



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



SANDRINGHAM DRIVE, 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:

- > Substantially Extended And Deceptively Spacious Semi Detached Home
- > Spacious Open Plan Through Lounge/Dining/Sitting Room
- > Four Bedrooms, Off-Road Parking, Garage And Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A substantially extended four-bedroom semi-detached home, occupying a popular and convenient location and offering deceptively spacious accommodation throughout. The property benefits from a generous through lounge/dining/sitting room, a family bathroom, and well-proportioned living accommodation. Outside, there is a driveway providing parking for two vehicles, a garage, and an enclosed rear garden. An excellent opportunity for families seeking a spacious home with useful outdoor space and off-road parking. The accommodation is supplemented by gas fired central heating, double glazing and in more detail comprises:- deep reception hallway, spacious through lounge/dining/sitting room, kitchen, conservatory and utility area. To the first floor the landing provides access to four bedrooms, family bathroom and a staircase leads to a useful attic area providing storage space. Outside, there is off-road parking for two vehicles to the front elevation, garage and an enclosed rear garden.

Room Measurement & Details

Hallway: (18'10" x 5'10") 5.74 x 1.78

Living/Dining/Sitting Room: (34'3" x 10'4") 10.44 x 3.15

Kitchen: (18'11" x 8'5") 5.77 x 2.57

Utility Area: (14'3" x 6'4") 4.34 x 1.93

Conservatory: (15'8" x 10'4") 4.78 x 3.15

First Floor Landing: (7'7" x 6'1") 2.31 x 1.85

Landing: (2'8" x 2'8") 0.81 x 0.81

Bedroom: (18'9" x 7'0") 5.72 x 2.13

Bedroom: (15'11" x 10'3") 4.85 x 3.12

Bedroom: (13'0" x 10'4") 3.96 x 3.15

Bedroom: (13'3" x 7'9") 4.04 x 2.36

Bathroom: (11'0" x 6'1") 3.35 x 1.85

Attic Space: (19'10" x 18'8") 6.05 x 5.69

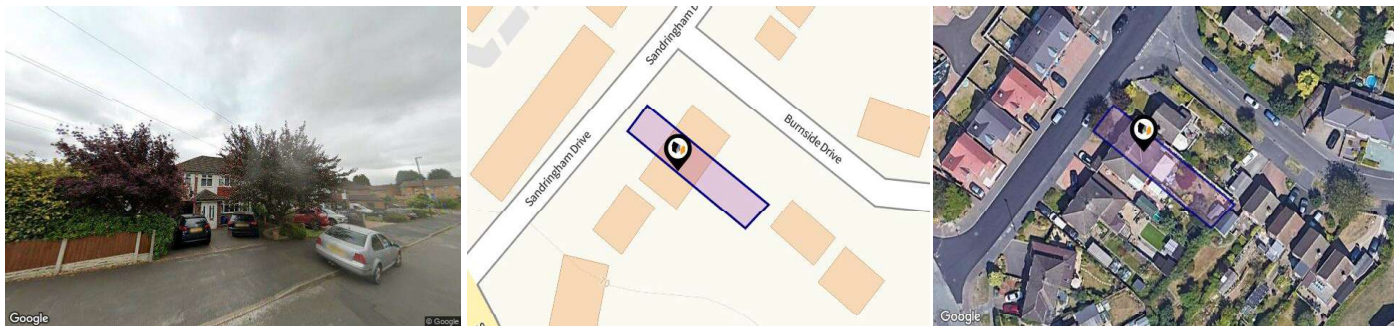
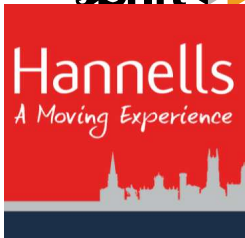
Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking for two vehicles. There is also the benefit of a garage 17'4" x 6'5" (for storage purposes) having double doors to the front elevation. The rear garden is enclosed and incorporates a paved patio area, lawned area, shrubs and garden shed.

