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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



SUNNINGDALE AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction
Our Comments

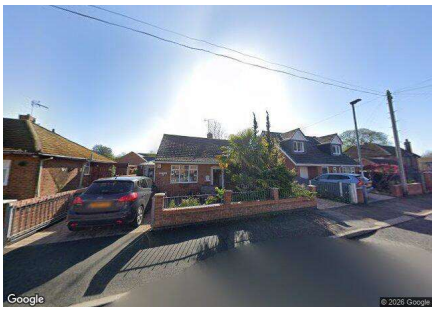
Useful Information:
> Deceptively Spacious Detached Bungalow
> Two Driveways Providing Off-Road Parking
> Pleasant Mature Gardens
> EPC Rating D, Standard Construction
> Council Tax C, Freehold

Property Description
A well-maintained and attractively presented detached bungalow, occupying a highly sought-after location close to Spondon Village. The property offers deceptively spacious and versatile accommodation, including two reception rooms, a refitted kitchen and shower room, and a generously proportioned conservatory, currently utilised as the main living space. Further benefits include two separate driveways and a mature, established garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, refitted kitchen with useful walk-in pantry, good size conservatory incorporating a WC, living room (which is currently used as a bedroom), further reception room, double bedroom and modern shower room. To the first floor is a useful and spacious attic bedroom. Outside, there are mature gardens and two driveways providing off-road parking. Sunningdale Avenue is well situated for Spondon village and its range of amenities including shops, schools and transport links together with excellent road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details
Hallway: (11'8" x 3'2") 3.56 x 0.97
Living Room: (12'10" x 11'4") 3.91 x 3.45
Reception Room: (10'8" x 9'7") 3.25 x 2.92
Kitchen: (11'3" x 8'5") 3.43 x 2.57
WC: (4'2" x 3'11") 1.27 x 1.19
Conservatory: (19'8" x 15'6") 5.99 x 4.72
Bedroom: (11'3" x 10'0") 3.43 x 3.05
Shower Room: (8'8" x 4'8") 2.64 x 1.42
Attic Room: (26'5" x 12'7") 8.05 x 3.83

Buyer Information:
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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	1,259 ft^2 / 117 m^2		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY313833		

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)

16 mb/s

61 mb/s

1800 mb/s

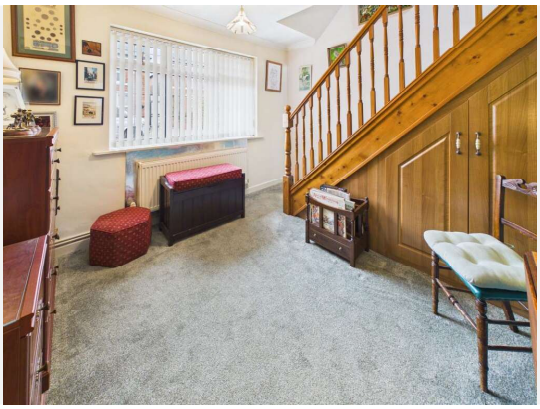
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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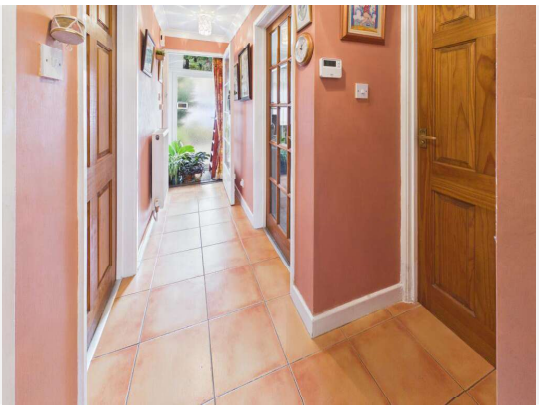


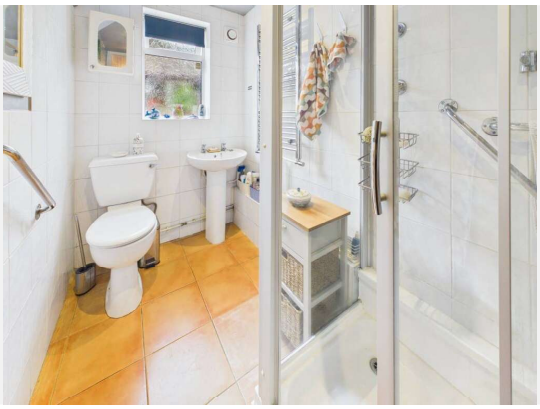
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Gallery
Floorplan

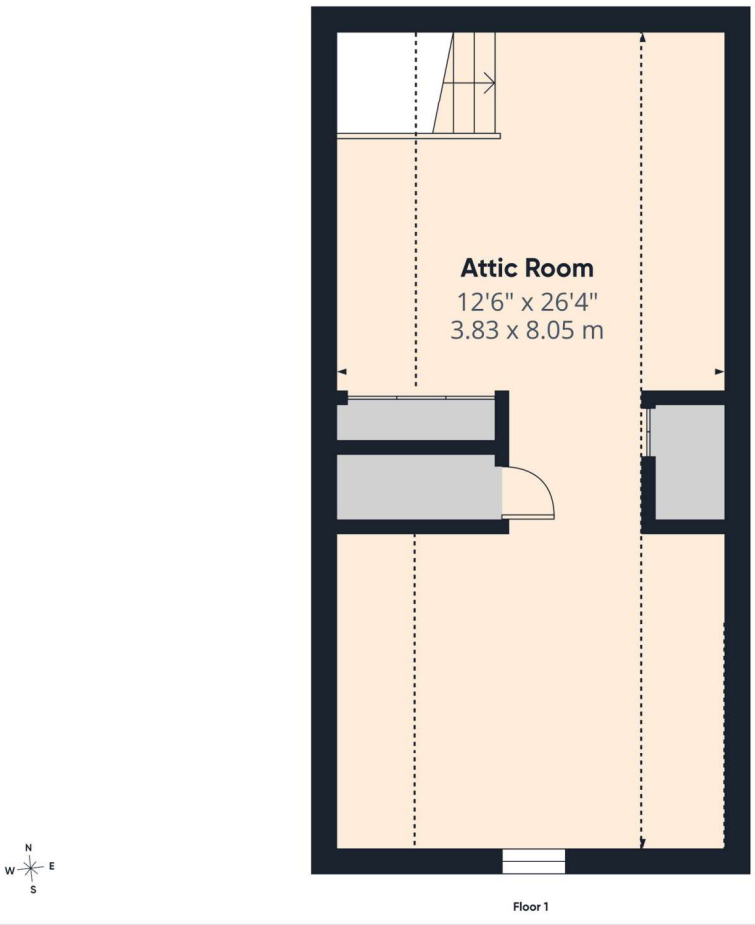
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Gallery
Floorplan

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Floor 1

Approximate total area(1)
307 ft²
28.4 m²

Reduced headroom
108 ft²
10 m²

(1) Excluding balconies and terraces

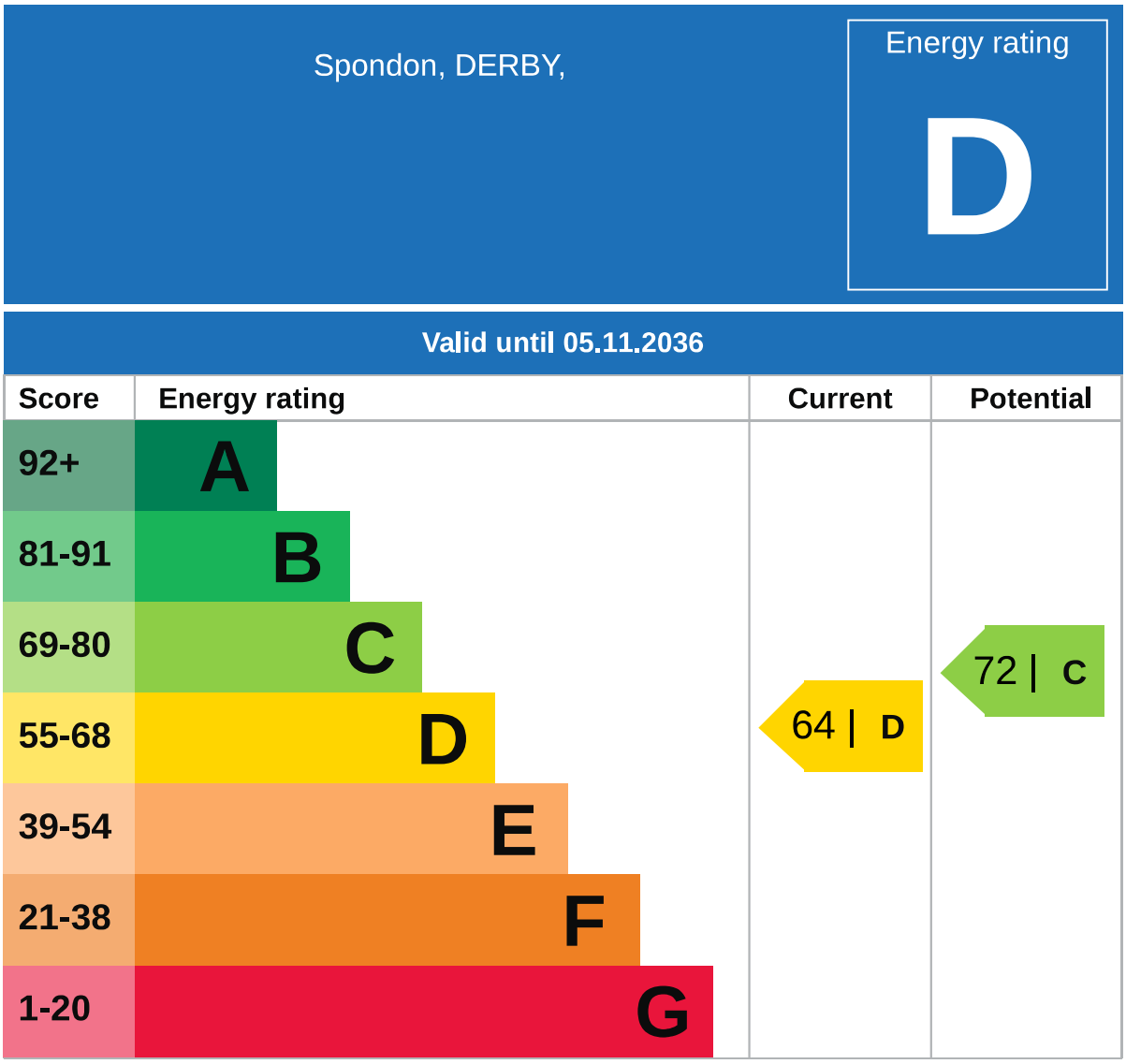
Reduced headroom
..... Below 5 ft/1.5 m

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



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
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:	None
Air Tightness:	(not tested)
Total Floor Area:	117 m^2

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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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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.

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
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