



# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 19th March 2026**



## **MEADOW CLOSE, SPONDON, DERBY, DE21**

### **Hannells**

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# Introduction

## Our Comments



### Useful Information:

- > Well Presented Three Bedroomed Detached Bungalow
- > Set Back Within An Established Cul-De-Sac
- > Driveway And Detached Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

### Property Description

A well-presented three bedroomed detached bungalow set back at the head of an established cul-de-sac location being well situated for Spondon village. The property benefits from ample off-road parking, a detached garage and established gardens. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance porch, entrance hallway/breakfast area, kitchen, through lounge/dining room, inner hallway, three bedrooms and refitted shower room with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and detached garage. 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. Viewing recommended.

### Room Measurement & Details

Entrance Porch: (5'7" x 3'6") 1.70 x 1.07  
Entrance Hallway/Breakfast Area: (7'9" x 4'4") 2.36 x 1.32  
Kitchen: (7'9" x 9'11") 2.36 x 3.02  
Spacious Lounge/Dining Area: (12'4" x 16'3") 3.76 x 4.95  
Inner Hallway: (3'0" x 8'6") 0.91 x 2.59  
Bedroom One: (9'7" x 12'3") 2.92 x 3.73  
Bedroom Two: (10'6" x 8'11") 3.20 x 2.72  
Bedroom Three: (7'4" x 8'6") 2.24 x 2.59  
Shower Room: (9'6" x 6'6") 2.90 x 1.98

### Outside:

The property is set back at the head of a cul-de-sac and benefits from gardens to both front and rear elevations. A driveway provides off-road parking and this continues to the side elevation and provides access to a DETACHED GARAGE 21'10" x 8' with double timber doors. The enclosed and tiered rear garden is enclosed with paved areas, flowers and shrubs.

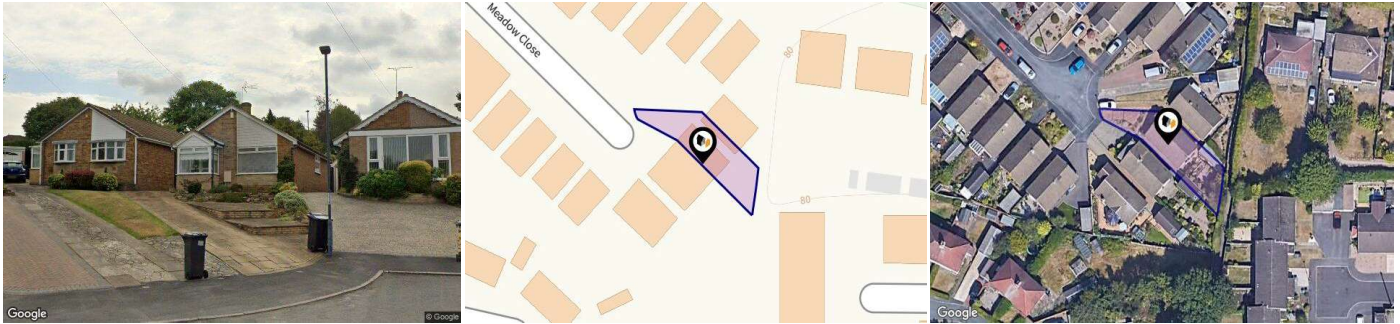
### Please Note:

The property has spray foam installed.

### 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:	3
Floor Area:	721 ft <sup>2</sup> / 67 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY548012

Tenure: Freehold

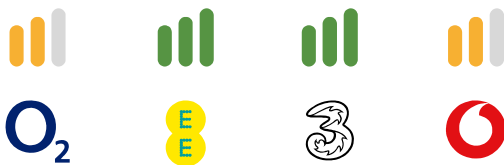
## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

