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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



CROFT CLOSE, SPONDON, DERBY, DE21

Hannells

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Useful Information:

- > Well-Appointed And Presented Detached Family Home
- > Extended To Rear Elevation
- > Popular Cul-De-Sac Location With The Property Being Set Back With Ample Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An early viewing is highly recommended of this well-presented and maintained detached home, set back within this popular cul-de-sac. The property has been extended to the rear, creating a spacious dual-aspect living/dining/snug/study area. Further accommodation includes a refitted kitchen with integrated appliances, ample off-road parking and garage. Externally, the property benefits from a pleasant rear garden, providing an attractive and private outdoor space. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, spacious and extended dual aspect living/dining area/study/snug together with a refitted kitchen with integrated appliances. To the first floor the landing provides access to three bedrooms and shower room with a three piece suite. Outside, as previously mentioned the property is set back from Croft Close and has a driveway providing off-road parking for a number of vehicles. There is also a lawned garden area. To the side of the property is a covered area and this leads to a garage with up and over door. To the rear is an enclosed and pleasant garden which enjoys a degree of privacy.

Room Measurement & Details

Hallway: (11'7" x 5'11") 3.53 x 1.80

Living Area: (13'2" x 10'4") 4.01 x 3.15

Dining/Study/Snug Area: (16'10" x 8'3") 5.13 x 2.51

Kitchen: (8'4" x 8'3") 2.54 x 2.51

Landing: (7'11" x 6'4") 2.41 x 1.93

Bedroom: (10'10" x 10'4") 3.30 x 3.15

Bedroom: (10'8" x 10'0") 3.25 x 3.05

Bedroom: (7'9" x 5'10") 2.36 x 1.78

Shower Room: (6'4" x 5'6") 1.93 x 1.68

Garage: (15'11" x 8'0") 4.85 x 2.44

Outside: The property is set back from Croft Close and has the benefit of a block paved driveway providing off road parking for a number of vehicles. There is also a lawned garden to the front elevation. There is gated access to the side elevation with access to the garage with up and over door. There is a pleasant rear garden which enjoys a degree of privacy and arranged for ease of maintenance, artificial lawned area, coloured slate and fenced boundaries. Cold water tap.

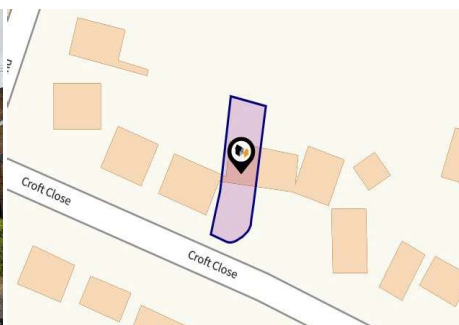
Buyer Information:

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.

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY82321

Tenure: Freehold

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)

