



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



AVONDALE ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Particularly Well Appointed And Presented Detached Home
- > Deceptively Spacious Living Accommodation Having Been Extended To The Rear
- > Three Bedrooms, Two Modern Shower Rooms
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An early viewing is highly recommended to appreciate this particularly well-appointed and beautifully presented detached home, which offers deceptively spacious living accommodation having been extended to the rear elevation. Ideally suited to a growing family, the property occupies an established position at the head of Avondale Road and provides a well-balanced combination of space, comfort and practicality. The accommodation includes two reception rooms, a spacious lounge, a fitted kitchen and two modern shower rooms. Externally, the property benefits from off-road parking to the front, together with an enclosed and pleasant rear garden, providing an ideal space for outdoor relaxation and entertaining. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- deep reception hallway, attractive and spacious lounge, fitted kitchen, dining room and modern shower room. To the first floor the landing provides access to three bedrooms and modern shower room with a three piece suite. Outside, there is a maintenance free garden to the front elevation driveway providing off road parking leading to a former garage which has been converted and therefore provides storage to the front section. There is a pleasant, mature and good size 'L' shaped rear garden.

Room Measurement & Details

Hallway: (17'10" x 5'11") 5.44 x 1.80
Living Room: (23'7" x 10'11") 7.19 x 3.33
Dining Room: (16'1" x 7'6") 4.90 x 2.29
Ground Floor WC/Shower Room: (7'8" x 7'5") 2.34 x 2.26
Kitchen: (9'9" x 7'9") 2.97 x 2.36
Landing: (9'10" x 5'8") 3.00 x 1.73
Bedroom One: (11'5" x 9'6") 3.48 x 2.90
Bedroom Two: (9'11" x 9'6") 3.02 x 2.90
Bedroom Three: (7'9" x 7'8") 2.36 x 2.34
Shower Room: (7'8" x 5'4") 2.34 x 1.63

Outside:

There are gardens to both front and rear elevations, the front is arranged for ease of maintenance and incorporates a driveway providing off road parking and in-turn this leads to a former garage which is used for storage purposes and electric door, light and power. There is gated access to the side elevation leading in-turn to the enclosed and larger than average 'L' shaped rear garden having a paved patio area with lawned areas beyond having a selection of flowers and shrubs together with a good size GARDEN STORE together with fenced boundaries.

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.

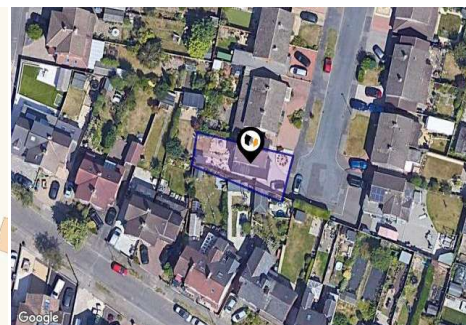
Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services,

key, facts 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

KFB - Key Facts for Buyers



Property

Type:	Detached
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY10356

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)

