



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th August 2026



CHESTERTON ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Attractive And Well-Presented Semi-Detached Home
- > Well-Appointed And Extended Accommodation
- > Early Viewing Highly Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An attractive and well-presented semi-detached family home, thoughtfully extended to the rear elevation and offering well-appointed accommodation throughout. Ideal for a growing family or first-time buyer, the property benefits from three bedrooms, an extended and refitted kitchen and bathroom, off-road parking, and a good-sized garage. An early internal viewing is highly recommended to fully appreciate the accommodation and space on offer. The accommodation is supplemented by gas fired central heating, replacement UPVC double glazing and briefly comprises:- reception hallway, living room, inner hallway, dining room, extended and refitted kitchen with integrated appliances together with an extended bathroom with a four piece suite. To the first floor the landing provides access to three good-size bedrooms. Outside, there is a press-crete driveway providing off road parking and access to an extended garage with electric door. The rear garden is enclosed with paved and lawned areas. Chesterton Road is well situated for Spondon village and its range of amenities including shops, schools and transport links together with excellent road for the A52, M1 motorway, A50 and Nottingham East Midland Airport.

Room Measurement & Details

Entrance: (4'11" x 5'2") 1.50 x 1.57

Living Room: (14'5" x 13'5") 4.39 x 4.08

Inner Hallway: (5'7" x 4'11") 1.70 x 1.51

Dining Room: (11'2" x 8'11") 3.41 x 2.72

Kitchen: (9'5" x 10'11") 2.86 x 3.34

Bathroom: (5'6" x 11'6") 1.67 x 3.51

First Floor Landing:

Bedroom: (11'4" x 9'10") 3.46 x 2.99

Bedroom: (8'10" x 12'8") 2.70 x 3.86

Bedroom: (8'2" x 9'8") 2.48 x 2.95

Outside:

There is the benefit of a driveway to the front elevation for two vehicles and access to a GOOD SIZE GARAGE 16'10" x 7'5" with electric door, light, power and courtesy door to the rear elevation. EV car charging point. The rear garden is enclosed having a presscrete patio area with lawned area beyond, fenced boundaries and cold water tap.

Buyer Information:

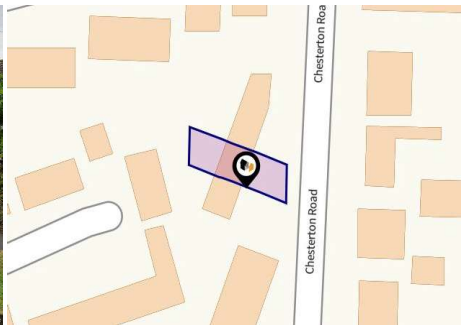
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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.

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KFB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY3140

Tenure: Freehold

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	40	1800
mb/s	mb/s	mb/s
		

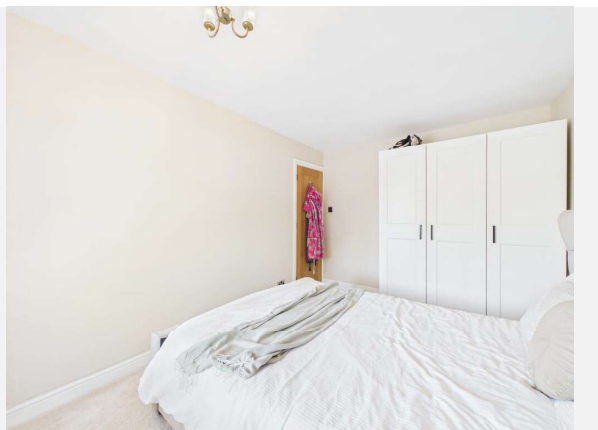
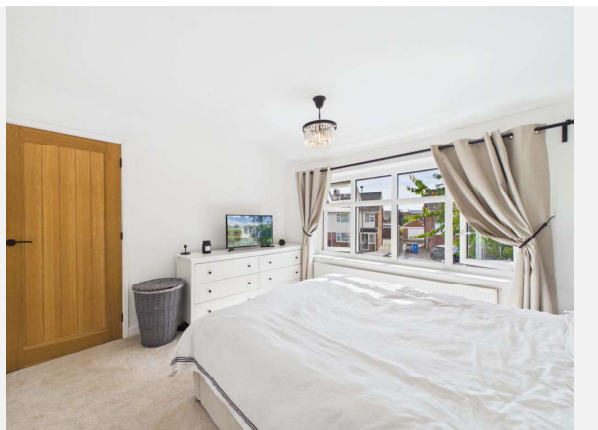
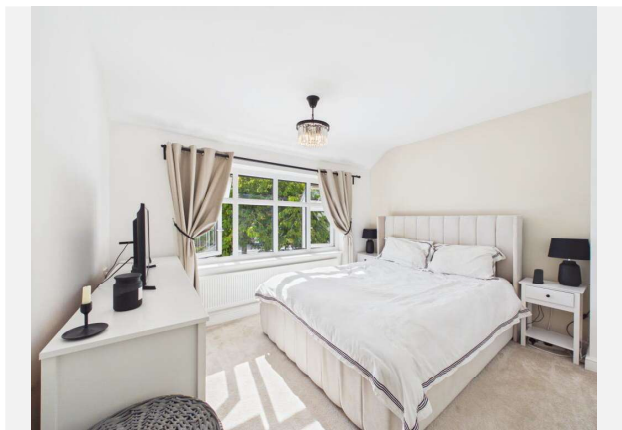
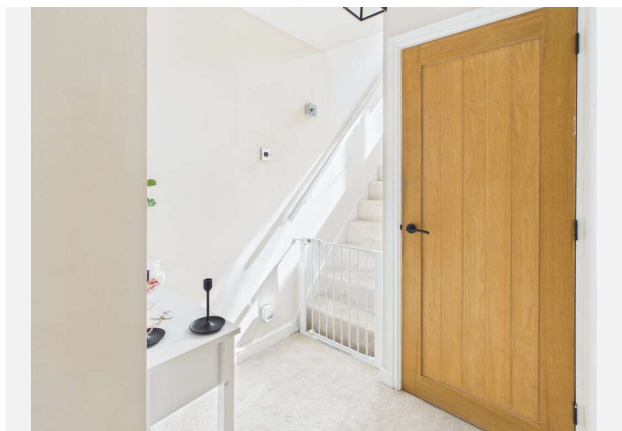
Mobile Coverage:
(based on calls indoors)

