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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th May 2026



THE PINGLE, 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



Useful Information:

- > Thoughtfully Extended and Well-Presented Semi-Detached Home
- > Four Bedrooms, Master Bedroom With En-Suite Shower Room
- > Two Reception Rooms And Open Plan Refitted Breakfast Kitchen
- > Early Viewing Absolutely Essential
- > EPC Rating C, Standard Construction

Property Description

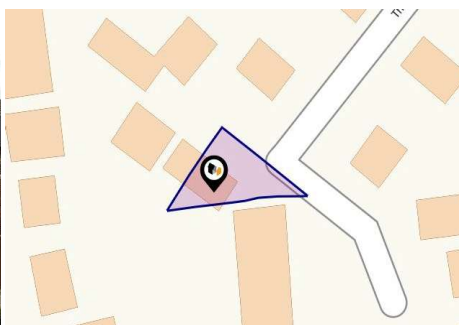
A particularly well-presented and well-appointed traditional bay-fronted home, offering extended, stylish, and versatile accommodation ideal for family living. The property boasts a spacious, refitted living/breakfast kitchen, complemented by two generous reception rooms, providing flexible space for both relaxation and entertaining. Upstairs, the home features a well-proportioned family bathroom, while the principal bedroom benefits from its own en-suite shower room and a dedicated dressing area. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, utility room, contemporary, extended refitted living/breakfast kitchen with a range of integrated appliances and LVT flooring together with French doors to the side garden together with two sitting rooms. To the first floor the landing provides access to the loft space which is boarded with light and power, master bedroom with en-suite shower room and dressing room, three further bedrooms and refitted family bathroom. Outside, there is a paved frontage providing off-road parking for three vehicles. The rear garden is enclosed and laid mainly to lawn with paved patio.

Room Measurement & Details

Reception Hallway: (13'9" x 5'10") 4.19 x 1.78
Living Room: (11'11" x 11'5") 3.63 x 3.48
Rear Sitting Room: (13'11" x 10'11") 4.24 x 3.33
Living/Breakfast Kitchen: (23'2" x 12'0") 7.06 x 3.66
Utility Room: (9'3" x 3'8") 2.82 x 1.12
Cloaks/WC: (5'0" x 2'4") 1.52 x 0.71
First Floor Landing: (27'5" x 16'9") 84.00 x 49.00
Bedroom One: (13'2" x 12'4") 4.01 x 3.76
En-Suite Shower Room: (6'10" x 5'6") 2.08 x 1.68
Walk-In Wardrobe: (5'5" x 5'10") 1.65 x 1.78
Bedroom Two: (13'7" x 10'7") 4.14 x 3.23
Bedroom Three: (11'7" x 10'11") 3.53 x 3.33
Bedroom Four: (7'6" x 7'0") 2.29 x 2.13
Family Bathroom: (8'1" x 6'3") 2.46 x 1.90

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

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,323 ft ² / 123 m ²
Plot Area:	0.08 acres
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY306383

