

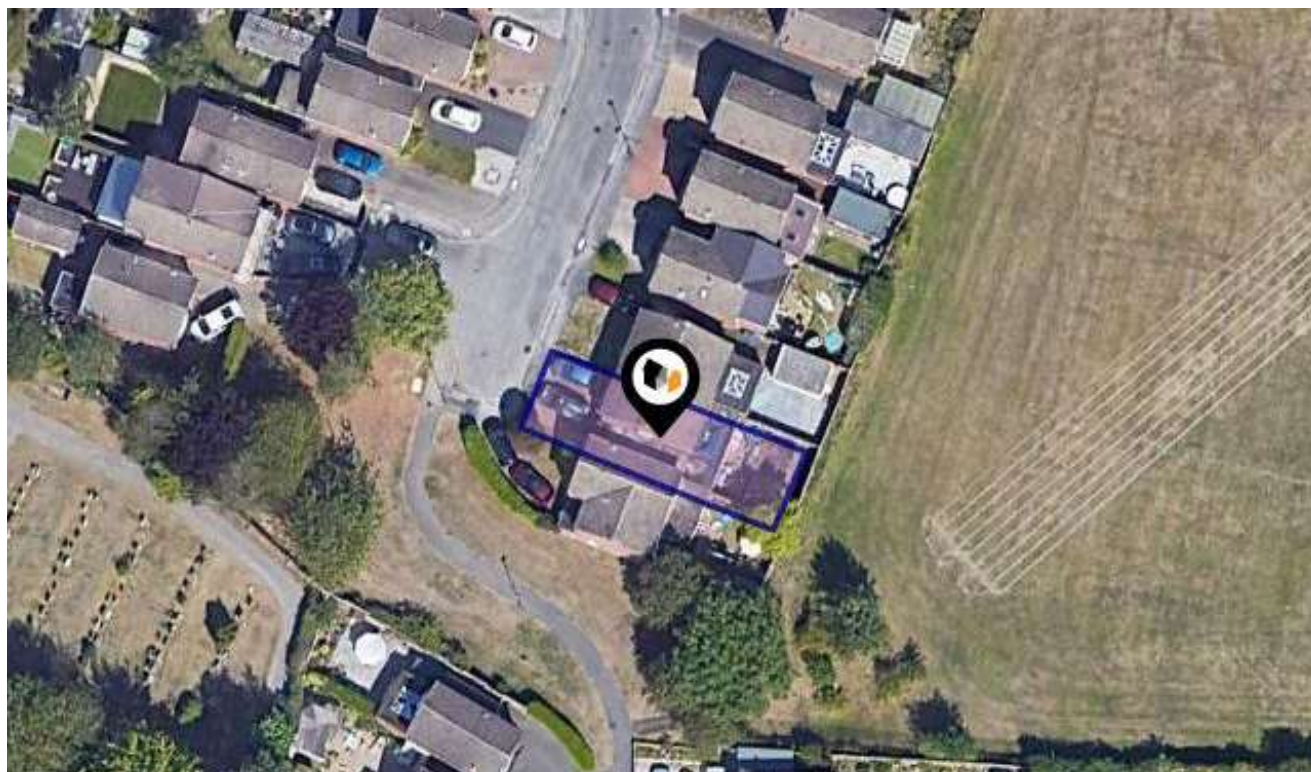


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th March 2026



GLENDALE DRIVE, 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:

- > Three Bedroom Semi-Detached Property
- > Extended & Spacious Living Accommodation
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Off Road Parking For Two Vehicles

Property Description

Situated at the end of a delightful cul-de-sac in the ever-popular Derby suburb of Spondon, this spacious and extended three-bedroom detached property offers an ideal opportunity for first-time buyers or a growing family. Beautifully presented throughout, the home boasts a stunning open-plan layout that creates a bright and welcoming living space. Additional benefits include off-road parking, a private and enclosed rear garden, uPVC double glazing, and gas central heating, making this an attractive and comfortable home ready to move into. In brief, the accommodation comprises; Entrance hallway opening to the living room, inner hallway, a stunning modern fitted and open plan dining kitchen having a central island and a range integrated appliances, separate utility room and a downstairs WC. Found to the first floor are three bedrooms, first floor landing and a modern fitted shower room having a three piece suite. To the front of the property is block paved driveway providing off-road parking for two vehicles whilst at the rear is a private and enclosed garden with a decked seating area, artificial lawn and fenced boundaries. Glendale Drive is ideally situated to offer easy access to all local amenities within Spondon, including shops, popular schools, and public transport networks. Conveniently situated for the A52/M1 and A50, Spondon is also a short distance from open countryside.

Room Measurement & Details

Composite Door To:

Spacious Living Room: (13'4" x 21'3") 4.06 x 6.48

Inner Hallway: (2'10" x 3'8") 0.86 x 1.12

Dining Kitchen: (17'6" x 19'11") 5.33 x 6.07

Utility Room: (8'3" x 5'1") 2.51 x 1.55

Cloaks/WC: (2'10" x 4'10") 0.86 x 1.47

First Floor Landing: (3'11" x 8'10") 1.19 x 2.69

Bedroom One: (8'5" x 14'7") 2.57 x 4.44

Bedroom Two: (9'5" x 8'5") 2.87 x 2.57

Bedroom Three: (9'6" x 5'11") 2.90 x 1.80

Shower Room: (7'9" x 5'4") 2.36 x 1.63

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.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.04 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY57219		

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)

