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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th January 2026



ORMSKIRK RISE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Modern Mid Town House Ideal For The First Time Buyer
- > Viewing Recommended
- > Two Double Bedrooms, Driveway And Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is highly recommended of modern two double bed roomed mid town house, ideal for the first time buyer and an early viewing is recommended. The property also benefits from a driveway and garage together with a spacious lounge/dining area and conservatory. Occupying a popular cul-de-sac location and benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, fitted kitchen, spacious lounge/dining room and conservatory leading onto the rear garden. To the first floor the landing provides access to two double bedrooms and modern bathroom with a three piece suite. Outside, there are maintenance free gardens to both front and rear elevations together with the benefit of a driveway and garage accessed via Sundew Close. The property occupies a popular no through road location and is conveniently situated for local amenities within Spondon including shops, schools and transport links together with excellent road links with the A52 therefore providing excellent road links for both Nottingham and Derby.

Room Measurement & Details

Entrance Hallway: (8'7" x 5'6") 2.62 x 1.68

Kitchen: (8'7" x 5'8") 2.62 x 1.73

Lounge/Dining Room: (19'7" x 11'8") 5.97 x 3.56

Conservatory: (8'6" x 10'8") 2.59 x 3.25

First Floor Landing: (9'7" x 5'8") 2.92 x 1.73

Bedroom One: (10'5" x 11'9") 3.17 x 3.58

Bedroom Two: (8'6" x 11'7") 2.59 x 3.53

Bathroom: (9'7" x 5'6") 2.92 x 1.68

Outside:

There are gardens to both front and rear elevations, both of which are arranged for ease of maintenance, the rear garden is enclosed and mostly paved and has gated access to the head of the garden. There is also the benefit of a driveway and brick garage which is situated on Sundew Close.

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:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.03 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY34759		

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)

10 mb/s	80 mb/s	1800 mb/s

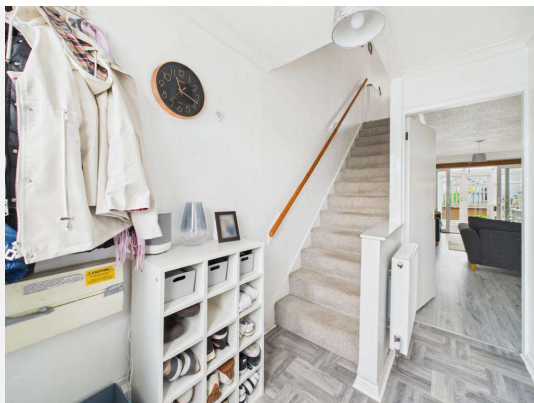
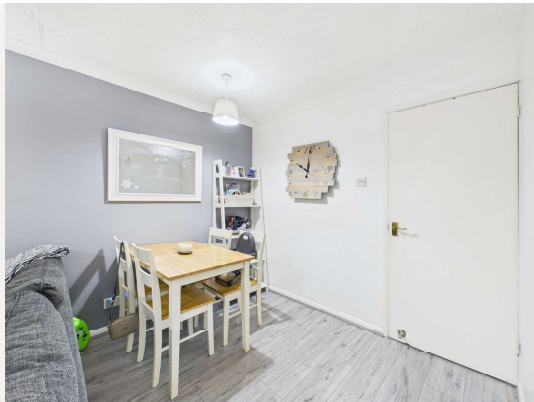
Mobile Coverage: (based on calls indoors)