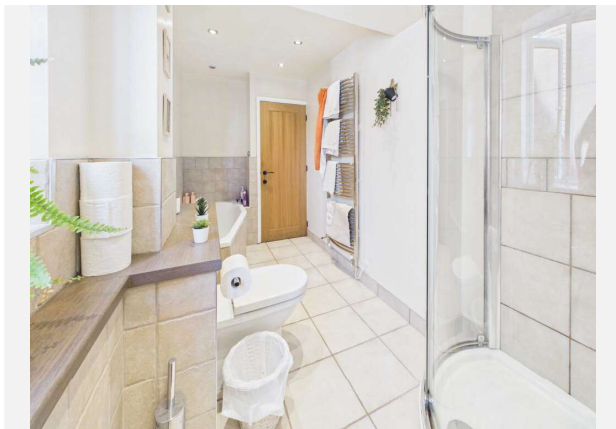


Satellite/Fibre TV Availability:





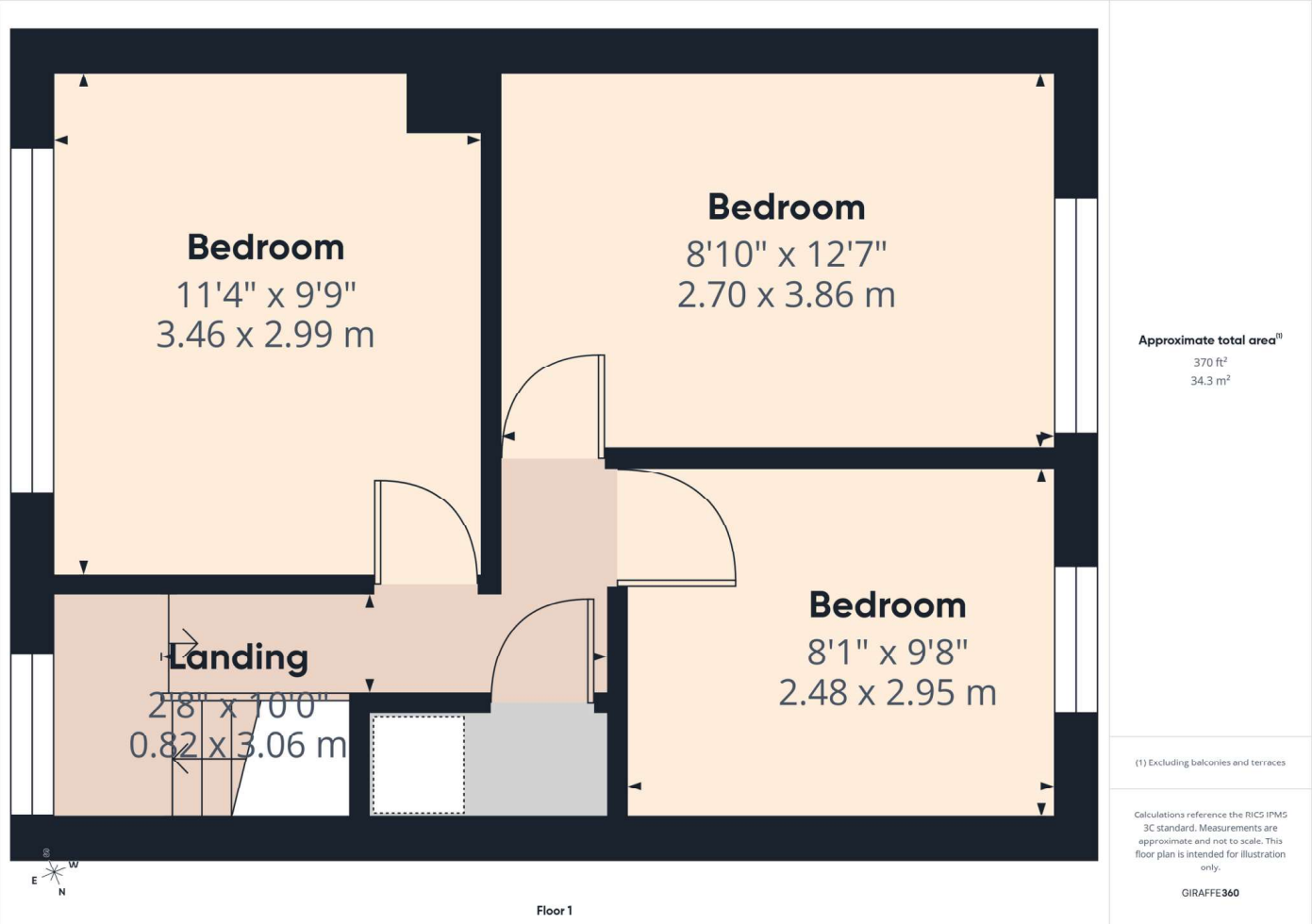




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Property EPC - Certificate



Chesterton Road, Spondon, DE21

Energy rating

D

Valid until 15.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 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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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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