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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th August 2026



MEADOW CLOSE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Beautifully Presented Detached Bungalow
- > Spacious And Open Plan Layout
- > Ample Parking, Garage And Low Maintenance Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

Situated at the end of a wonderful cul-de-sac in the popular Derby suburb of Spondon is this beautifully presented, three bedroom detached bungalow. Having a spacious and open plan layout, the property features ample off-road parking with a garage, low maintenance rear garden, uPVC double glazing, gas central heating and also has the benefit of a EV car charger. In brief, the accommodation comprises; An open plan and modern fitted breakfast kitchen/lounge and dining room, inner hallway, three good sized bedrooms with the master bedroom having fitted wardrobes and a modern fitted family bathroom having a three piece suite. At the front of the property is a driveway providing off-road for several vehicles, garage and EV charging point. The rear garden is enclosed and has a decked patio area and artificial turf along with fenced boundaries. Meadow Close 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

Side Entrance Door To:

Open Plan Breakfast Kitchen/Lounge And Diner: (20'6" x 16'4") 6.25 x 4.98

Inner Hall: (2'11" x 8'9") 0.89 x 2.67

Bedroom One: (9'7" x 12'2") 2.92 x 3.71

Bedroom Two: (7'3" x 8'11") 2.21 x 2.72

Bedroom Three (Currently used as a Sitting Room): (10'6" x 8'6") 3.20 x 2.59

Bathroom: (9'7" x 6'3") 2.92 x 1.90

Outside:

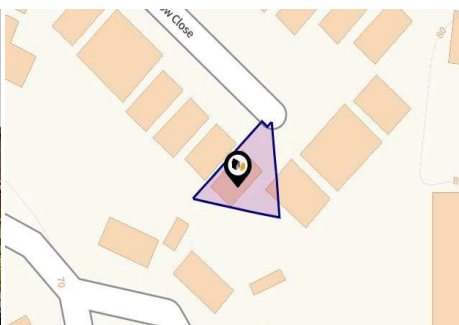
There is a driveway to the front of the property providing off-road parking and access to a GARAGE with up and over door. EV car charging point. The rear garden is enclosed and has a decked patio area and artificial turf along with fenced boundaries.

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:	Detached
Bedrooms:	3
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY23977

Tenure: Freehold

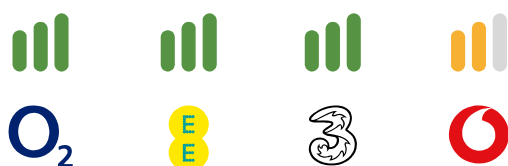
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

