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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



FARNINGHAM CLOSE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom Semi-Detached House
- > Cul-De-Sac Location
- > EPC Rating C, Standard Construction
- > Council Tax B, Freehold
- > Cul-De-Sac Position

Property Description

Situated in a cul-de-sac in the popular Spondon area of Derby, this well-maintained three-bedroom semi-detached house offers well-proportioned accommodation, off-road parking and an established rear garden. The property includes an open plan lounge dining room, fitted kitchen, a first-floor bathroom and an integral garage, with a wonderful, enclosed rear garden, making it a practical option for families and first-time buyers. The property comprises an entrance porch, hallway, lounge area with stone fireplace, dining area with access to the rear garden, fitted kitchen and integral garage. Upstairs are three bedrooms, including two doubles and a single bedroom/study, along with a family bathroom with bath and shower over, WC and wash basin. Outside, the property has a lawned front garden and a block-paved driveway providing off-road parking and access to the garage. The established rear garden is a particular feature, offering a lawn, mature planting, gravelled and paved sections, and a seating area beside the house. The varied planting creates an attractive outlook from the rear rooms and provides plenty of scope for keen gardeners. The property is well placed for a wide range of shops, schools and everyday amenities available within Spondon. The area also offers convenient road connections to Derby city centre and the surrounding road network. An internal viewing is highly recommended to appreciate the accommodation and garden on offer.

Room Measurement & Details

- Porch: (6'10" x 2'8") 2.08 x 0.81
Hallway: (13'6" x 6'3") 4.11 x 1.91
Lounge/Dining Room: (23'6" x 11'1") 7.16 x 3.38
Kitchen: (9'9" x 7'11") 2.97 x 2.41
Landing: (9'4" x 5'9") 2.84 x 1.75
Bedroom One: (11'7" x 9'7") 3.53 x 2.92
Bedroom Two: (9'9" x 9'6") 2.97 x 2.90
Bedroom Three: (8'2" x 7'10") 2.49 x 2.39
Bathroom: (7'11" x 5'5") 2.41 x 1.65
Garage/Store: (24'2" x 8'5") 7.37 x 2.57

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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY17034

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)

