



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th April 2026



DERWENT RISE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Three Bedroomed Semi-Detached Home
- > Ideal First Time Buy/Family Home
- > No Through Road Location/Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-presented and well-proportioned three-bedroom home, situated in a cul-de-sac, offering ideal accommodation for first-time buyers or a growing family. The property benefits from off-road parking for two to three vehicles and a mature, generously sized rear garden. The accommodation is supplemented by gas-fired central heating and uPVC double glazing, and briefly comprises: reception hallway, living room, fitted breakfast kitchen with walk-in pantry/utility, side lobby and cloakroom/WC. To the first floor, the landing provides access to three bedrooms (two doubles) and a refitted bathroom with a three piece suite. Outside, there is off-road parking for two/three vehicles, together with a larger-than-average rear garden. Derwent Rise is well situated for local amenities, with access to both Spondon and Borrowash, together with excellent road links to the A52, M1 motorway, A50, and East Midlands Airport.

Room Measurement & Details

- Entrance Hall: (5'8" x 8'11") 1.73 x 2.72
- Living Room: (14'4" x 11'4") 4.37 x 3.45
- Breakfast Kitchen: (12'6" x 10'1") 3.81 x 3.07
- Pantry/Utility: (3'0" x 5'7") 0.91 x 1.70
- Rear Lobby: (5'9" x 8'8") 1.75 x 2.64
- Cloaks/WC: (4'2" x 3'7") 1.27 x 1.09
- First Floor Landing: (5'7" x 7'9") 1.70 x 2.36
- Bedroom One: (12'6" x 8'8") 3.81 x 2.64
- Bedroom Two: (11'1" x 11'6") 3.38 x 3.51
- Bedroom Three: (9'5" x 8'1") 2.87 x 2.46
- Bathroom: (7'6" x 5'6") 2.29 x 1.68

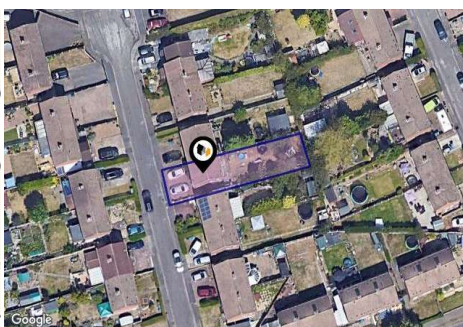
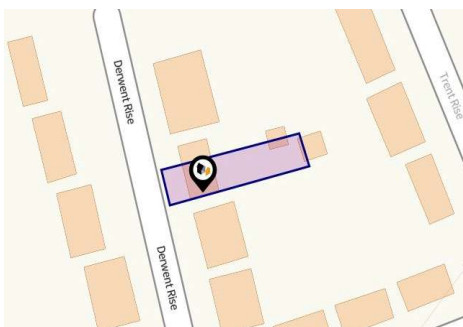
Outside:

There is a driveway to the front elevation providing off-road parking for two/three vehicles. There is gated access to the side elevation leading to the pleasant, mature and good-size rear garden having a decked patio area with lawned gardens and mature trees. 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. 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:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY70620

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)

7 mb/s	80 mb/s	1800 mb/s

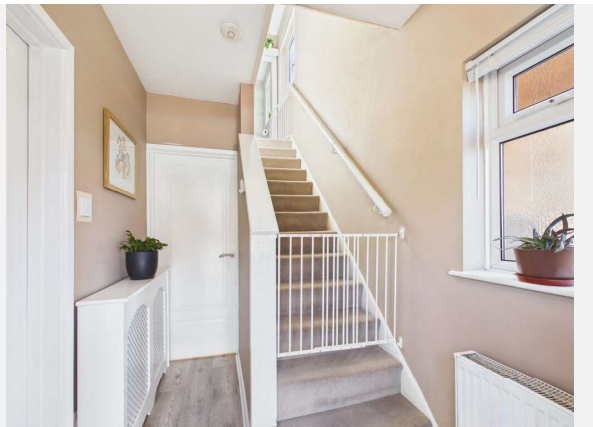
Mobile Coverage:
(based on calls indoors)

