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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th January 2026



STATION ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three-Bedroom, Semi-Detached Home
- > Ideal For First-Time Buyers
- > Garage To The Rear
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A three-bedroom semi-detached home, ideally located within walking distance of Spondon railway station and offering excellent transport links. The property provides easy access to Derby City Centre, along with convenient road connections via the A52. Benefiting from uPVC double glazing and gas central heating, this home would be ideally suited to a first-time buyer or buy-to-let investor. In brief, the accommodation comprises an entrance hall, cloakroom/WC, lounge-diner, and a fitted kitchen. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family bathroom fitted with a three-piece suite. Externally, the property features an enclosed rear garden, mainly laid to lawn with a paved patio area, along with side-gate access leading to the garage. Station Road is conveniently positioned for Spondon and its range of amenities, including local shops, schools, Spondon railway station, and transport links, while also offering easy access to Derby City Centre and the A52.

Room Measurement & Details

Entrance Hallway: (6'4" x 3'2") 1.93 x 0.97

Cloaks/WC: (6'3" x 2'9") 1.90 x 0.84

Lounge Diner: (17'6" x 14'6") 5.33 x 4.42

Kitchen: (8'11" x 14'5") 2.72 x 4.39

First Floor Landing: (12'0" x 5'11") 3.66 x 1.80

Bedroom One: (11'4" x 8'2") 3.45 x 2.49

En-Suite Shower Room: (4'5" x 8'2") 1.35 x 2.49

Bedroom Two: (10'6" x 8'0") 3.20 x 2.44

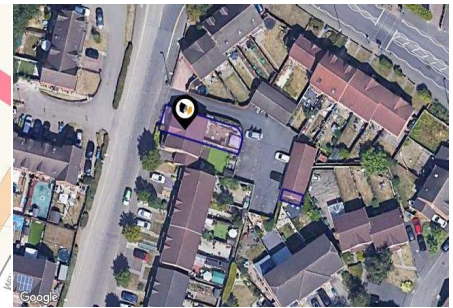
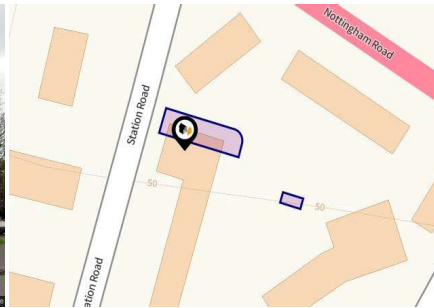
Bedroom Three: (8'8" x 6'0") 2.64 x 1.8

Bathroom: (5'6" x 6'2") 1.68 x 1.88

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: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 796 ft ² / 74 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 2002 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,952 | | |
| Title Number: | DY357022 | | |

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)

| | | |
|-------------------|-------------------|---------------------|
| 19 mb/s | 80 mb/s | 1800 mb/s |
| | | |

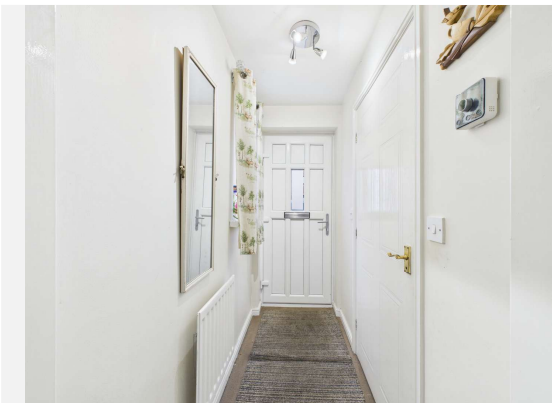
Mobile Coverage: (based on calls indoors)



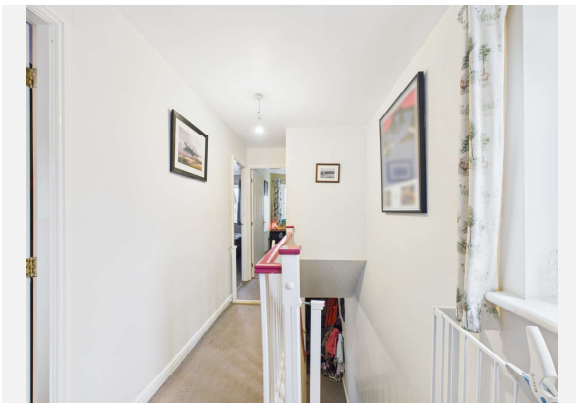
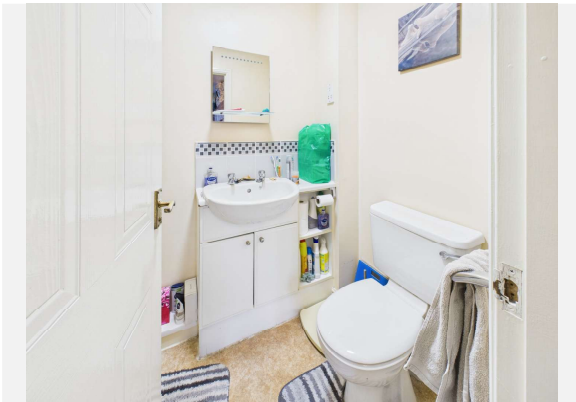
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