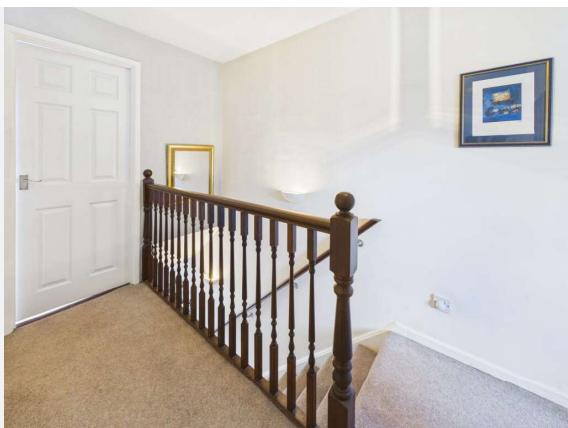
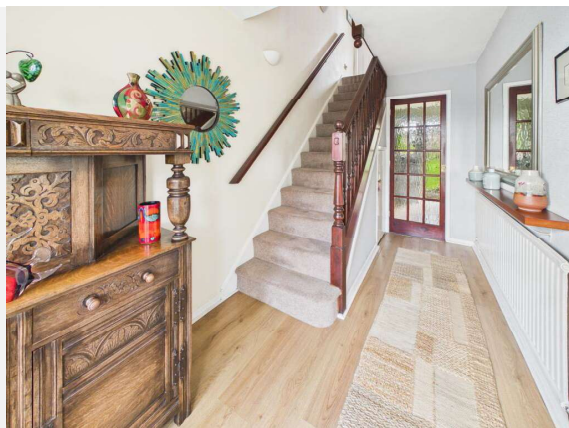
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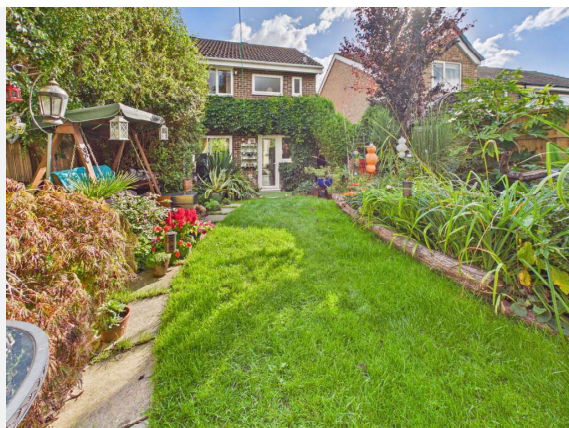
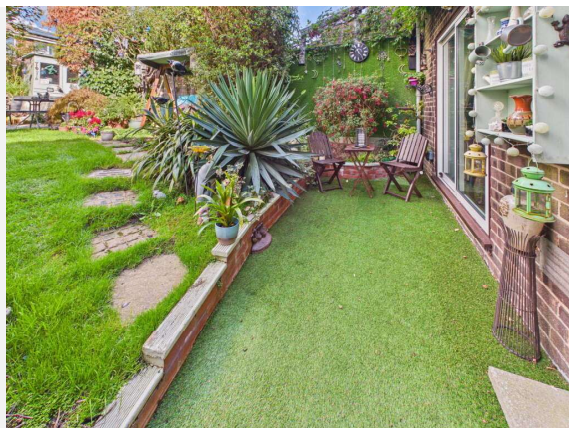
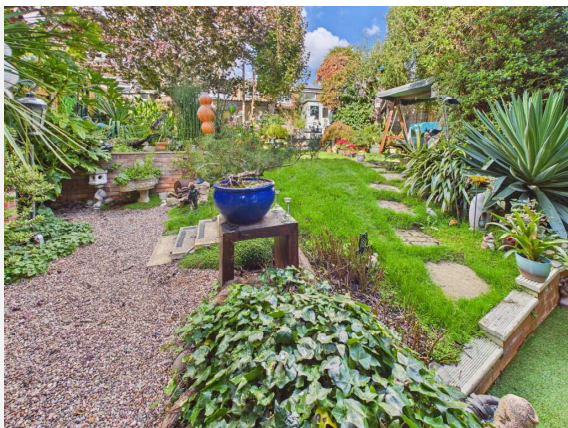
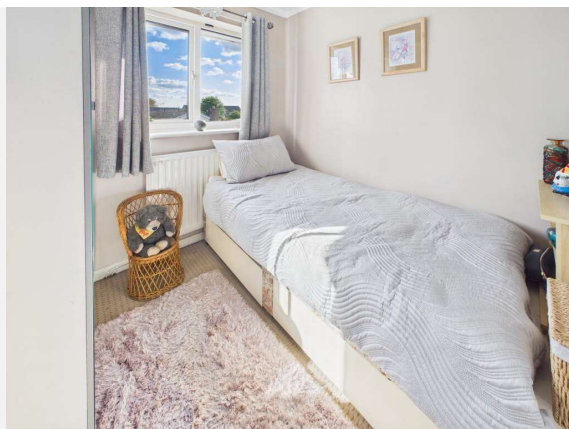
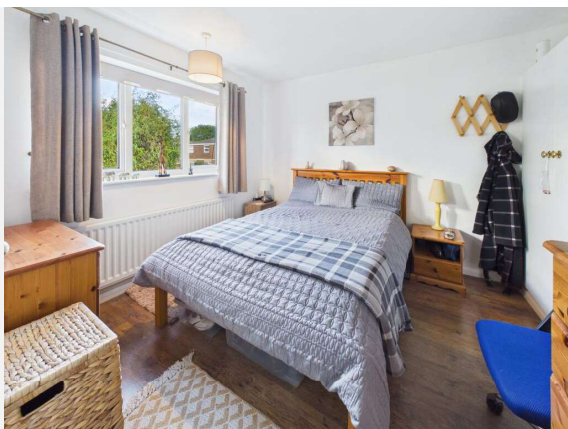
Mobile Coverage:
(based on calls indoors)



