



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



MOOR STREET, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Powered by
aprift
Know any property instantly

Introduction

Our Comments



Useful Information:

- > Traditional Bay Fronted Detached Property
- > Three Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax C, Freehold
- > Generously Sized Plot

Property Description

An impressive three bedroom traditional bay-fronted detached property, offering a fantastic combination of character, generous proportions and modern presentation. The property occupies a particularly generous plot with a substantial rear garden, while the extensive driveway provides excellent multiple-vehicle off-road parking. Very well presented throughout, the property offers spacious and versatile accommodation ideal for a growing family. In brief, the double glazed and centrally heated accommodation comprises an entrance hallway, bay-fronted living room, further generous living room and a well-appointed kitchen to the ground floor. To the first floor are three bedrooms, including two good-sized double bedrooms and a further single bedroom, together with a well-presented family bathroom. The accommodation provides a comfortable balance of living and bedroom space, with the two reception rooms offering excellent flexibility for both family life and entertaining. Outside, the property is further enhanced by its generous plot. The substantial driveway to the front provides ample parking for multiple vehicles, while the generously sized enclosed rear garden offers an excellent private outdoor space with plenty of room for children, entertaining and further landscaping if required. Properties combining this level of accommodation, parking and plot size are increasingly sought after.

Room Measurement & Details

Hallway: (16'1" x 7'0") 4.90 x 2.13

Dining/Living Room: (11'10" x 11'0") 3.61 x 3.35

Living Room: (22'9" x 9'4") 6.93 x 2.84

Kitchen: (18'6" x 8'3") 5.64 x 2.51

First Floor Landing:

Bedroom: (11'11" x 10'11") 3.63 x 3.33

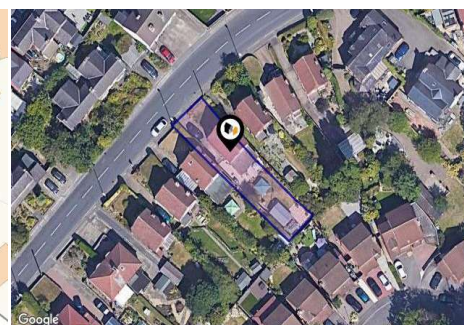
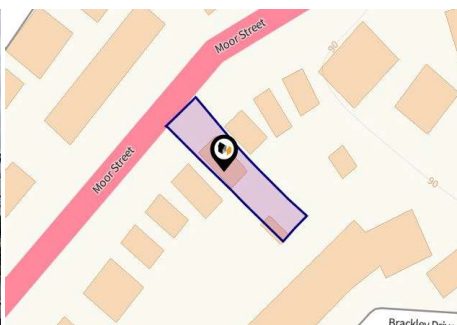
Bedroom: (11'11" x 9'0") 3.63 x 2.74

Bedroom: (7'8" x 6'11") 2.34 x 2.11

Bathroom: (7'11" x 7'0") 2.41 x 2.13

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. 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

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,076 ft ² / 100 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY23636		

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)

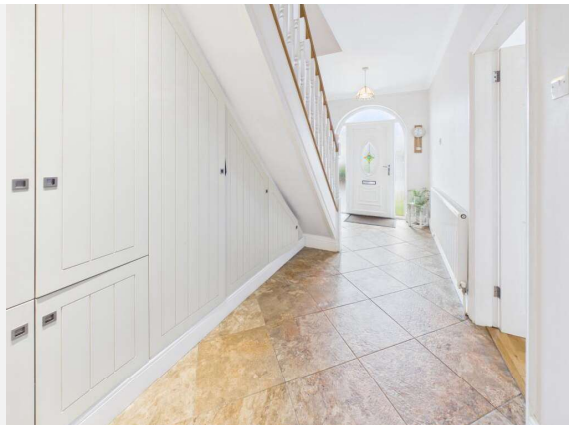
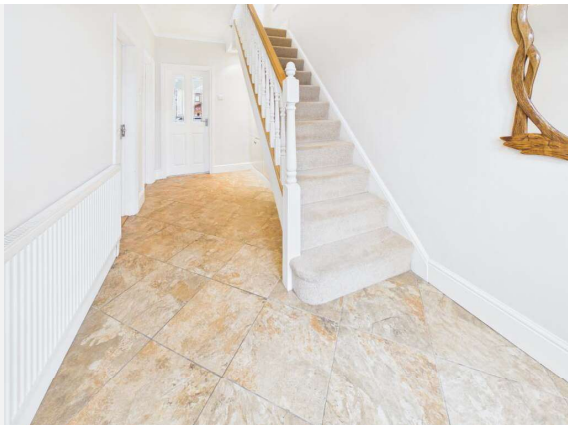
14 mb/s	80 mb/s	1800 mb/s
		

