See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



NOTTINGHAM ROAD, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Introduction
Our Comments

Useful Information:
> Deceptively Spacious, Well Maintained And Presented Detached Bungalow
> Set Back From Nottingham Road , No Upward Chain
> Ample Off Road Parking And Garage To The Rear Elevation
> EPC Rating D, Standard Construction
> Council Tax C, Freehold

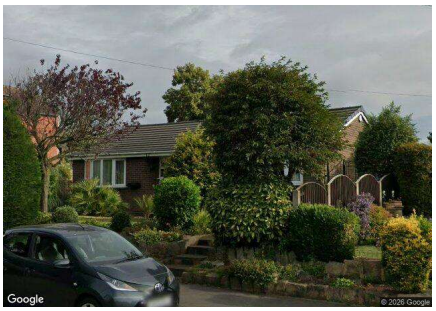
Property Description
An attractive, well-maintained and presented detached bungalow, set back from Nottingham Road and offered for sale with no upward chain. The well-proportioned accommodation includes a good-sized dual-aspect lounge/dining room, two generously sized bedrooms and a bathroom fitted with a four-piece suite. Externally, the property benefits from mature gardens to both the front and rear, together with ample off-road parking and a garage positioned to the rear. Viewing is highly recommended to fully appreciate the accommodation and setting on offer. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, 'L' shaped reception hallway, spacious through lounge/dining room, fitted kitchen, two good size bedrooms and bathroom with a four piece suite. Outside, as previously mentioned, the property is set back from Nottingham Road and has the benefit of mature gardens to both front and rear elevations. There is also the benefit of off road parking, garage and additional parking to the rear elevation and this is accessed from Borrowfield Road. Nottingham Road is well located for both Borrowash and Spondon respectively with its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

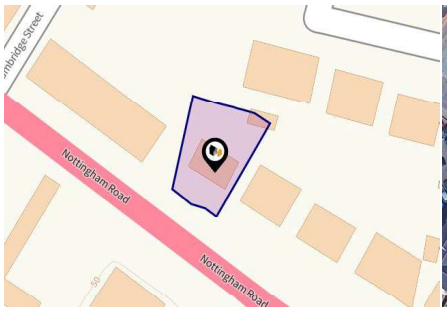
Room Measurements & Details
Entrance Porch: (4'5" x 2'5") 1.35 x 0.74
Entrance Hallway:
Living/Dining Room: (21'9" x 10'9") 6.63 x 3.28
Kitchen: (12'2" x 7'11") 3.71 x 2.41
WC: (5'4" x 2'9") 1.63 x 0.84
Bedroom One: (11'11" x 11'5") 3.63 x 3.48
Bedroom Two: (9'5" x 8'3") 2.87 x 2.51
Bathroom: (8'2" x 5'7") 2.49 x 1.70

Outside:
The property is set back from Nottingham Road and benefits from mature gardens to both front and rear elevations. The front garden is laid mainly to lawn with a range of mature shrubs and trees and gated access to the side elevation leads to the enclosed and mature rear garden which enjoys a degree of privacy having lawned, gravelled and paved areas together with courtesy door to the garage. There is the benefit of a Garage to the rear elevation which is accessed via Borrowfield Road and provides additional off road parking and double timber gates through to the garden and further parking.

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 sales, including trusts.

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	742 ft^2 / 69 m^2		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY123212		

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)