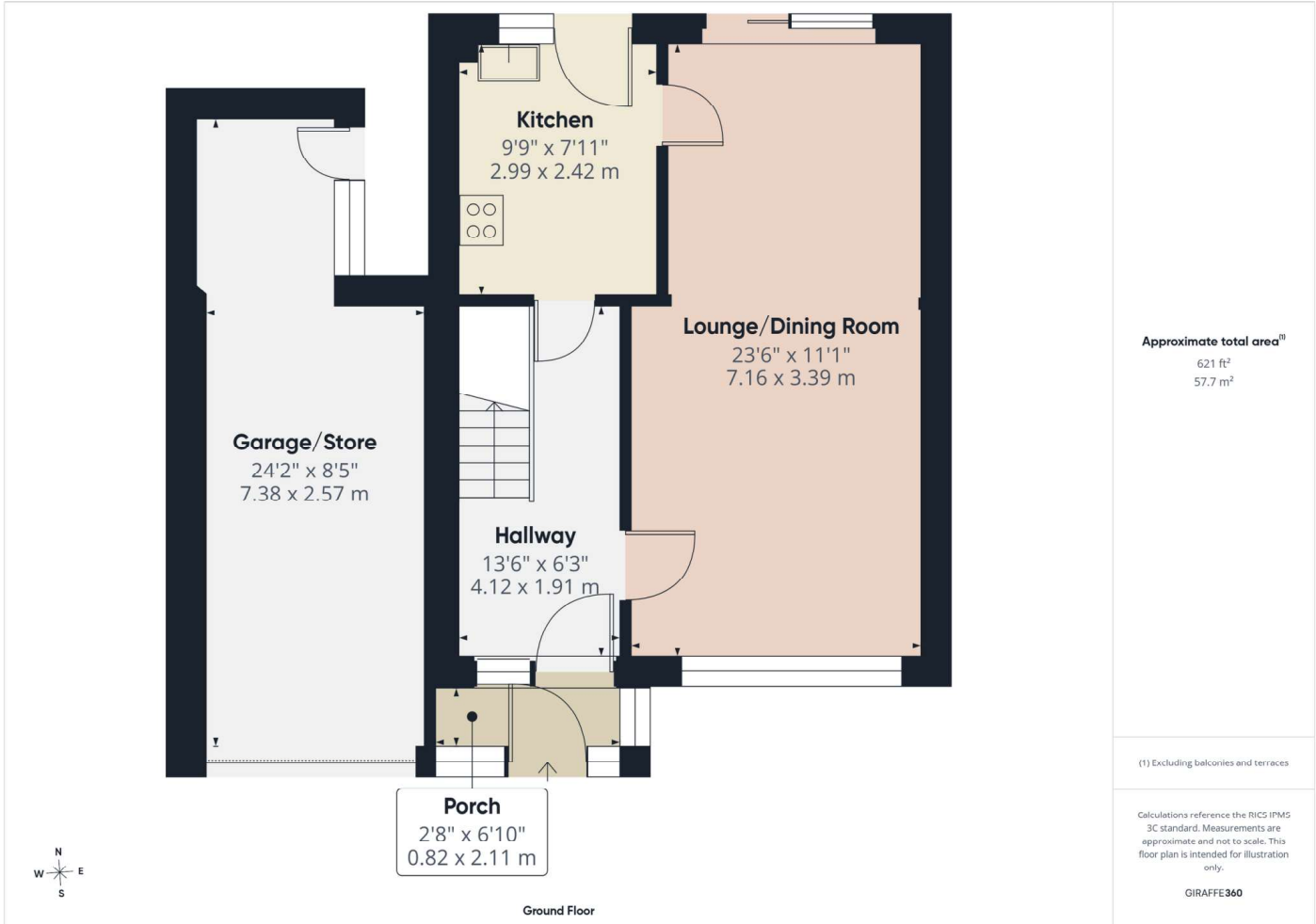
Satellite/Fibre TV Availability:



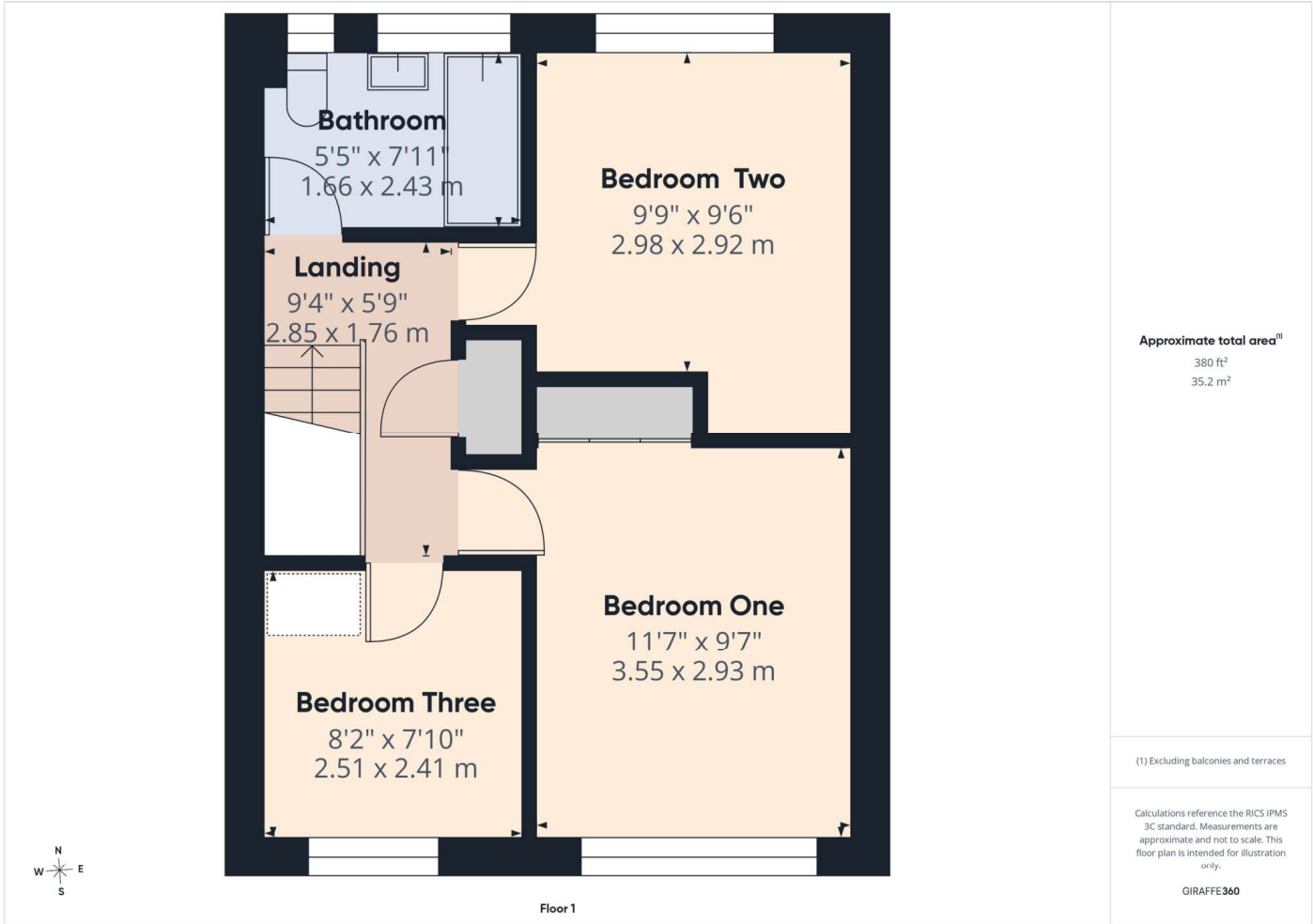




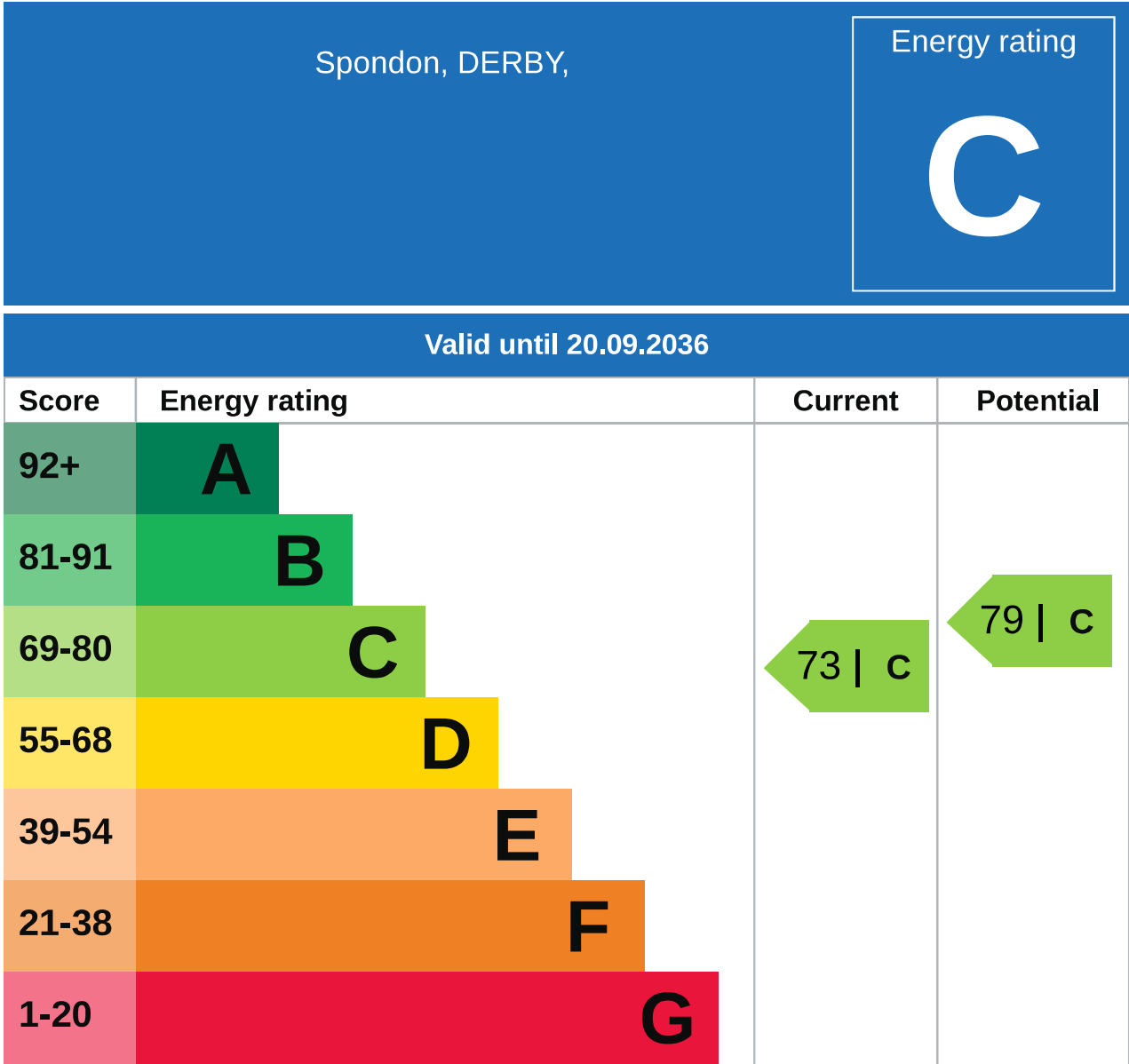
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	77 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.

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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