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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th August 2026



GRAVEL PIT LANE, SPONDON, DERBY, DE21

Hannells

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Useful Information:

- > Spacious And Well-Presented Three-Bedroom Home
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway And Garage
- > Spacious Living Room

Property Description

Located in the sought-after area of Spondon, this spacious and modernised three-bedroom semi-detached home has been thoughtfully extended to offer versatile accommodation. The property features a generous living room, modern kitchen diner, spacious conservatory, two first-floor bedrooms and a substantial loft room providing an excellent third bedroom. Outside, there is an enclosed rear garden, driveway with off-road parking and a garage. The accommodation is supplemented by UPVC double glazing and gas central heating and briefly comprises:- entrance hallway, spacious living room; modern fitted kitchen opening to a good sized dining area; well-appointed and spacious uPVC double glazed conservatory with French doors opening to the rear garden. To the first floor the landing provides access to bedroom one with a range of fitted bedroom furniture; second bedroom and modern fitted family bathroom. To the second floor there is a generous second floor bedroom with Velux windows. To the front of the property is a neat garden space with driveway providing ample off-road parking and giving access to the brick garage. To the rear is an enclosed garden with patio seating area, lawn and elevated decked seating area. Gravel Pit Lane is well situated for Spondon village and its range of amenities including shops, schools, and transport links together with easy access for Derby City Centre. There are excellent road links for the A52, M1 Motorway and access for Nottingham East Midlands Airport.

Room Measurement & Details

Entrance: (4'1" x 10'9") 1.24 x 3.28
Living Room: (13'2" x 13'1") 4.01 x 4.00
Kitchen/Diner: (16'3" x 9'0") 4.96 x 2.75
Conservatory: (12'6" x 13'5") 3.82 x 4.09
First Floor Landing: (3'5" x 9'4") 1.05 x 2.84
Bathroom: (6'2" x 5'7") 1.88 x 1.69
Bedroom: (9'8" x 15'1") 2.94 x 4.60
Bedroom: (9'2" x 7'5") 2.80 x 2.25
Landing: (6'10" x 7'5") 2.08 x 2.27
Bedroom: (12'6" x 13'2") 3.81 x 4.02
Garage: (9'1" x 15'9") 2.77 x 4.80

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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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY254341

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)

