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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



HALING WAY, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained And Presented Detached Bungalow
- > Built By Wheeldon Homes Approximately 5 Years Ago (With NHBC Guarantee)
- > Enclosed Side Garden And Two Driveways
- > EPC Rating B, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A well-maintained and presented modern detached bungalow, situated on the outskirts of a popular residential development built by Wheeldon Homes approximately five years ago and benefits from the remainder of the NHBC warranty. The accommodation comprises two double bedrooms, a bathroom fitted with a four-piece suite. Outside, the property enjoys an enclosed garden along with the added convenience of two separate driveways, providing ample off-road parking. Offered for sale with no upward chain and an early viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, good size lounge/diner with French doors opening onto the garden, fitted kitchen with integrated appliances, two bedrooms and modern bathroom with a four piece suite. Outside, there is a block paved driveway to the front elevation. There is an enclosed garden to the side elevation and there is the benefit of an additional driveway to the rear of the property. Haling Way is well situated for both Spondon and Borrowash respectively which offer a range of shops, schools and transport links together with excellent road link for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (13'9" x 3'1") 4.19 x 0.94

Lounge Diner: (11'3" x 16'1") 3.43 x 4.90

Kitchen: (9'8" x 8'11") 2.95 x 2.72

Bedroom One: (10'5" x 8'11") 3.17 x 2.72

Bedroom Two: (7'10" x 10'5") 2.39 x 3.17

Bathroom: (5'6" x 7'0") 1.68 x 2.13

Outside:

There is a block paved driveway to the front elevation providing off-road parking. Gated access to the side elevation leads to an enclosed garden which is laid mainly to lawn and incorporates a paved patio area.

There is an additional driveway to the rear of the property.

Please Note:

There is a service/management fee of £158.00 per annum for the communal areas.

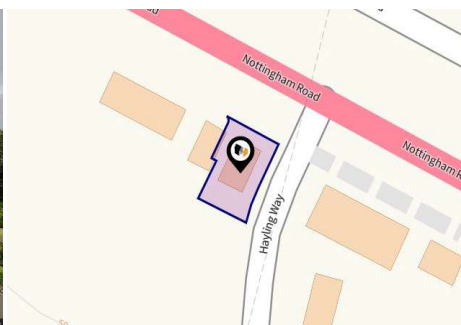
Buyer Information:

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.

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entitled 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

Type:	Detached
Bedrooms:	2
Floor Area:	613 ft ² / 57 m ²
Plot Area:	0.07 acres
Year Built :	2021
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY559383

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)

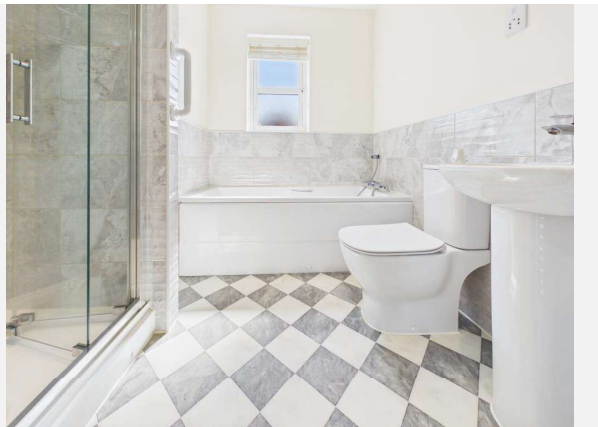
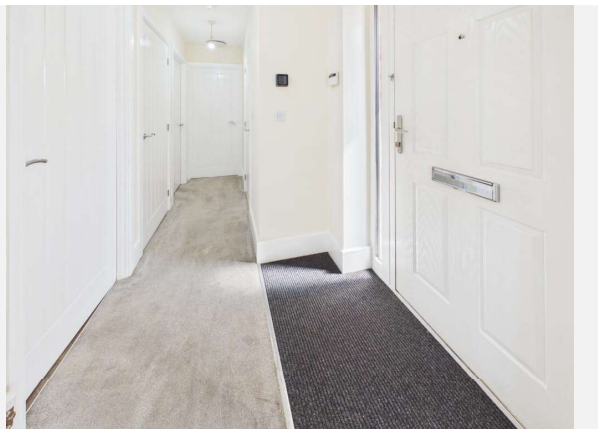
15	77	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



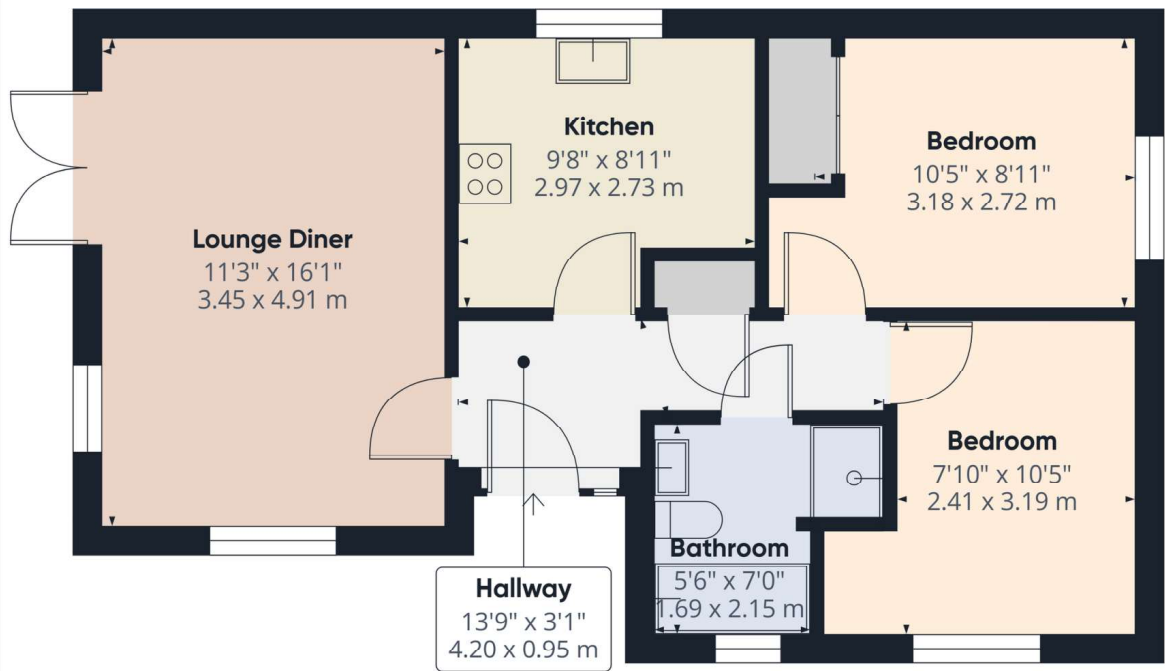
Satellite/Fibre TV Availability:







HALING WAY, SPONDON, DERBY, DE21



Approximate total area^m
571 ft²
53.1 m²

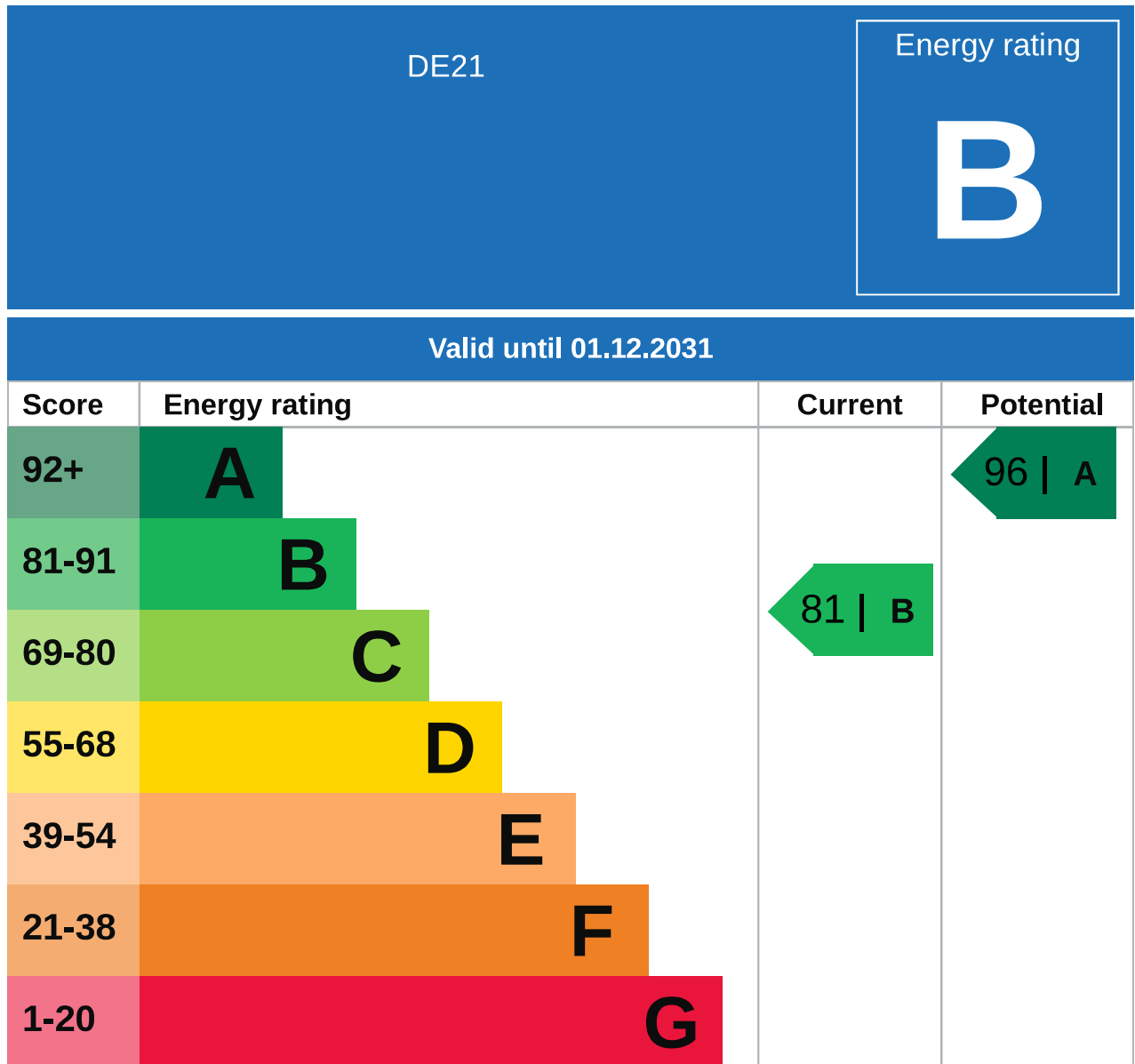
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property EPC - Certificate



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	57 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.

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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.



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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