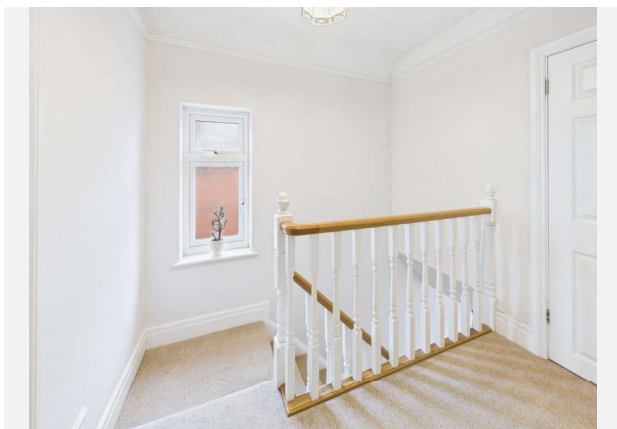
Mobile Coverage: (based on calls indoors)

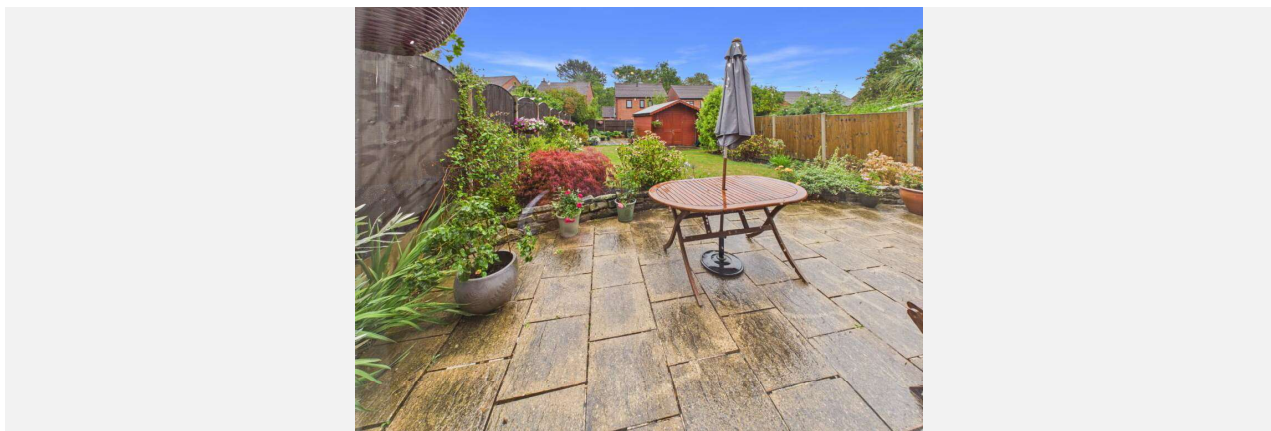


Satellite/Fibre TV Availability:





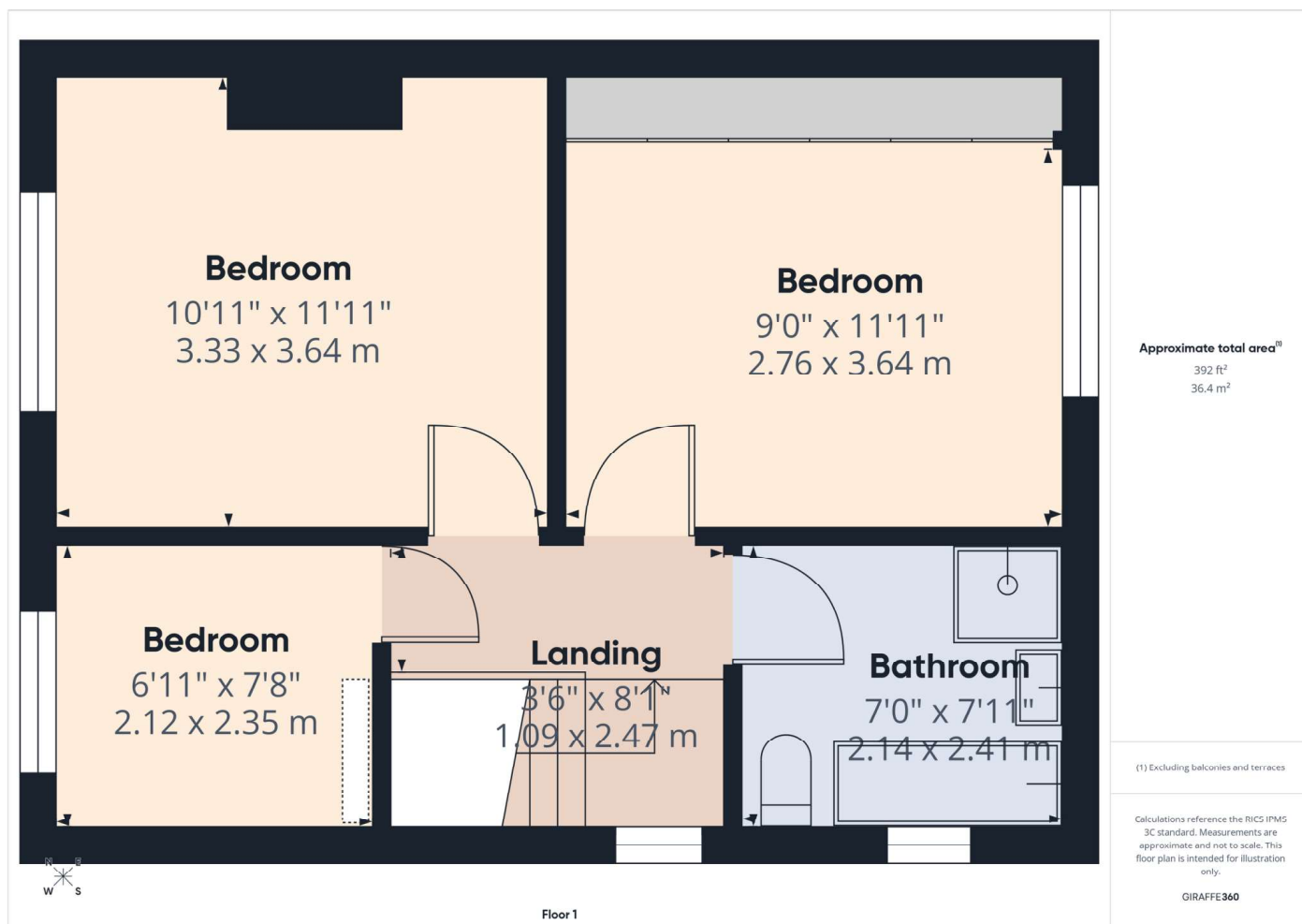




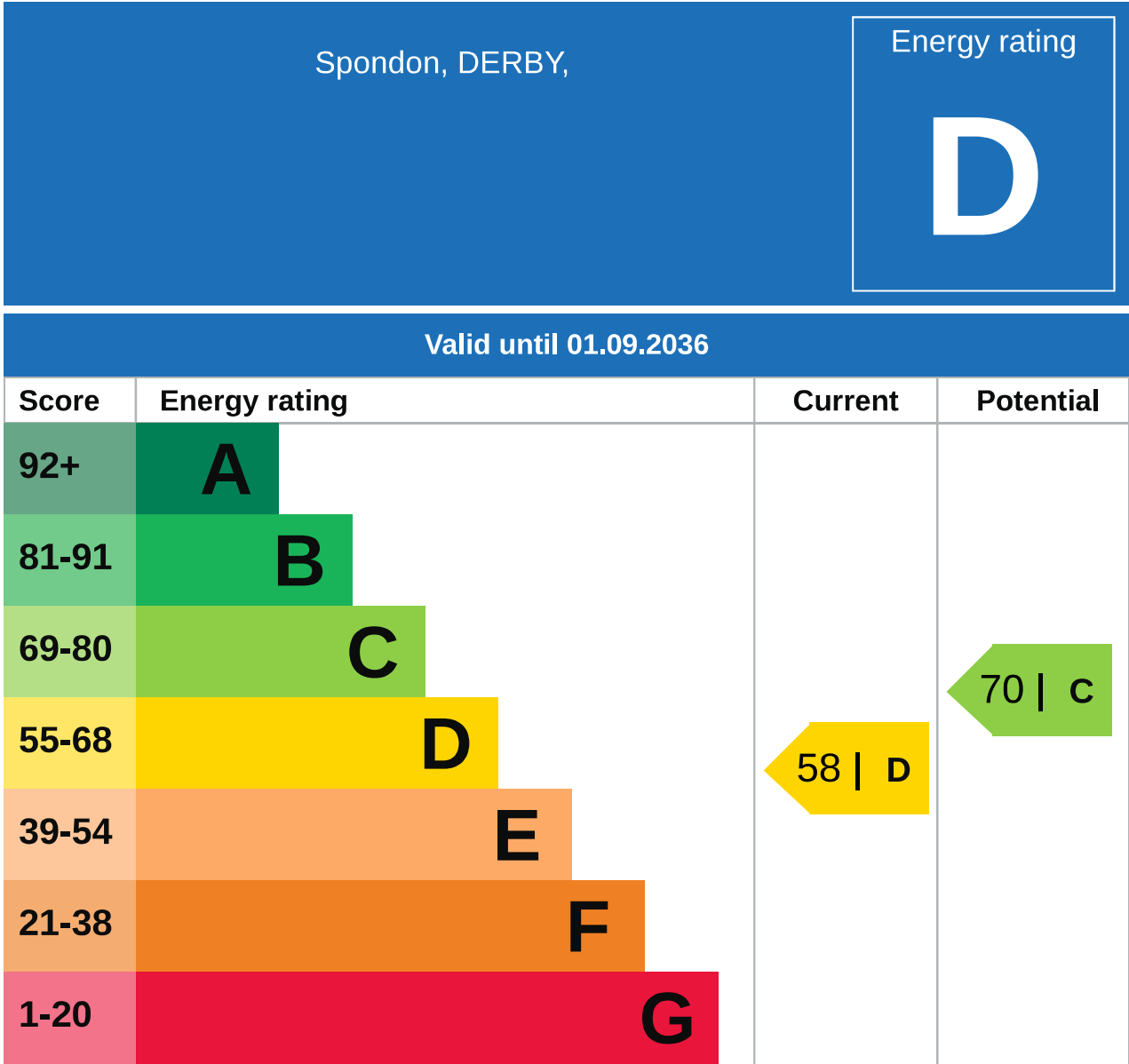
MOOR STREET, SPONDON, DERBY, DE21



MOOR STREET, SPONDON, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	100 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