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

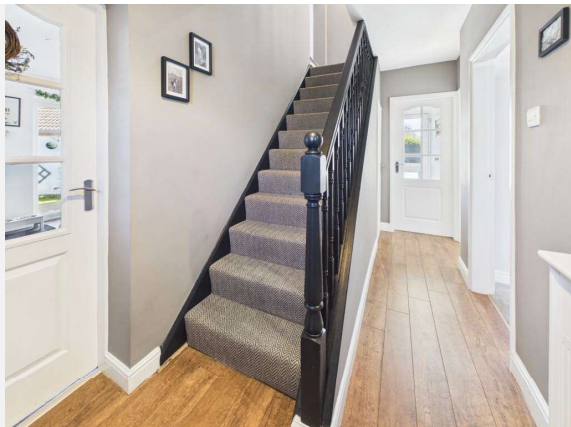
13 mb/s	40 mb/s	1800 mb/s

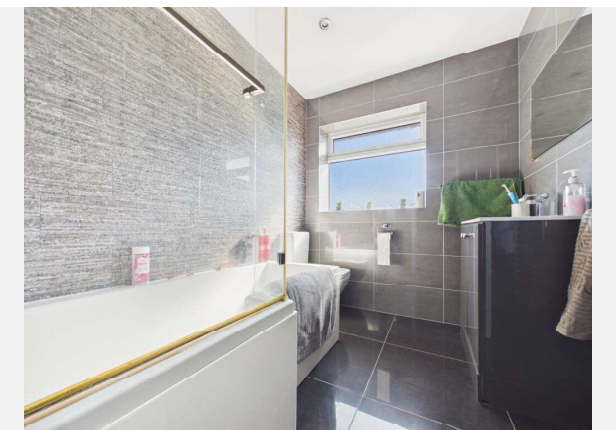
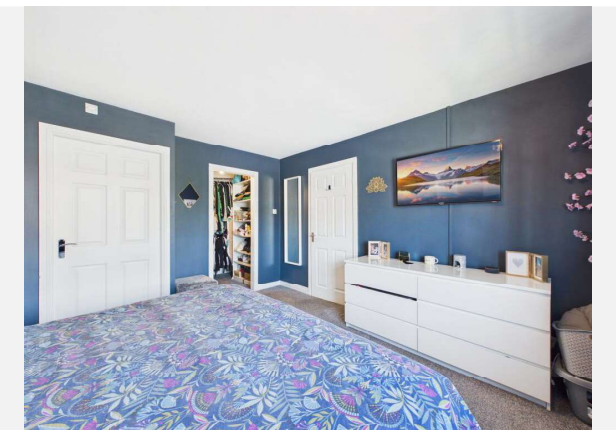
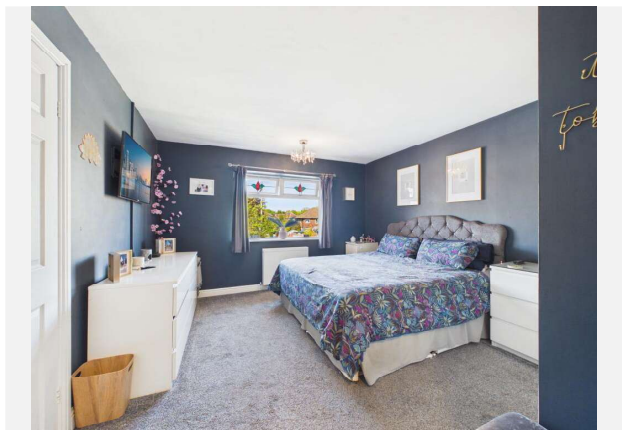
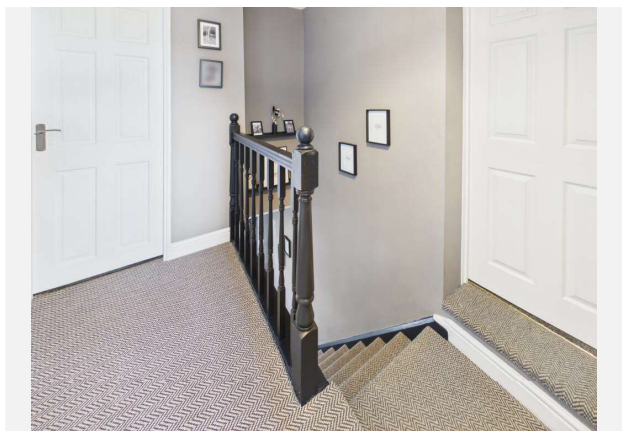
Mobile Coverage:
(based on calls indoors)

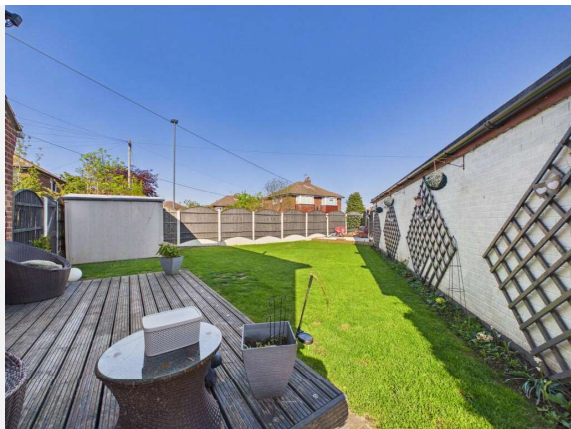
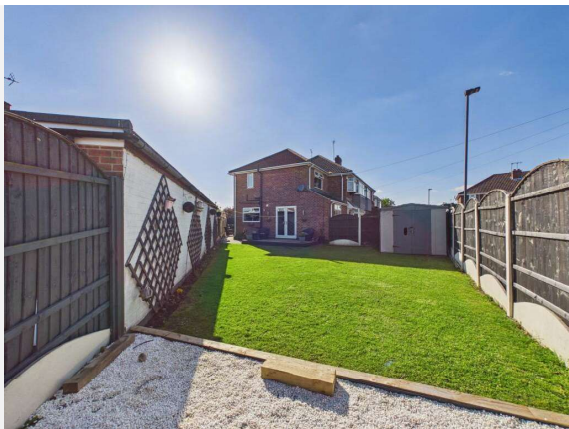


