See More Online

# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Thursday 29th October 2026**



## MARINA DRIVE, 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:
> Spacious Two-Bedroom Semi-Detached Home
> Extended To The Rear Elevation
> Two Reception Rooms/Optional Ground Floor Bedroom
> EPC Rating D, Standard Construction
> Council Tax Band B, Freehold

Property Description
Located in the popular and sought after area of Spondon, this spacious and well-presented two-bedroom Dorma bungalow offers a most generous open plan lounge/diner to the rear, separate versatile sitting/dining room with bay window, cloakroom with W.C and a modern fitted first floor shower room. With a neat garden space and ample driveway parking, it must be viewed! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature Herringbone pattern flooring; spacious lounge diner; separate dining/sitting room to the front with feature bay window; well-appointed fitted kitchen; cloakroom with W.C; first floor landing; two double first floor bedrooms and a modern fitted shower room with white suite. To the front of the property is a neat garden space with lawn and mixed flower and shrubbery beds alongside a driveway providing off-road parking and having gated access to the rear. To the rear is a neat garden space with patio, lawn and mixed flower and shrubbery beds. Situated in the popular residential area of Spondon, Marina Drive enjoys a convenient location within a well-established community, with a range of local amenities close at hand.
Room Measurement & Details
Entrance Hall:
Sitting Room: (10'10" x 9'10") 3.30 x 3.00
Lounge: (16'2" x 10'9") 4.93 x 3.28
Dining Area: (8'5" x 7'10") 2.57 x 2.39
Kitchen: (10'1" x 8'6") 3.07 x 2.59
Cloakroom With W.C: (5'4" x 2'9") 1.63 x 0.84
First Floor Landing:
Bedroom One: (14'0" x 9'10") 4.27 x 3.00
Bedroom Two: (11'6" x 10'8") 3.51 x 3.25
Shower Room: (7'1" x 6'0") 2.16 x 1.83

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.


Powered by sprift
Know any property instantly

# Property
# **Overview**










## Property

| | | | |
|---|---|---|---|
| **Type:** | Semi-Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 2 | | |
| **Floor Area:** | 957 $ft^2$ / 89 $m^2$ | | |
| **Plot Area:** | 0.05 acres | | |
| **Year Built :** | 1967-1975 | | |
| **Council Tax :** | Band B | | |
| **Annual Estimate:** | £1,794 | | |
| **Title Number:** | DY76406 | | |

