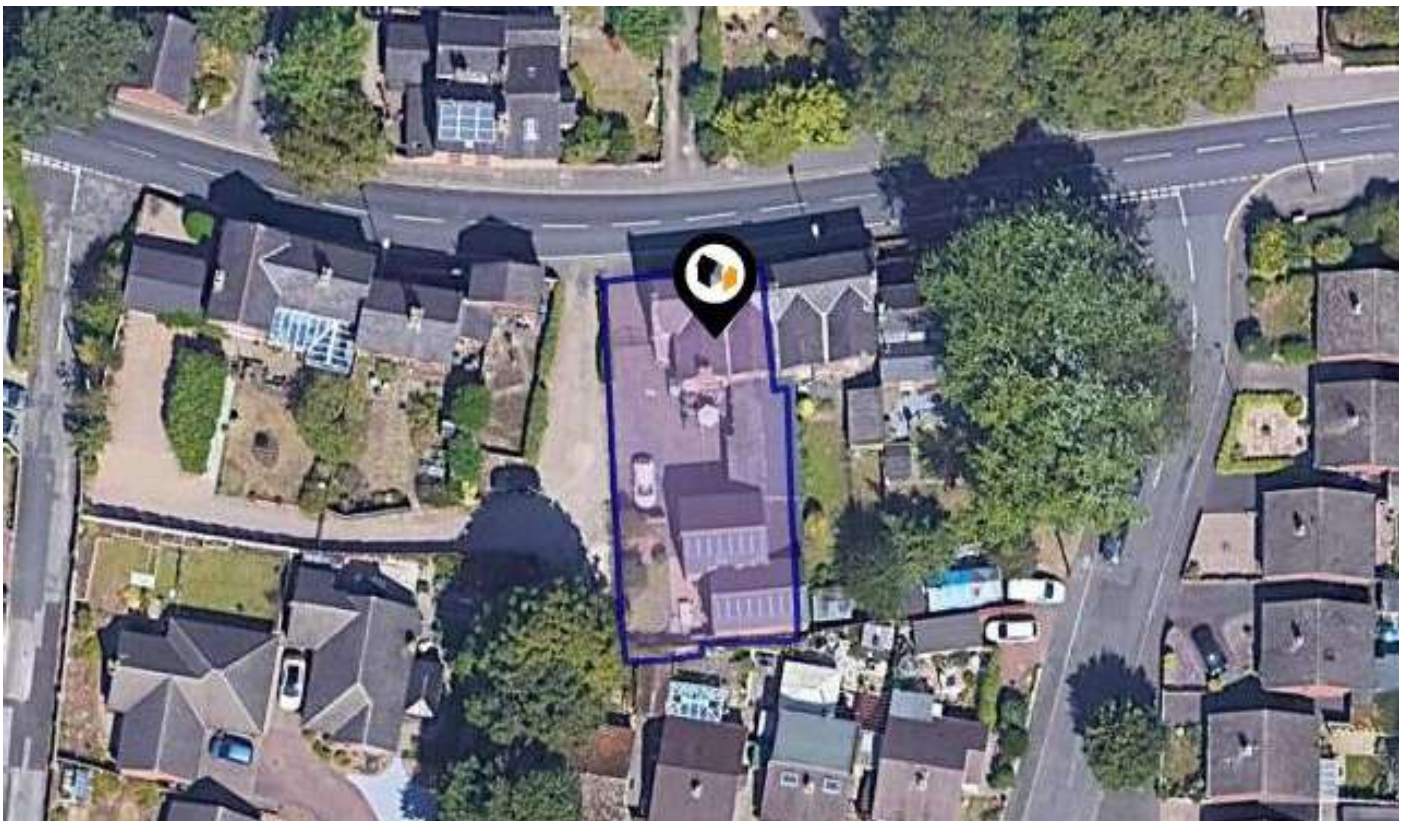




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 09th April 2026**



**SITWELL STREET, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Deceptively Spacious Former Farmhouse Dating Back To 1884
- > Ample Parking, Double Garage And Storey Barn Ripe For Conversion
- > Two Good Size Reception Rooms And Spacious Dining Kitchen
- > EPC Rating D, Standard Construction
- > Council Tax Band B, freehold

### Property Description

A deceptively spacious three double-bedroom home dating back to around 1884, believed to be a former farmhouse. The property offers excellent potential, including a two-storey barn that is ripe for conversion, subject to the necessary planning permissions. The accommodation further benefits from two well-proportioned reception rooms, two bath/shower rooms (including an en-suite), a double garage, and a delightful south-facing rear garden. The property benefits from double glazing and gas fired central heating and briefly comprises:- reception hallway, two reception rooms, fitted dining kitchen and office/utility. To the first floor the landing provides access to three double bedrooms, master bedroom with en-suite shower room and family bathroom with a four piece suite. Outside, the property is approached via gated access to the side elevation leading to off road parking, double garage, covered area and decked patio area together with an outside WC and further garden area to the head of the garden.

### Room Measurement & Details

Entrance Hallway:

Lounge: (12'2" x 13'2") 3.71 x 4.01

Second Lounge: (12'1" x 13'1") 3.69 x 4.00

Kitchen/Diner: (18'6" x 13'0") 5.63 x 3.97

Utility/Office: (5'11" x 12'5") 1.80 x 3.79

Porch: (5'3" x 3'11") 1.61 x 1.20

First Floor Landing:

Bedroom: (12'5" x 12'7") 3.79 x 3.84 En-Suite Bathroom: (3'9" x 7'0") 1.15 x 2.14

Bedroom: (11'2" x 13'1") 3.41 x 3.98

Bedroom: (10'0" x 13'1") 3.06 x 4.00

Bathroom: (8'3" x 12'11") 2.52 x 3.93

Outside: The property is access via wrought iron gates to the side elevation leading in-turn to a driveway providing ample off road parking and in-turn provides access to a Double Garage 17'9" x 17'3" with up and over door, light and power. There is a decked and covered area, ideal for entertaining. There is a further garden area to the head of the garden.