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 Overview



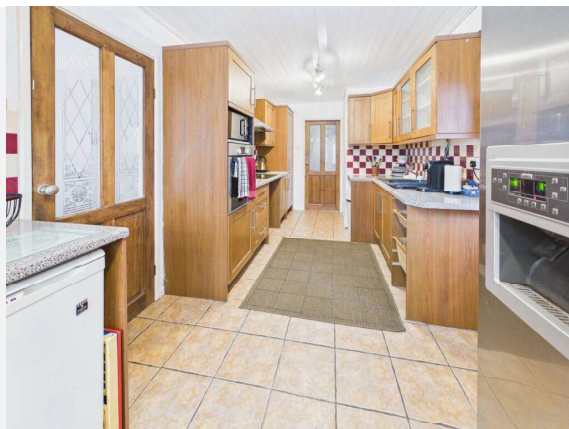
Property

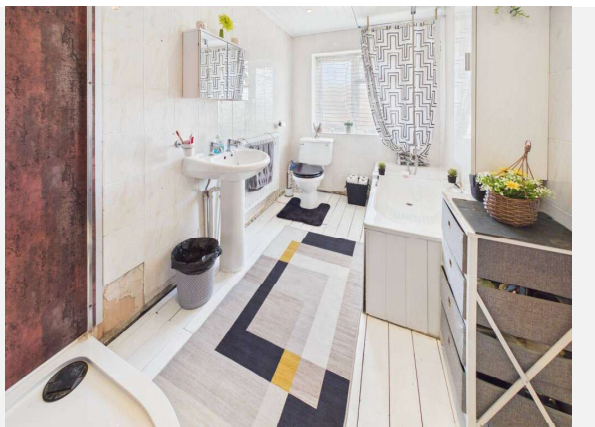
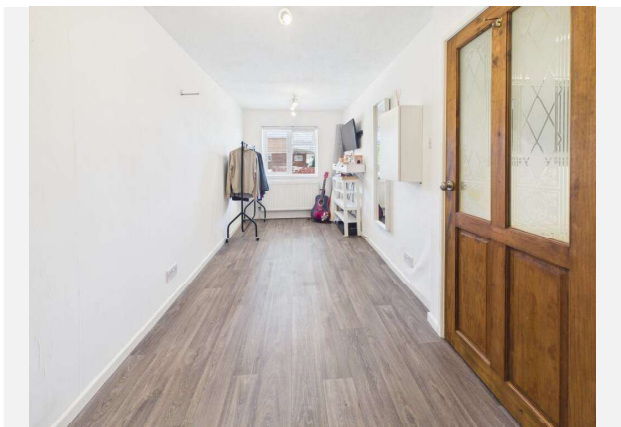
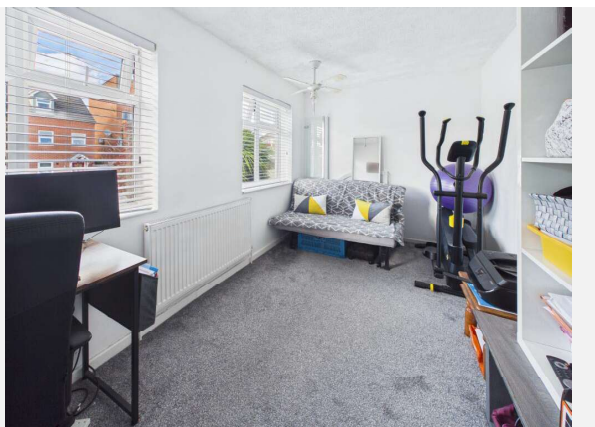
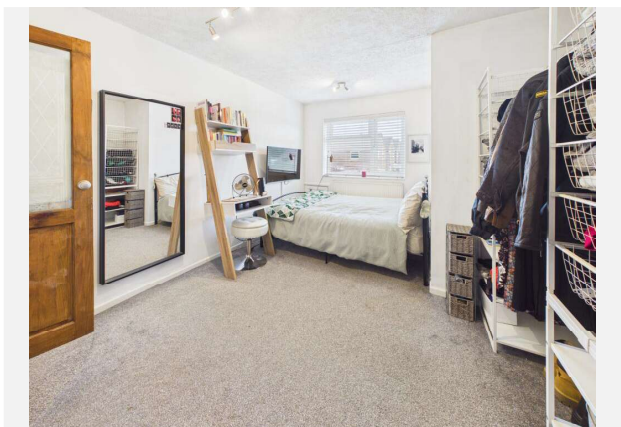
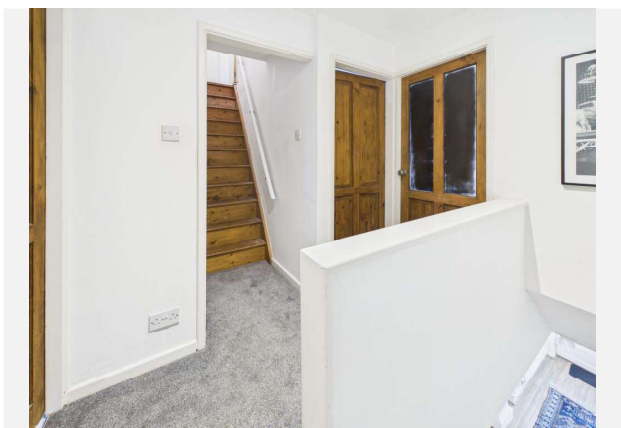
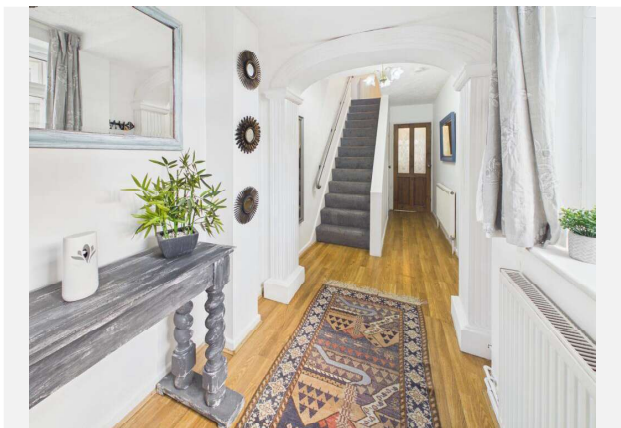
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY338371		

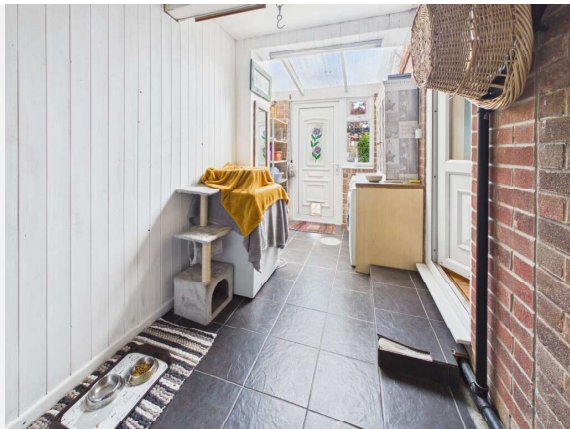
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			

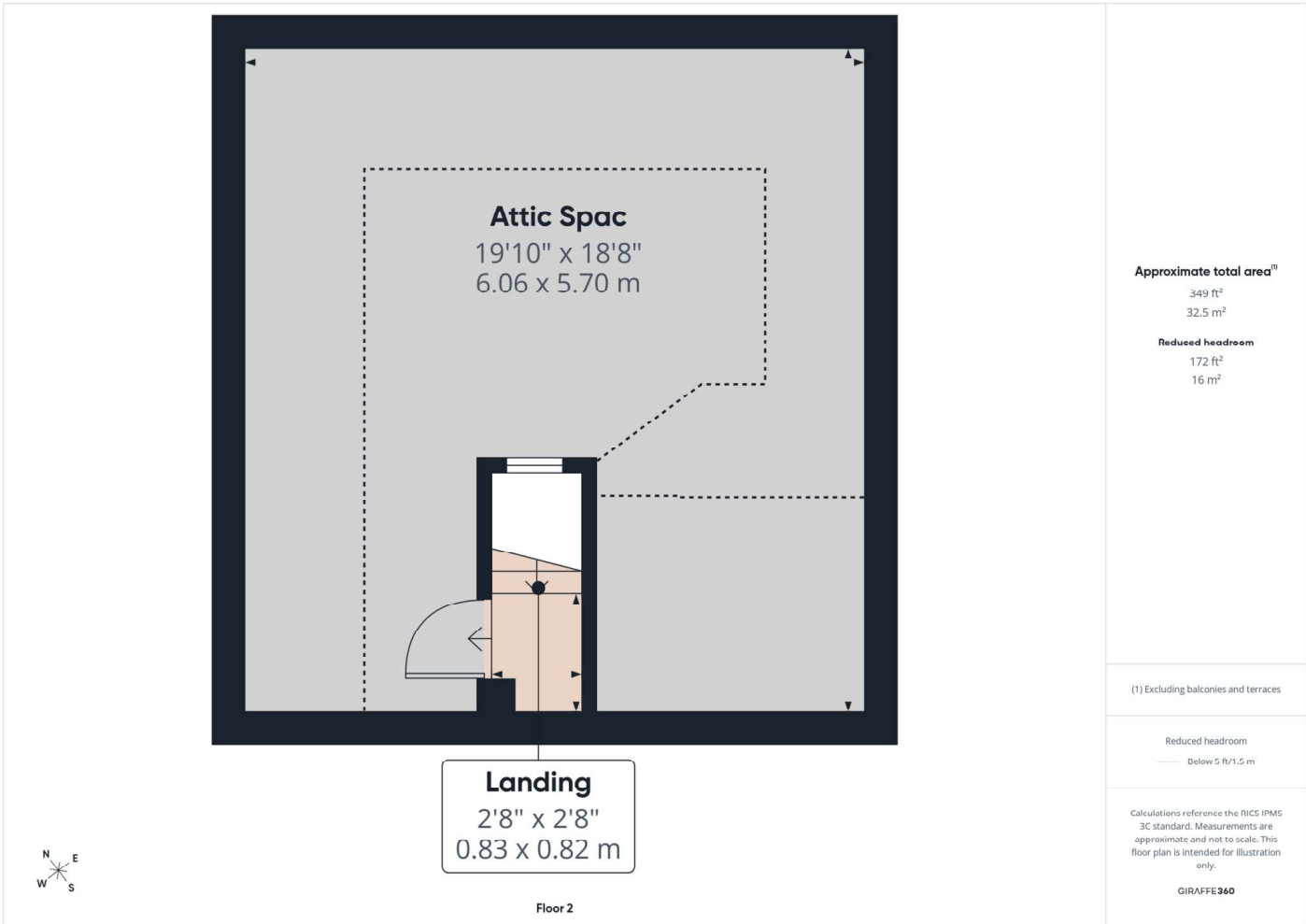
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		



