

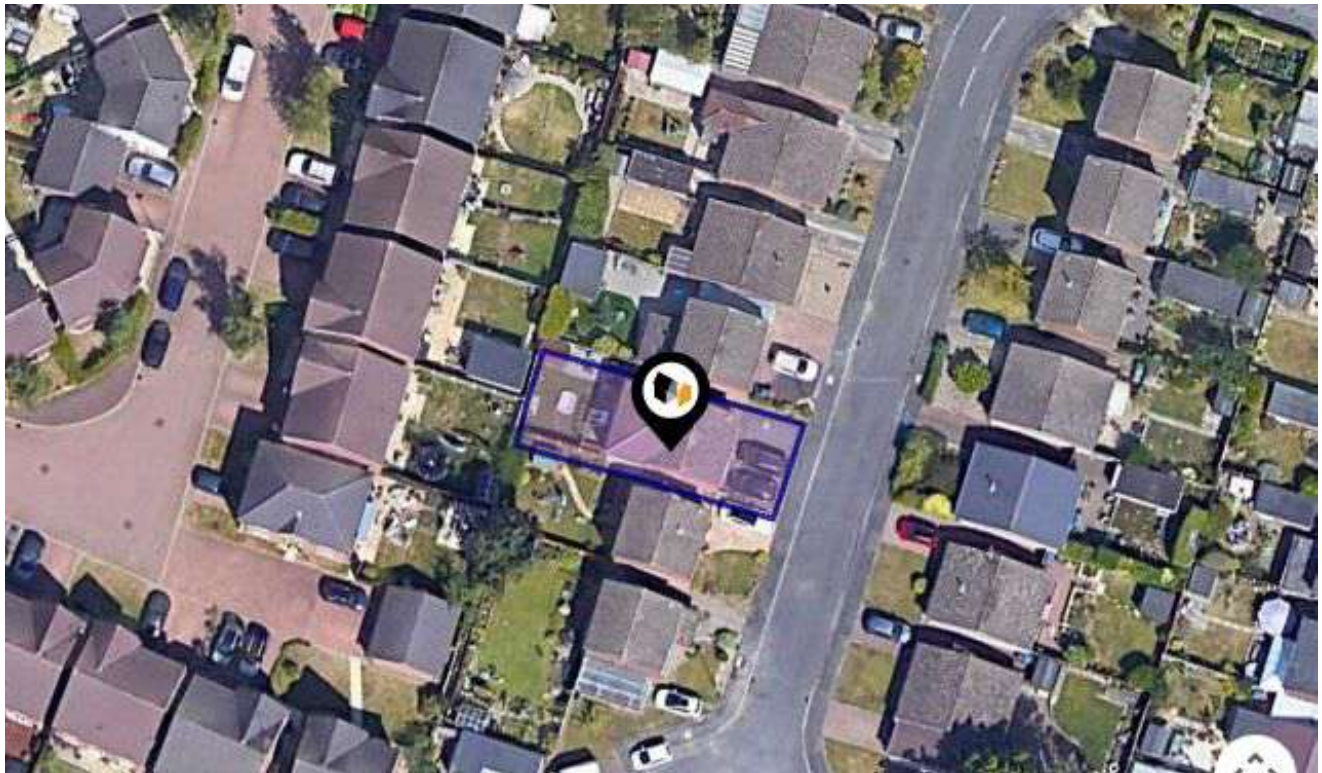


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



DEINCOURT CLOSE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



- > Spacious Extended Four Bedroom Home
- > Sought After Spondon Location
- > Lounge & Spacious Living/Dining/Kitchen
- > Separate Utility Room & Cloaks/WC
- > EPC Rating C, Standard Construction

Property Description

Located in the most sought after area of Spondon, this spacious, largely extended and well-presented four bedroom detached home offers a beautiful, open plan, living/dining/kitchen, separate utility room and a master en-suite shower room. Viewing is a must to fully appreciate this ideal family home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge; extended open plan living/dining/kitchen with French doors opening to the rear garden, a range of modern fitted units and integrated appliances; separate utility room; first floor landing; generous master bedroom with en-suite shower room; three further good sized bedrooms and a fitted family bathroom. To the rear of the property is an enclosed landscaped garden with patio seating area, decked entertaining area, lawn and mixed flower and shrubbery beds. To the front of the property is a driveway providing ample off road parking for at least two vehicles and access to a brick store with roller door.

