



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025



SANDRINGHAM DRIVE, SPENDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Two Double-Bedroom (Originally Built As A Three) Detached Home Available With No Upward Chain
- > Fitted Dining Kitchen, Cloakroom/WC
- > Gardens, Driveway & Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A two double-bedroom, detached family home with excellent scope to extend, subject to necessary planning permission and available with no upward chain. The property was originally built as a three-bedroom property, featuring spacious accommodation with a good size modern dining kitchen and bathroom with a four piece suite! Ideal for the first time buyer or growing family and close to local amenities, the accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, lounge and dining kitchen with French doors opening to the rear garden. To the first floor the landing provides access to two double bedrooms and good size bathroom with a four piece suite. Outside, there are gardens to both front and rear elevations together with a driveway and attached garage.

Room Measurement & Details

Entrance Hallway: (7'2" x 7'10") 2.18 x 2.39

Cloaks/WC: (4'4" x 2'10") 1.32 x 0.86

Lounge: (15'1" x 10'11") 4.60 x 3.33

Dining Kitchen: (21'4" x 10'0") 6.50 x 3.05

First Floor Landing: (2'8" x 13'11") 0.81 x 4.24

Bedroom One: (12'8" x 12'0") 3.86 x 3.66

Bedroom Two: (12'8" x 8'10") 3.86 x 2.69

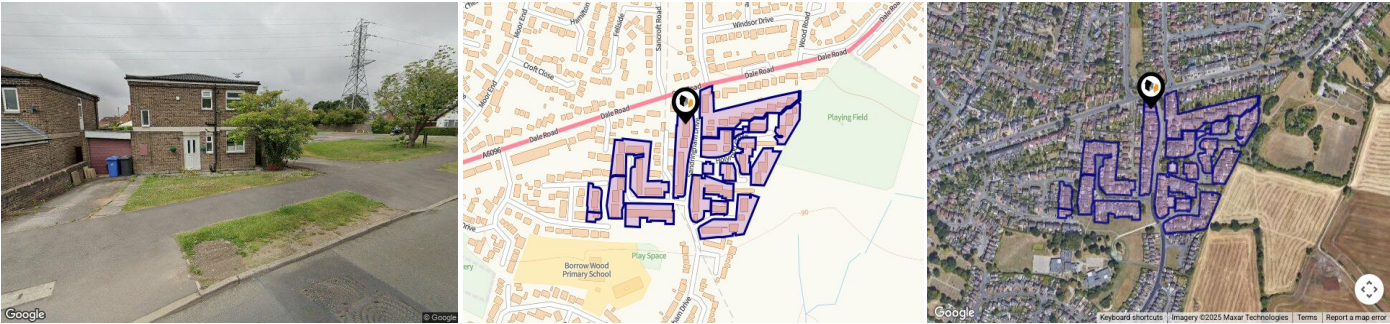
Bathroom: (8'3" x 13'10") 2.51 x 4.22 With four piece suite.

Outside: There are gardens to both front and rear elevations together with a driveway providing access to an attached garage up with and over door.

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



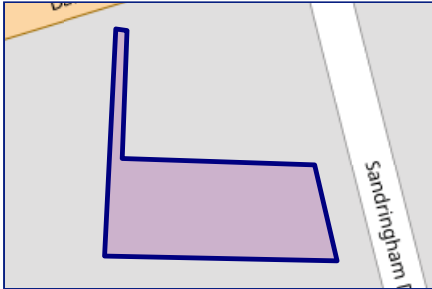
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	10.72 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY107348		

Local Area

Local Authority:	Derby	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	10 mb/s	49 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Multiple Freehold Title Plans Detected