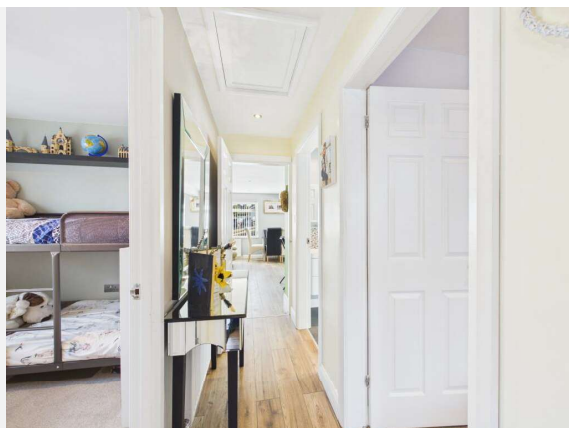
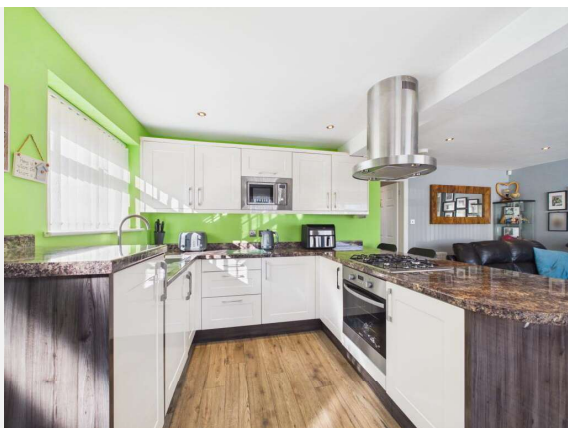
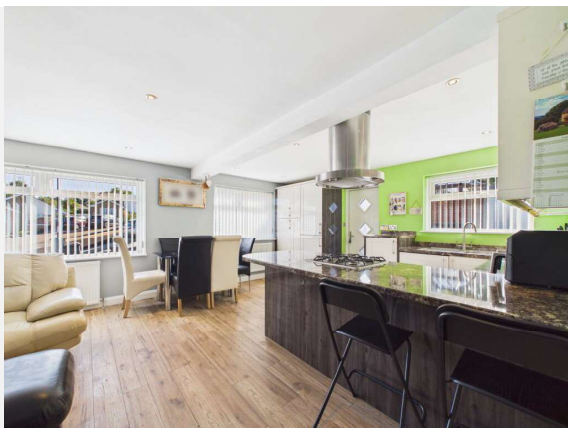
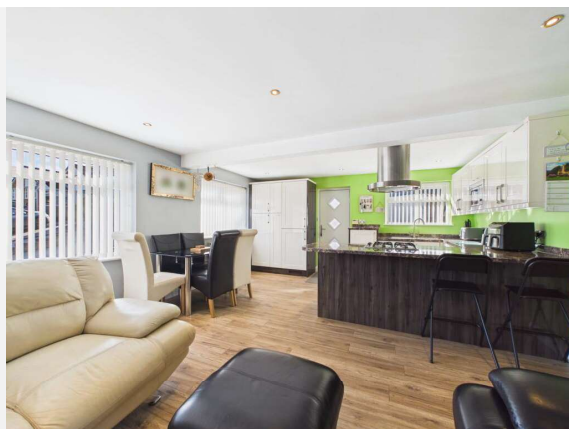
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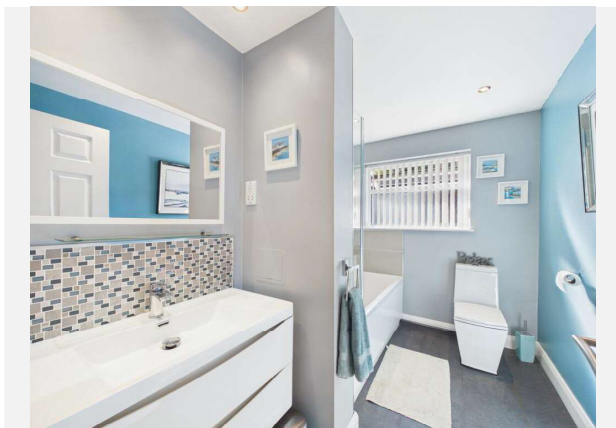
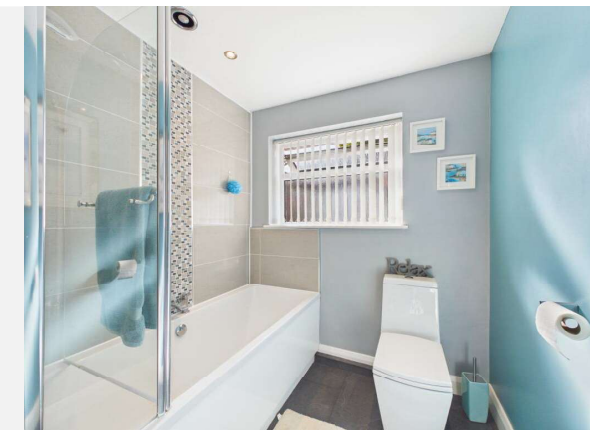
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

