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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th November 2026



BORROWFIELD ROAD, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

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Introduction
Our Comments

Useful Information:
> Beautifully Presented And Largely Extended Three-Bedroom Home
> Deceptively Spacious Contemporary Accommodation
> Superbly Appointed Open Plan Living/Dining/Kitchen
> Early Viewing Absolutely Essential To Be Appreciated
> EPC Rating C, Standard Construction

Property Description

Located in the most sought-after area of Spondon, this most spacious and largely extended three double bedroom bungalow must be viewed internally to be fully appreciated. With a most generous open plan living/dining/kitchen space, high-quality modern fitted shower and landscaped enclosed gardens, along with ample driveway parking for several vehicles, it will make a truly special home. Beautifully presented and modernised throughout, the property benefits from uPVC double glazing and gas central heating and the accommodation in brief comprises: Stunning high quality fitted kitchen with breakfast bar and a range of stylish contemporary units and integrated appliances; open plan living area with central feature fireplace and log burner, doors opening to the rear decked seating area and opening through to the spacious dining area with feature lighting and French doors to the garden; spacious inner hallway; master double bedroom; two further well-proportioned double bedrooms and a modern and stylish fitted shower room with generous built in storage and double walk in shower. To the front of the property is a driveway providing ample off-road parking whilst to the rear is a beautifully landscaped garden with decked seating areas, artificial lawn, a range of mixed flower and shrubbery planters and most spacious garden room/store. Situated in the popular residential area of Spondon, Borrowfield Road is conveniently positioned for a range of local amenities, schools and transport links. Spondon village centre offers a variety of independent shops, cafés and everyday facilities, with larger supermarkets also available nearby.

Room Measurement & Details

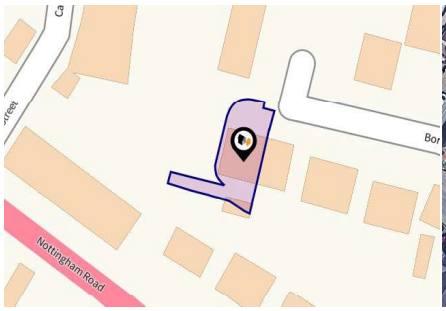
Door To:
Open Plan Living/Dining/Kitchen Space: (45'10" x 11'5") 13.97 x 3.48
Inner Hall: (12'5" x 5'2") 3.78 x 1.57
Bedroom One: (16'3" x 9'6") 4.95 x 2.90
Bedroom Two: (12'9" x 10'8") 3.89 x 3.25
Bedroom Three: (12'5" x 10'11") 3.78 x 3.33
Shower Room: (10'10" x 4'7") 3.30 x 1.40

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







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	645 ft^2 / 60 m^2		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY8503		

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 | **79** mb/s | **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***Borrowfield Road, Spondon, Derby, DE21***

Reference - 08/16/00982

Decision:	Decided
Date:	08th August 2016

Description:

Single Storey Side Extension To Dwelling (Porch, Dining Room And Enlargement Of Kitchen)

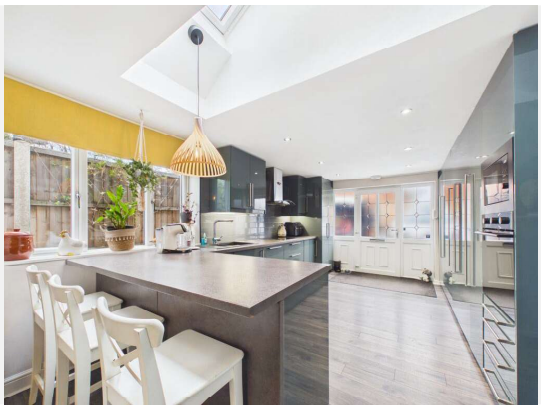
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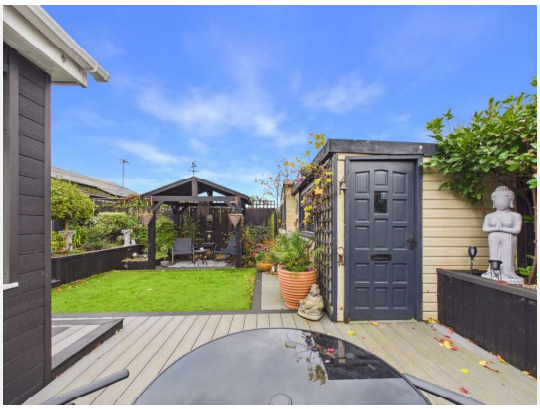
