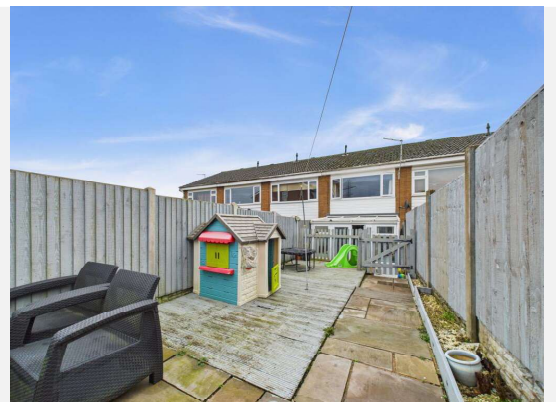
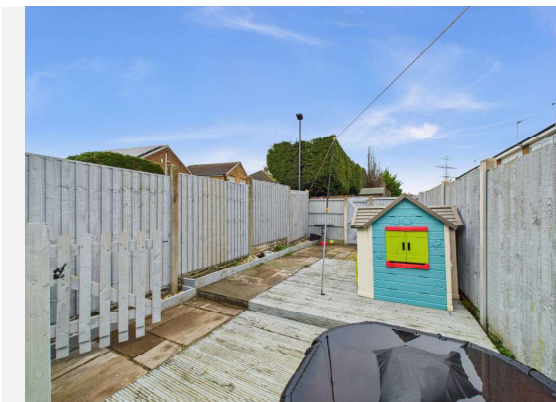
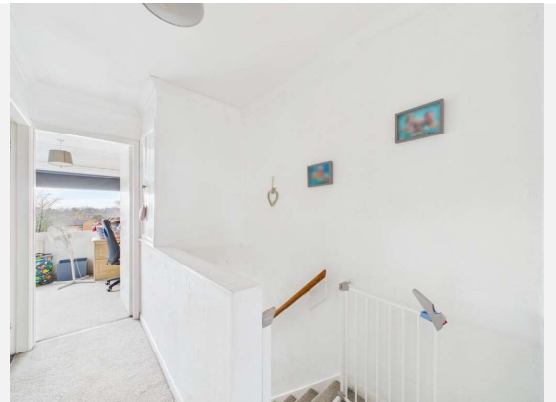
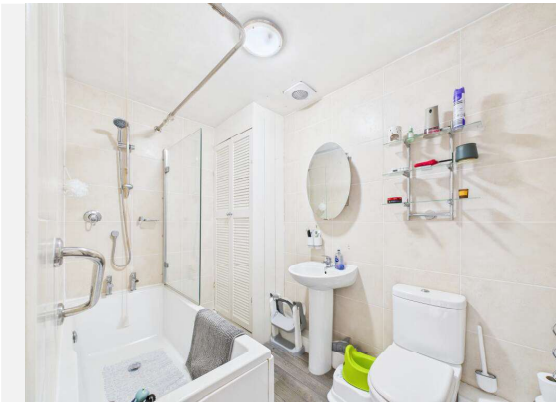
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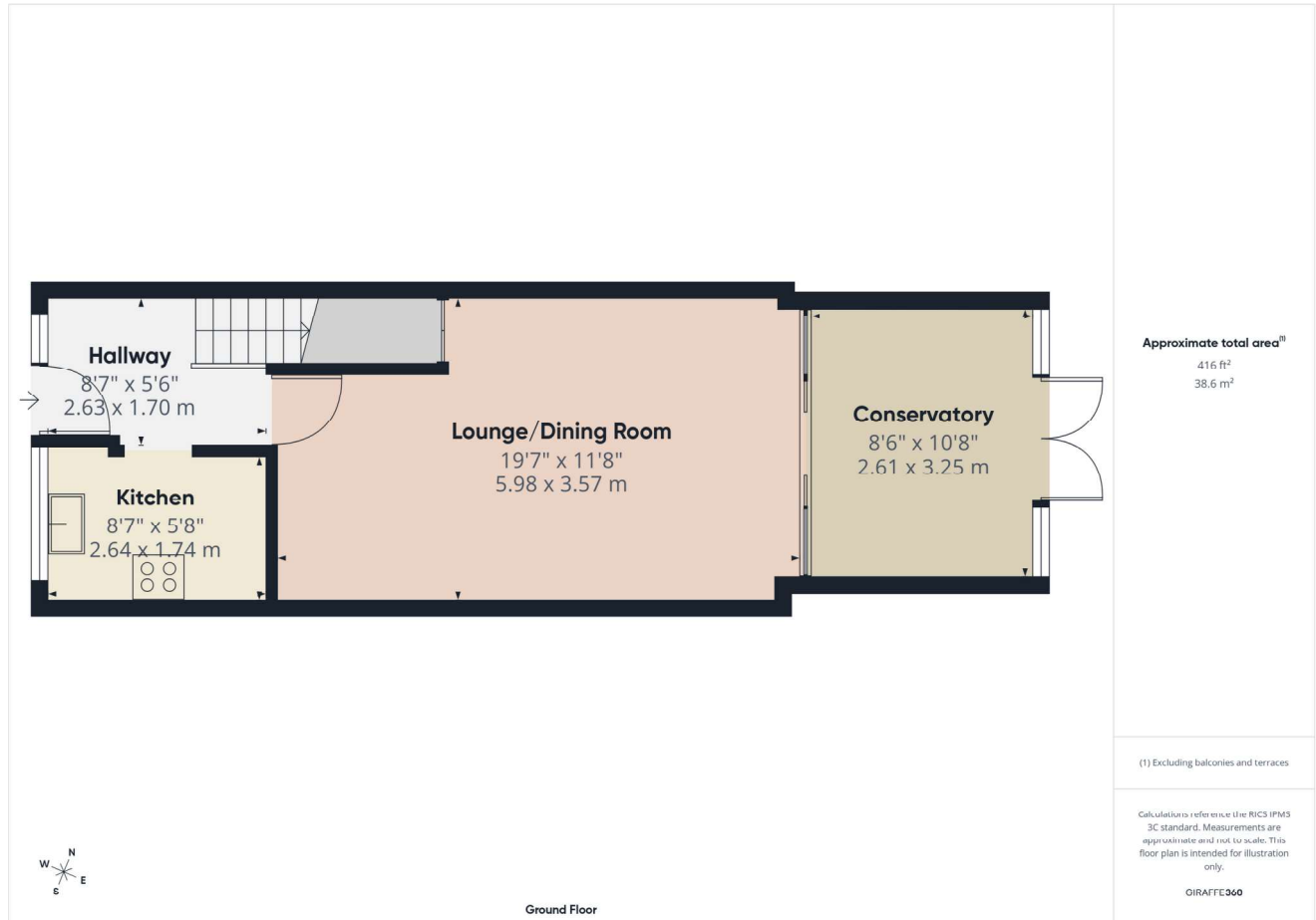
Gallery Photos



