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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th October 2025



SOUTH AVENUE, SPALDON, DERBY, DE21

Hannells

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

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hannells.co.uk



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Introduction

Our Comments



- > Well-Presented Detached Home
- > Two Reception Rooms And Conservatory
- > EPC Rating D, Freehold
- > Council Tax Band C, Standard Construction

An early viewing is recommended of this well-presented and tastefully appointed detached family home occupying a popular location close to Spondon village. The property benefits from two reception rooms, conservatory, off-road parking and a private rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing (Installation of new front windows is scheduled to take place shortly) and briefly comprises:- entrance porch, reception hallway, fitted kitchen, dining room, lounge and conservatory. To the first floor the landing provides access to three bedrooms and modern shower room. Outside, there are gardens to both front and rear elevations together with off-road parking and garage/workshop. South Avenue is well situated for Spondon village and its amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway: (6'0" x 6'5") 1.83 x 1.96

Dining Kitchen: (11'10" x 14'11") 3.61 x 4.55

Kitchen Area: (8'7" x 6'5") 2.62 x 1.96

Dining Area: (11'10" x 8'0") 3.61 x 2.44

Living Room: (10'10" x 14'10") 3.30 x 4.52

Conservatory: (8'11" x 11'6") 2.72 x 3.51

First Floor Landing: (3'2" x 9'1") 0.97 x 2.77

Bedroom One: (10'10" x 12'9") 3.30 x 3.89

Bedroom Two: (8'6" x 8'9") 2.59 x 2.67

Bedroom Three: (8'11" x 6'1") 2.72 x 1.85

Shower Room: (6'1" x 5'6") 1.85 x 1.68

Outside: There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off-road parking and this leads to the rear garden and garage/workshop 23' x 8'. The rear garden is enclosed and enjoys a degree of privacy having an astro turfed garden and seating area.

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY556369		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1800
mb/s	mb/s	mb/s

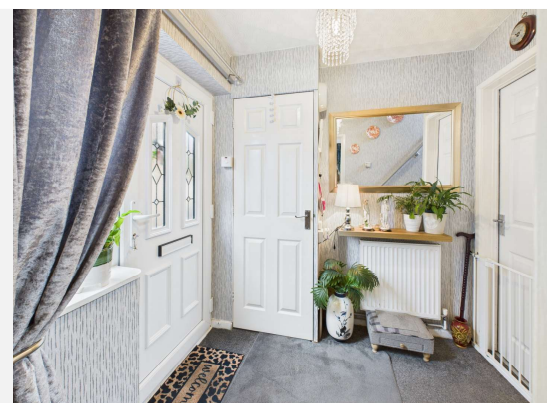
Mobile Coverage:

(based on calls indoors)

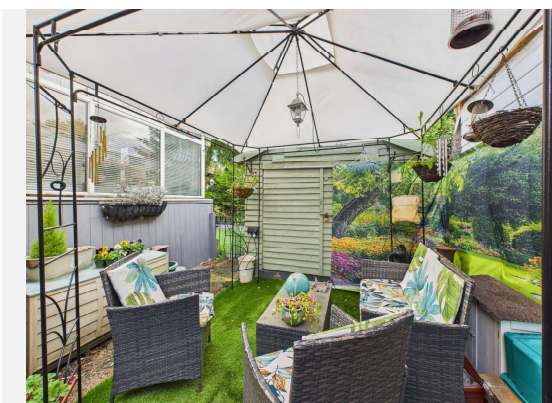
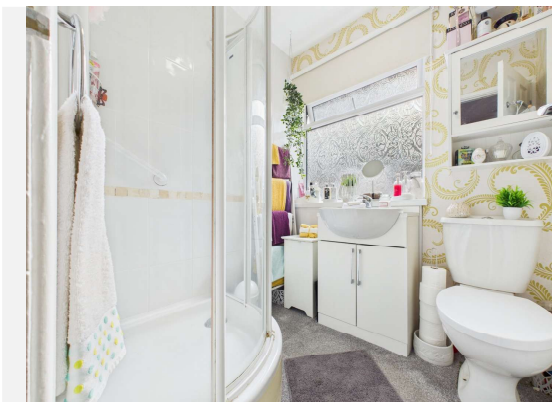


Satellite/Fibre TV Availability:

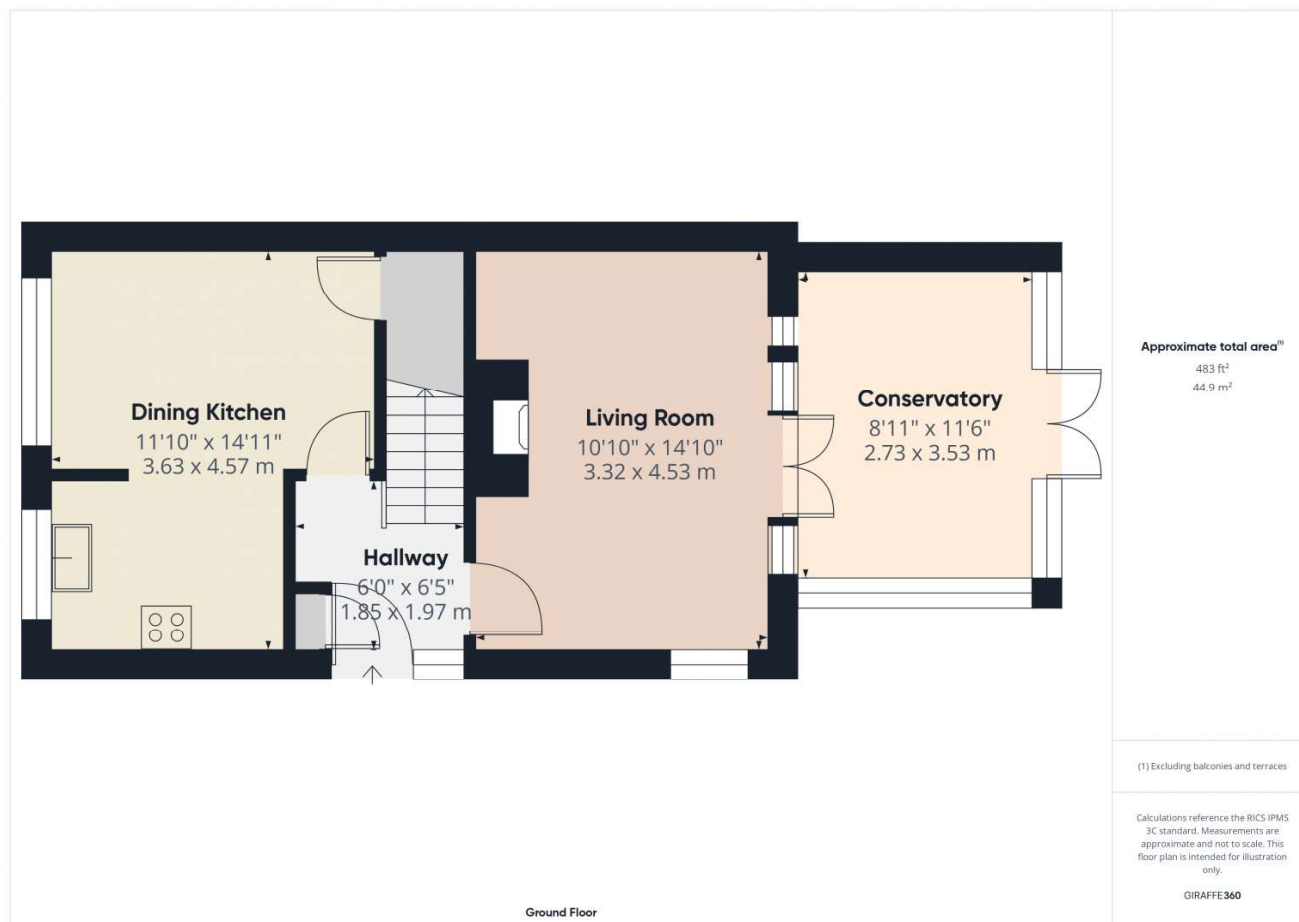




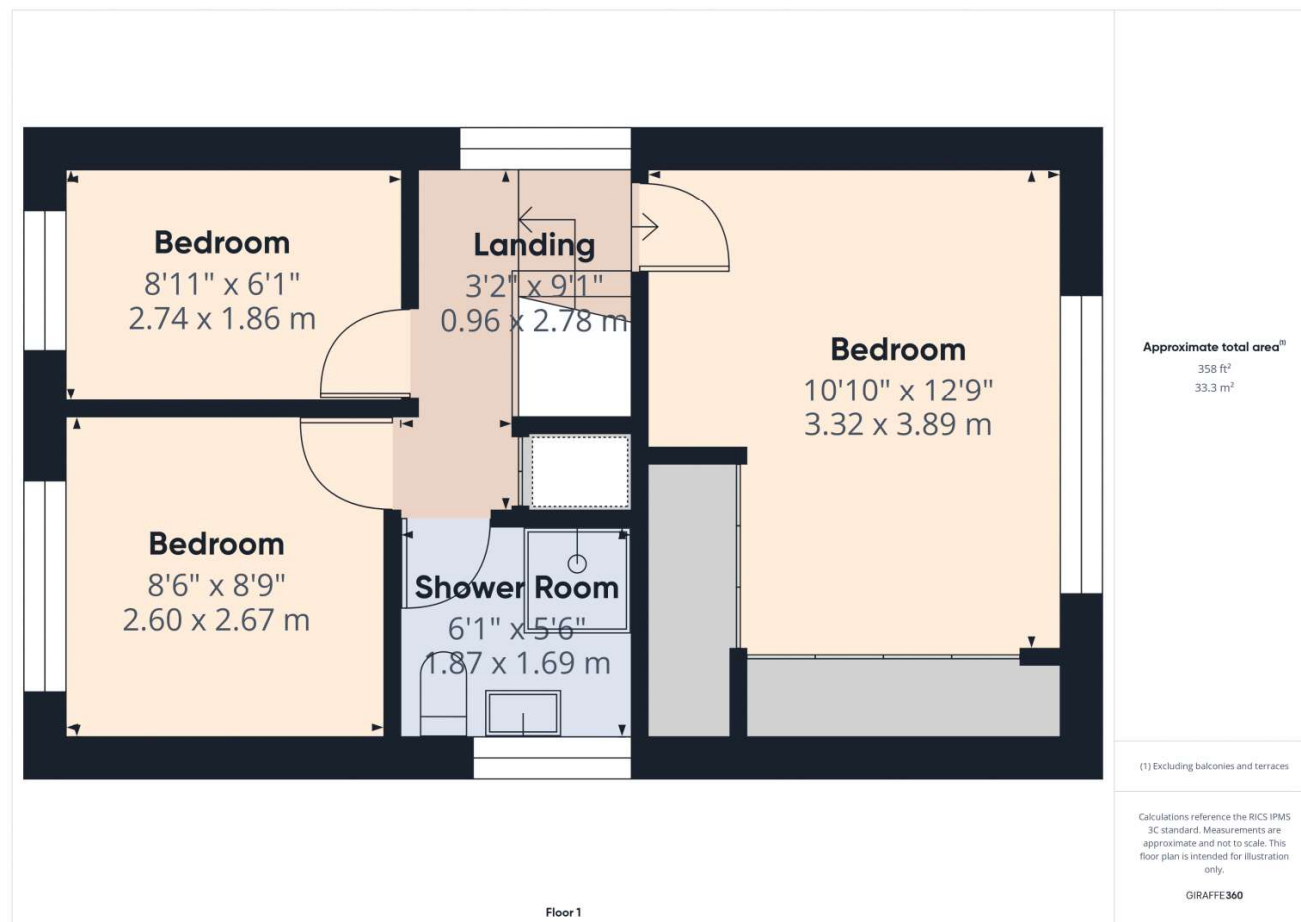
Gallery Photos



SOUTH AVENUE, SPONDON, DERBY, DE21



SOUTH AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



South Avenue, Spondon, DE21

Energy rating

D

Valid until 16.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m ²

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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.