Room Measurement & Details

Entrance Hall:

Cloakroom/WC: (3'8" x 2'0") 1.12 x 0.61

Living Room: (12'8" x 10'0") 3.86 x 3.05

Living/Dining/Kitchen: (18'4" x 18'2") 5.59 x 5.54

Utility Room: (11'9" x 4'10") 3.58 x 1.47

First Floor Landing:

Bedroom One: (18'0" x 8'11") 5.49 x 2.72

En-Suite: (8'9" x 3'6") 2.67 x 1.07

Bedroom Two: (9'11" x 8'10") 3.02 x 2.69

Bedroom Three: (8'11" x 8'1") 2.72 x 2.46

Bedroom Four: (9'5" x 5'6") 2.87 x 1.68

Bathroom: (8'3" x 4'4") 2.51 x 1.32

Outside:

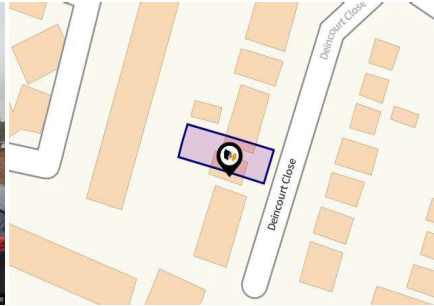
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Buyer Information:

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.

Key Facts For Buyers
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:	4		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY26127		

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)

9	46	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



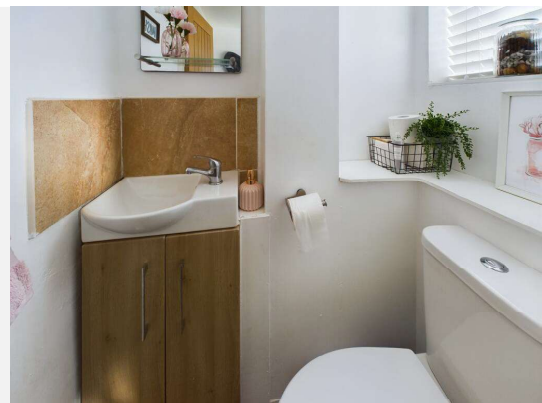
Planning History This Address



Planning records for: *Deincourt Close, Spondon, Derby, DE21*

Reference - 02/17/00159	
Decision:	Permitted
Date:	14th February 2017
Description:	Two Storey Rear And Single Storey Side Extensions To Dwelling House (Family Room, Bedroom And Enlargement Of Kitchen And Bedroom)