Two Storey Barn (with excellent potential for conversion, subject to necessary consent).

This is a spacious two storey barn with excellent potential to convert into an Annex/Business/etc subject to necessary consent/permission.

### 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

**KPB** representations or warranties regarding the property.

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,754 ft <sup>2</sup> / 163 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Title Number:</b>	DY185171		

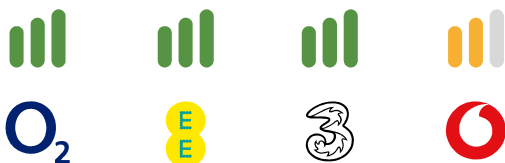
## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	Spondon
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

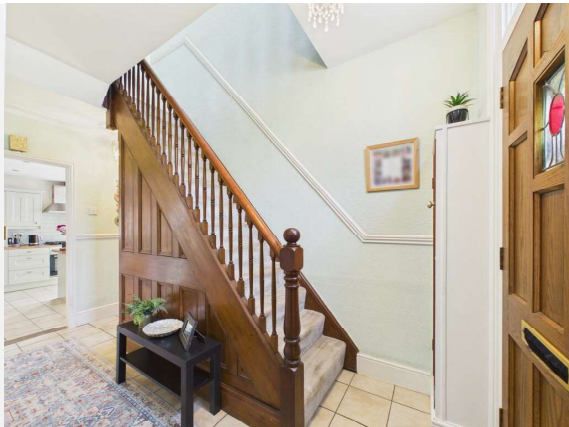
### Mobile Coverage: (based on calls indoors)



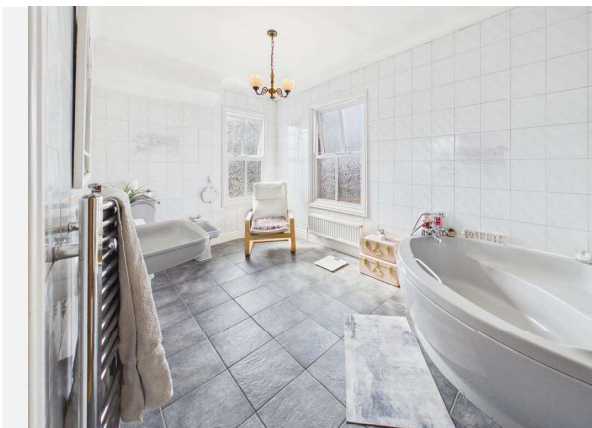
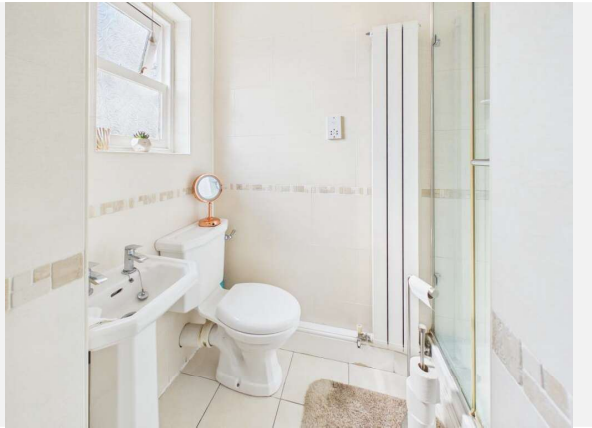
### Satellite/Fibre TV Availability:



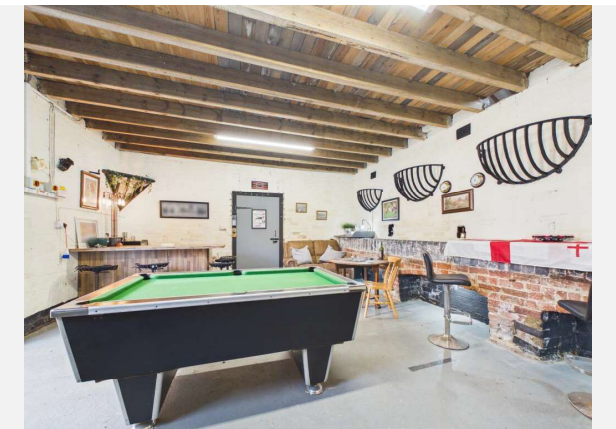
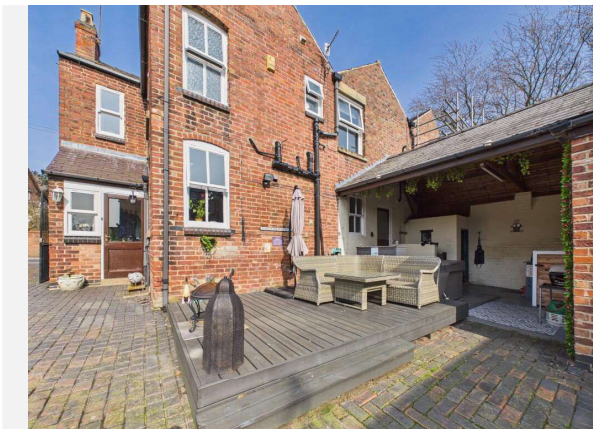
# Gallery Photos



# Gallery Photos



# Gallery Photos



## SITWELL STREET, SPONDON, DERBY, DE21



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# Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

# D

Valid until 25.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	163 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

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.



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