See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



SOUTH AVENUE, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Introduction
Our Comments

Useful Information:
> Immaculately Presented And Appointed Detached Bungalow
> Deceptively Spacious Accommodation, Ample Parking And Pleasant Garden
> Early Viewing Essential
> EPC Rating D, Standard Construction
> Council Tax Band C, Freehold

Property Description
An early viewing is highly recommended to appreciate this particularly well-appointed and beautifully presented detached bungalow. Offered to the market with no upward chain, the property provides deceptively spacious living accommodation throughout having a modern kitchen with integrated appliances, conservatory featuring an attractive glass roof, a resin driveway providing off-road parking, and a well-maintained rear garden. This appealing home offers a combination of comfort, style and practicality, making it an excellent opportunity for prospective buyers. The accommodation is supplemented by gas fired central heating, UPVC double glazing and a security alarm and briefly comprises:- fitted kitchen with integrated appliances, spacious living room, inner hallway, three bedrooms, one providing access to a conservatory with feature glass roof and refitted shower room. Outside, there are gardens to both front and rear elevations together with a resin driveway providing off-road parking. South Avenue is well situated for Spondon village and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details
Hallway: (8'5" x 3'0") 2.56 x 0.91
Kitchen: (15'0" x 7'11") 4.56 x 2.42
Living Room: (16'1" x 12'3") 4.91 x 3.73
Conservatory: (8'10" x 7'9") 2.68 x 2.37
Bedroom: (8'6" x 7'4") 2.59 x 2.23
Bedroom: (10'6" x 9'1") 3.21 x 2.76
Bedroom: (12'4" x 9'7") 3.75 x 2.93
Shower Room: (9'5" x 6'4") 2.87 x 1.93
Outside:
There are gardens to both front and rear elevations, the front is laid mainly to lawn and incorporates a resin driveway providing off-road parking. Gated access leads to the side elevation with a further resin pathway leading to the rear garden having a paved patio area, lawned area and workshop/garden store (13'10" x 8'3").

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.

Powered by sprift

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	721 ft^2 / 67 m^2		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY29608		

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)

16 mb/s **54** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos













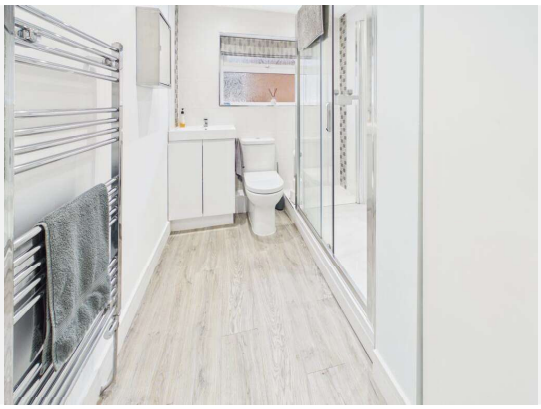




Gallery
Photos











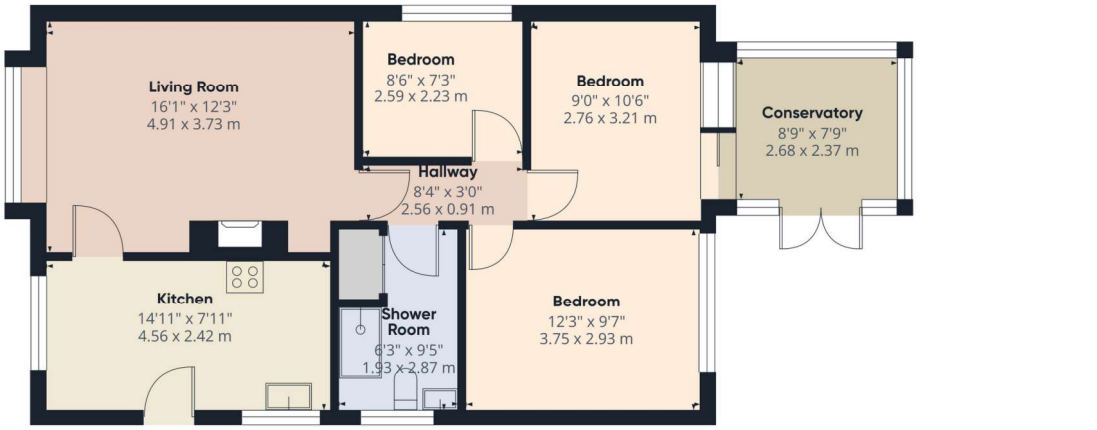


Powered by sprift
Know any property instantly

Gallery
Floorplan

Hannells
A Moving Experience

SOUTH AVENUE, SPONDON, DERBY, DE21



Approximate total area(1)

870 ft²

80.8 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

Powered by sprift
Know any property instantly

Property
EPC - Certificate

South Avenue, Spondon, DE21

Energy rating

D

Valid until 17.04.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C		
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

Powered by sprift

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
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	67 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

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

/Hannells

/hannells

/hannellsestateagents

/company/hannells-estate-agents

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail