



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th October 2026



BROCKLEY, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Attractive Two Bedroomed End Terrace Property
- > Ideal First Time Home, Early Viewing Recommended
- > Off-Road Parking And Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended to fully appreciate this attractive, much-improved and well-presented end-terrace property. Ideally situated in a sought-after location close to Spondon village, the property offers ideal accommodation for first-time buyers. The property benefits from a modern kitchen and bathroom, off-road parking and a rear garden. The property has previously had planning permission granted for a two-storey rear extension, offering excellent potential to create additional living space and enhance the property further (now lapsed). The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises and briefly comprises:- lounge with feature fireplace, fitted kitchen with in-built oven, hob, extractor fan and dishwasher, rear lobby and modern bathroom with a three piece suite. To the first floor are two double bedrooms. Outside, there is a paved frontage providing off-road parking for up to two smaller vehicles. There is a pleasant garden to the rear arranged for ease of maintenance being mostly paved. Brockley is a no through road location being well situated for Spondon village and its range of amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Door To:

Lounge: (12'2" x 11'0") 3.71 x 3.35

Kitchen: (11'0" x 9'4") 3.35 x 2.84

Stairs To First Floor: (2'6" x 2'6") 0.76 x 0.76

Rear Hallway: (3'10" x 2'8") 1.17 x 0.81

Bathroom: (6'4" x 3'3") 1.93 x 0.99

First Floor Landing: (2'6" x 2'2") 0.76 x 0.66

Bedroom One: (11'0" x 10'4") 3.35 x 3.15

Bedroom Two: (11'2" x 9'4") 3.40 x 2.84

Outside:

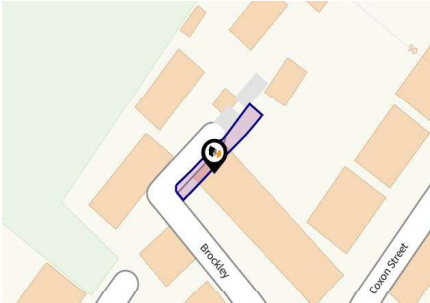
The property benefits from a paved frontage providing off road parking for upto two smaller vehicles. There is a pleasant garden to the rear, ideal for entertaining being paved with covered pergola/seating/patio area. Brick built outhouse with light and power, outside power points and cold water tap. Please note neighbouring properties have pedestrian access over the rear garden.

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.

Property Overview

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A Moving Experience



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY77500		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



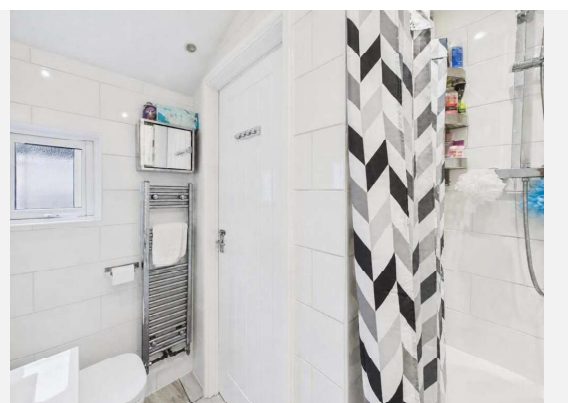
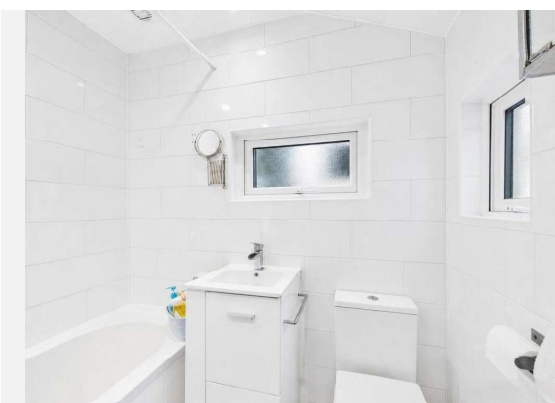
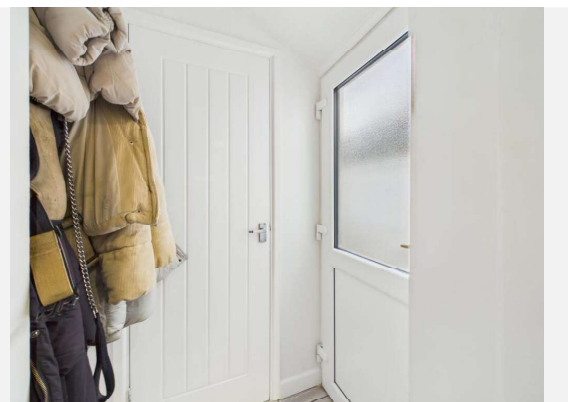
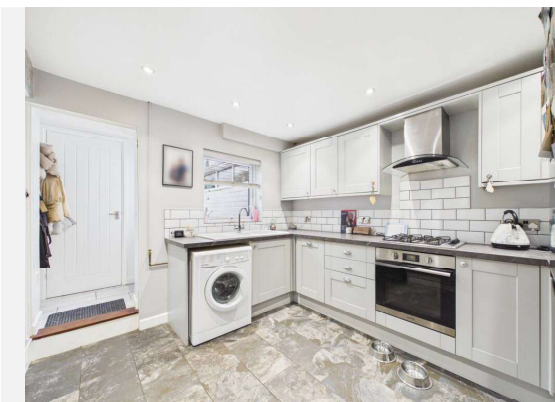
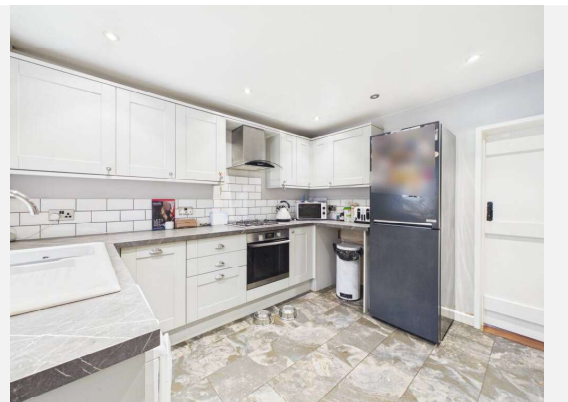
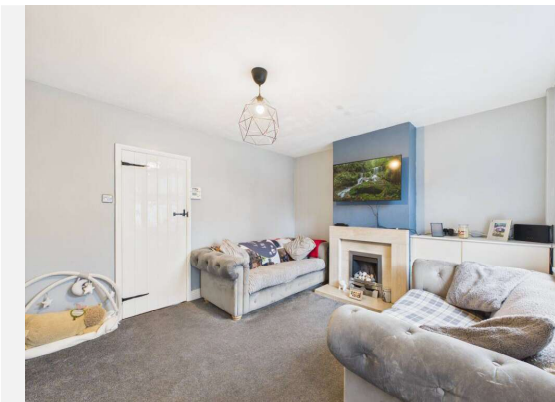
Planning History

