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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 29<sup>th</sup> October 2025**



**STONEY LANE, 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:

- > Traditional Extended Detached Home Built In 1927
- > Set Back From Stoney Lane With Excellent Potential
- > Early Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

### Property Description

A three-bedroom extended detached house, originally built in 1927 and formerly known as 'Emerald'. Set back from the road on a generous and mature plot, this characterful property offers immense potential. While it would benefit from some updating and modernisation, it presents a fantastic opportunity to create a family home. There is also scope for further extension, subject to the necessary planning permission. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, two reception rooms, kitchen, separate WC, rear lobby area to wet room. To the first floor the landing provides access to three bedrooms, and bathroom with a three piece suite. Outside, the property is set back from Stoney Lane and benefits from a mature plot with gardens to front and rear elevations together with a driveway providing off-road parking. S

### Room Measurement & Details

Entrance Hallway: (2'7" x 2'8") 0.79 x 0.81

Living Room: (9'1" x 14'8") 2.77 x 4.47

Sitting/Dining Room: (10'10" x 12'10") 3.30 x 3.91

Kitchen: (9'6" x 8'10") 2.90 x 2.69

Rear Hallway: (4'8" x 3'5") 1.42 x 1.04

Ground Floor WC: (4'5" x 3'5") 1.35 x 1.04

Wet Room: (8'2" x 7'6") 2.49 x 2.29

First Floor Landing: (4'8" x 5'10") 1.42 x 1.78

Bedroom One: (9'0" x 12'11") 2.74 x 3.94

Bedroom Two: (10'10" x 9'11") 3.30 x 3.02

Bedroom Three: (9'7" x 8'8") 2.92 x 2.64

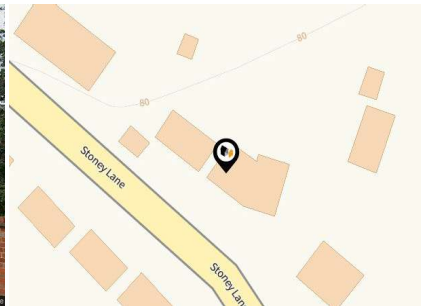
Bathroom: (6'1" x 7'3") 1.85 x 2.21

Outside: There are mature gardens to both front and rear elevations together with a driveway providing off-road parking.

### 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:	Detached
Bedrooms:	3
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>
Council Tax :	Band C
Annual Estimate:	£1,952

## 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)

<b>14</b>	<b>43</b>	<b>1800</b>
mb/s	mb/s	mb/s

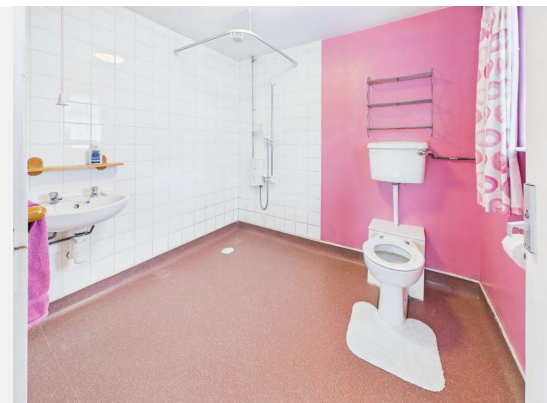
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