28
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

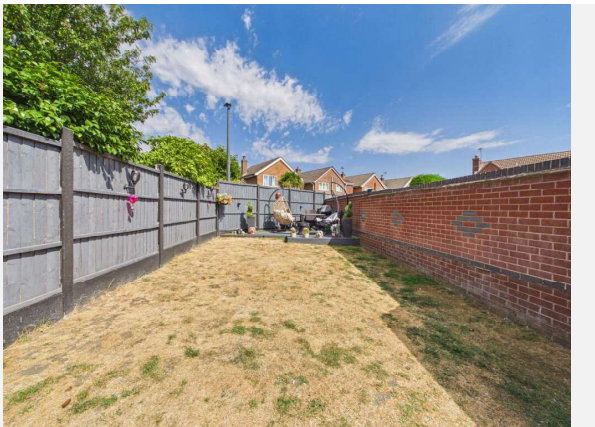
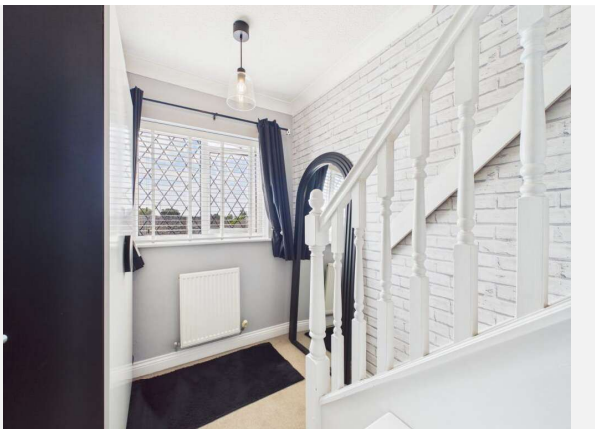
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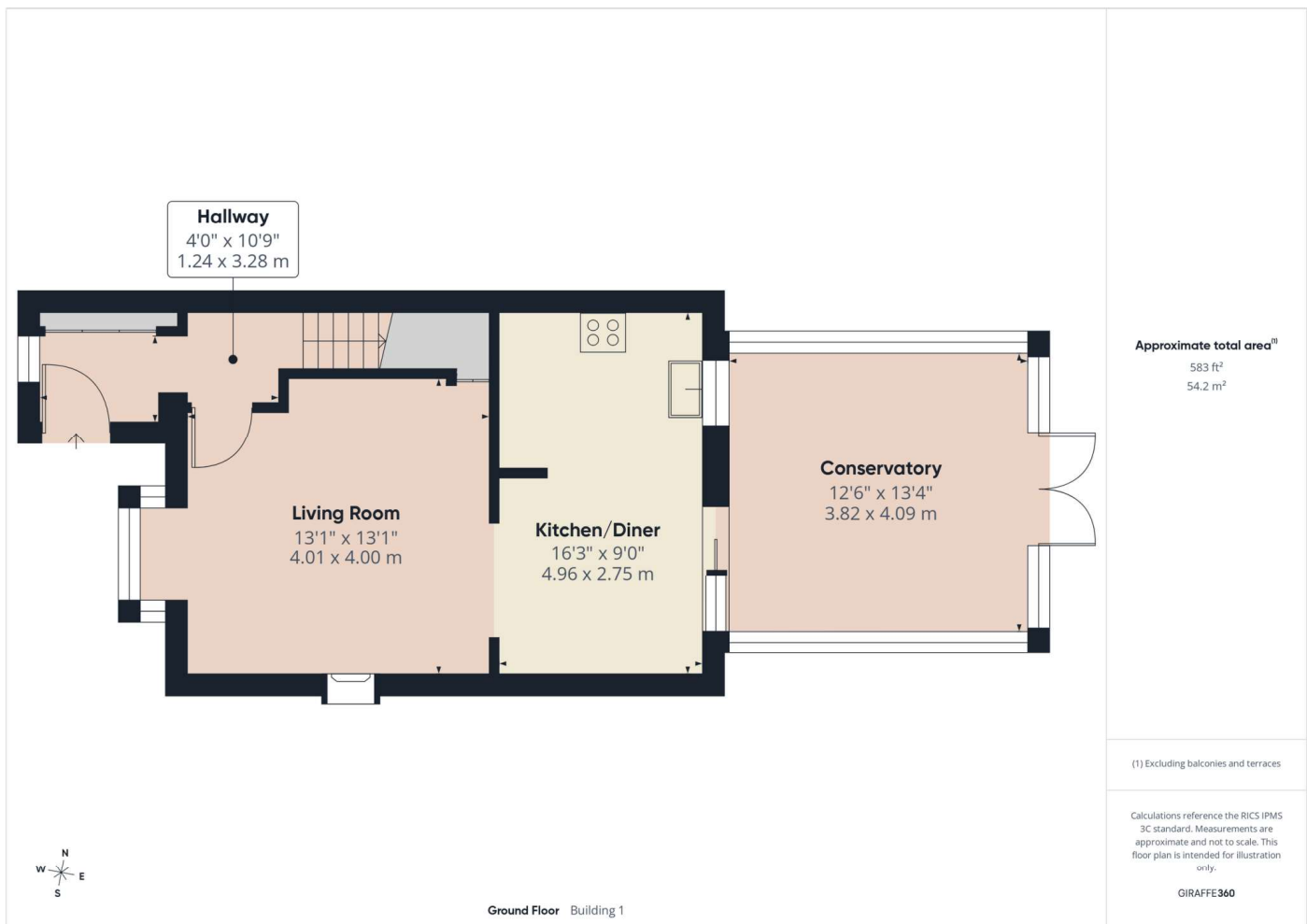
Planning records for: *Gravel Pit Lane, Spondon, Derby, DE21*

Reference - 08/06/01355	
Decision:	Permitted
Date:	30th August 2006
Description:	Extension To Dwelling House (Conservatory) And Retention Of Rear Dormer.