This Address



Planning records for: *Brockley, Spondon, Derby, DE21*

Reference - 21/00110/FUL	
Decision:	Decided
Date:	22nd January 2021
Description:	Two storey and single storey rear extensions to dwelling house (lobby, W.C. and bathroom)



Gallery Photos



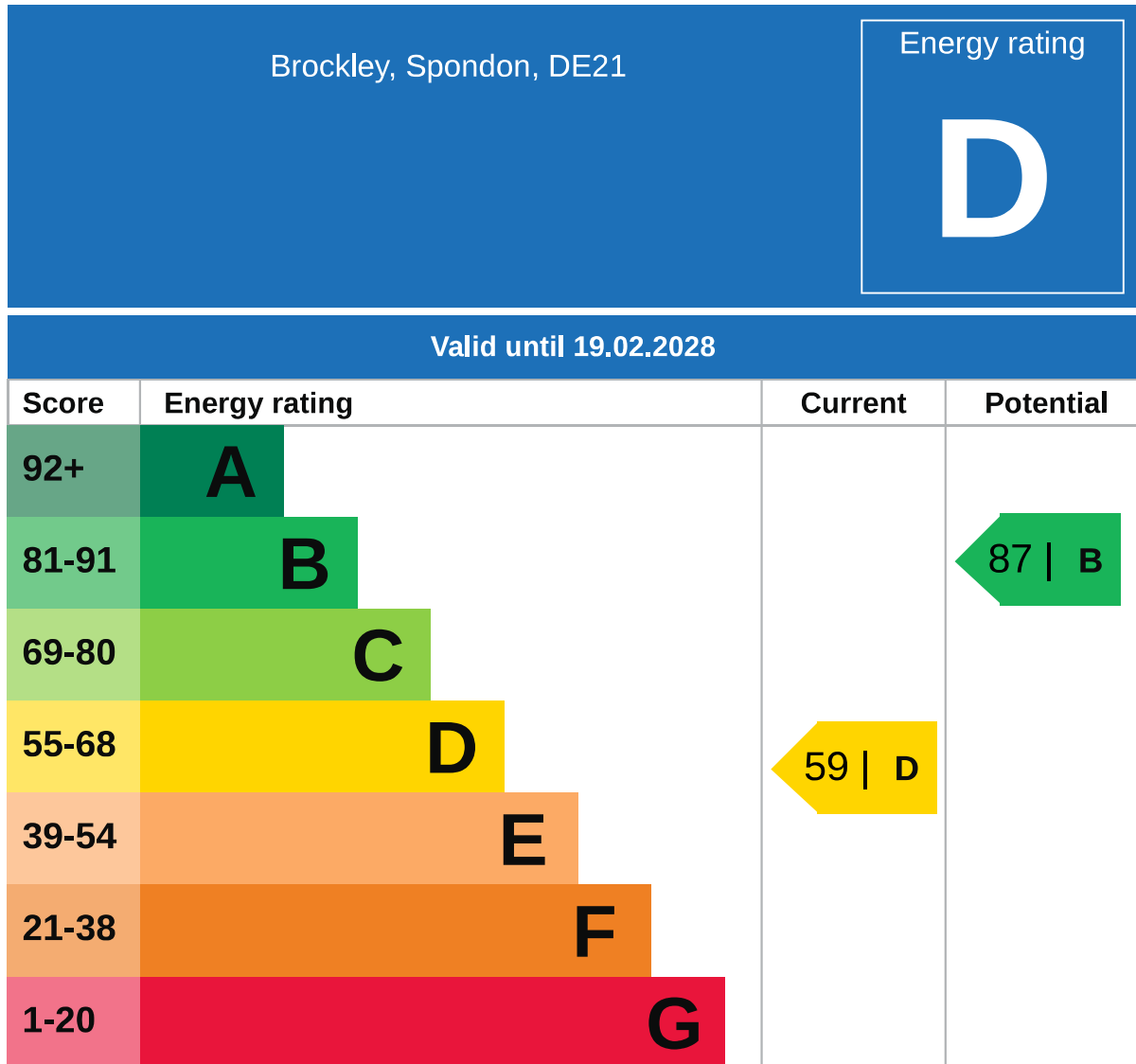
BROCKLEY, SPONDON, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²



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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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