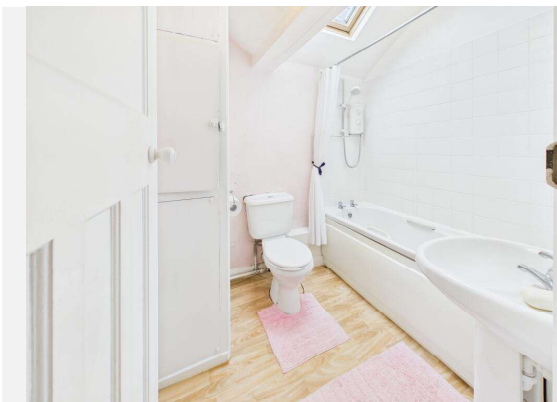








# Gallery Photos

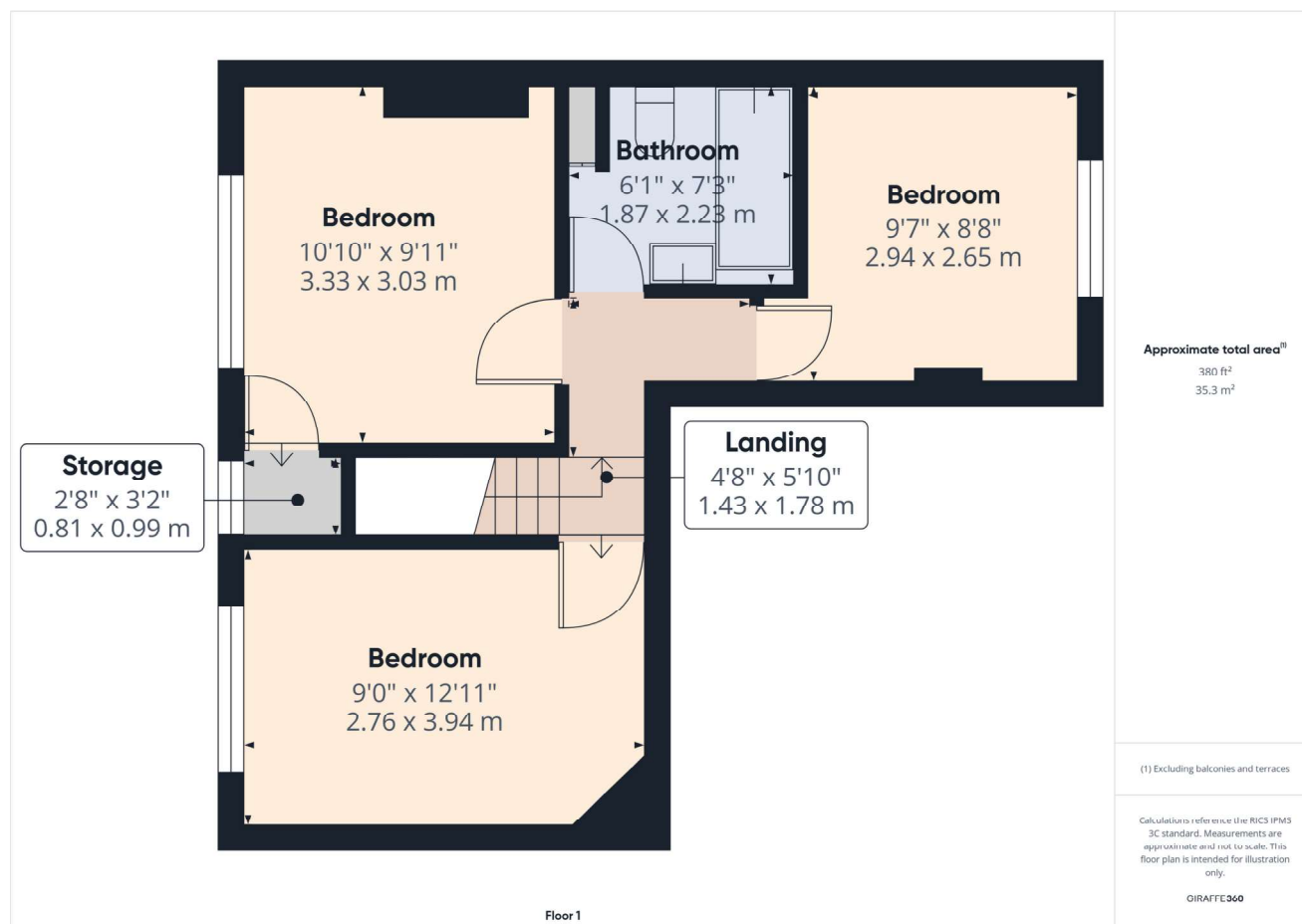




## STONEY LANE, SPONDON, DERBY, DE21

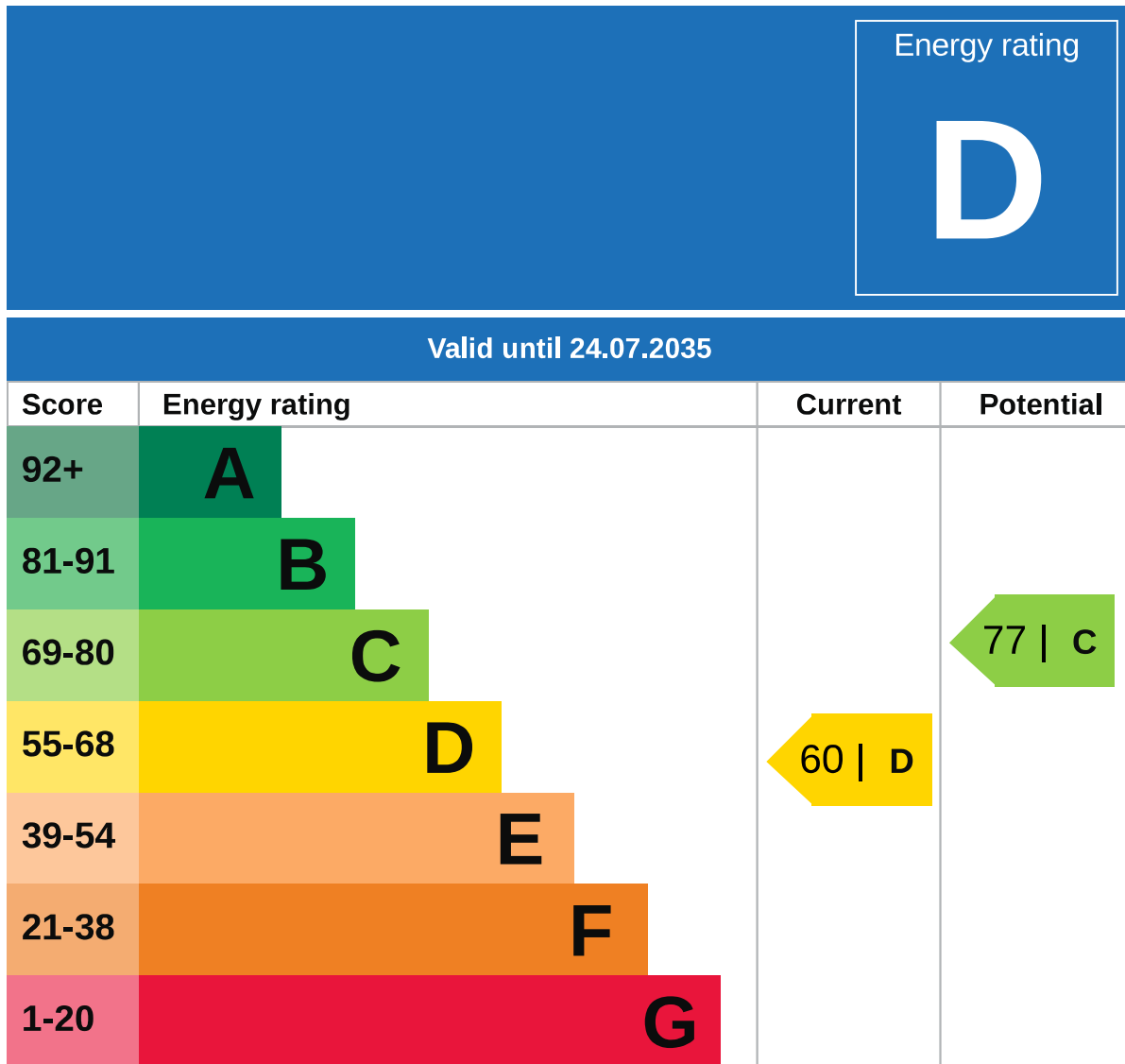


## STONEY LANE, SPONDON, DERBY, DE21





# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>



## Hannells

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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

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# Hannells

## 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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# Hannells

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