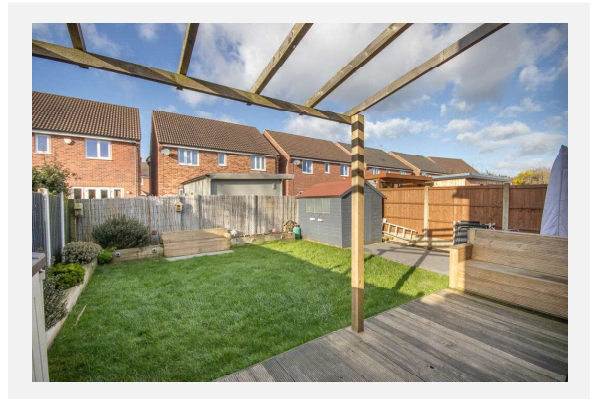
Gallery Photos



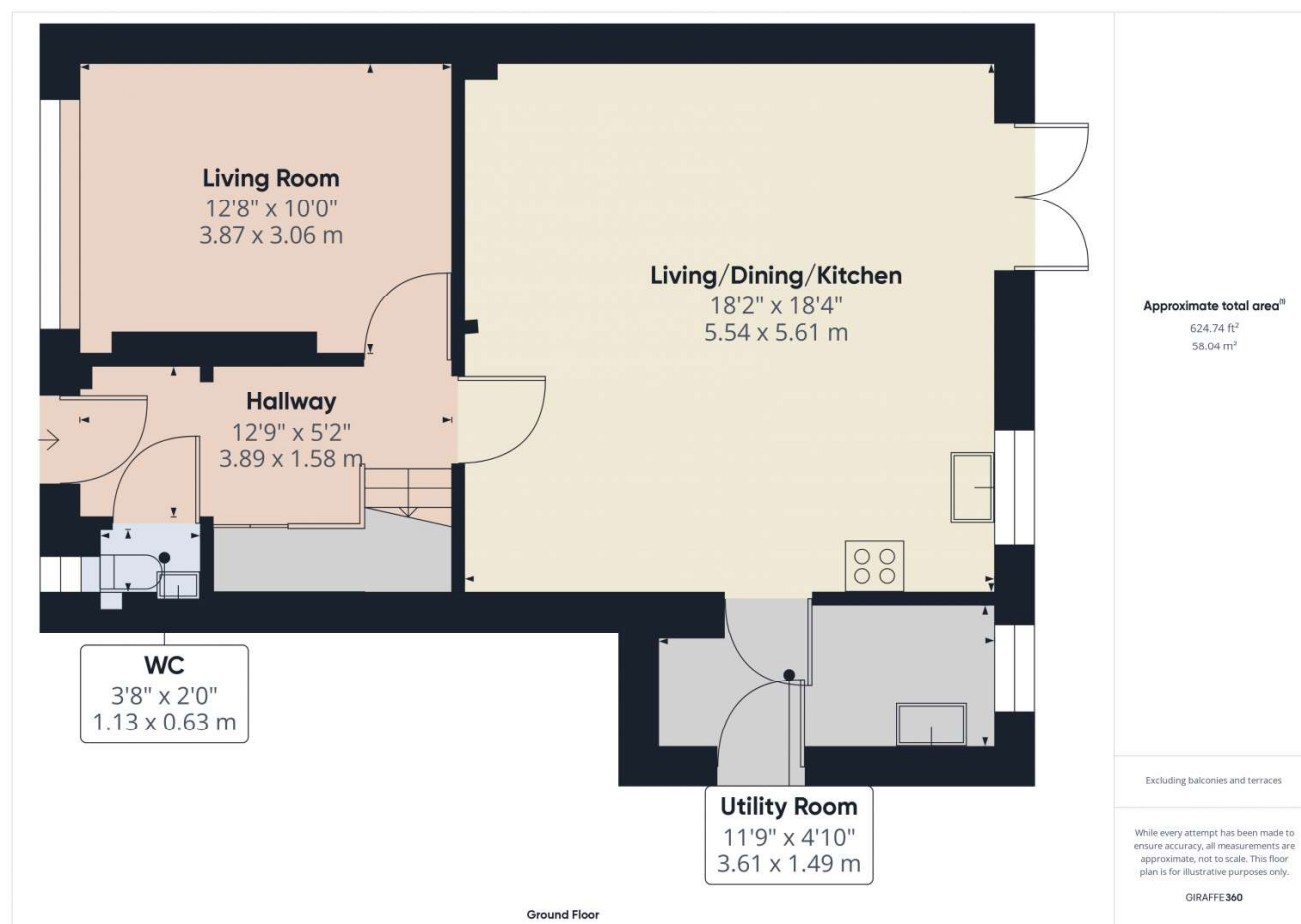
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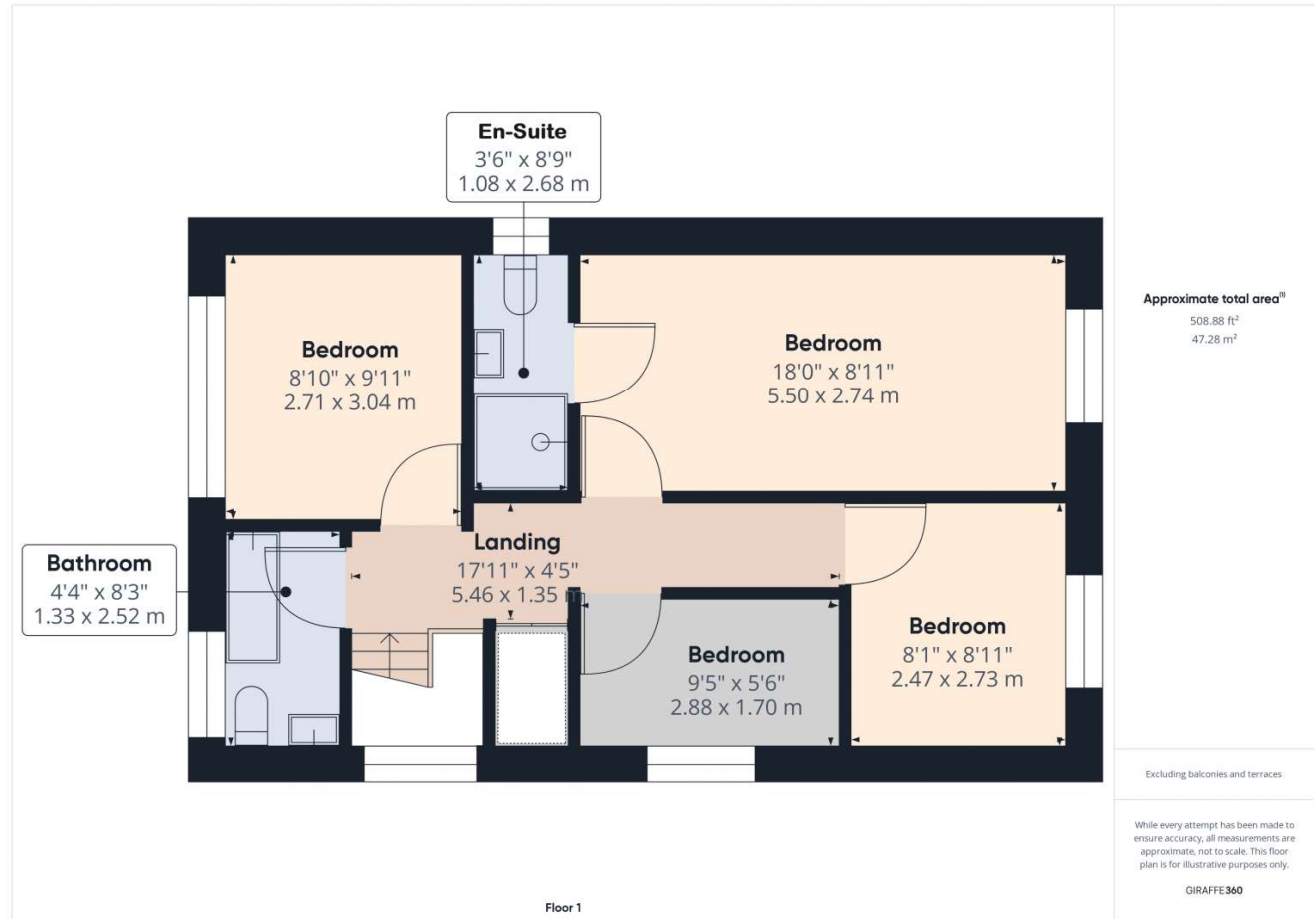