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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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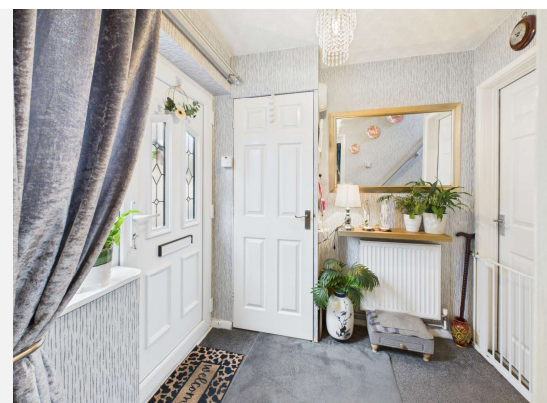
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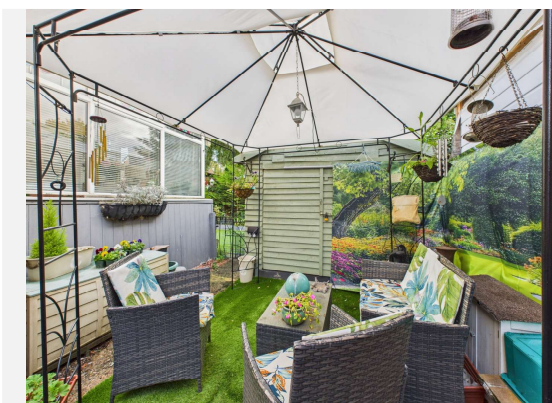
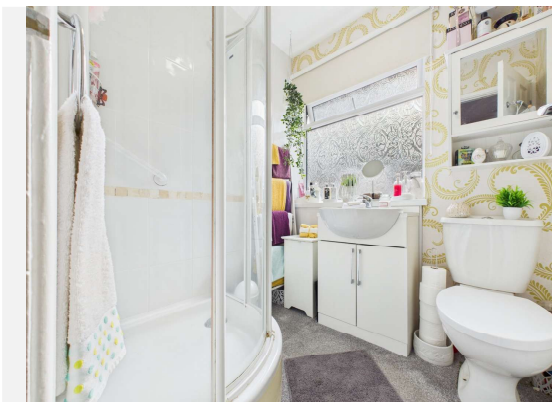