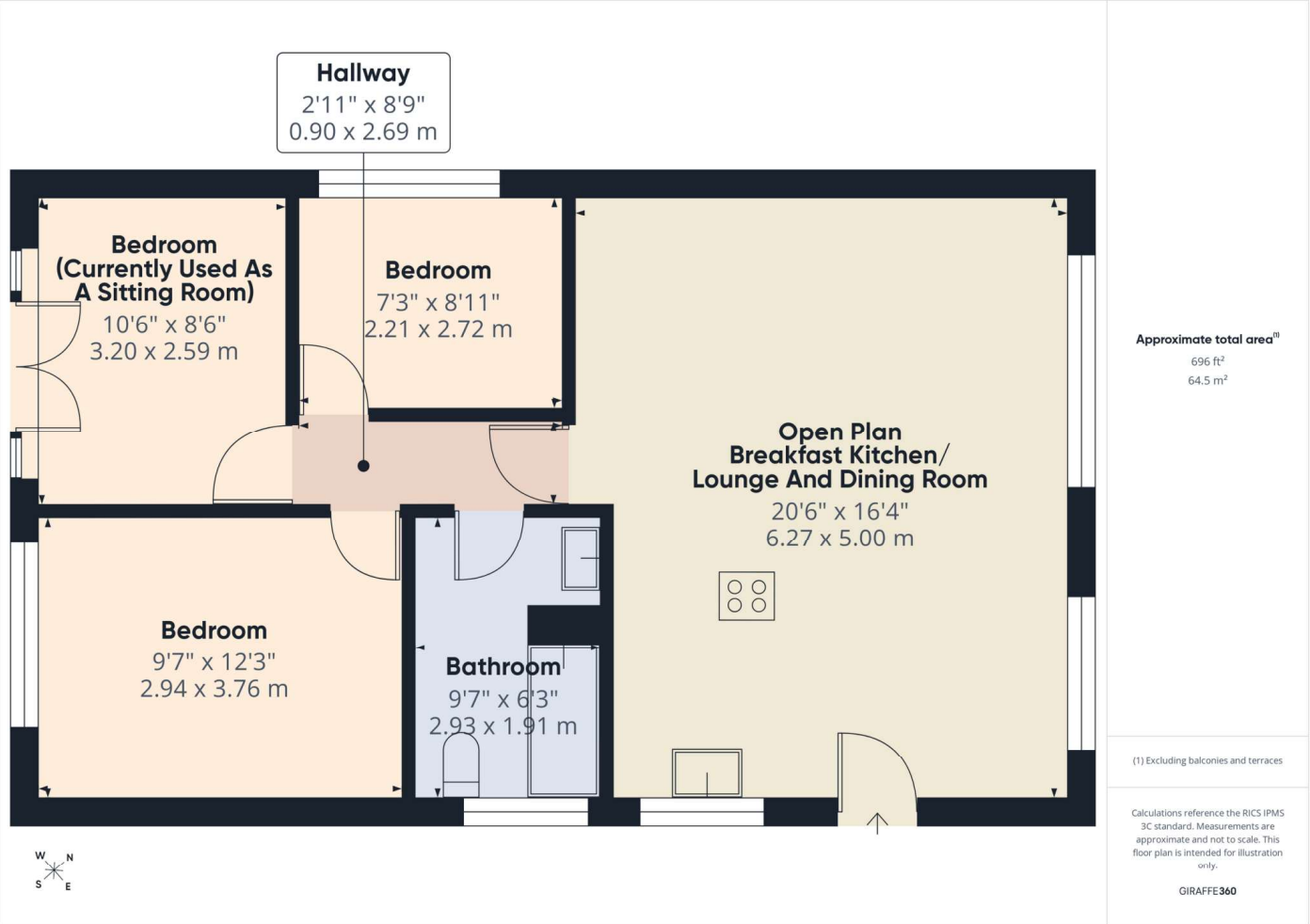




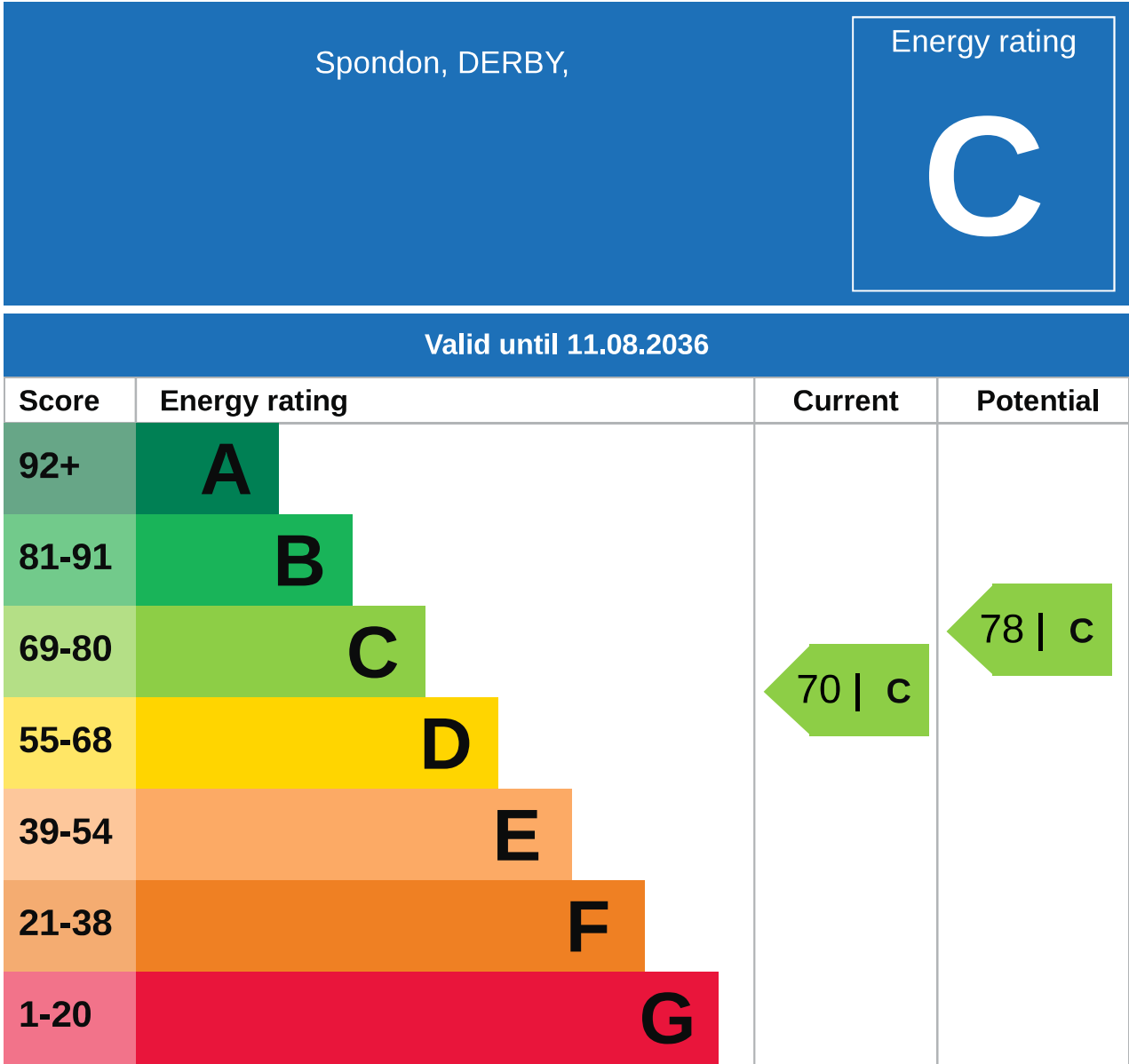




MEADOW CLOSE, SPONDON, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	65 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.

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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