Satellite/Fibre TV Availability:

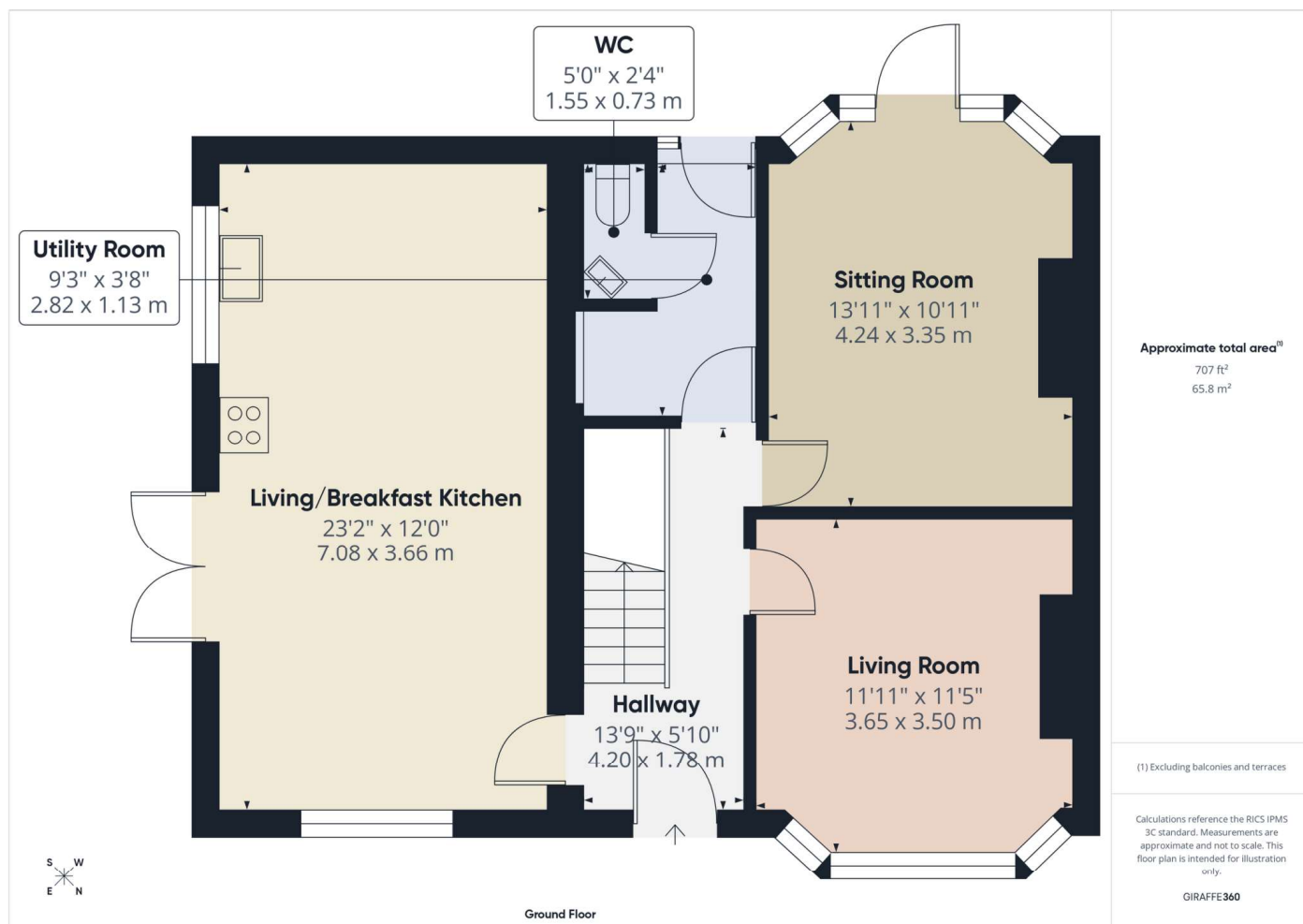




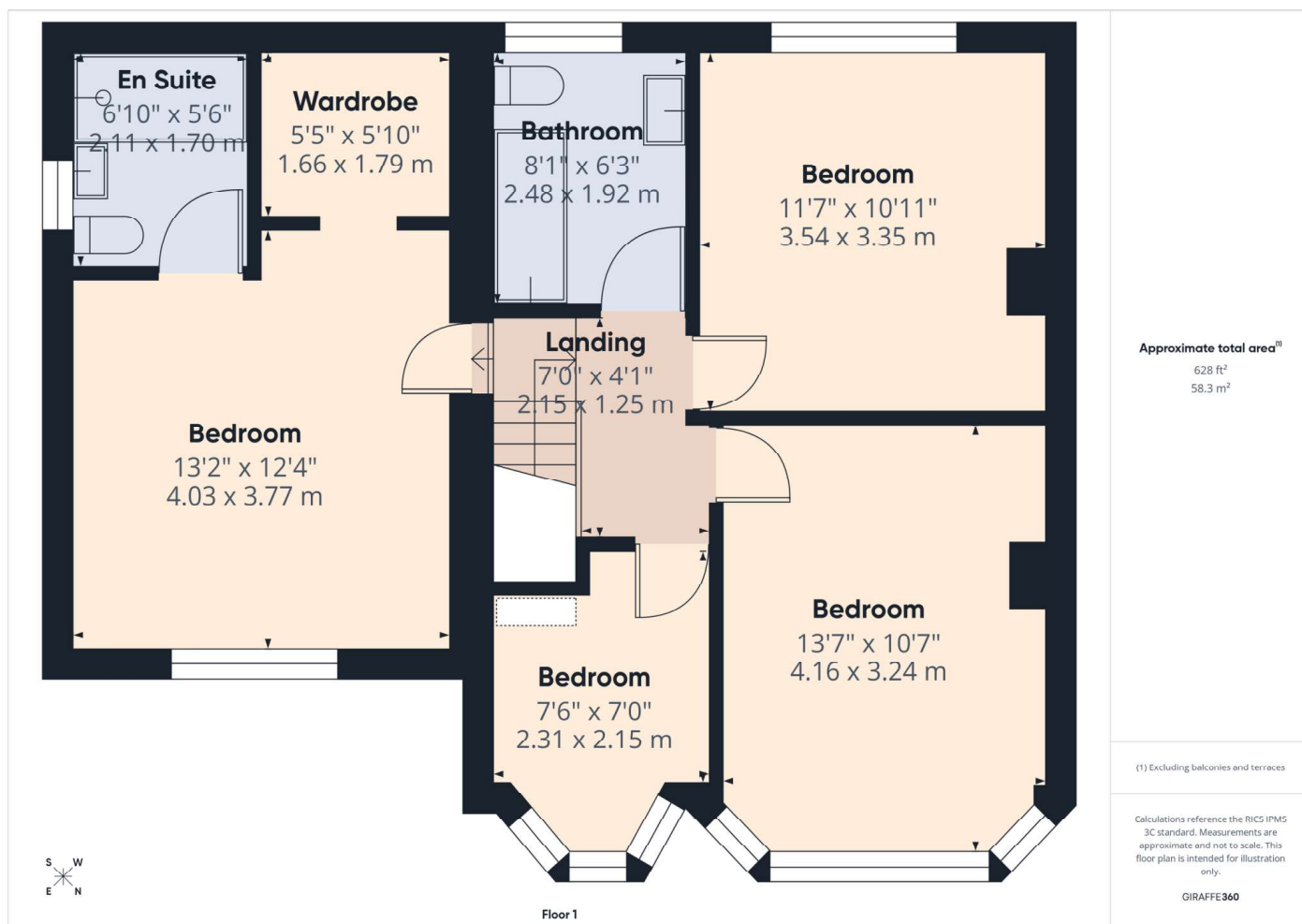