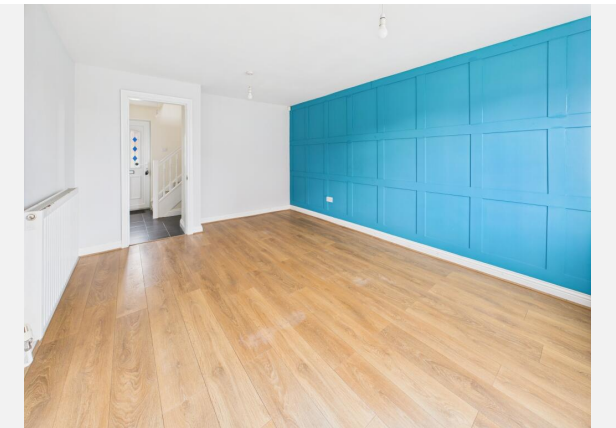


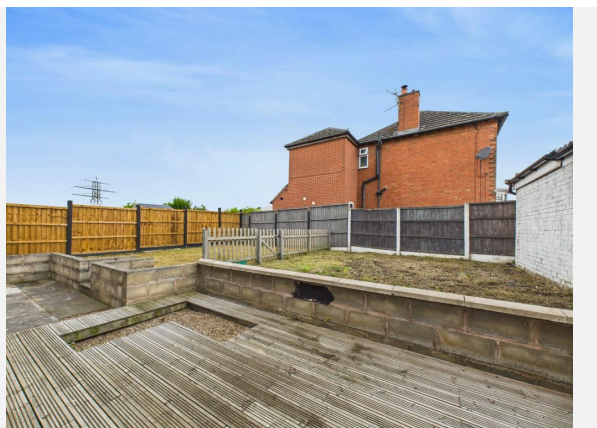
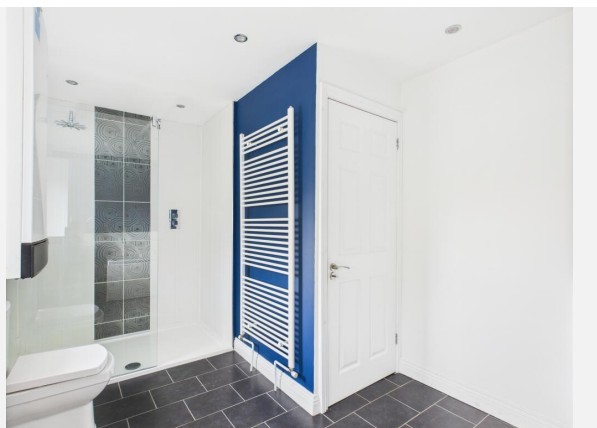
DY107813

Multiple Freehold Title Plans Detected

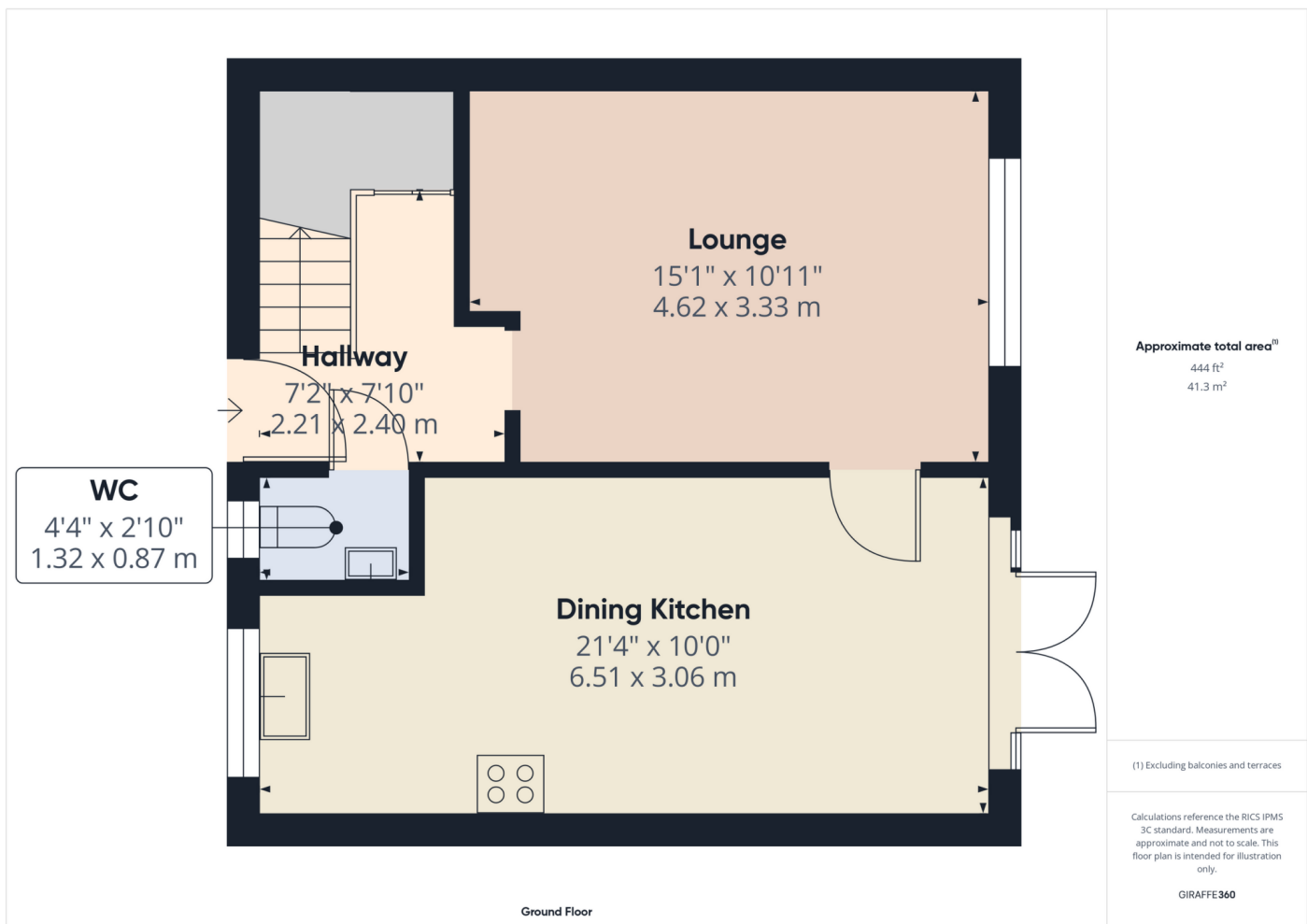


DY107348

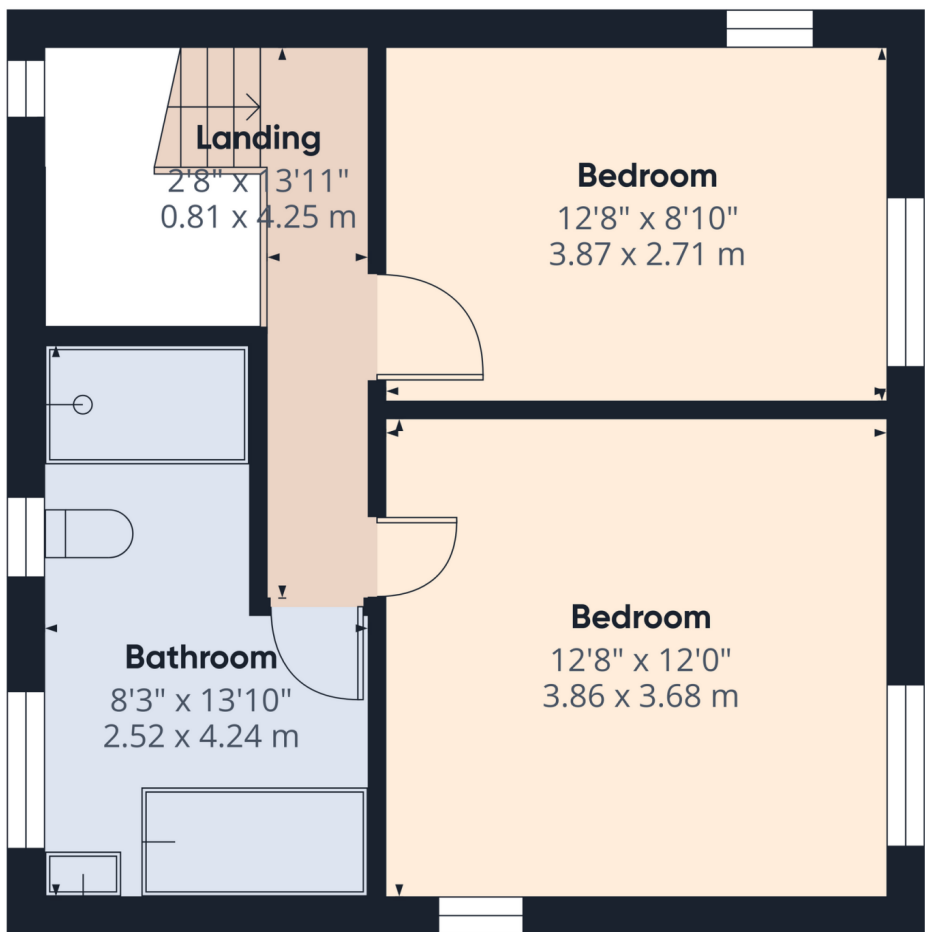




SANDRINGHAM DRIVE, SPONDON, DERBY, DE21



SANDRINGHAM DRIVE, SPONDON, DERBY, DE21



Floor 1

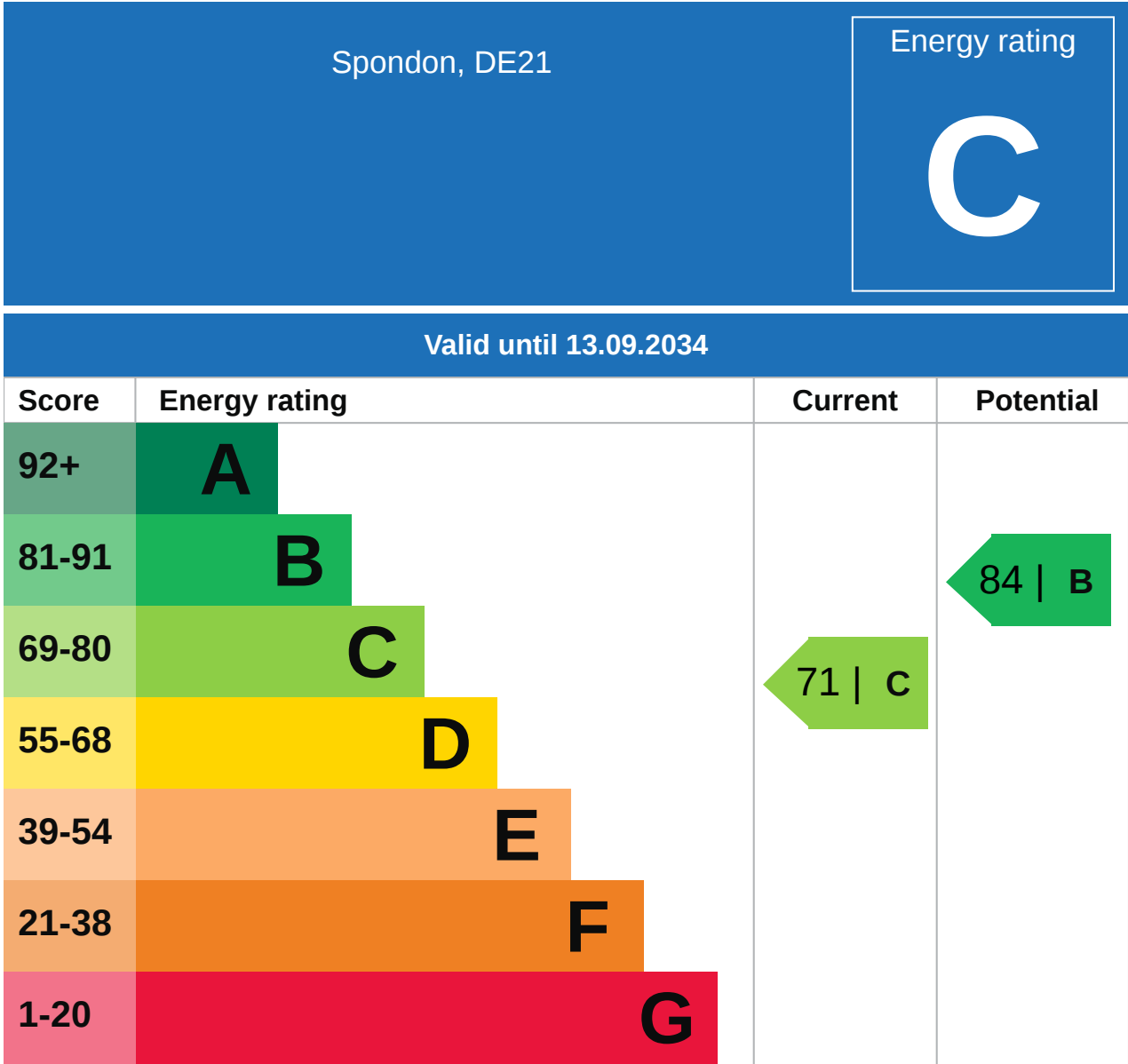
Approximate total area^m
400 ft²
37.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