18 mb/s **80** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

Gallery
Photos

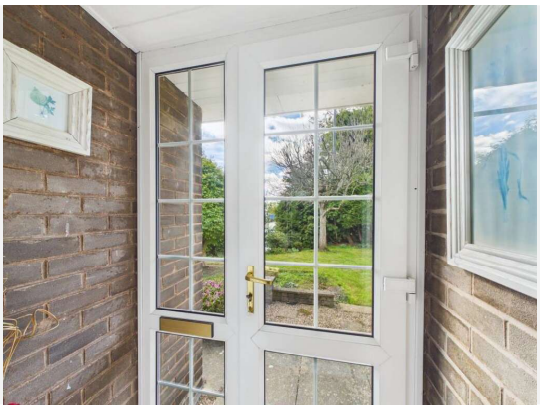








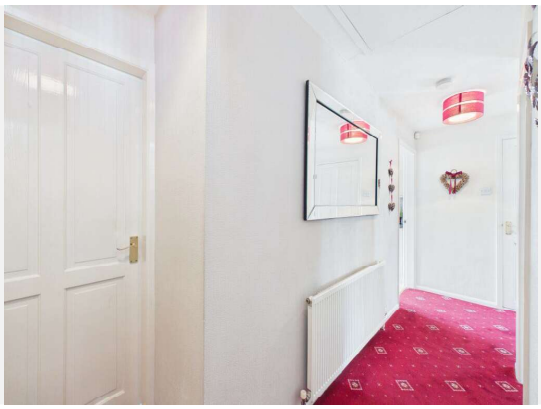








Gallery
Photos

















Gallery
Photos









Powered by sprift
Know any property instantly

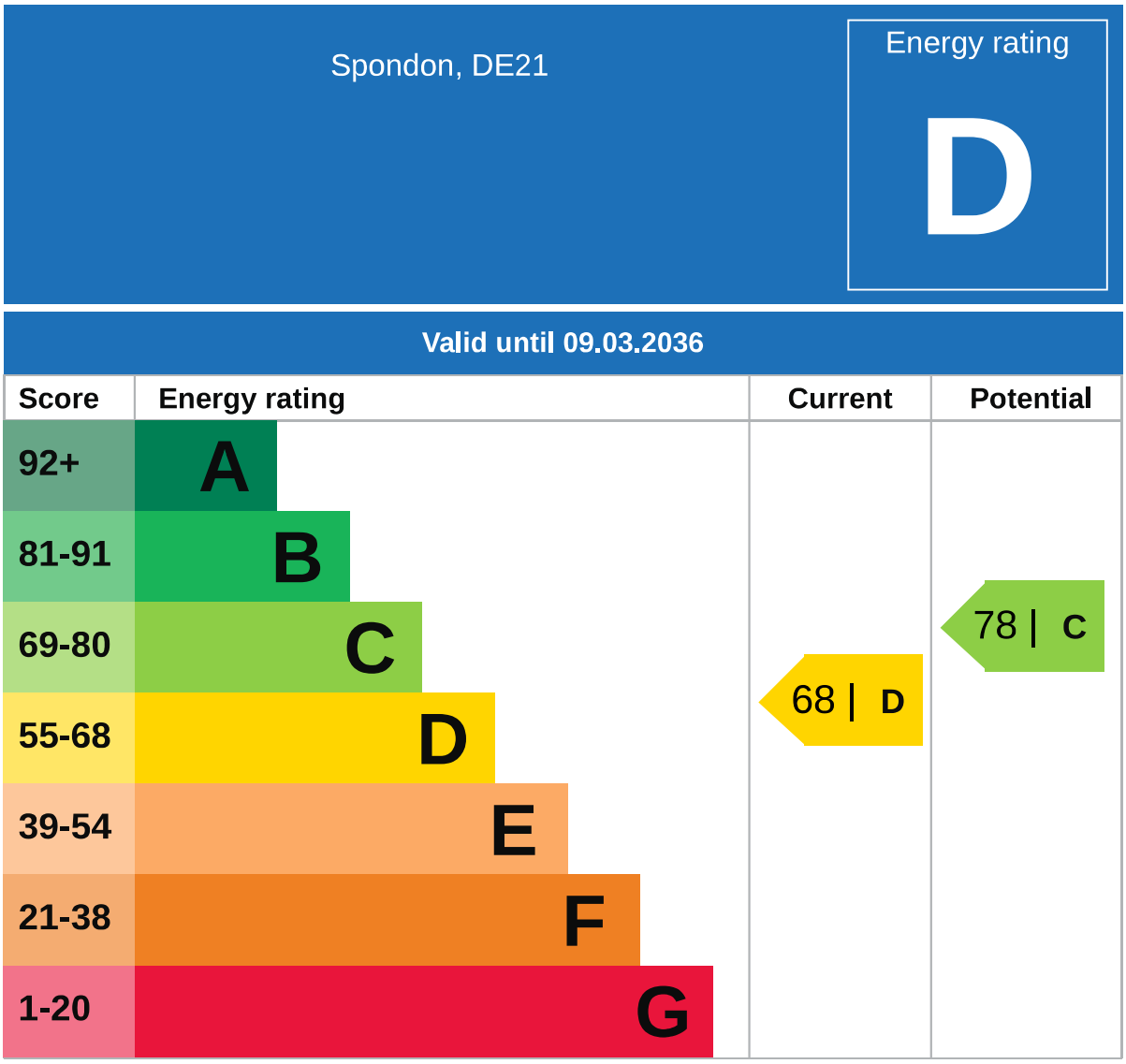
Gallery
Floorplan

NOTTINGHAM ROAD, SPONDON, DERBY, DE21



Powered by sprift
Know any property instantly

Property
EPC - Certificate



Powered by sprift

Property
EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	69 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

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.

Hannells
Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

/Hannells

/hannells

/hannellsestateagents

/company/hannells-estate-agents

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail