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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



ARUNDEL DRIVE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented And Appointed Detached Family Home
- > Versatile Accommodation, Spacious Open Plan Dining Kitchen
- > Ample Off-Road Parking, Garage And Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An attractive, well-appointed and presented detached family home, situated in a popular and well-established residential location. Offering deceptively spacious and versatile accommodation throughout, this property is ideal for modern family living. The accommodation comprises two generously sized reception rooms, four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. Externally, the property benefits from ample off-road parking, a garage, and attractive outdoor space. An early viewing is highly recommended to be appreciated. The accommodation is supplemented by gas fired central heating, double glazing and in brief comprises:- reception hallway, pleasant living room with real flame effect fire, spacious fitted dining kitchen with a range of integrated appliances, further reception room and conservatory with underfloor heating. To the first floor the landing provides access to four bedrooms, master bedroom with en-suite shower room and family bathroom. Outside, there is ample off-road parking to the front elevation and garage. There is a pleasant rear garden.

Room Measurement & Details

Reception Hallway:

Living Room: (11'11" x 14'10") 3.63 x 4.52

Dining Kitchen: (24'0" x 8'4") 7.32 x 2.54

Further Reception Room: (8'2" x 14'4") 2.49 x 4.37

Conservatory: (13'2" x 7'7") 4.01 x 2.31

First Floor Landing:

Bedroom One: (13'10" x 10'9") 4.22 x 3.28

En-Suite Shower Room: (6'3" x 5'3") 1.90 x 1.60

Bedroom Two: (8'2" x 9'8") 2.49 x 2.95

Bedroom Three: (8'4" x 9'9") 2.54 x 2.97

Bedroom Four: (6'3" x 9'8") 1.90 x 2.95

Bathroom: (6'3" x 5'6") 1.90 x 1.68

Outside:

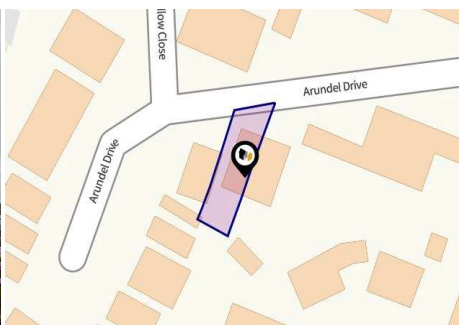
The property is set back from the road and is approached via a driveway providing off-road parking for a number of vehicles and provides access to double wrought iron gates which lead to the rear garden and garage with light and power (9'3" x 18'0"). The rear garden incorporates a good-size decked patio area having a lawned area beyond with a selection of shrubs.

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

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A Moving Experience



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,076 ft ² / 100 m ²		
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY44529		

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)

