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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th October 2026



CRADDOCK AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Deceptively Spacious Five-Bedroom Semi-Detached House
> Accommodation Across Three Floors
> EPC Rating D, Standard Construction
> Council Tax Band A, Freehold

This deceptively spacious, extended five-bedroom semi-detached house offers flexible accommodation arranged over three floors.The property benefits from gas central heating and double glazing throughout and is well suited to buyers seeking additional bedroom space. The ground floor begins with an entrance hallway providing access to the principal rooms and staircase to the first floor. The living room features a fireplace and ample space for seating, with doors opening into the conservatory. The fitted kitchen offers a range of wall and base units, work surfaces and space for appliances, alongside a breakfast bar. The conservatory offers additional reception space, with room for separate seating areas and direct access to the garden. The first floor comprises three bedrooms and a family bathroom. The family bathroom is fitted with a white suite, including a bath with shower over, wash basin and WC. The second floor provides two further bedrooms together with an en-suite shower room. Outside, the front of the property features a paved driveway providing off-road parking. To the rear is a larger-than-average enclosed garden, featuring a lawn, established planting and mature shrubs.

Room Measurement & Details
Hallway: (11'1" x 6'3") 3.38 x 1.91
Living Room: (12'6" x 11'2") 3.81 x 3.40
Kitchen: (19'4" x 9'8") 5.89 x 2.95
Conservatory: (21'8" x 10'10") 6.60 x 3.30
Landing: (9'1" x 7'9") 2.77 x 2.36
Bedroom: (11'3" x 11'2") 3.43 x 3.40
Bedroom: (11'3" x 10'3") 3.43 x 3.12
Bedroom: (8'10" x 7'8") 2.69 x 2.34
Bathroom: (7'9" x 5'5") 2.36 x 1.65
Landing: (3'1" x 2'4") 0.94 x 0.71
Bedroom: (14'6" x 7'6") 4.42 x 2.29 En-Suite: (8'11" x 3'10") 2.72 x 1.17
Bedroom: (14'5" x 6'11") 4.39 x 2.11

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.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,463 ft^2 / 136 m^2		
Plot Area:	0.19 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY186948		

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)

15 mb/s **42** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Gallery
Photos









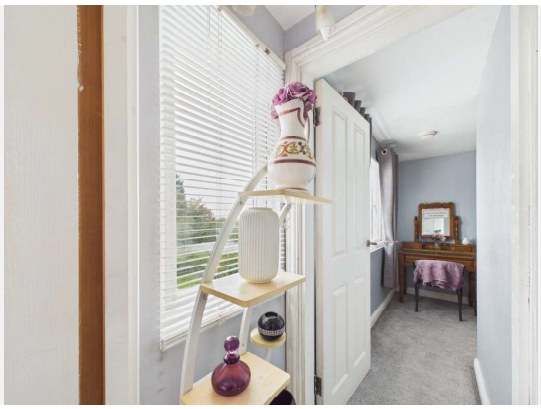




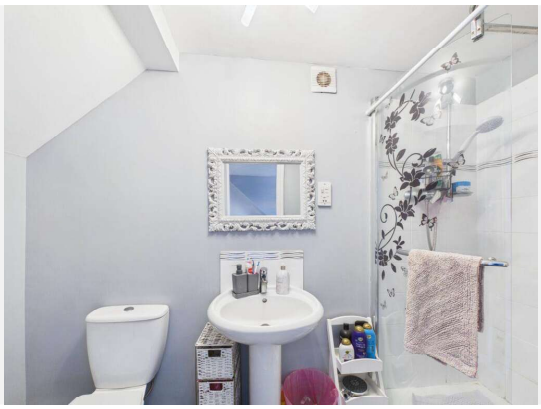




Gallery
Photos

















Gallery
Photos











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Gallery
Floorplan

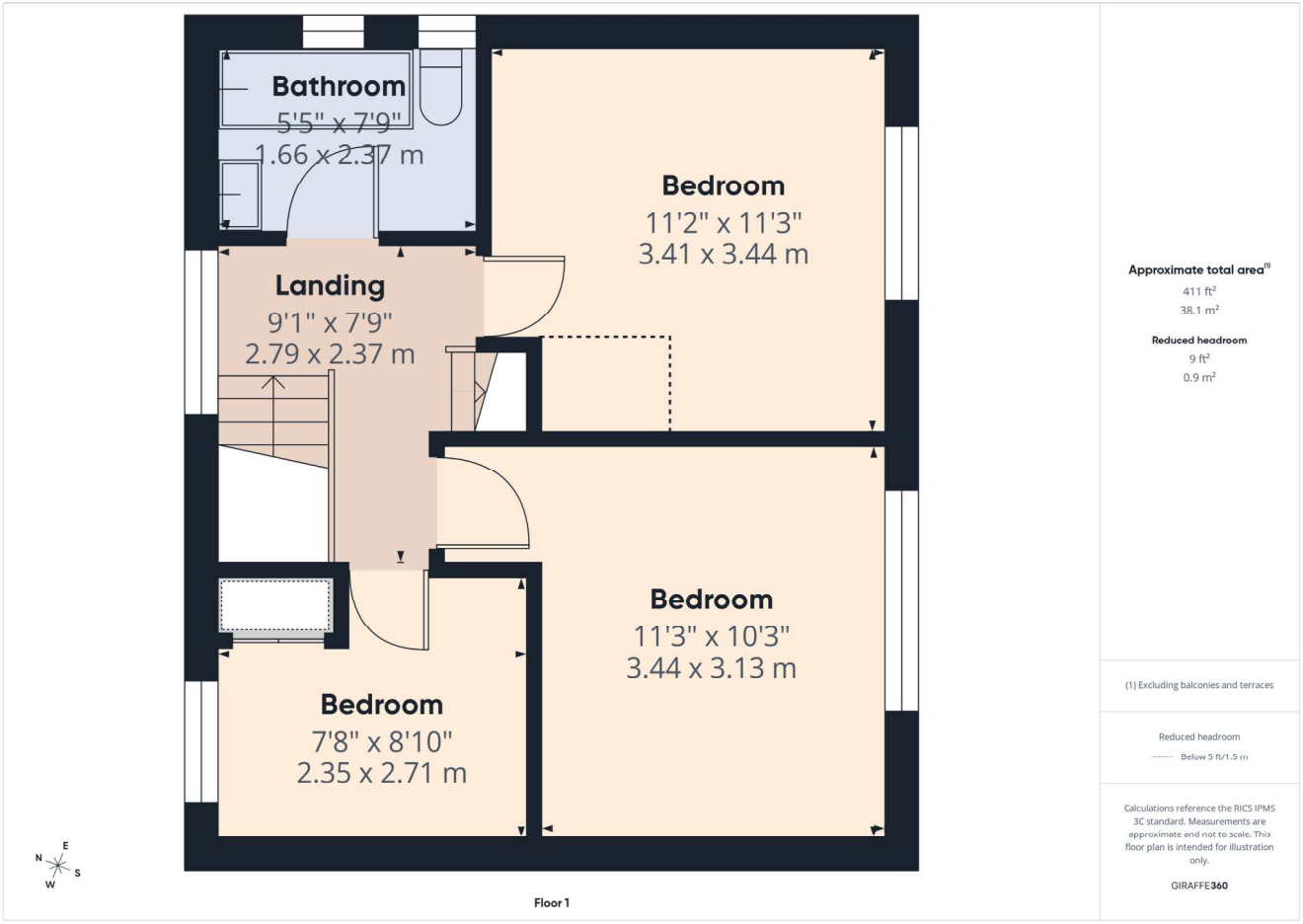
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Gallery
Floorplan

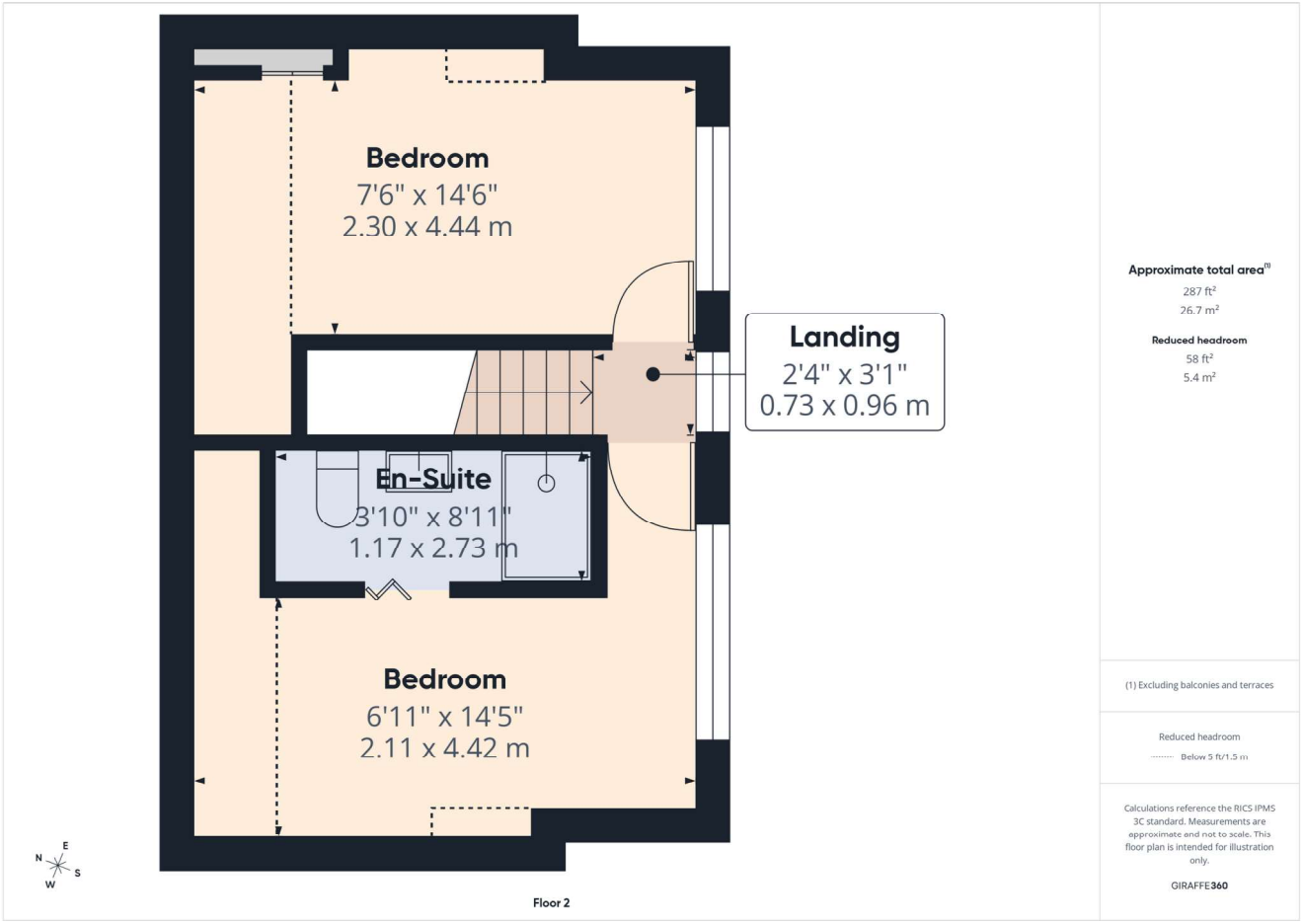
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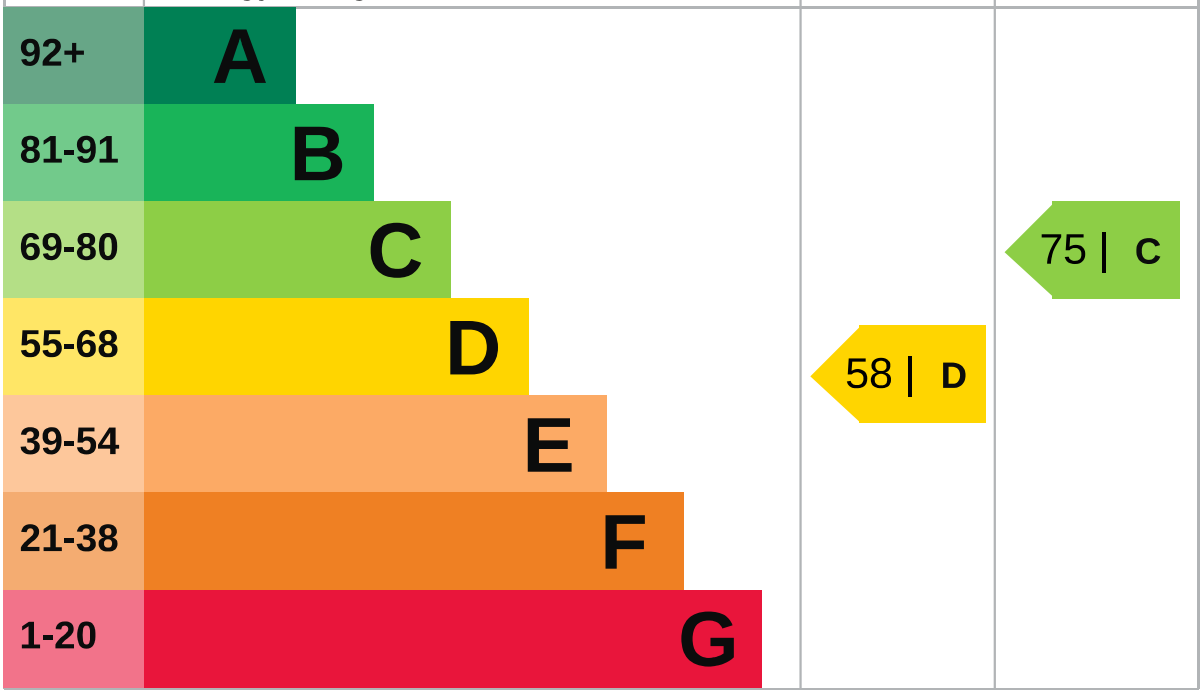
Property
EPC - Certificate

Craddock Avenue, Spondon, DE21

Energy rating

D

Valid until 27.05.2029



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
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 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	136 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.

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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