## 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)

| 14 | 76 | 1800 |
|---|---|---|
| mb/s | mb/s | mb/s |

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

**Satellite/Fibre TV Availability:**



Powered by sprift
Know any property instantly

# Gallery
# **Photos**









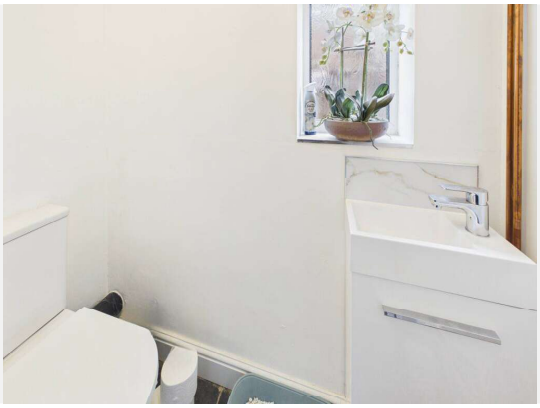




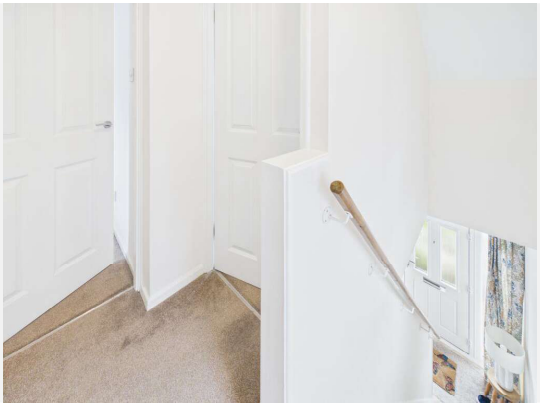




# Gallery
# **Photos**



















Powered by sprift
Know any property instantly

# Gallery
# **Photos**







Powered by sprift
Know any property instantly

Gallery
**Floorplan**

# MARINA DRIVE, SPONDON, DERBY, DE21

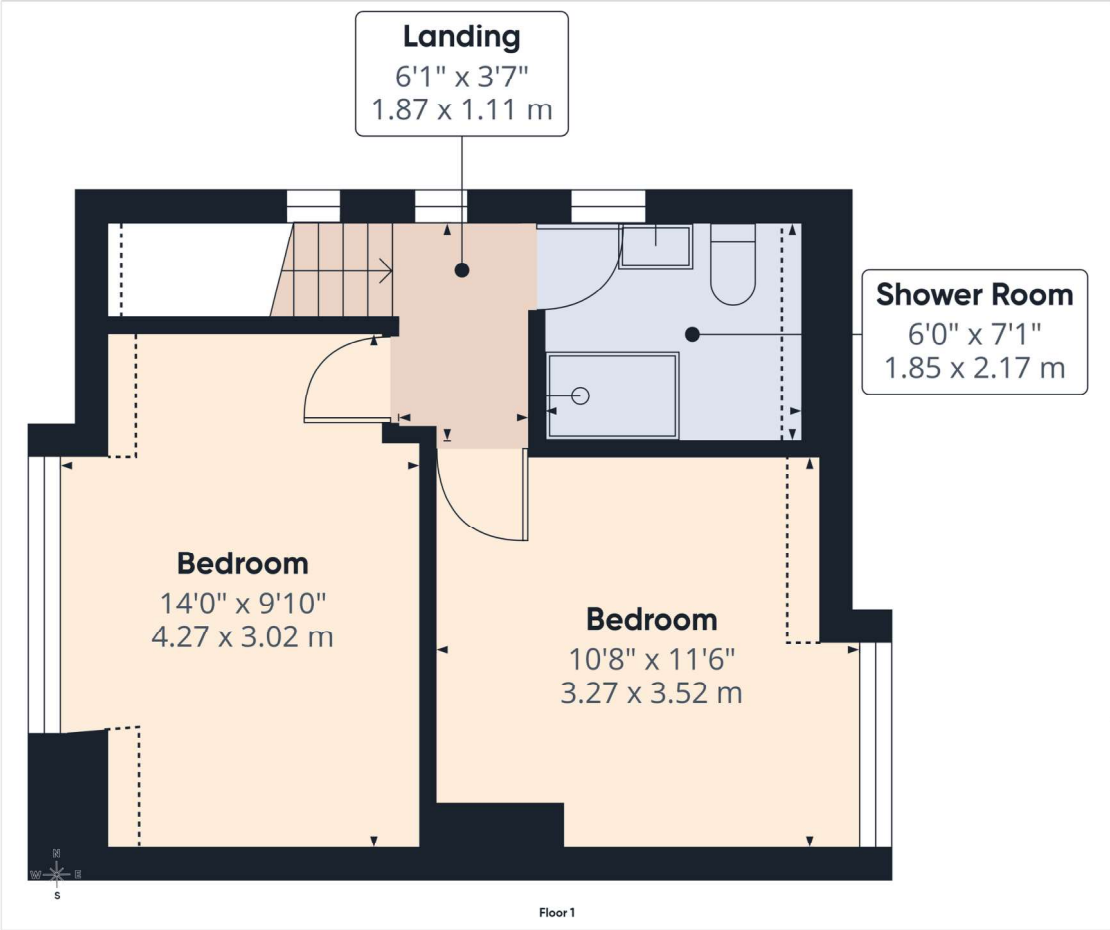





Powered by sprift
Know any property instantly

Gallery
**Floorplan**

# MARINA DRIVE, SPONDON, DERBY, DE21






Powered by sprift
Know any property instantly

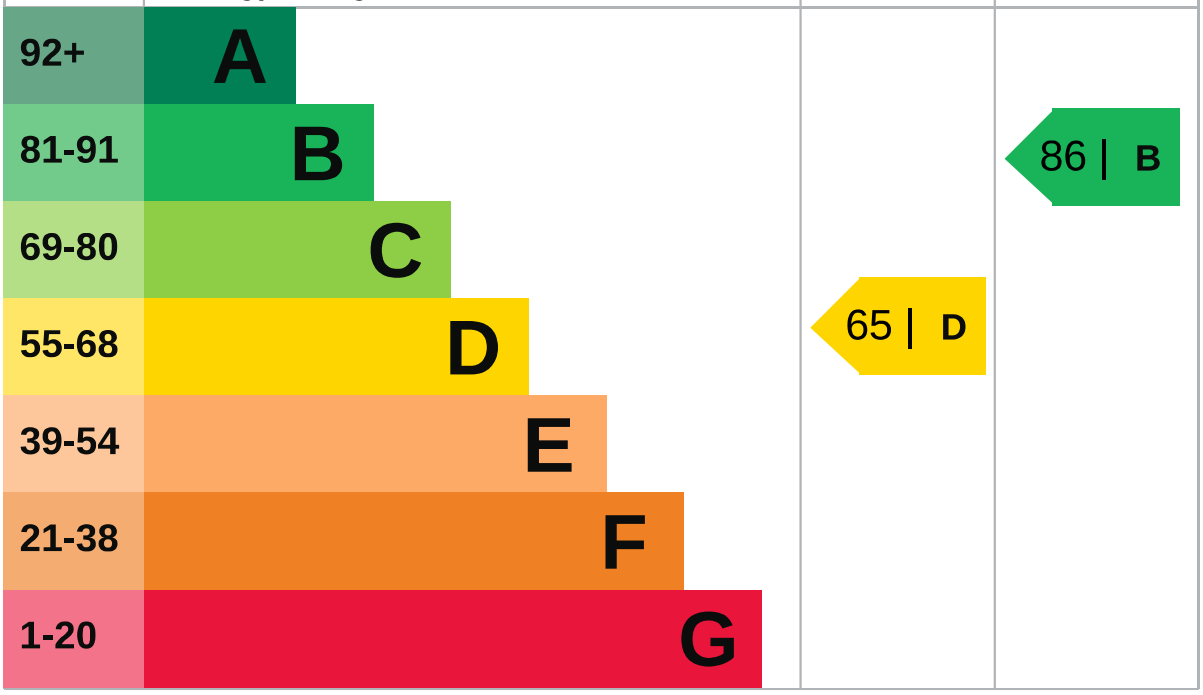
Property
# EPC - Certificate

Marina Drive, Spondon, DE21

Energy rating

D

**Valid until 20.05.2029**






Powered by sprift

Property

# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Bungalow |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Glazing Type:** | Double glazing installed during or after 2002 |
| **Previous Extension:** | 1 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, filled cavity |
| **Walls Energy:** | Average |
| **Roof:** | Roof room(s), ceiling insulated |
| **Roof Energy:** | Poor |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Programmer, TRVs and bypass |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in 50% of fixed outlets |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 89 $m^2$ |

## 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