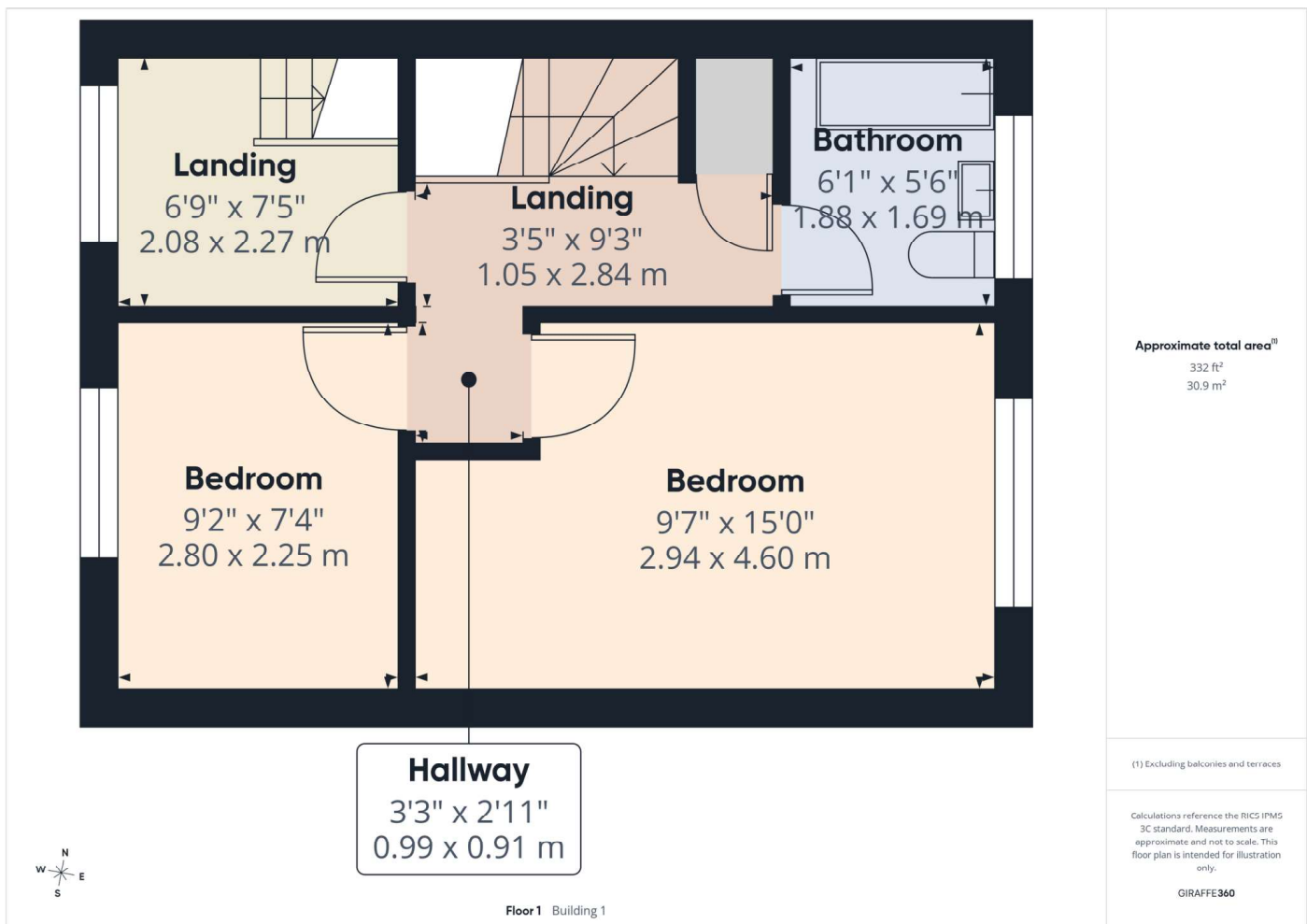




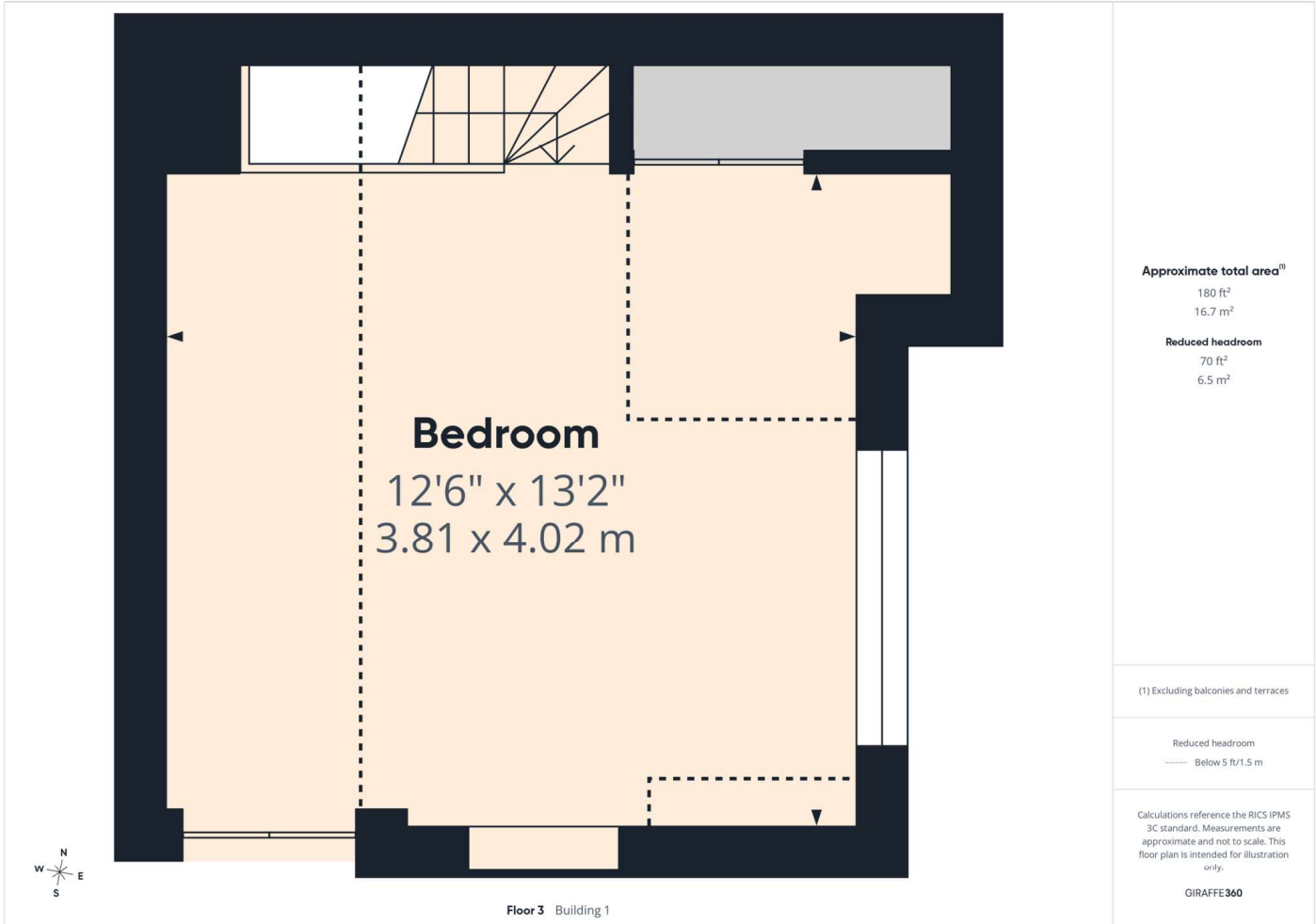
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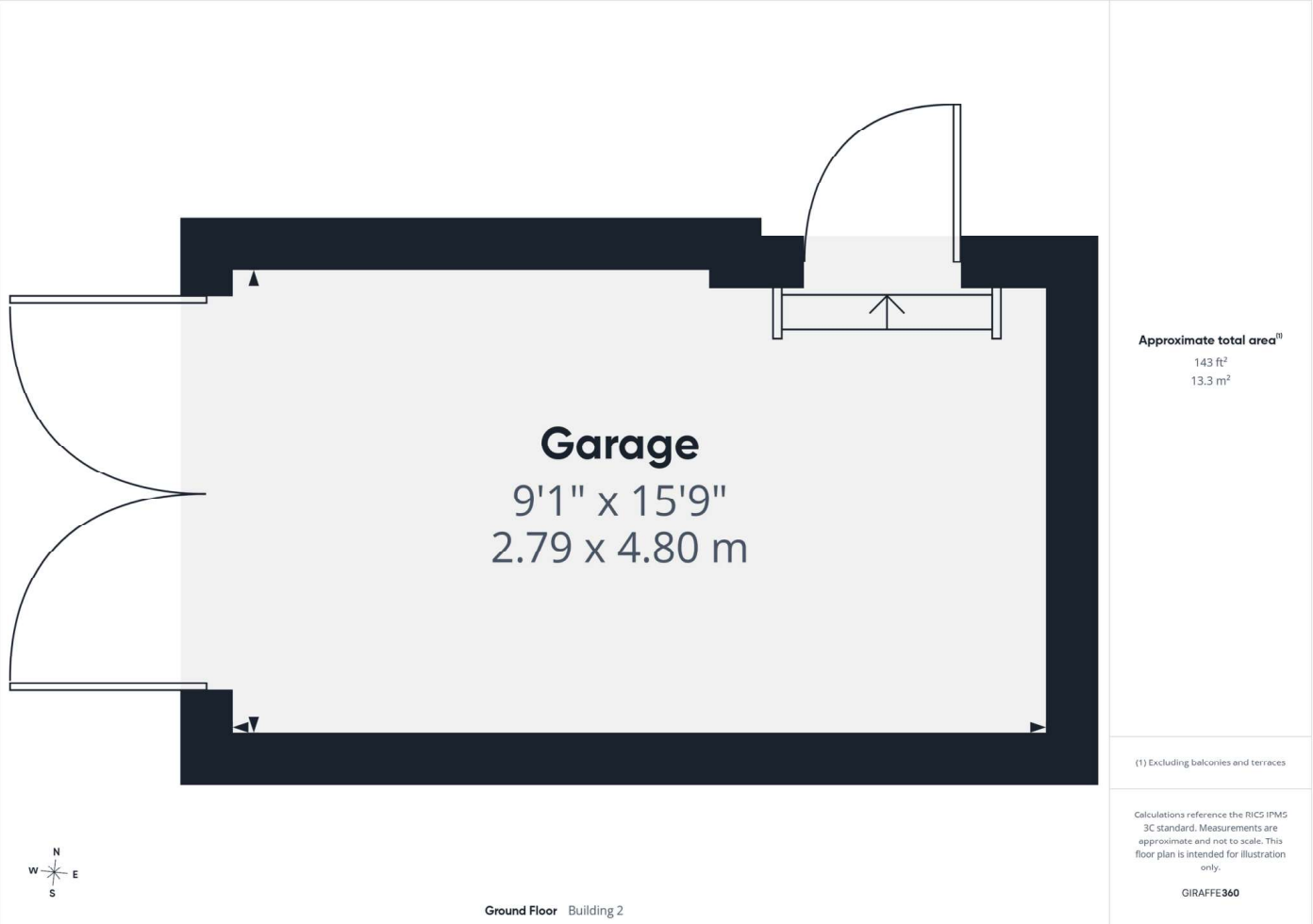
