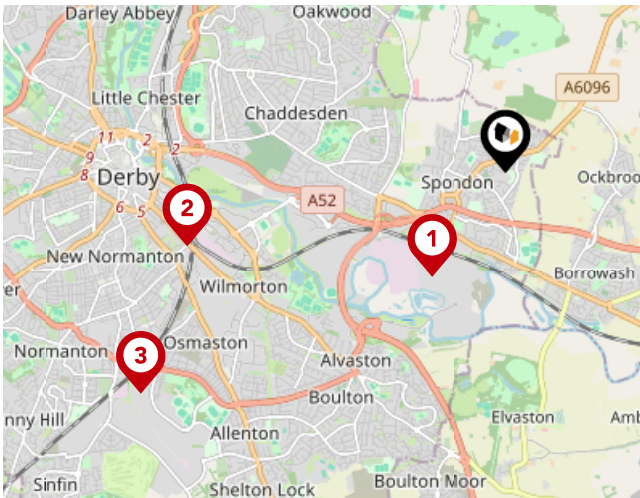


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



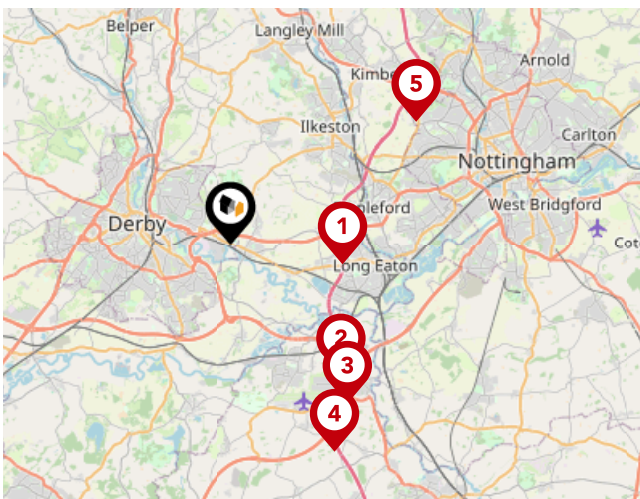
		Nursery	Primary	Secondary	College	Private
	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.98	<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	1.14 miles
2	Derby Rail Station	2.92 miles
3	Peartree Rail Station	3.81 miles



Trunk Roads/Motorways

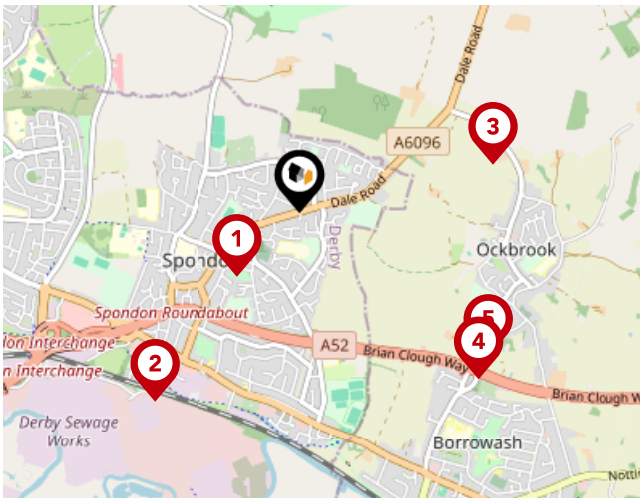
Pin	Name	Distance
1	M1 J25	4.05 miles
2	M1 J24A	6.13 miles
3	M1 J24	7.03 miles
4	M1 J23A	8.31 miles
5	M1 J26	7.96 miles



Airports/Helipads

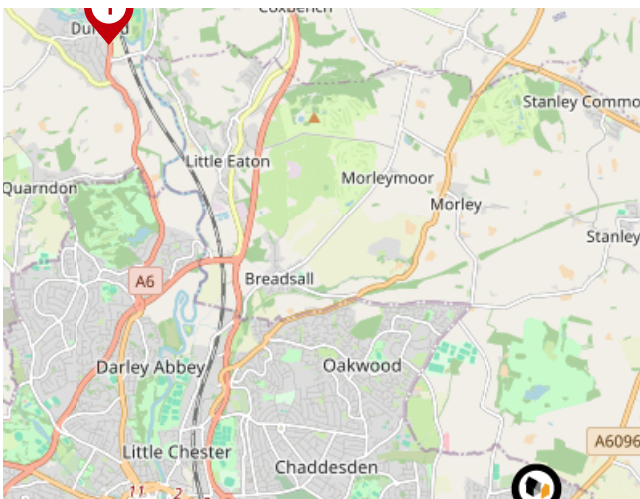
Pin	Name	Distance
1	East Mids Airport	7.39 miles
2	Baginton	38.72 miles
3	Birmingham Airport	35.59 miles
4	Finningley	41.57 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.4 miles
2	The Moon	1.06 miles
3	Moor Lane	0.89 miles
4	Victoria Avenue	1.09 miles
5	Collier Lane	1.06 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.76 miles
2	Tram Park & Ride	5.56 miles
3	Toton Lane Tram Stop	5.56 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

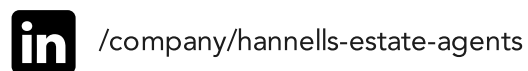


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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