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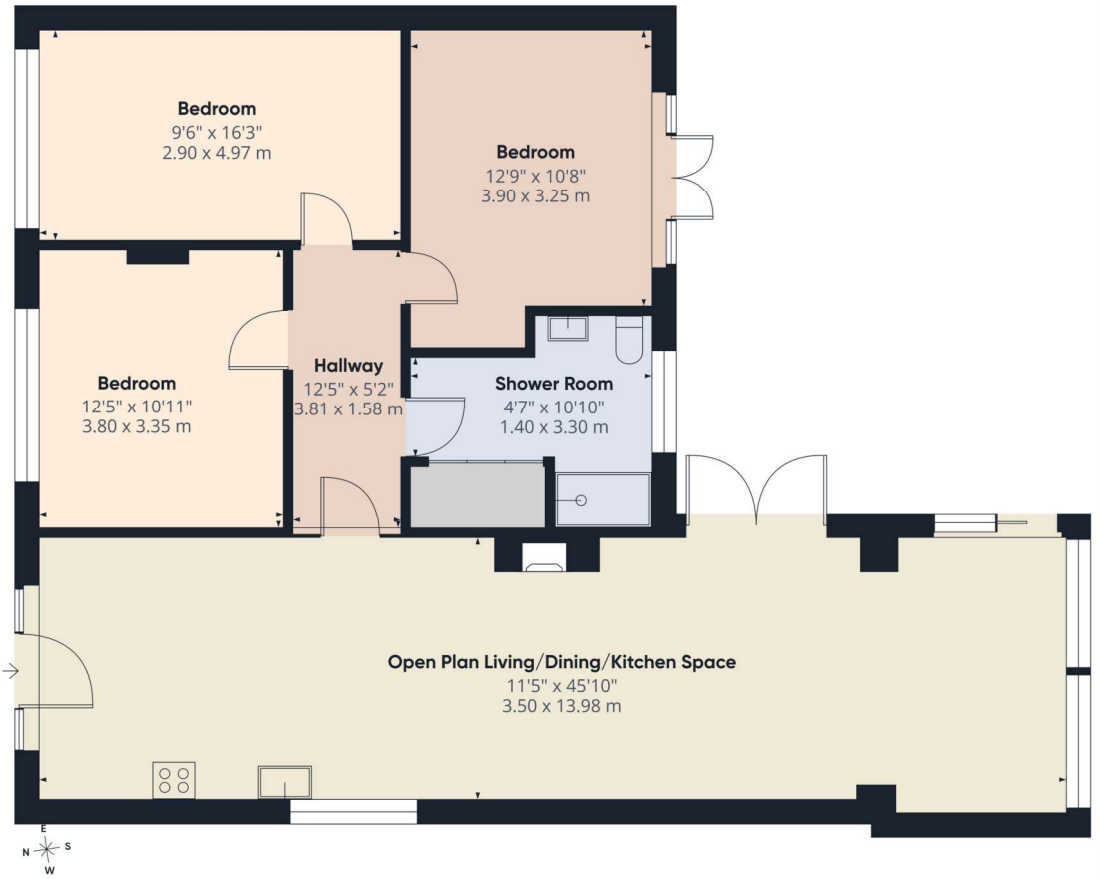
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Gallery
Floorplan

BORROWFIELD ROAD, SPONDON, DERBY, DE21



Approximate total area(1)

1146 ft²

106.4 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.

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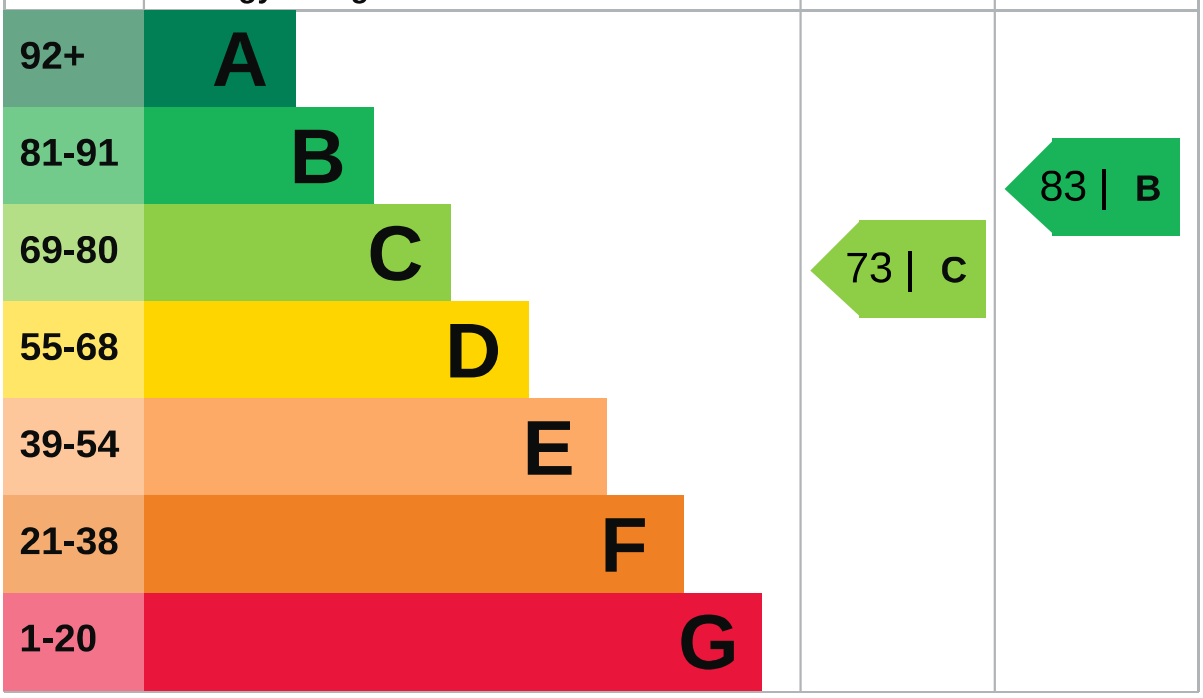
Property
EPC - Certificate

DERBY, DE21

Energy rating

C

Valid until 02.11.2036



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 225 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	115 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

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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.

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Hannells

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

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