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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th November 2025



MERCHANT AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Double-Fronted & Substantially Extended Detached Family Home
- > Early Viewing Recommended
- > Larger Than Average Plot, Two Driveways & Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

Occupying a larger-than-average plot, this impressive four-bedroom, double-fronted detached residence offers versatile and spacious accommodation, ideal for modern family living. The property also benefits from two separate driveways providing ample off-road parking and a garage! Internally, the home features a reception hallway, two generously sized reception rooms, a well-appointed fitted dining kitchen, sun lounge/conservatory and cloakroom/WC/utility which adds convenience to the ground floor layout. Upstairs, there is a balcony landing, four bedrooms and a modern family bathroom complete with a four-piece suite, including both a bath and walk-in shower.

Room Measurement & Details

Entrance Hall: (5'10" x 11'9") 1.78 x 3.58
Sitting Room: (12'8" x 13'10") 3.86 x 4.22
Living Room: (11'7" x 24'2") 3.53 x 7.37
Dining Kitchen: (19'1" x 11'1") 5.82 x 3.38
Sun Lounge/Conservatory: (12'6" x 7'1") 3.81 x 2.16
Cloaks/WC/Utility: (6'0" x 7'5") 1.83 x 2.26
First Floor Landing: (5'10" x 14'11") 1.78 x 4.55
Bedroom One: (12'8" x 11'10") 3.86 x 3.61
Bedroom Two: (11'1" x 11'10") 3.38 x 3.61
Bedroom Three: (11'10" x 8'7") 3.61 x 2.62
Bedroom Four: (1'11" x 5'9") 0.58 x 1.75
Four Piece Family Bathroom: (7'10" x 9'3") 2.39 x 2.82

Outside:

The property occupies a larger than average plot with gardens to front and rear elevations. There are two driveways providing off road parking and one in-turn provides access to an ATTACHED GARAGE. There is gated access to both side elevations leading in-turn to the mature and good size rear garden enjoying a south facing aspect incorporating a paved patio area with lawned 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. 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:	968 ft ² / 90 m ²
Plot Area:	0.11 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY176979

Tenure: Freehold

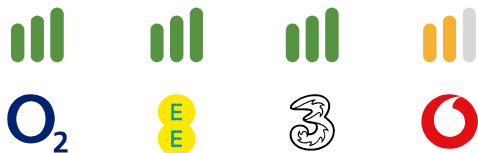
Local Area

Local Authority:	Derby city
Conservation Area:	Spondon
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

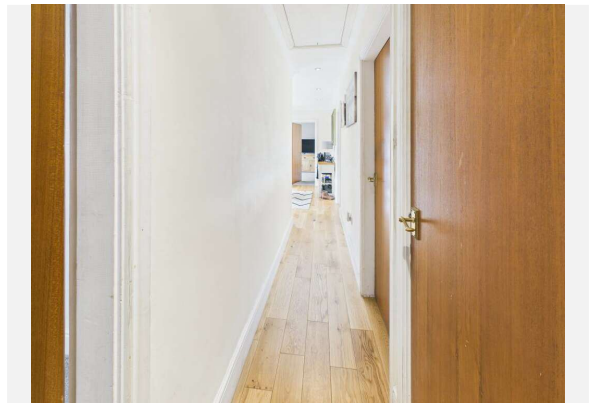
17	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







MERCHANT AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



Merchant Avenue, Spondon, DE21

Energy rating

C

Valid until 08.12.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 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, no insulation (assumed)
Total Floor Area:	90 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.

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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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.

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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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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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