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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



STEWART CLOSE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Recently Modernised And Spacious Detached Bungalow
- > Sought After Location Close To Spondon Village
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Three Good Size Bedrooms

Property Description

Located in the sought after village of Spondon, just a short walk from local amenities, this spacious, modernised and well-presented three-bedroom detached bungalow offers a generous lounge, beautiful refitted (in 2025) breakfast kitchen and a generous part boarded loft space, lending itself to potential development to create additional accommodation (subject to relevant permissions). Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Spacious entrance hall; generous lounge with ample space for a dining table; modern well-appointed refitted kitchen with integrated appliances; three well-proportioned bedrooms and a fitted shower room. It should also be noted that the property benefits from new floorings throughout - to include being fitted with Amtico/Karndean/carpet coverings in 2025 and shutter blinds fitted to the front elevation in 2025. To the front of the property is a neat landscaped low maintenance garden space alongside a driveway providing ample off-road parking for at least two vehicles and giving access to a detached garage. To the rear is a neat, enclosed garden space with patio seating area and lawn. Stewart Close is well situated for Spondon and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport

Room Measurement & Details

Entrance Hall:

Lounge/Diner: (16'6" x 11'11") 5.03 x 3.63

Breakfast Kitchen: (11'10" x 9'11") 3.61 x 3.02

Bedroom One: (12'4" x 9'9") 3.76 x 2.97

Bedroom Two: (12'2" x 7'11") 3.71 x 2.41

Bedroom Three: (9'6" x 8'6") 2.90 x 2.59

Shower Room: (5'10" x 5'5") 1.78 x 1.65

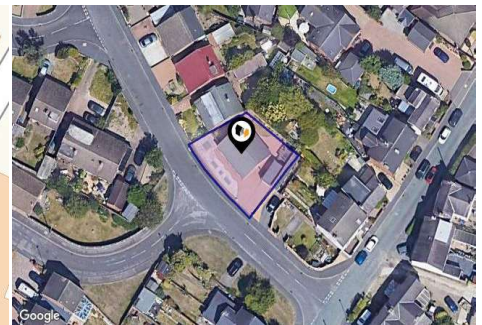
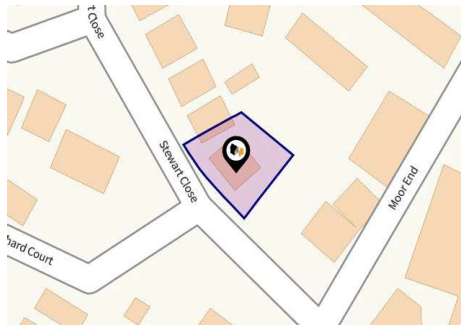
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1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please 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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

Property Overview



 street-view-image



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY7526		

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)