13 mb/s	45 mb/s	1000 mb/s

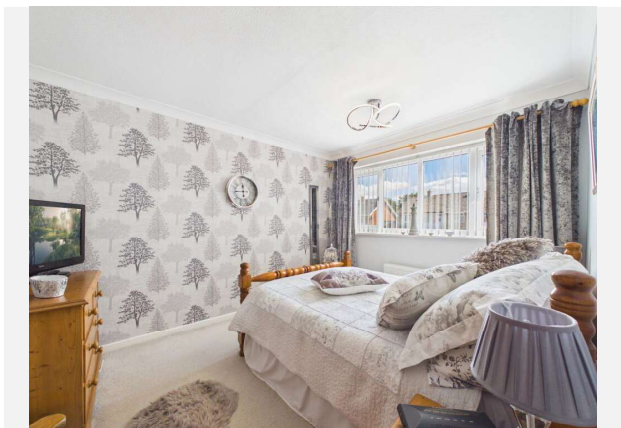
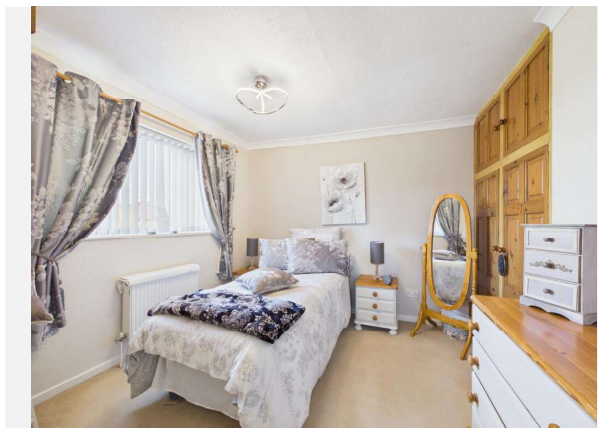
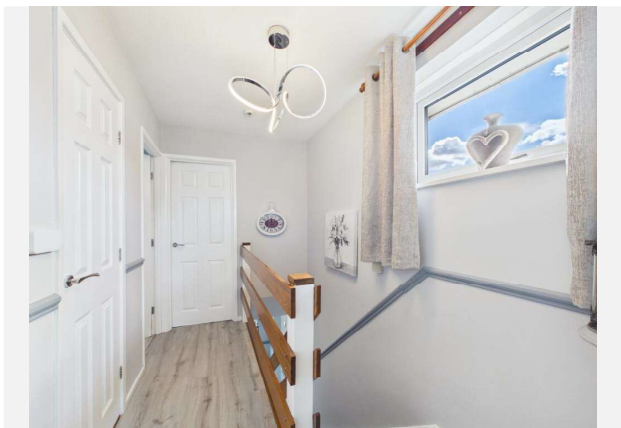
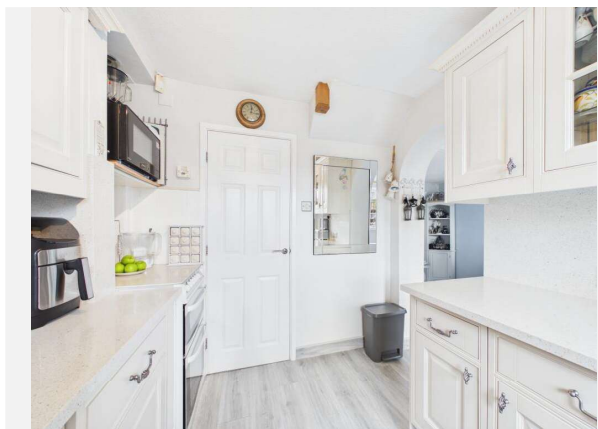
Mobile Coverage:
(based on calls indoors)

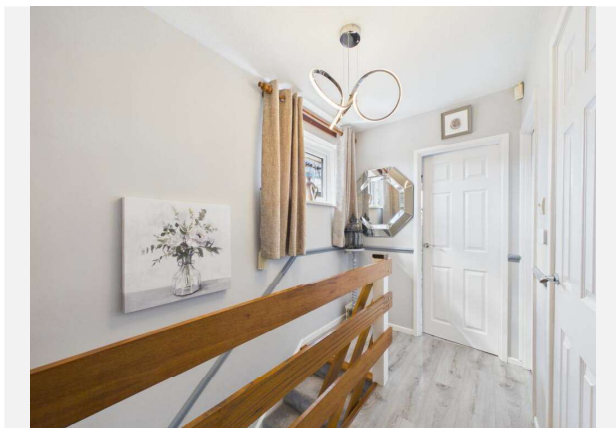
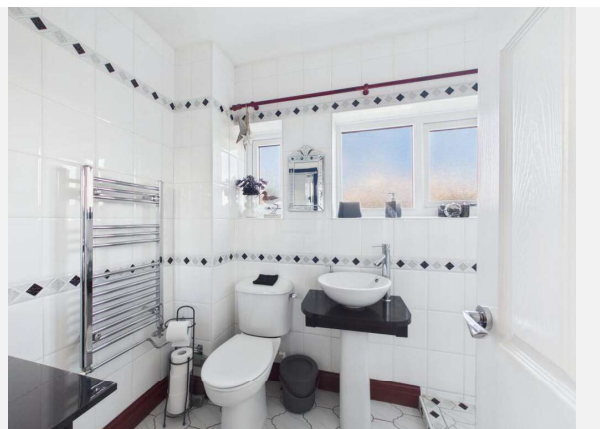


Satellite/Fibre TV Availability:

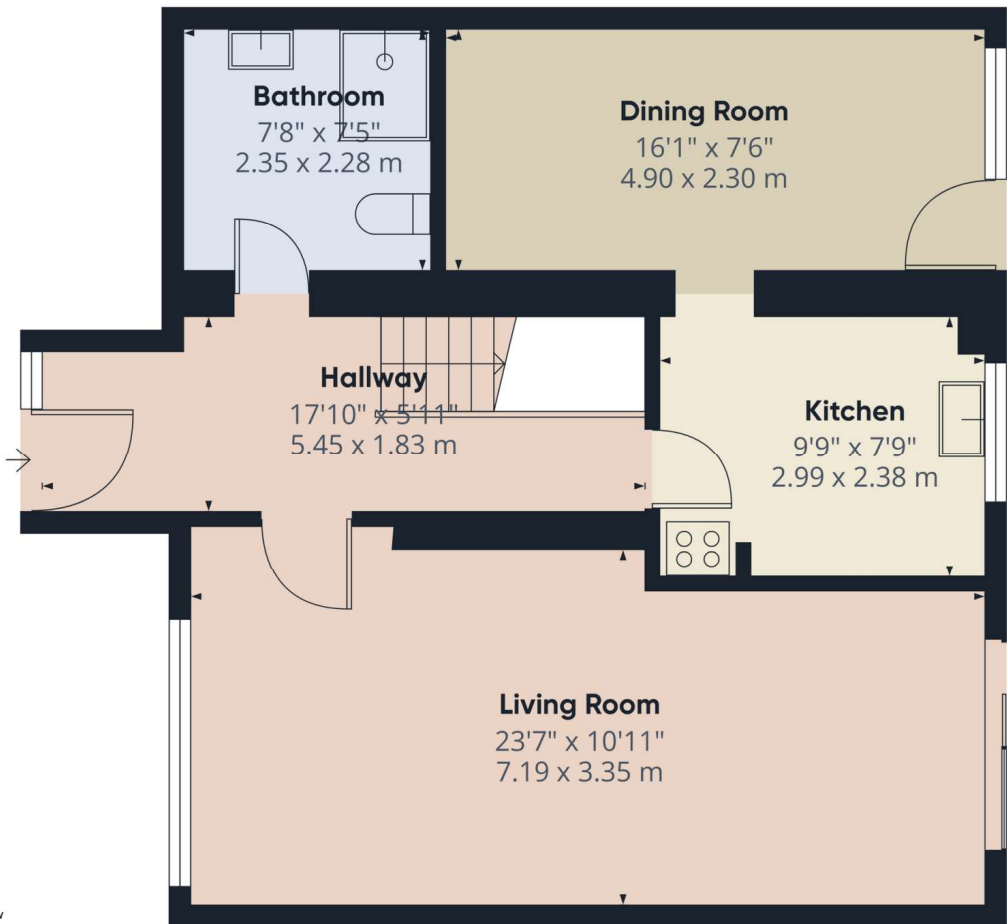








AVONDALE ROAD, SPONDON, DERBY, DE21



Ground Floor

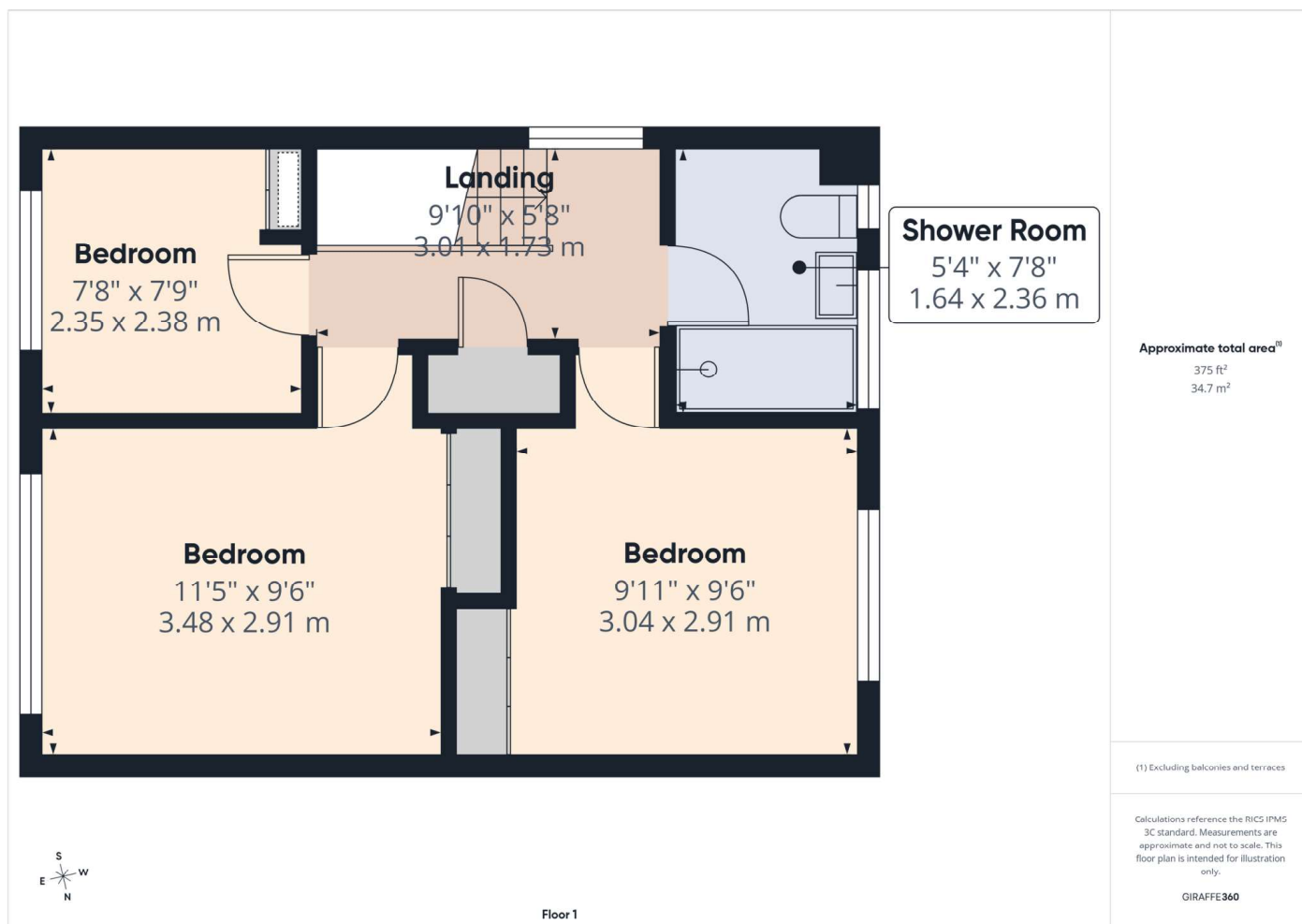
Approximate total area^m
608 ft²
56.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

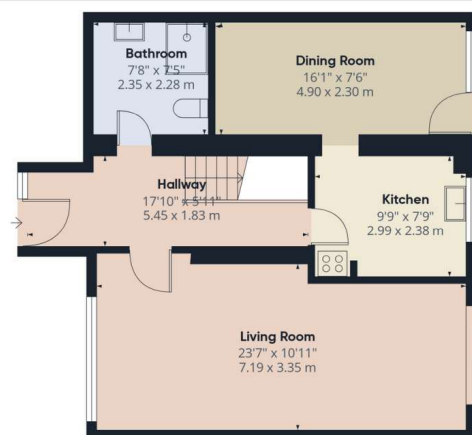
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AVONDALE ROAD, SPONDON, DERBY, DE21

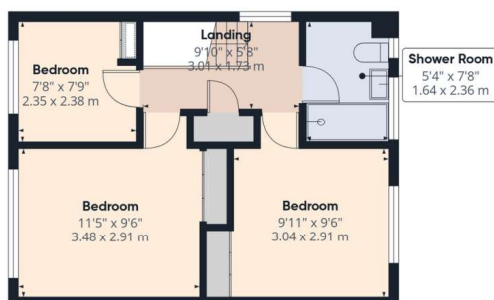




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Ground Floor



Floor 1

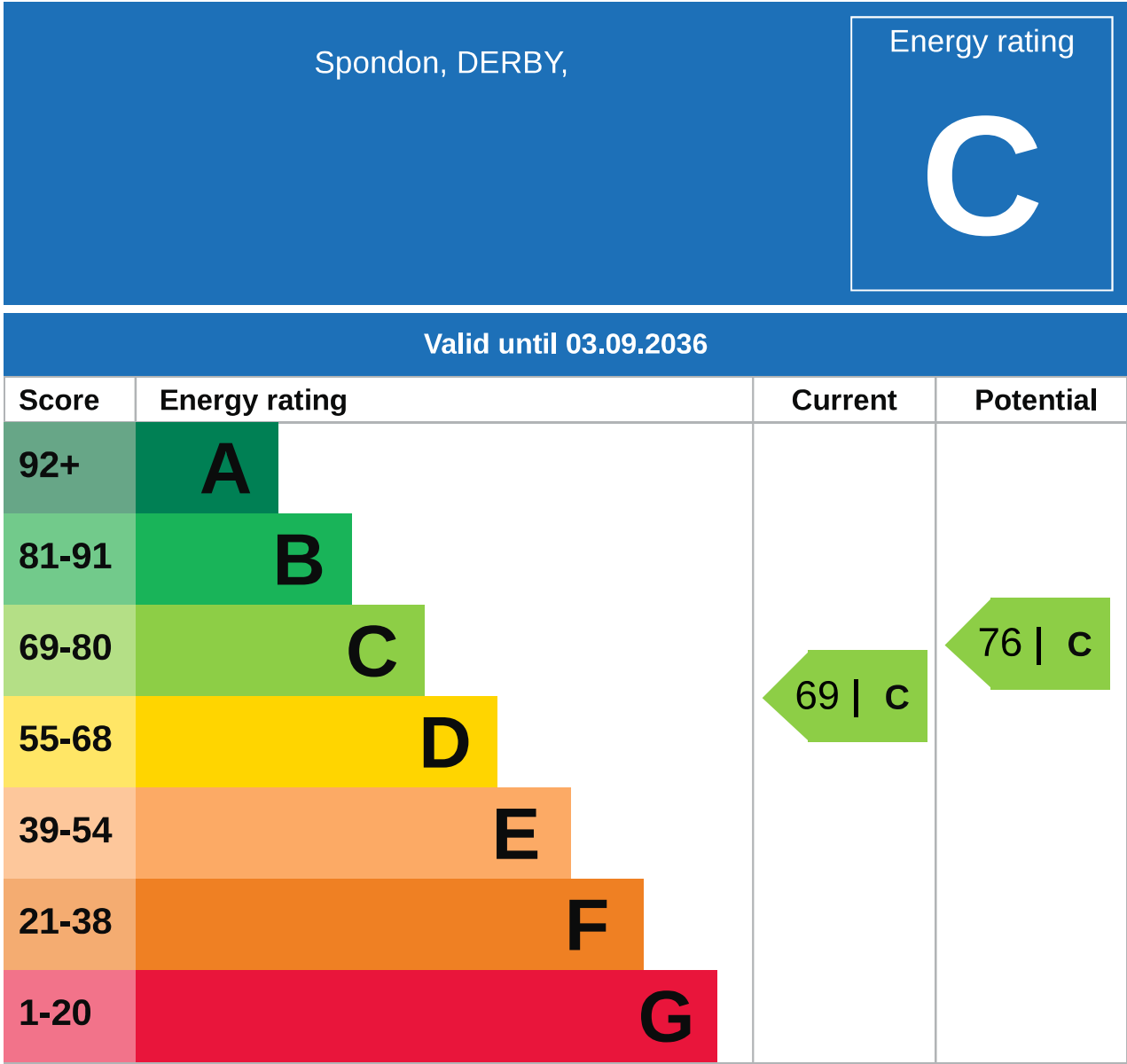
Approximate total area^m
983 ft²
91.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very 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, mains gas
Air Tightness:	(not tested)
Total Floor Area:	92 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

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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