

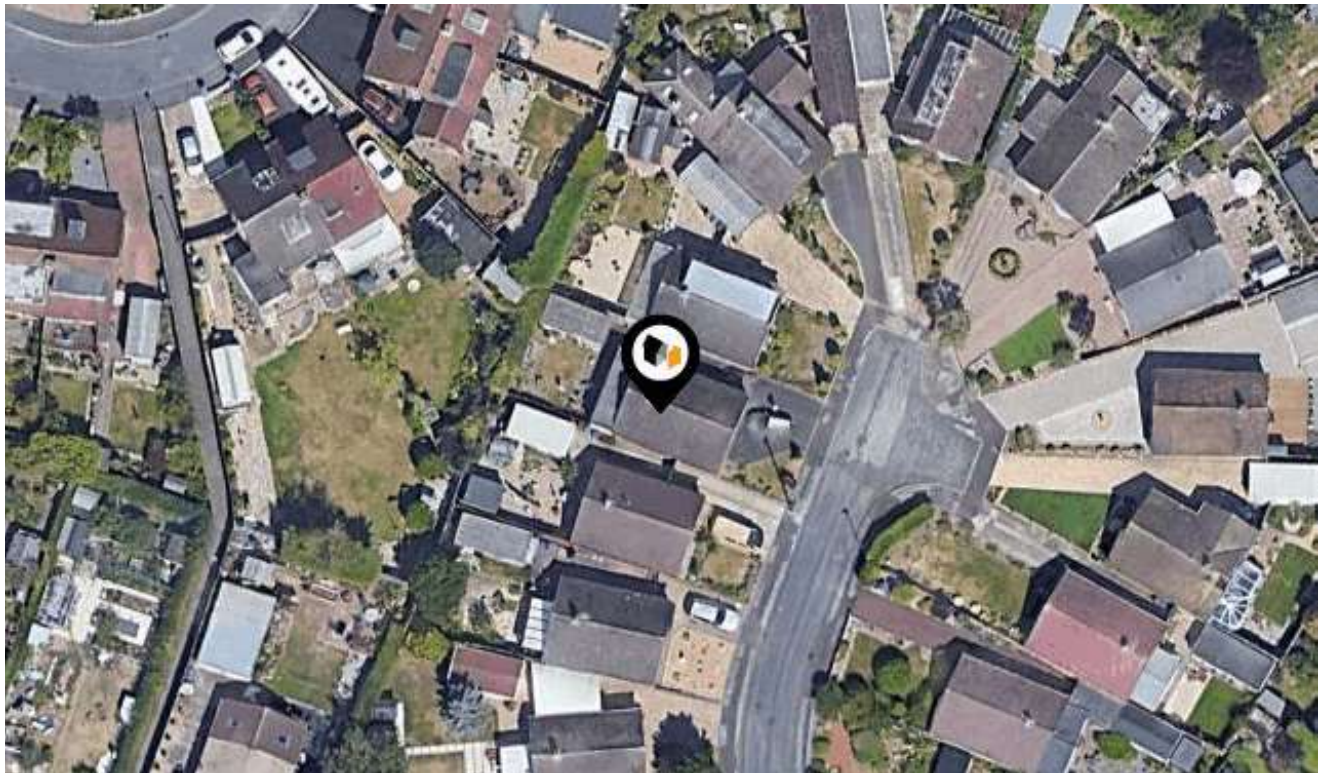


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 17<sup>th</sup> December 2025**



**BANKFIELD DRIVE, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Extended Two Bedroomed Detached Bungalow
- > Spacious Living Room With Added Sitting Area
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Driveway And Detached Garage

### Property Description

An extended and well-presented detached bungalow, offered for sale with no upward chain. Situated in a cul-de-sac location, it features a spacious living room with an additional sitting area, two double bedrooms, a modern shower room, driveway and garage. Internal viewing is highly recommended. In brief, the accommodation comprises; An Inner hallway with an airing cupboard, a spacious living room with added sitting area with sliding patio door overlooking the rear garden, fitted kitchen diner, two good sized bedrooms and a modern fitted shower room. At the front of the property is a small lawned fore garden laid to lawn and a driveway providing off-road parking. This leads down the side of the property to a detached garage and a low maintenance rear garden. Bankfield Drive is well situated for Spondon village and its amenities which include a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway and access for Nottingham East Midlands Airport and Derby City Centre.

### Room Measurement & Details

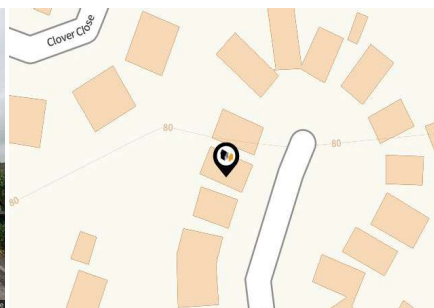
#### Door To:

Kitchen Diner: (21'0" x 9'2") 6.40 x 2.79  
Inner Hallway: (11'3" x 3'3") 3.43 x 0.99  
Living Room: (16'7" x 12'2") 5.05 x 3.71  
Further Sitting Area: (6'4" x 12'1") 1.93 x 3.68  
Bedroom One: (13'0" x 12'2") 3.96 x 3.71  
Bedroom Two: (8'11" x 9'1") 2.72 x 2.77  
Shower Room: (6'6" x 5'4") 1.98 x 1.63

### 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.

# Property Overview



## Property

Type:	Detached
Bedrooms:	2
Floor Area:	785 ft <sup>2</sup> / 73 m <sup>2</sup>
Council Tax :	Band C
Annual Estimate:	£1,952

## 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)

<b>13</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)

