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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd July 2026



DOLPHIN CLOSE, SPONDON, DERBY, DE21

Hannells

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Useful Information:

- > Well-Maintained And Presented Detached Bungalow
- > No Upward Chain, Early Viewing Recommended
- > Set back From Dolphin Close
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A well-maintained and beautifully presented detached bungalow, offered for sale with no upward chain, occupying a sought-after established position set back from Dolphin Close. The property offers versatile accommodation with two/three bedrooms. Externally, it benefits from a driveway providing off-road parking, and an early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, kitchen with access to a conservatory, spacious living room, three bedrooms (one currently used as a dining room) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking. Dolphin Close is an established cul-de-sac and is well situated for Spondon and its range of shops, schools and transport links together with road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Side Entrance Hallway: (12'6" x 3'9") 3.81 x 1.14

Living Room: (11'6" x 17'11") 3.51 x 5.46

Kitchen: (7'4" x 9'8") 2.24 x 2.95

Conservatory: (6'10" x 7'5") 2.08 x 2.26

Bedroom One: (10'1" x 11'2") 3.07 x 3.40

Bedroom Two: (7'5" x 12'8") 2.26 x 3.86

Bedroom Three (currently used as a dining room): (6'6" x 9'8") 1.98 x 2.95

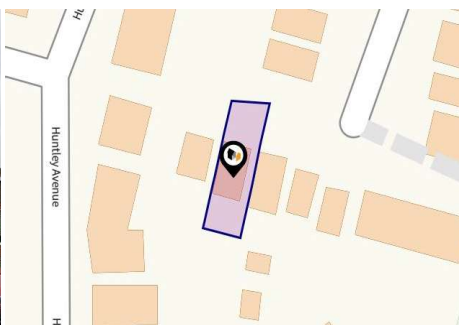
Bathroom: (7'4" x 9'8") 2.24 x 2.95

Outside:

The property is set back from Dolphin Close and benefits from a driveway providing off road parking. There are gardens to both front and rear elevations, both of which are laid mainly to lawn, the rear garden incorporates a paved patio area 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.



Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY128004

Tenure: Freehold

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)

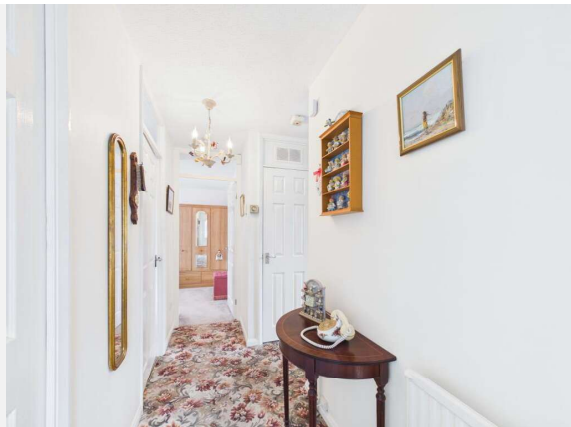
8 mb/s	35 mb/s	1800 mb/s

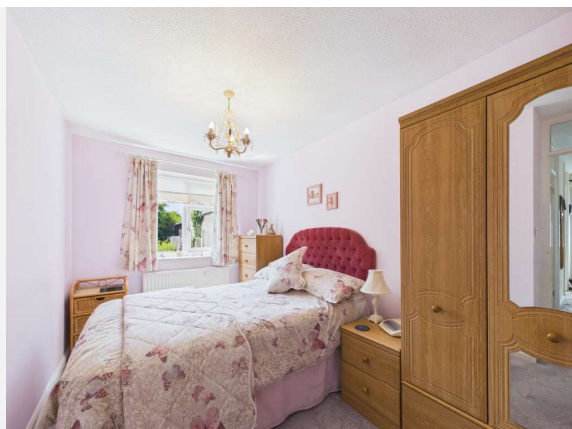
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