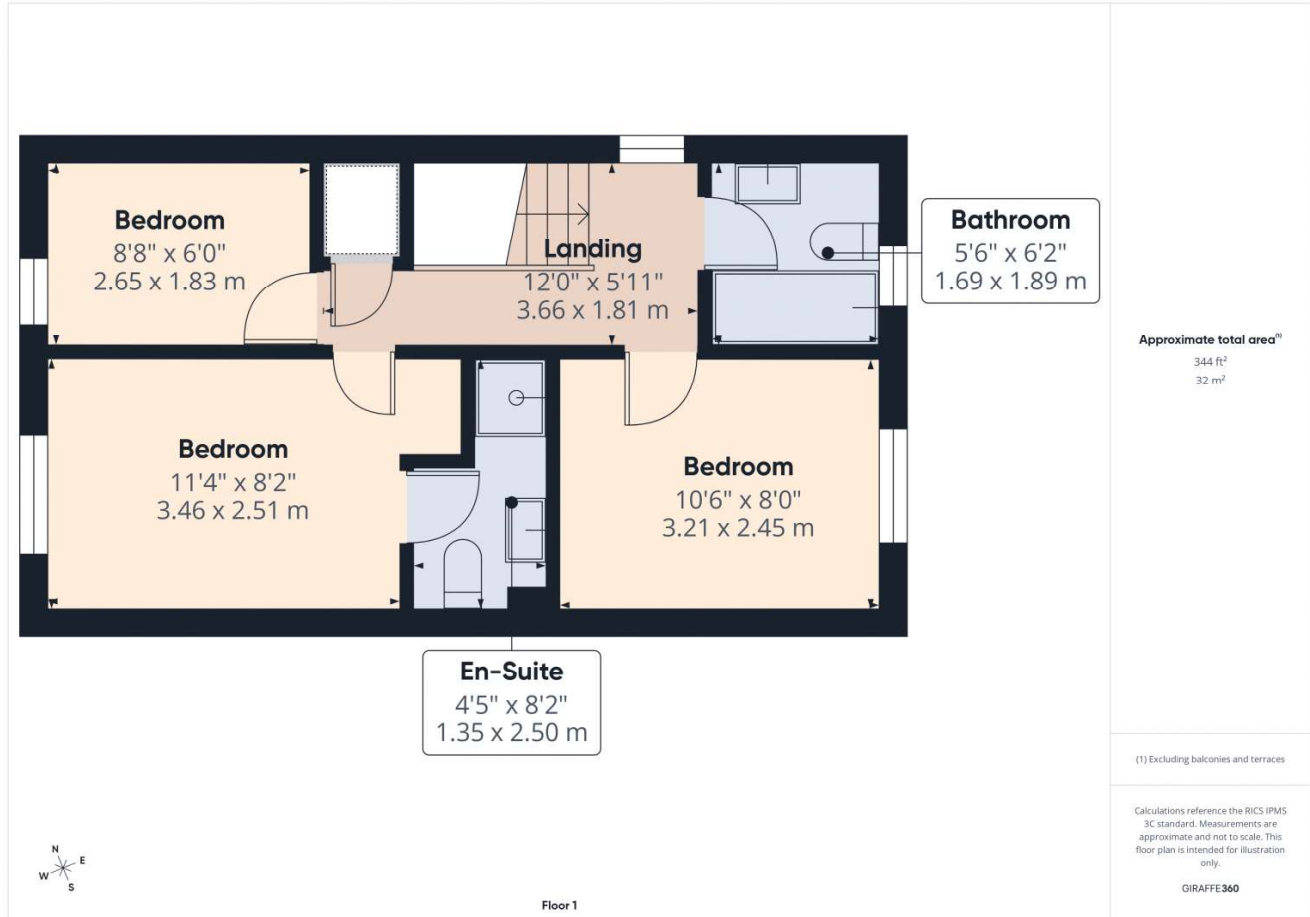
Gallery Photos



STATION ROAD, SPONDON, DERBY, DE21



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Property EPC - Certificate



Station Road, Spondon, DE21

Energy rating

C

Valid until 02.10.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---|---|
| 92+ | A | | |
| 81-91 | B | | <div style="background-color: #2e7d32; color: white; padding: 5px; display: inline-block;"> 87 B </div> |
| 69-80 | C | <div style="background-color: #66bb6a; color: white; padding: 5px; display: inline-block;"> 71 c </div> | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, insulated (assumed) |
| Total Floor Area: | 74 m ² |

Hannells About Us



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, 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

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.



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