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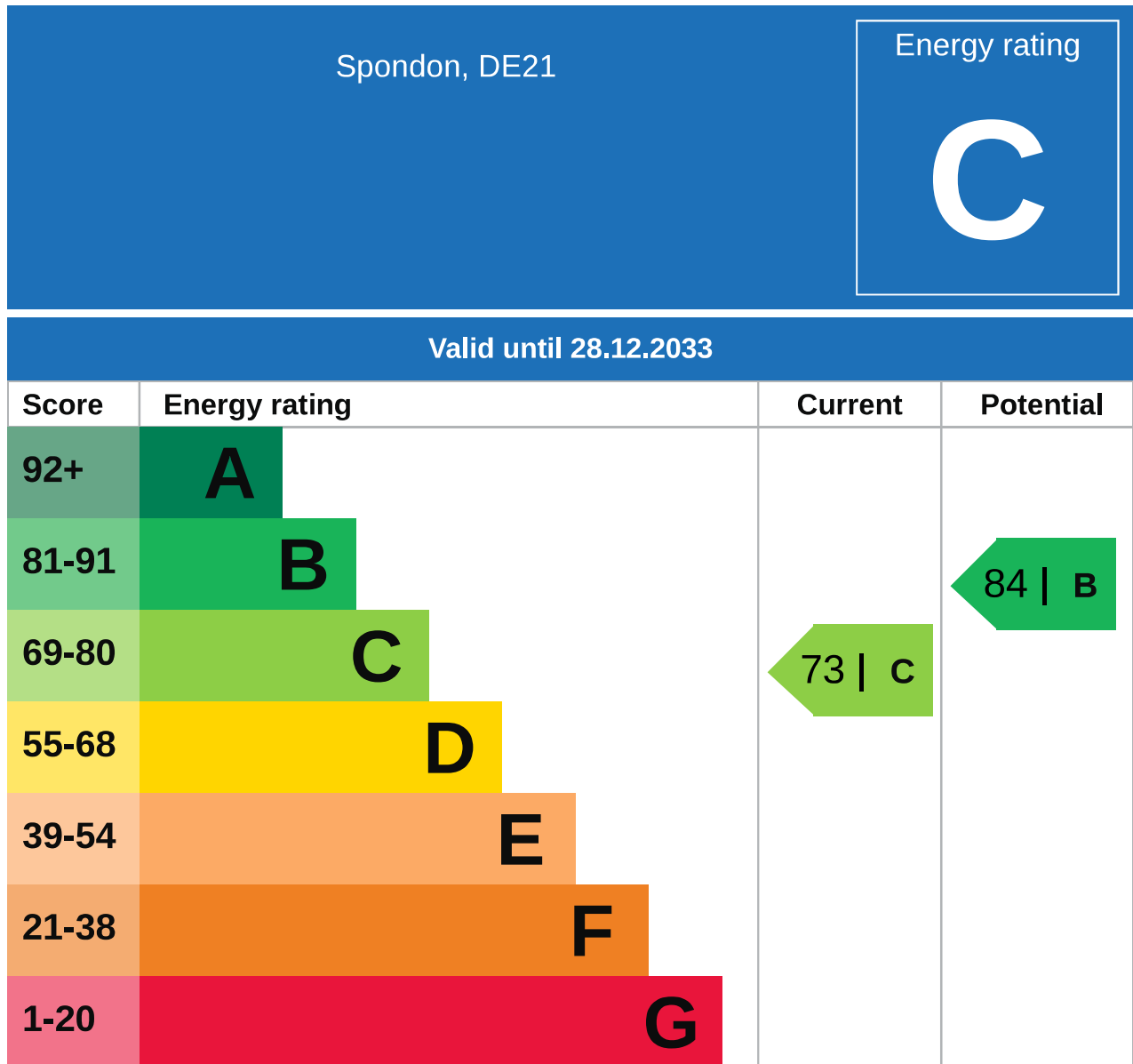
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GRAVEL PIT LANE, SPONDON, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	84 m ²



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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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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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