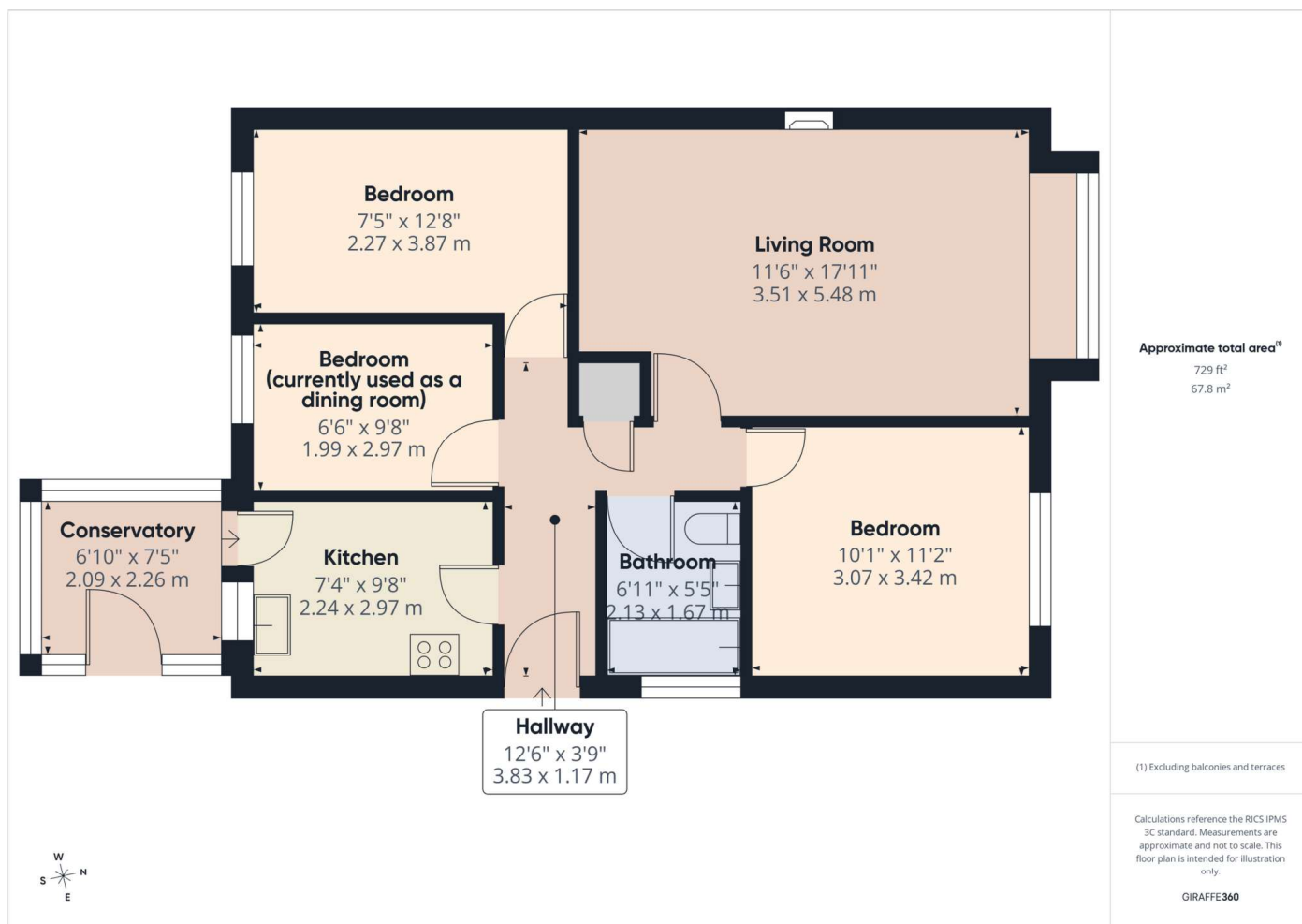








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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning 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

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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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Data Quality

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