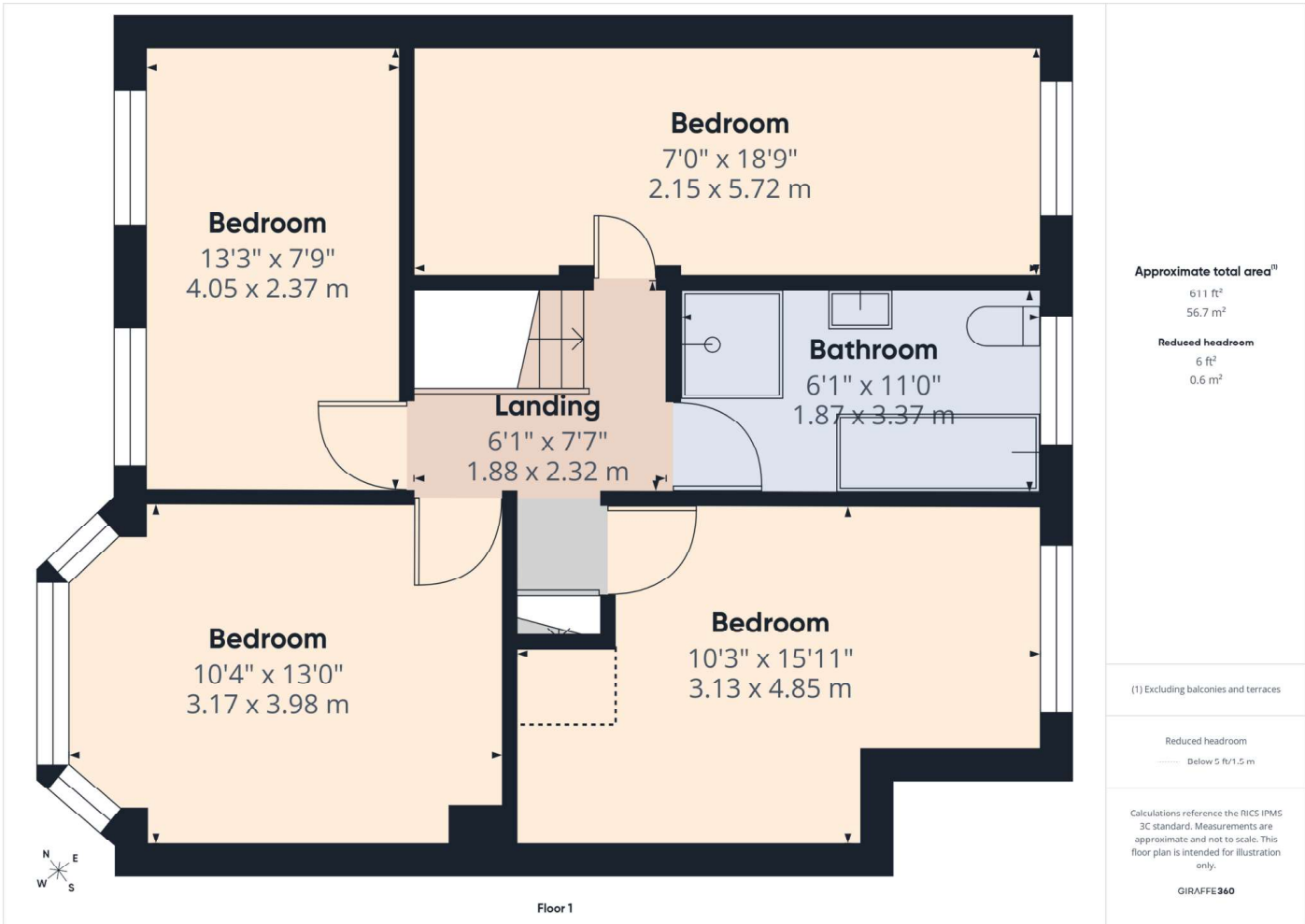




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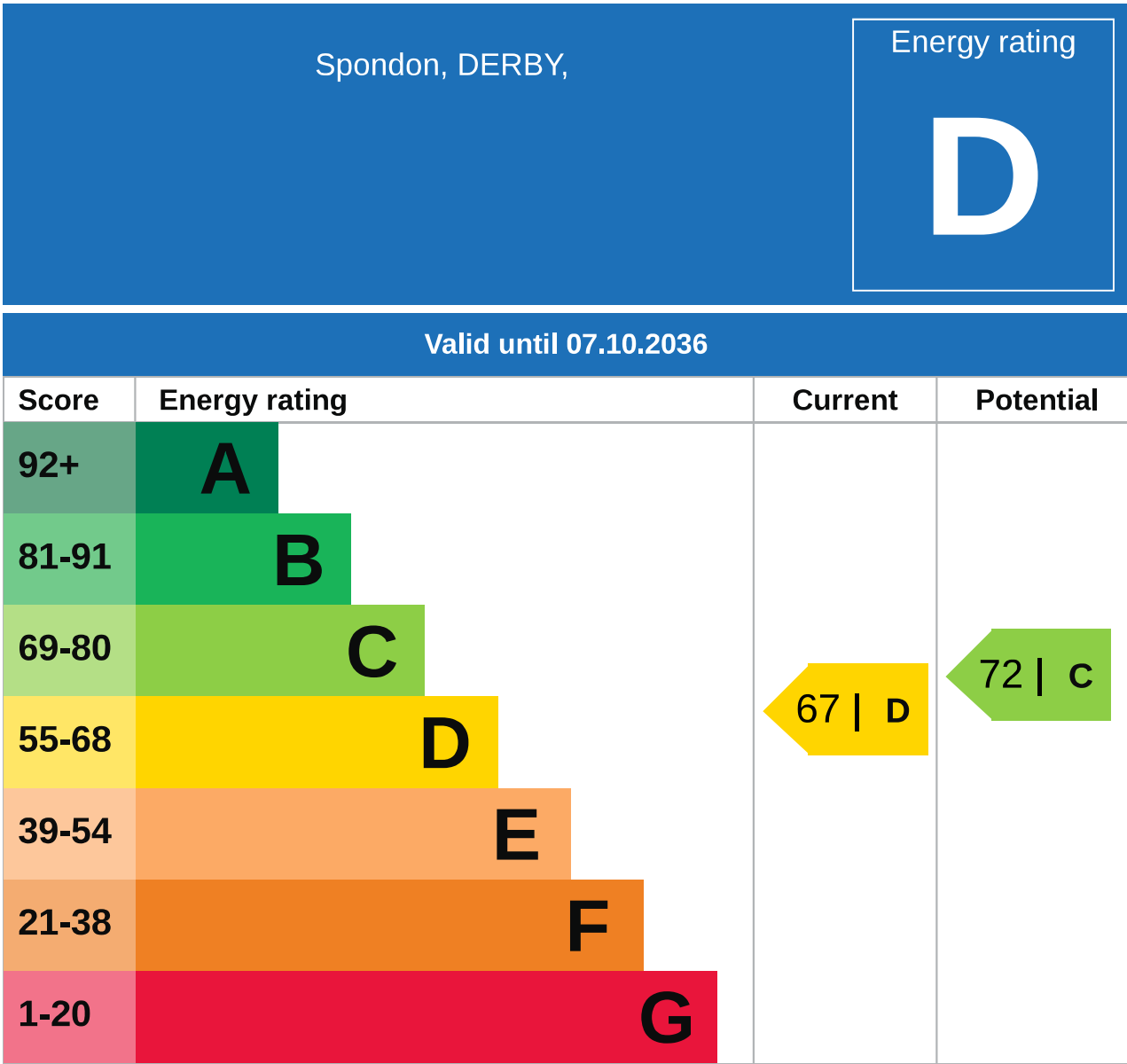
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
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:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	144 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

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
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