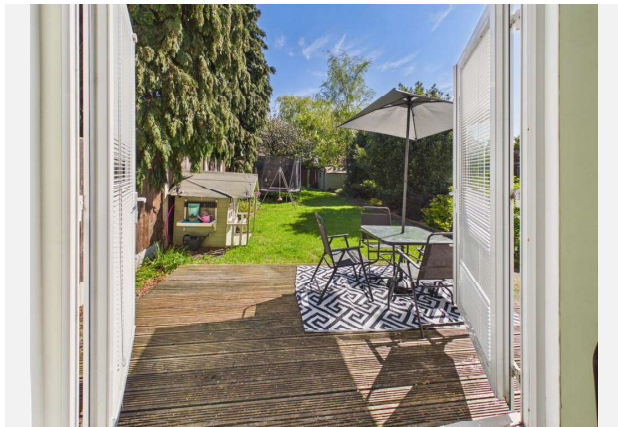
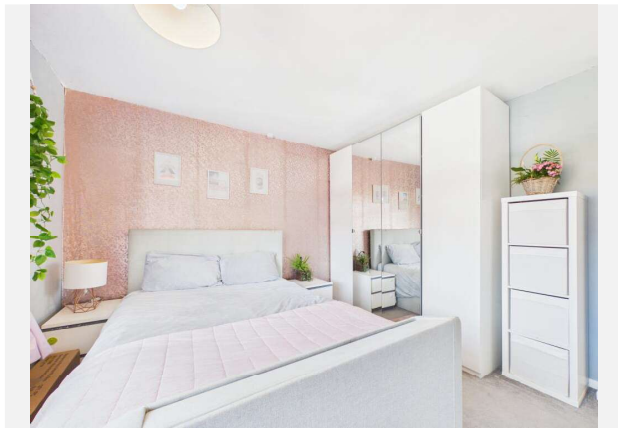
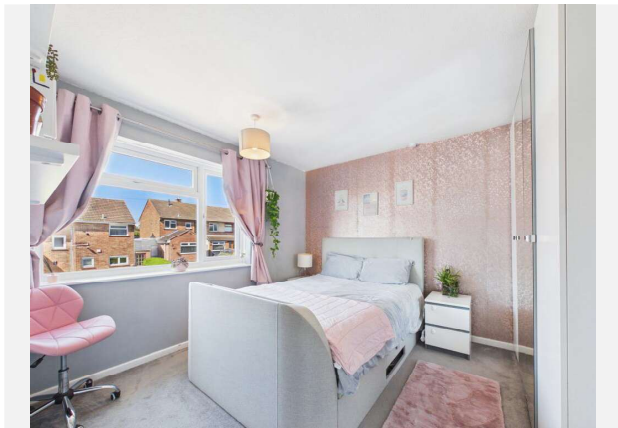
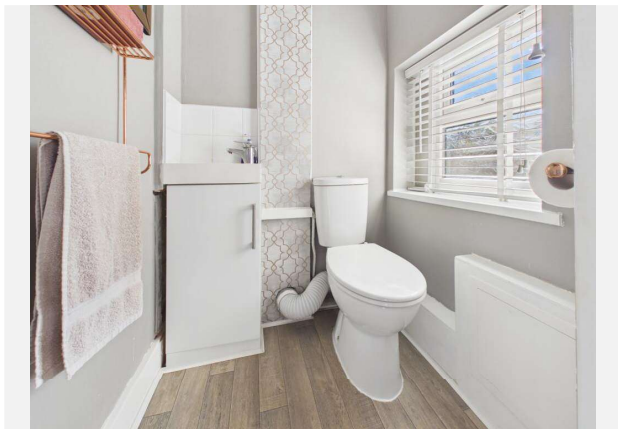


Satellite/Fibre TV Availability:

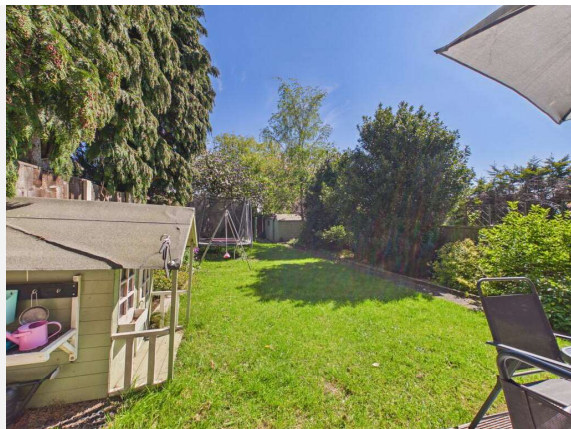
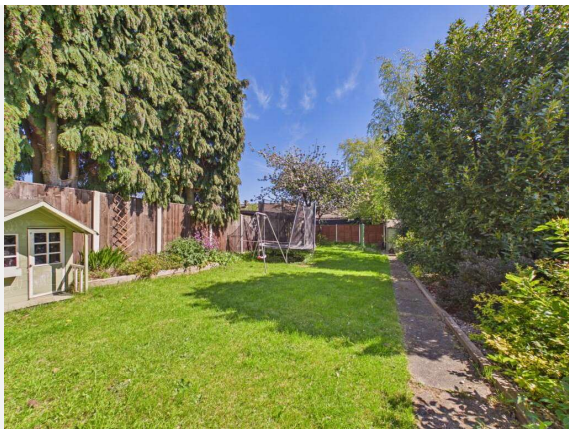


