



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

### Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

### 115 Huntley Avenue, Spondon, DE21 7DW | Offers in region of £375,000 Freehold

A deceptively spacious four-bedroom detached family home, extended to the side and offered for sale with no upward chain. Situated in a popular area of Spondon, this versatile property is ideal for growing families and offers generous living space throughout. It features two well-proportioned reception rooms, a ground-floor wet room, and a family bathroom to the first floor.

- Four Bedroomed Detached Family Home
- EPC Rating D, Standard Construction
- Council Tax Band D, Freehold
- Viewing Highly Recommended, No Upward Chain



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



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The accommodation is supplemented by gas central heating and double glazing and briefly comprises: spacious entrance hallway, living room, dining room with patio doors, a conservatory overlooking the rear garden, fitted kitchen, and a ground-floor wet room. To the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom with a three-piece suite.

Externally, the property enjoys gardens to both the front and rear along with a driveway and a garage (storage only) for practical day-to-day use.

Huntley Avenue is located close to Locko Park, with Spondon being a convenient and popular residential area offering a good range of local amenities, including a variety of shops, public houses, and regular bus services into Derby city centre.

**Side Reception Hallway:**

**Living Room:** (18'3" x 10'8") 5.56 x 3.25

**Dining Room:** (10'5" x 9'2") 3.17 x 2.79

**Conservatory:** (10'5" x 8'8") 3.17 x 2.64

**Kitchen:** (9'1" x 8'6") 2.77 x 2.59

**Ground Floor Wet Room:** (8'1" x 5'8") 2.46 x 1.73

**First Floor Landing:**

**Bedroom One:** (11'6" x 10'9") 3.51 x 3.28

**Bedroom Two:** (10'7" x 9'2") 3.23 x 2.79

**Bedroom Three:** (9'1" x 8'7") 2.77 x 2.62

**Bedroom Four:** (10'6" x 6'6") 3.20 x 1.98

**Bathroom:** (7'0" x 5'4") 2.13 x 1.63

**Outside:**

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking. There is the benefit of a detached garage 19'6" x 9'8" with up and over, light and power to the rear.

There is a mature rear garden having a paved patio area with lawned area beyond.

**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.

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*A Moving Experience...*