11	65	1800
mb/s	mb/s	mb/s
		

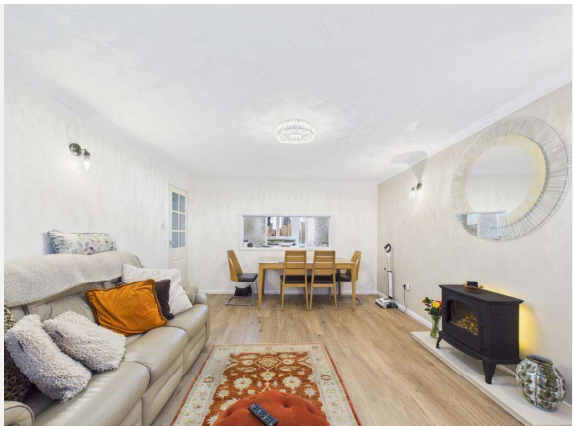
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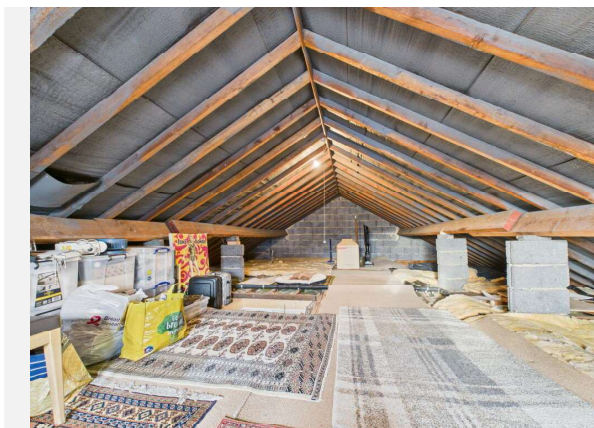
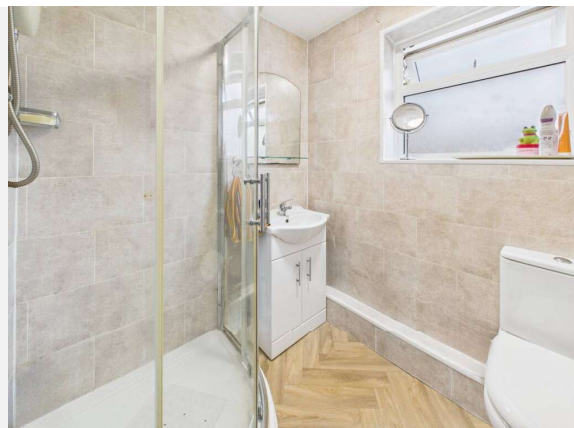
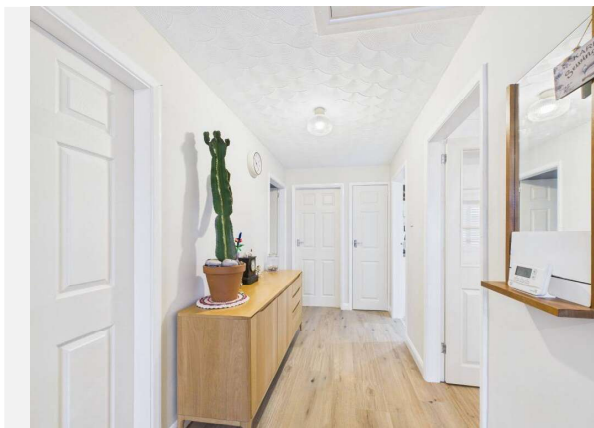
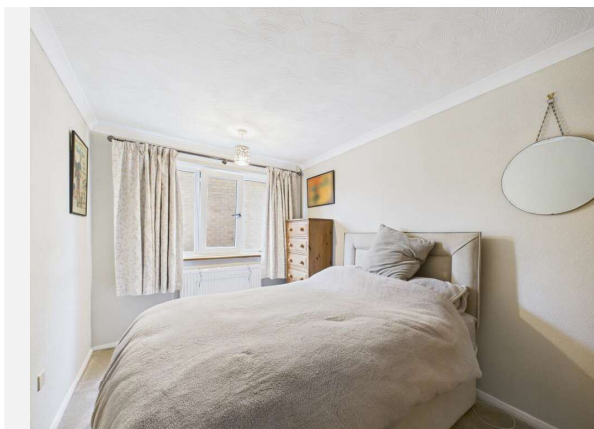
(based on calls indoors)

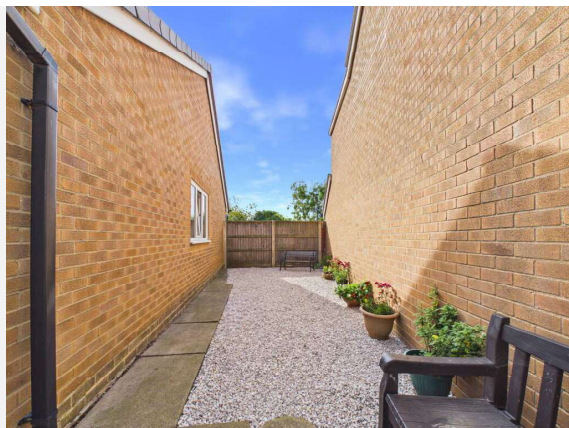


Satellite/Fibre TV Availability:

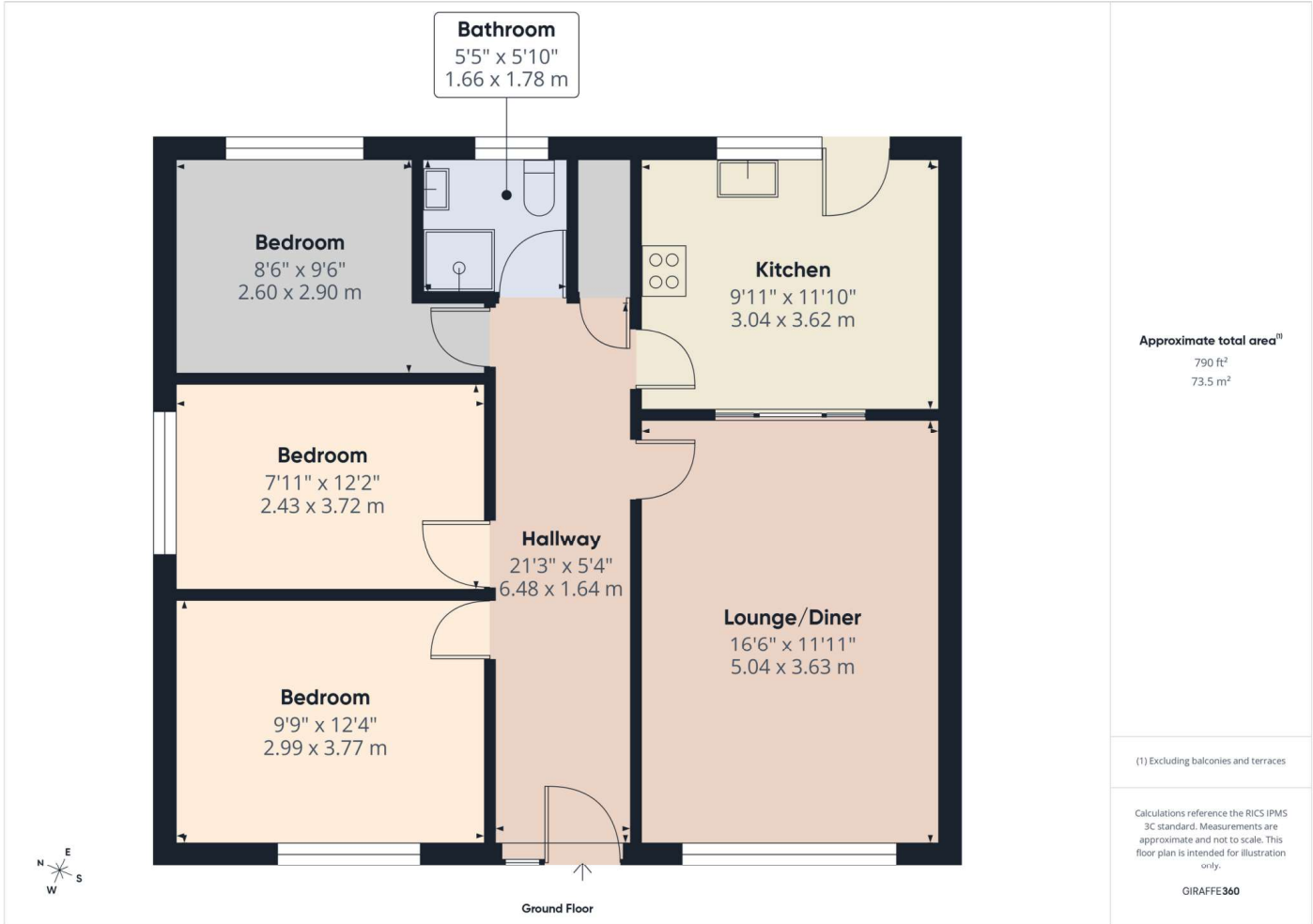




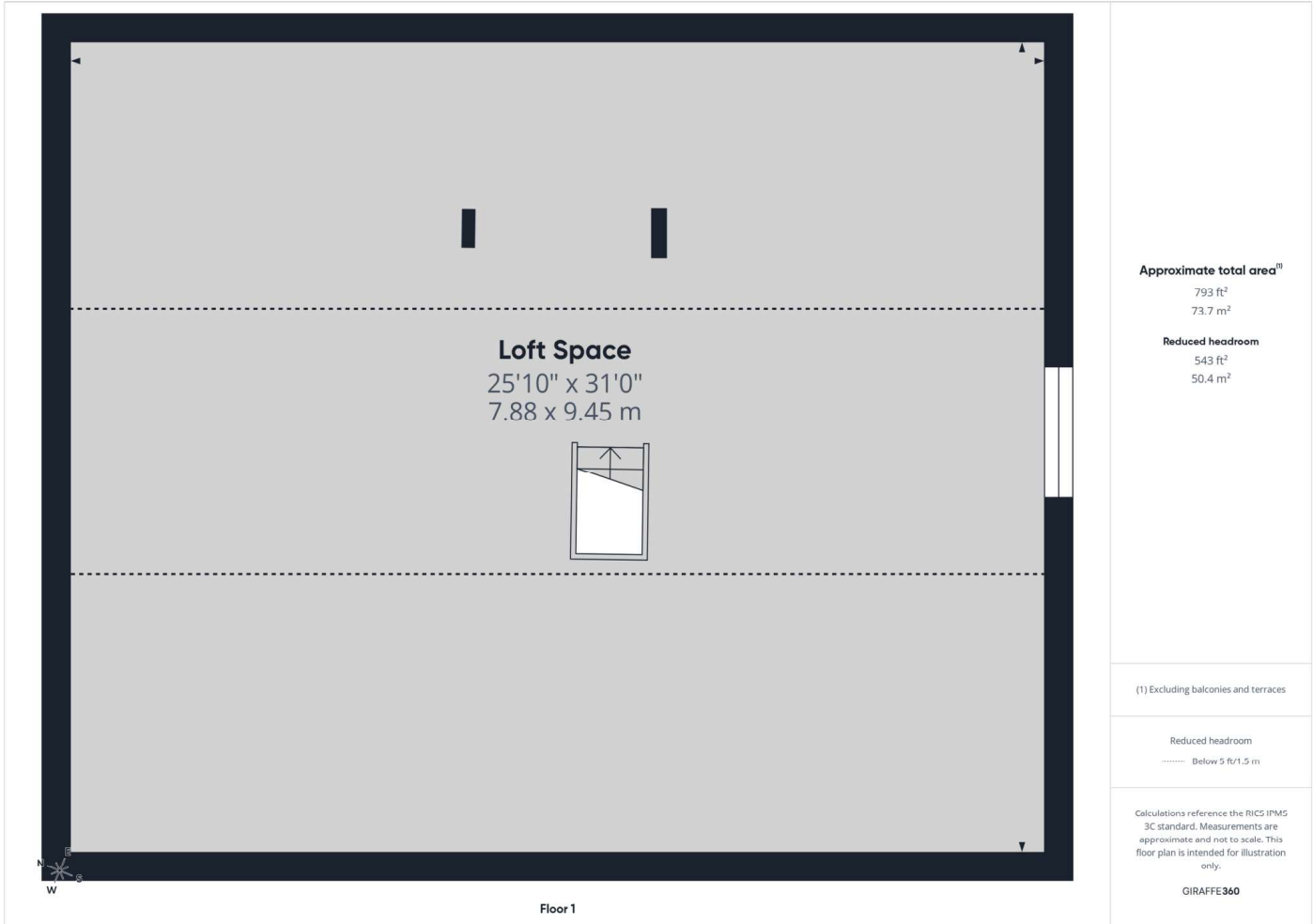




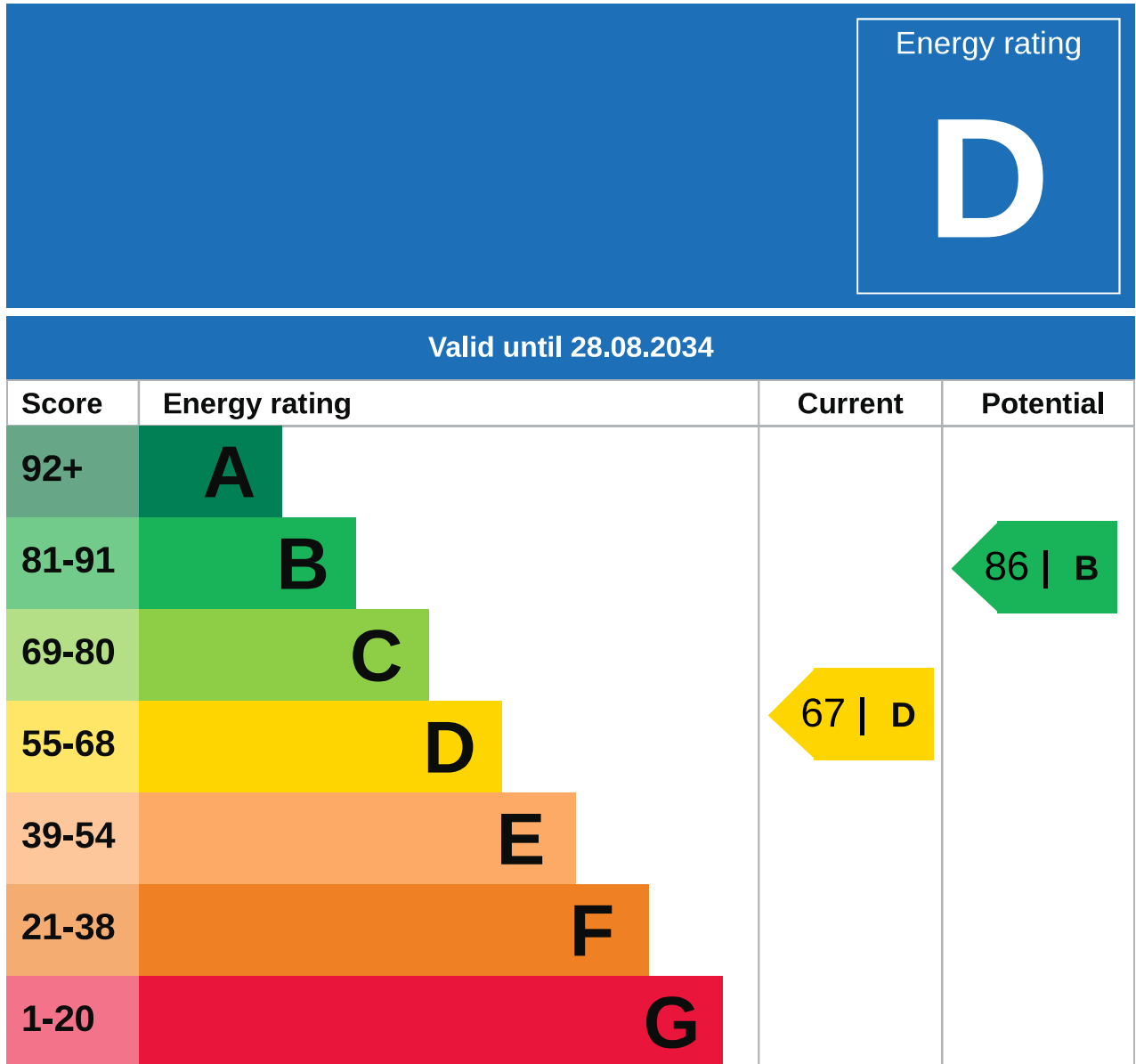
STEWART CLOSE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 150 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 all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	73 m ²



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

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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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