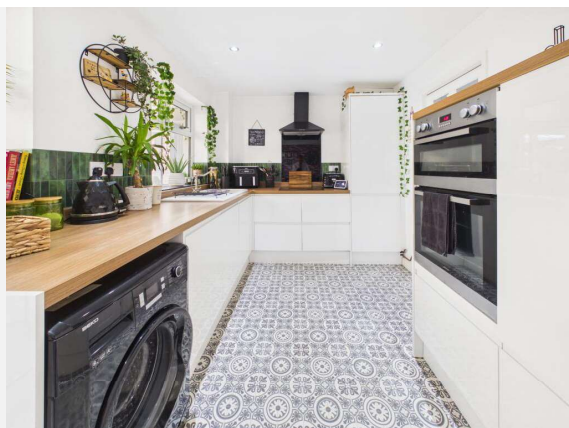
9	55	1800
mb/s	mb/s	mb/s

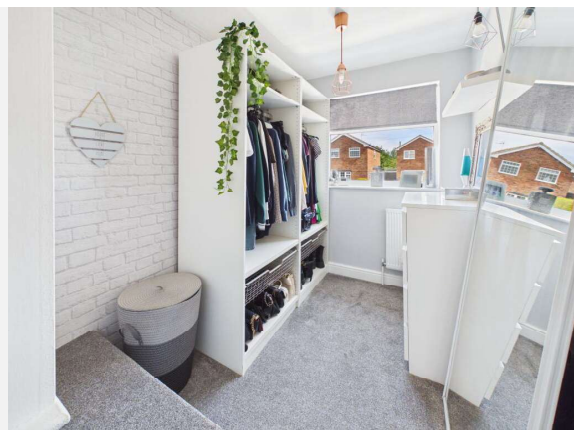
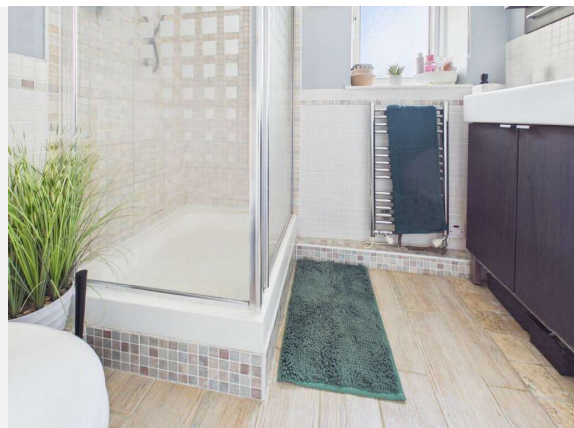
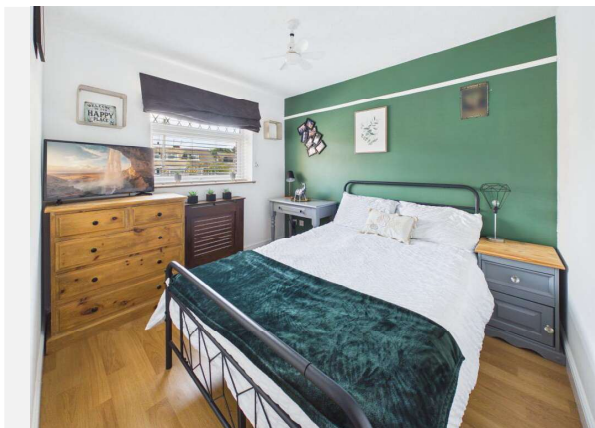
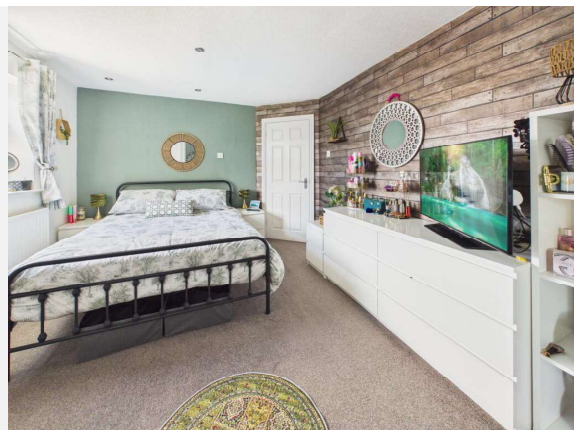
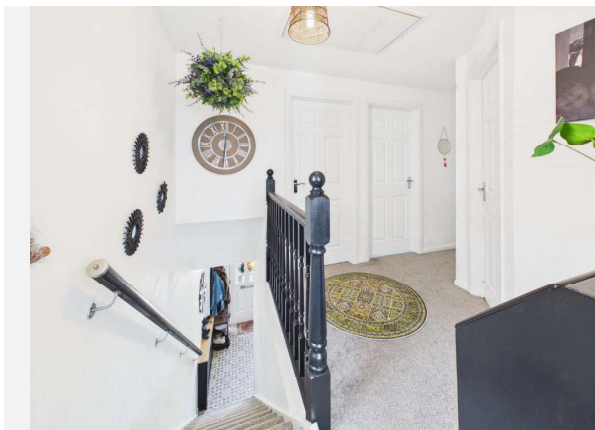
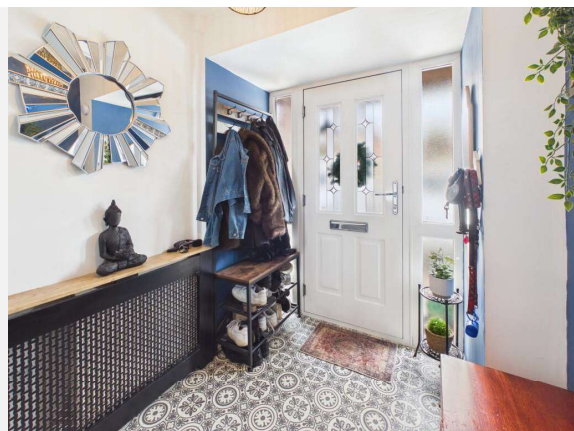
Mobile Coverage: (based on calls indoors)