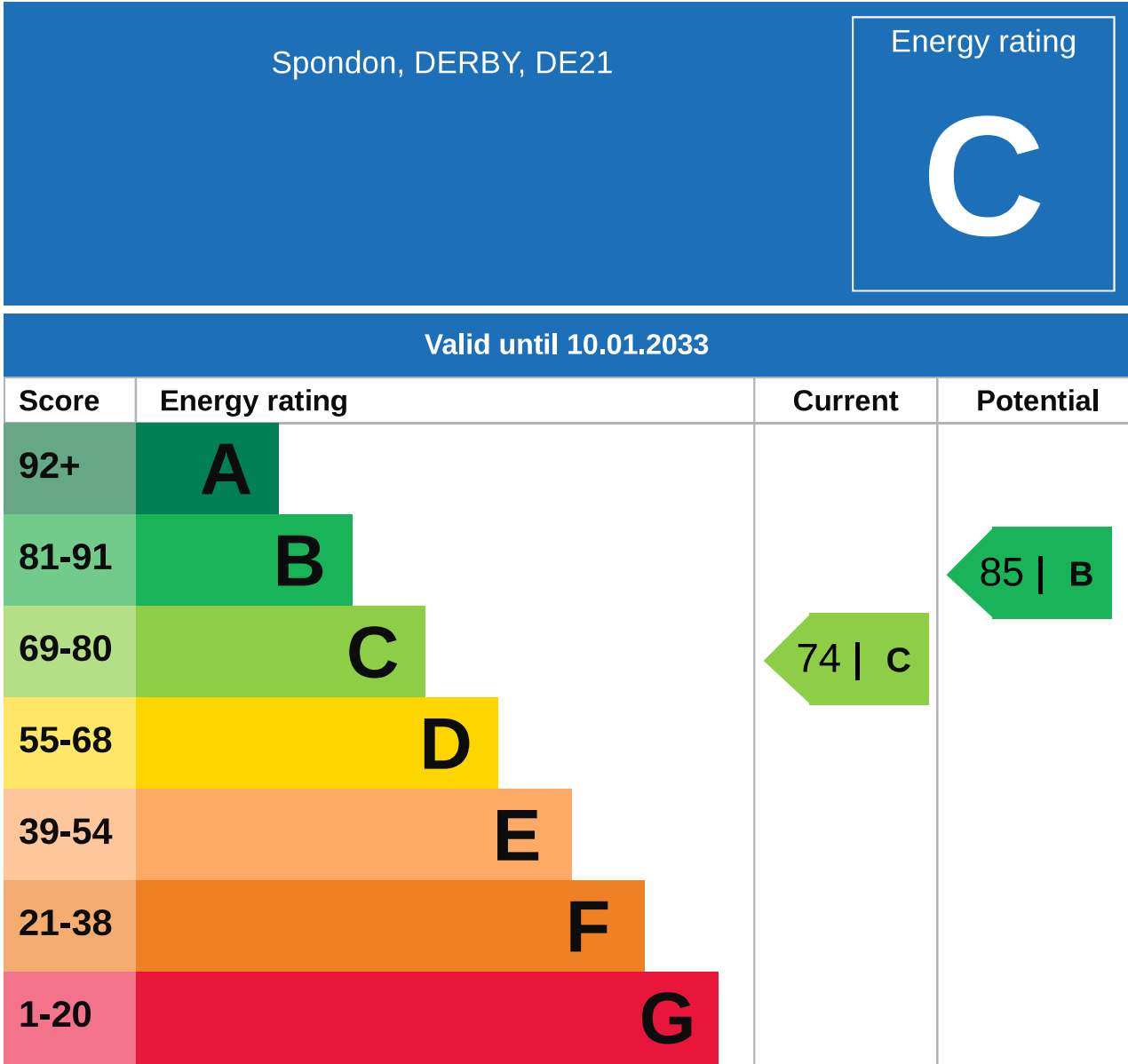
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	123 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.



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Data Quality

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