Gallery Photos

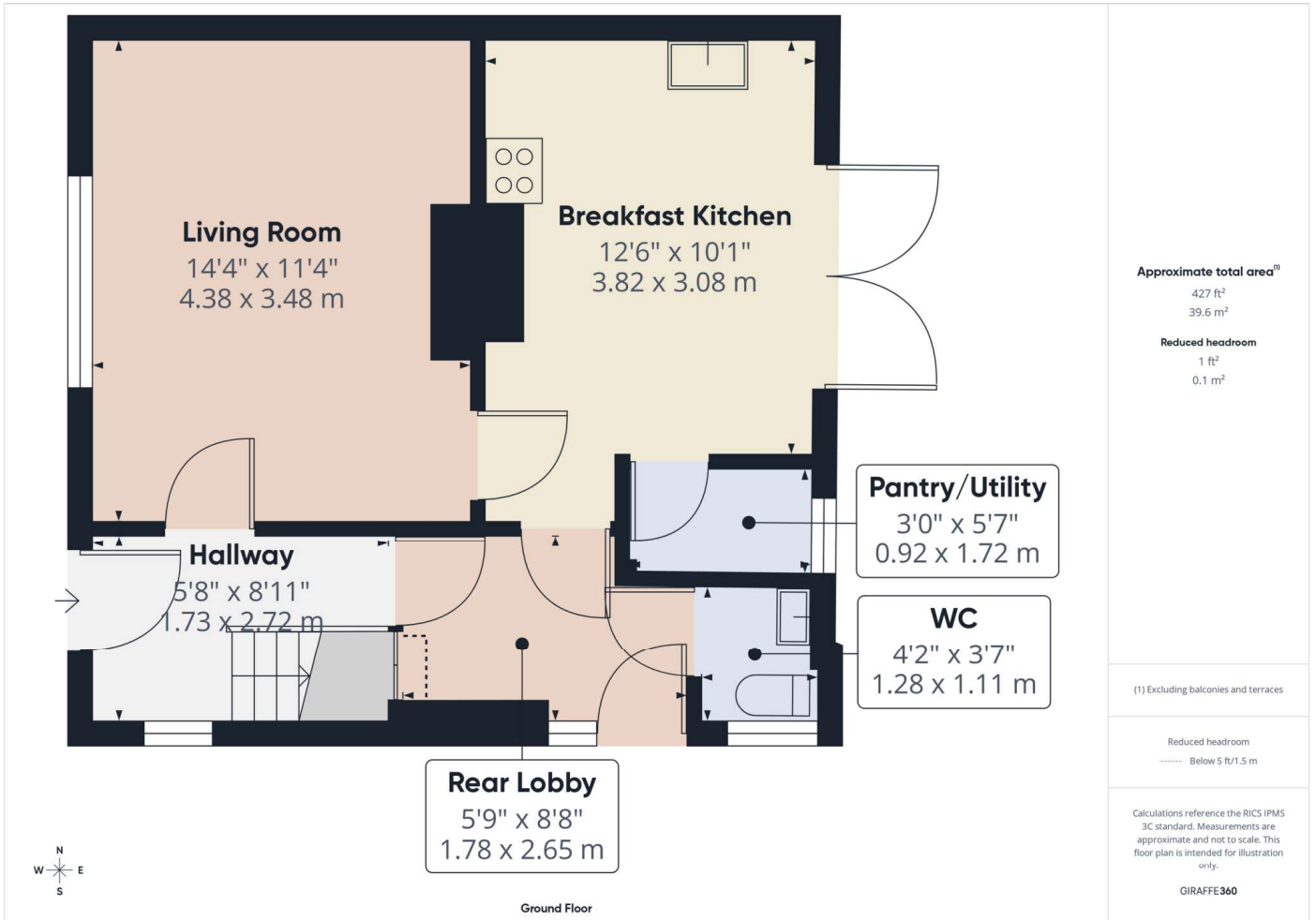




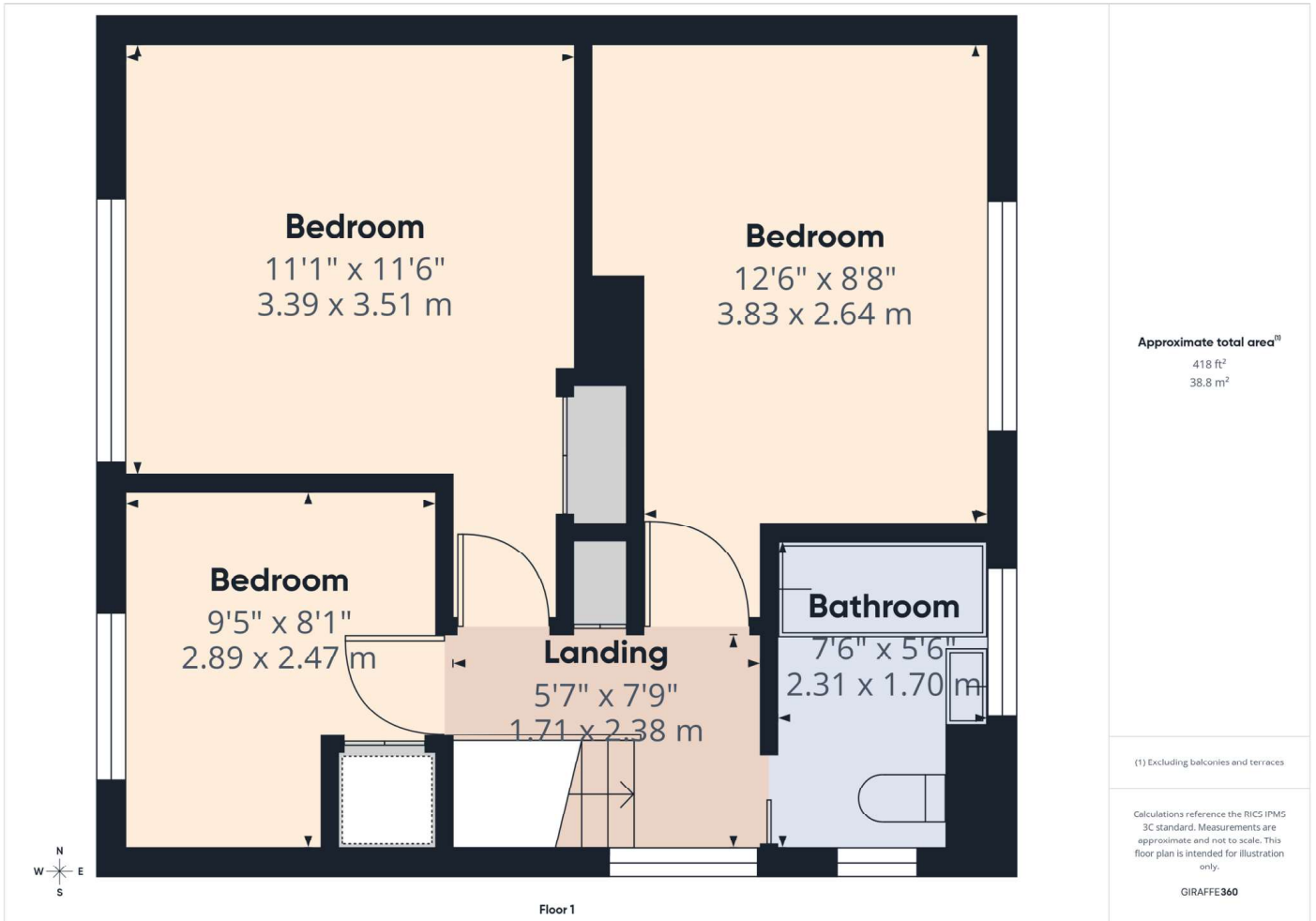
Gallery Photos



DERWENT RISE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

D

Valid until 26.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
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:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	84 m ²



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

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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