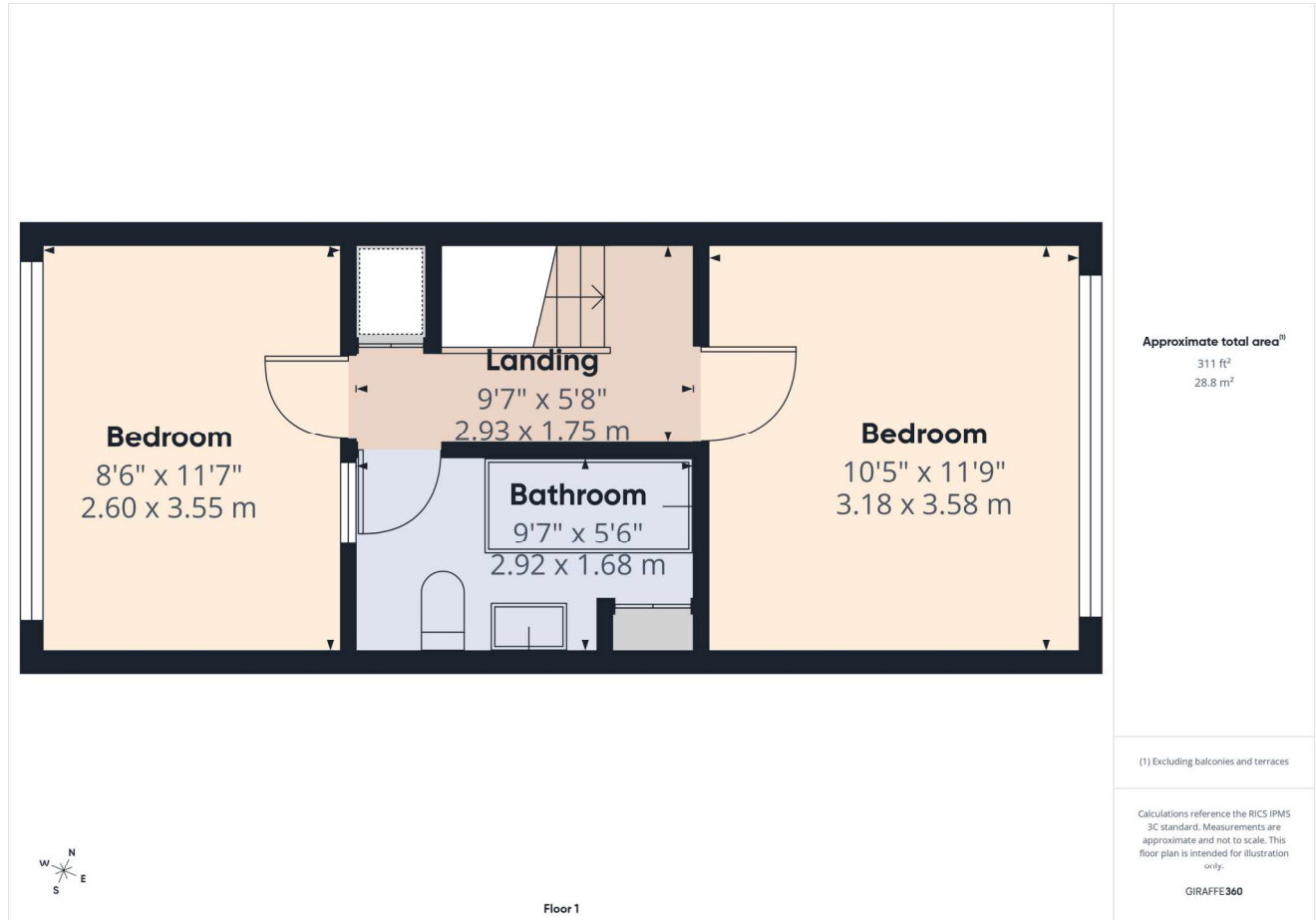
Gallery Photos



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Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

C

Valid until 18.12.2035

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

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	High performance glazing
Window Energy:	Good
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	64 m ²

Hannells About Us



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

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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