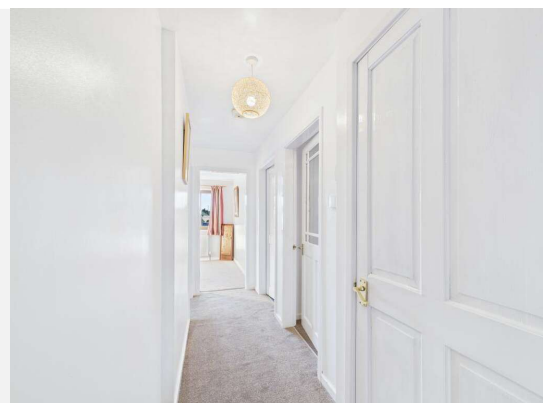


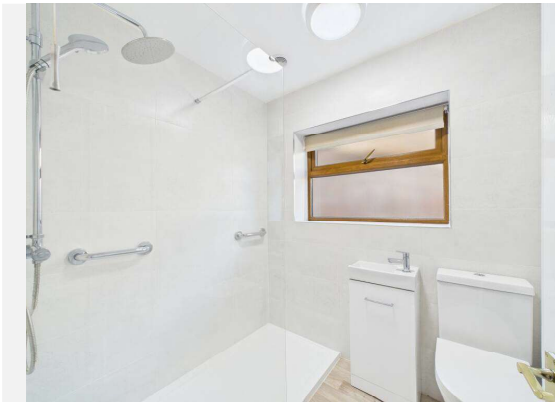
### Satellite/Fibre TV Availability:





# Gallery Photos

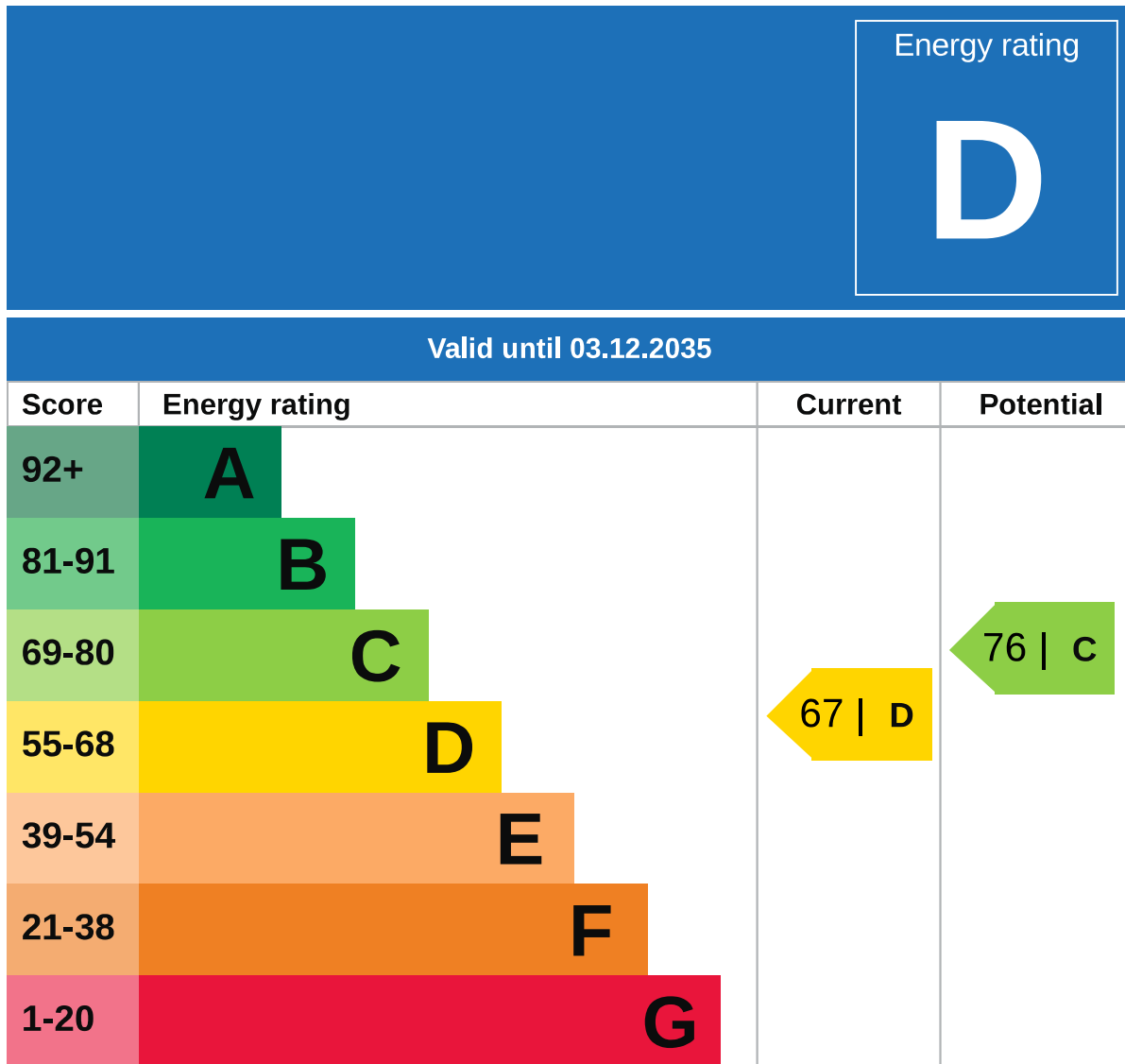




## BANKFIELD DRIVE, SPONDON, DERBY, DE21



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Detached bungalow
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>





## Hannells

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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

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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, 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

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