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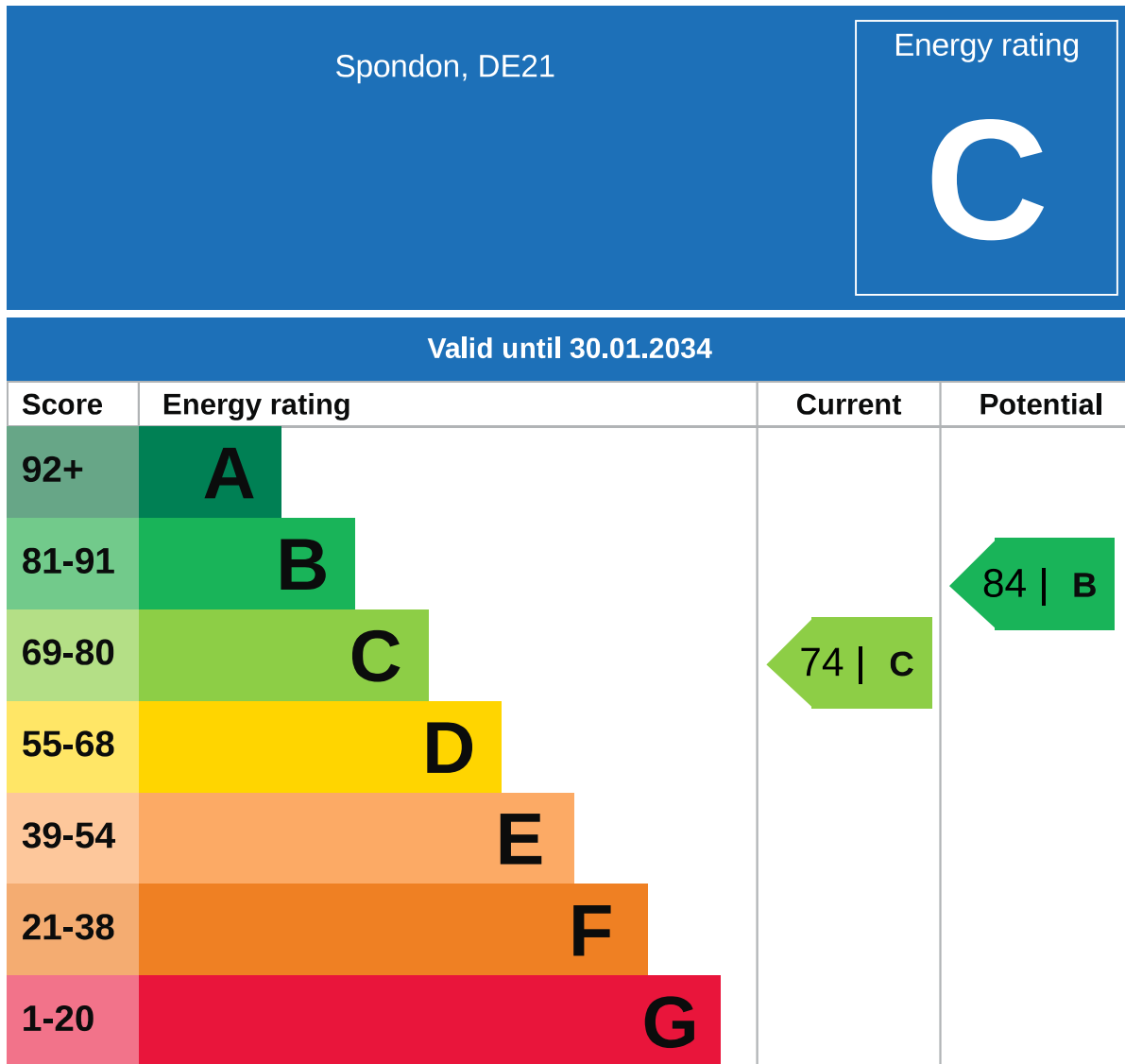
DEINCOURT CLOSE, SPONDON, DERBY, DE21



DEINCOURT CLOSE, SPONDON, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	111 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.

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Testimonials



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

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