16 mb/s	58 mb/s	1800 mb/s

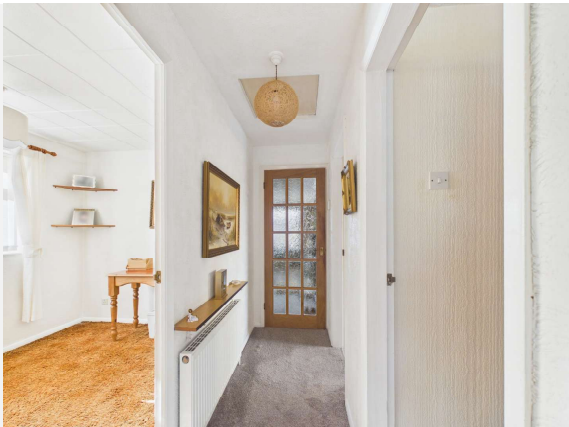
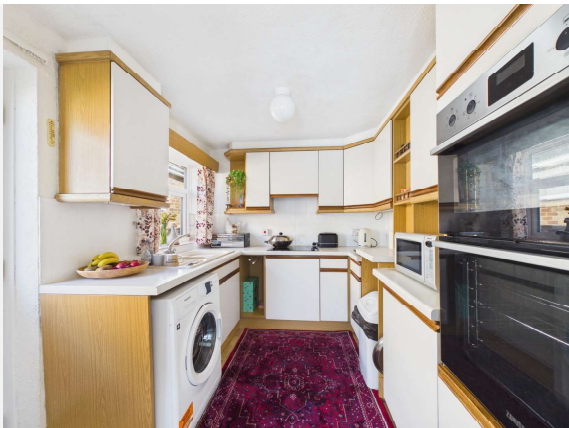
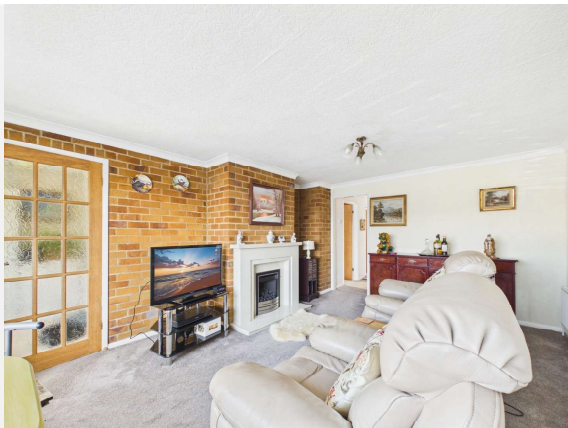
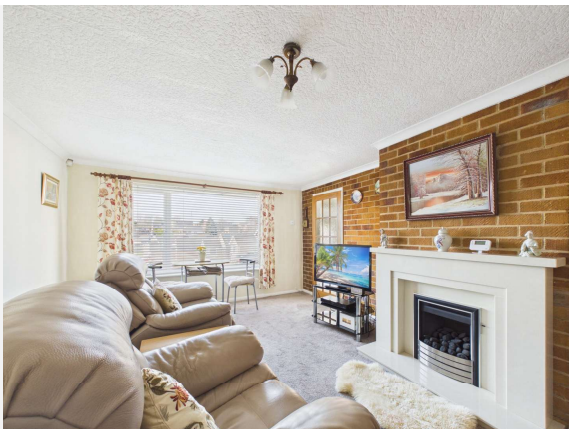
Mobile Coverage:  
(based on calls indoors)



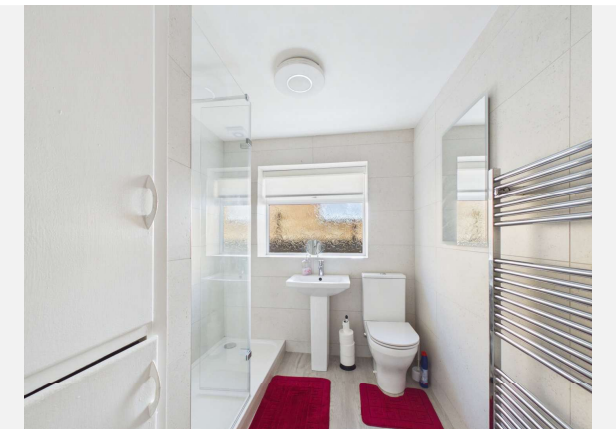
Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



## MEADOW CLOSE, SPONDON, DERBY, DE21



# Property EPC - Certificate



Meadow Close, Spondon, DE21

Energy rating

**D**

Valid until 21.06.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>



## Hannells

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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

## Financial Services

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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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# Hannells

## Data Quality

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