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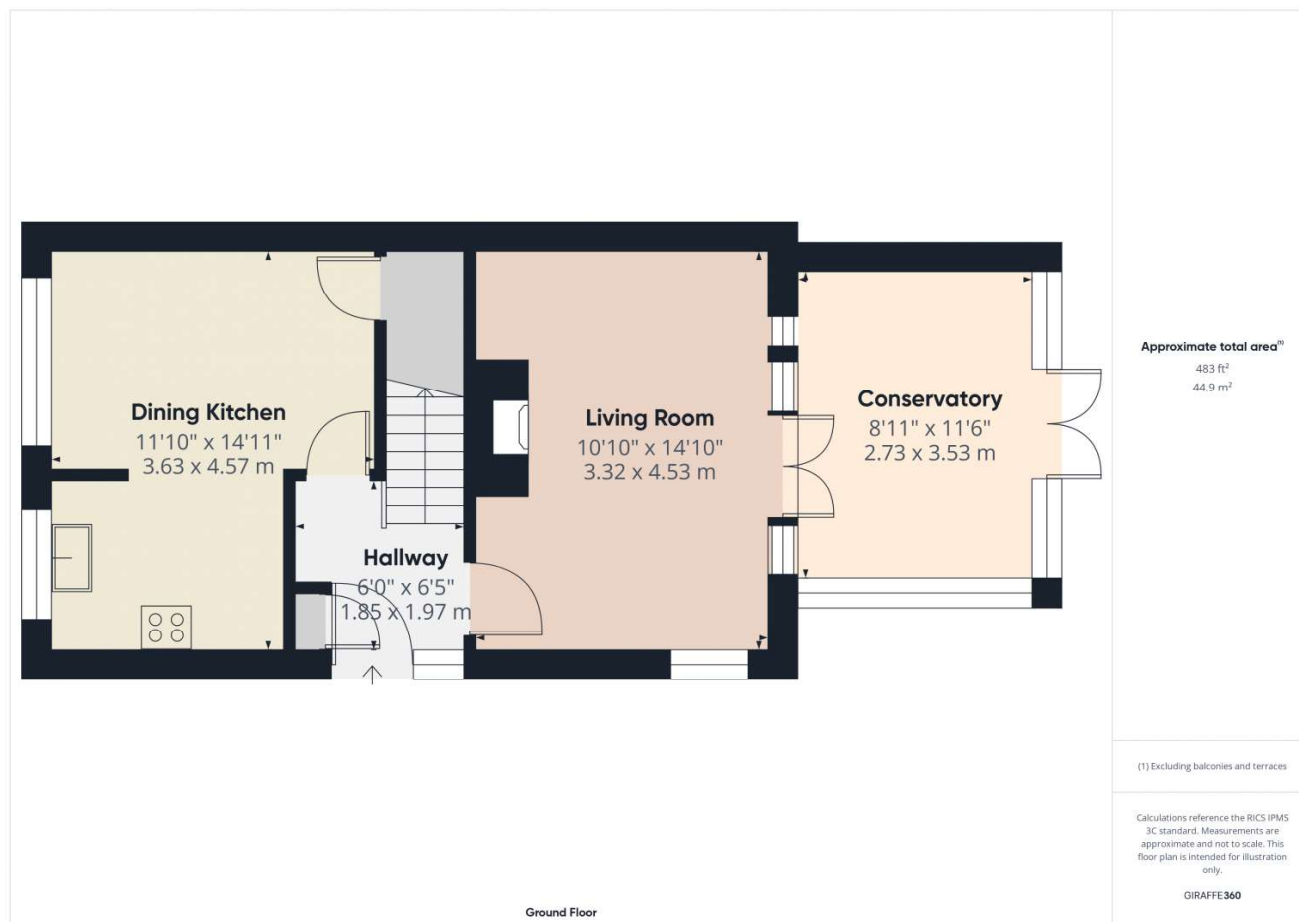




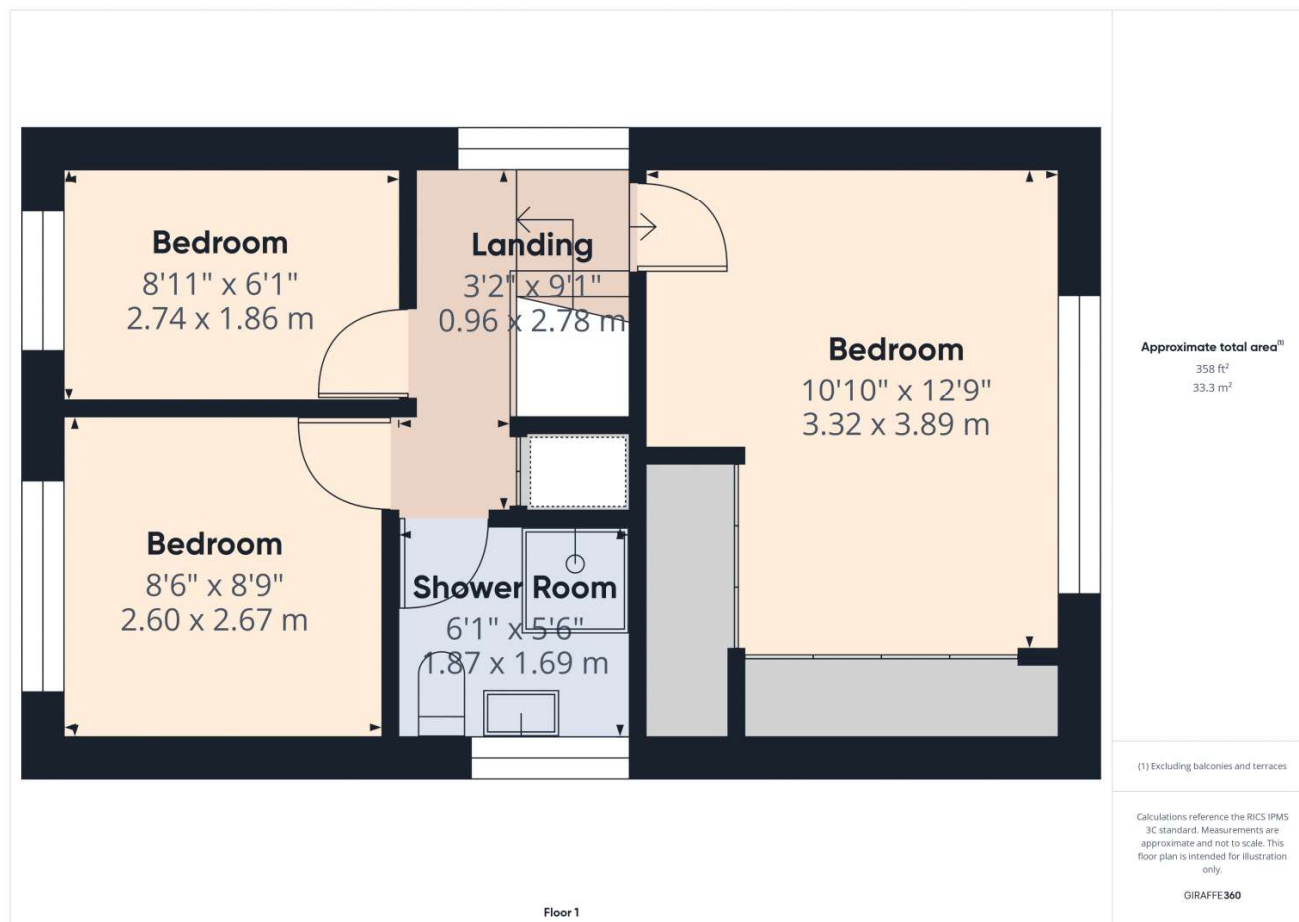
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Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m ²

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