15 mb/s	72 mb/s	1800 mb/s

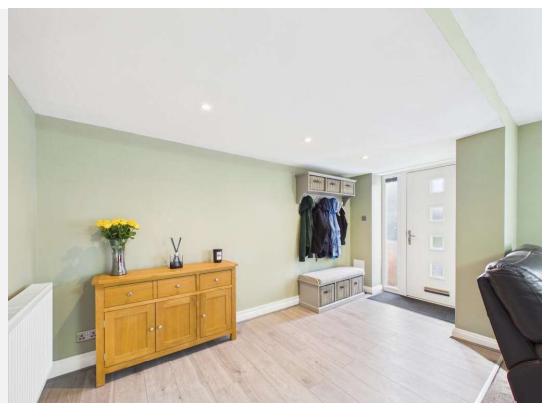
Mobile Coverage: (based on calls indoors)



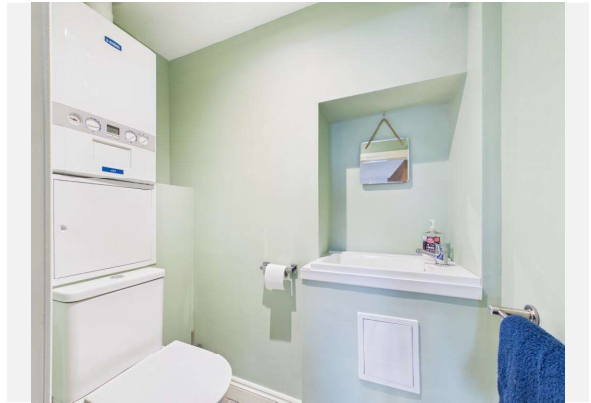
Satellite/Fibre TV Availability:



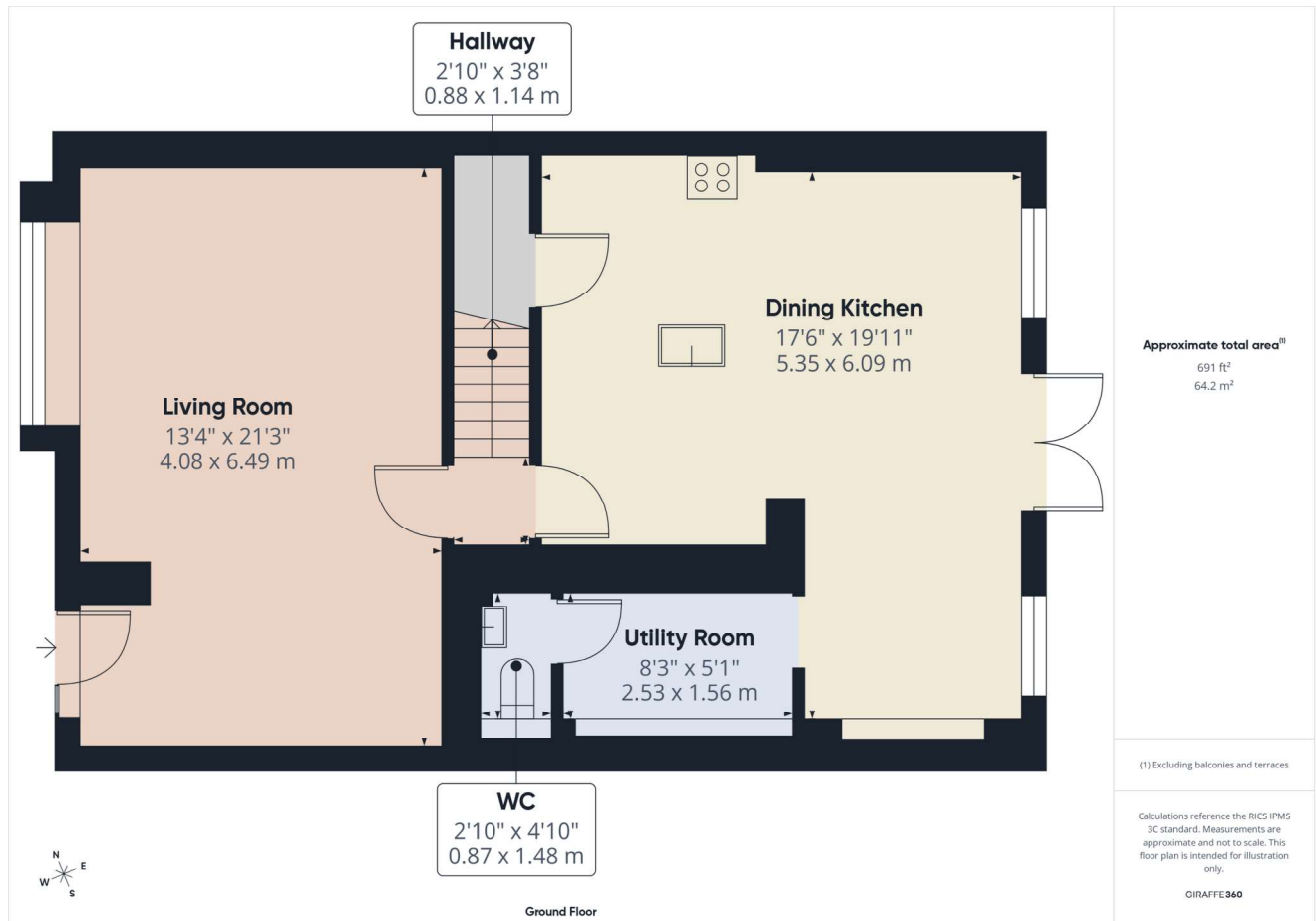
Gallery Photos



Gallery Photos



GLENDALE DRIVE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Glendale Drive, Spondon, DE21

Energy rating

D

Valid until 11.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 77% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	101 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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