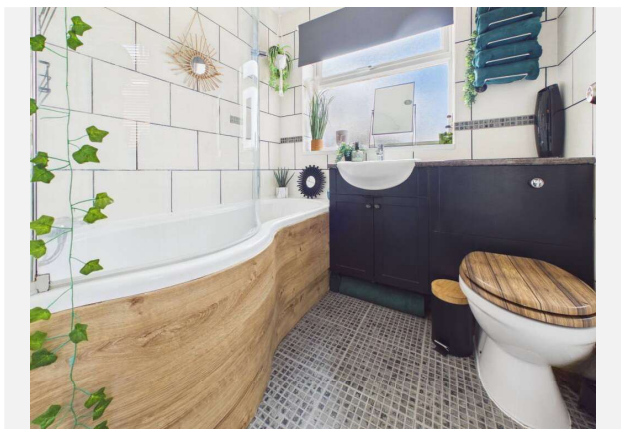


Satellite/Fibre TV Availability:





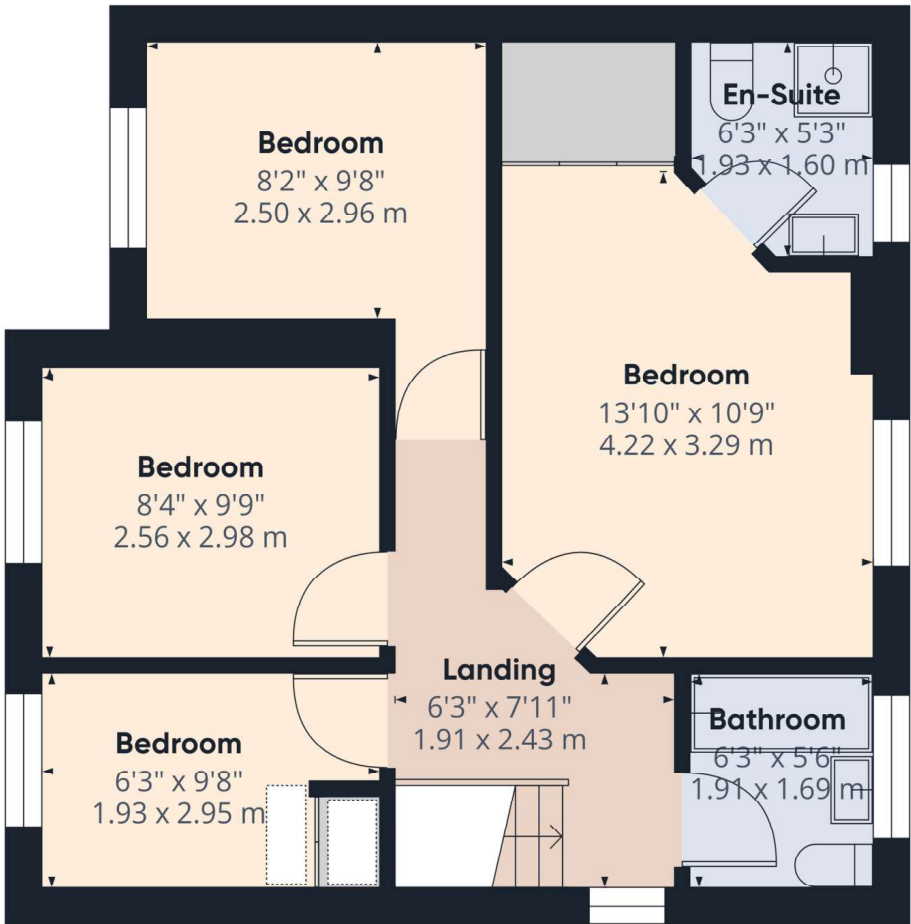




ARUNDEL DRIVE, SPONDON, DERBY, DE21



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Approximate total area⁽¹⁾
487 ft²
45.3 m²

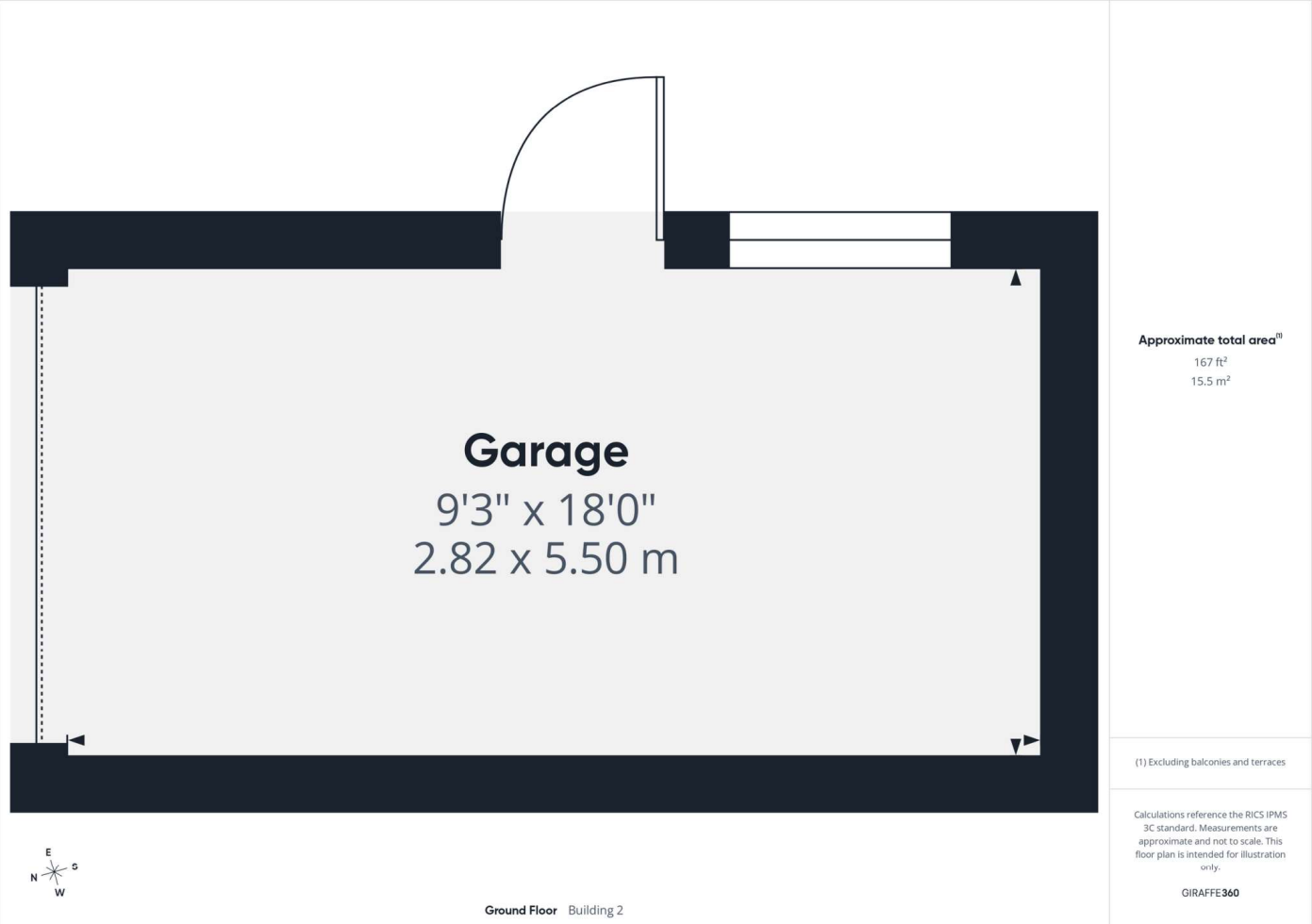
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

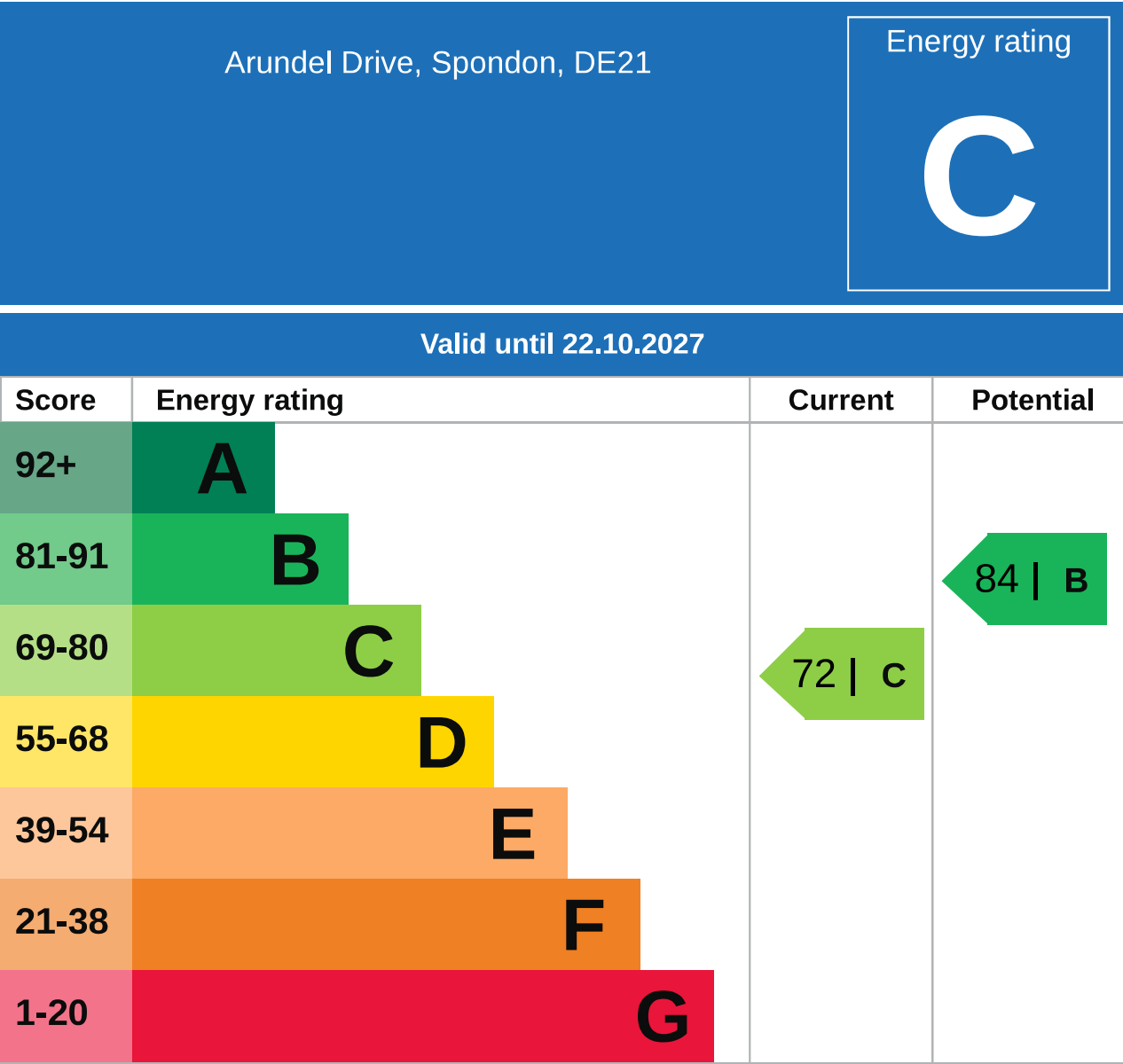
GIRAFFE360

Floor 1 Building 1

ARUNDEL DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
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 55% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 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

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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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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