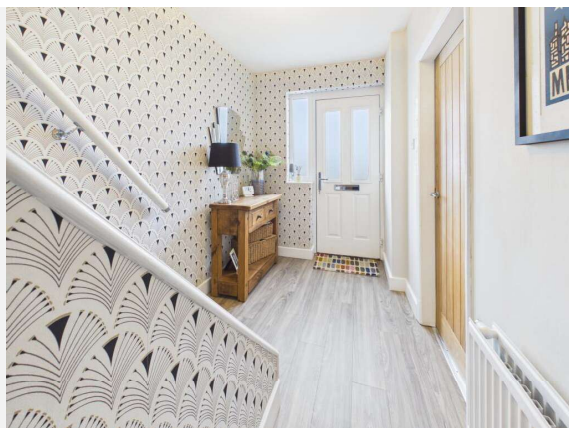
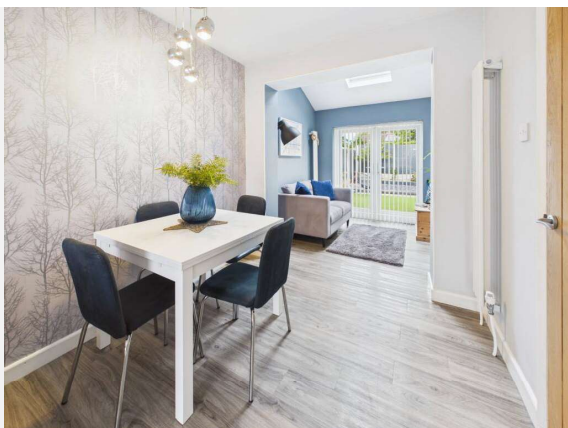
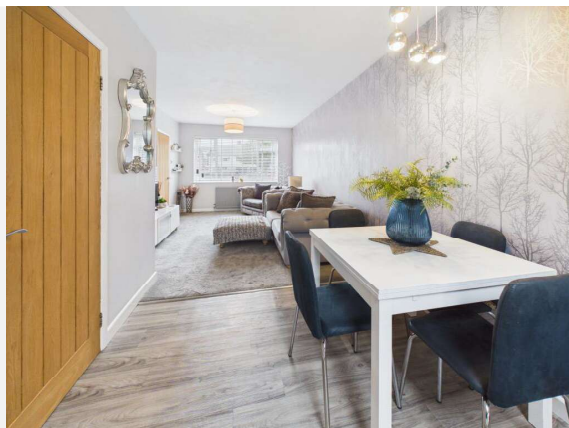
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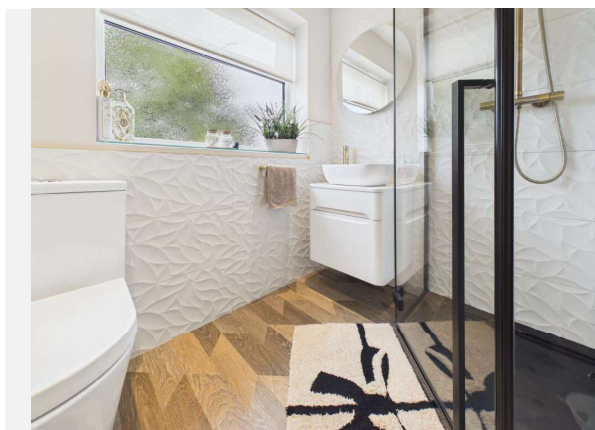
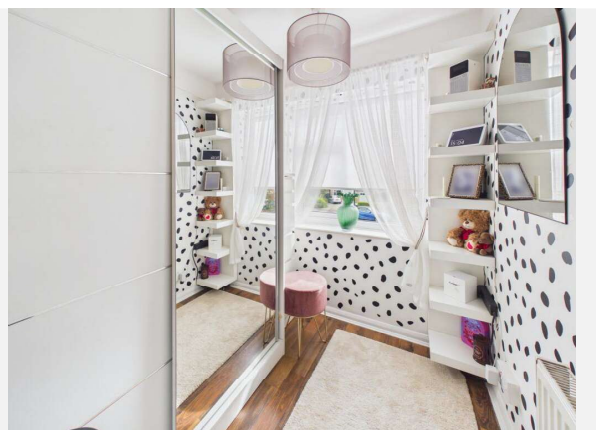
Mobile Coverage:
(based on calls indoors)

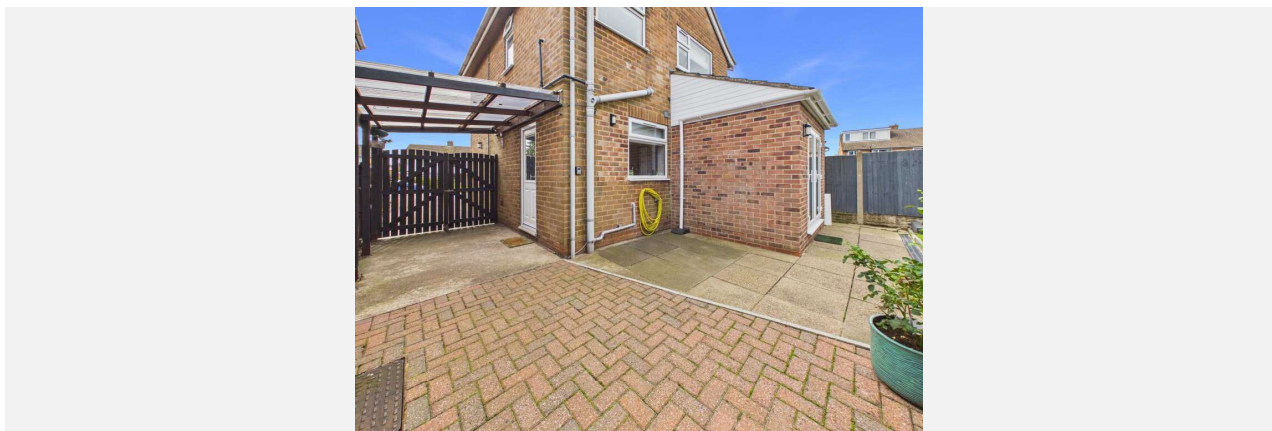


Satellite/Fibre TV Availability:

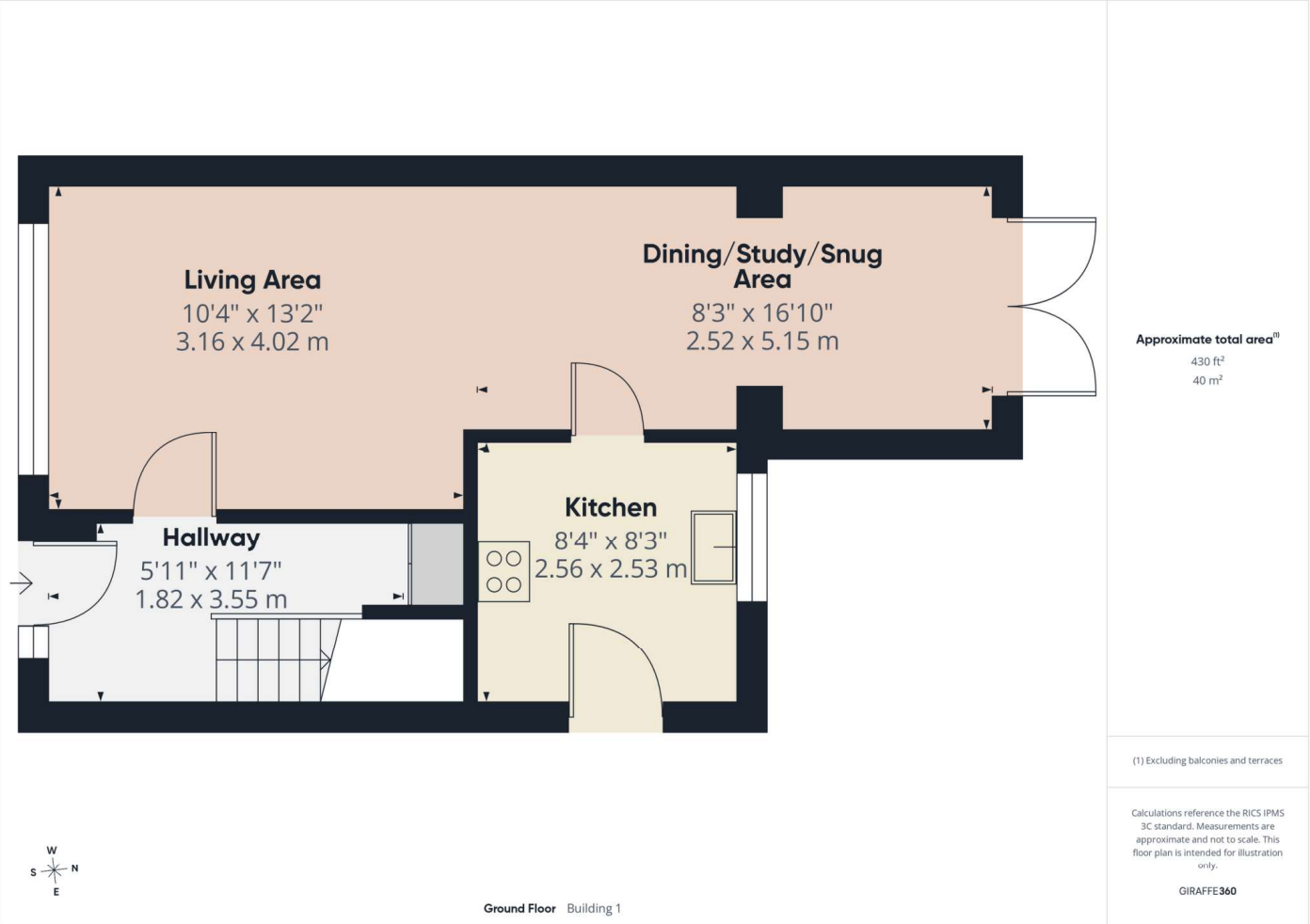




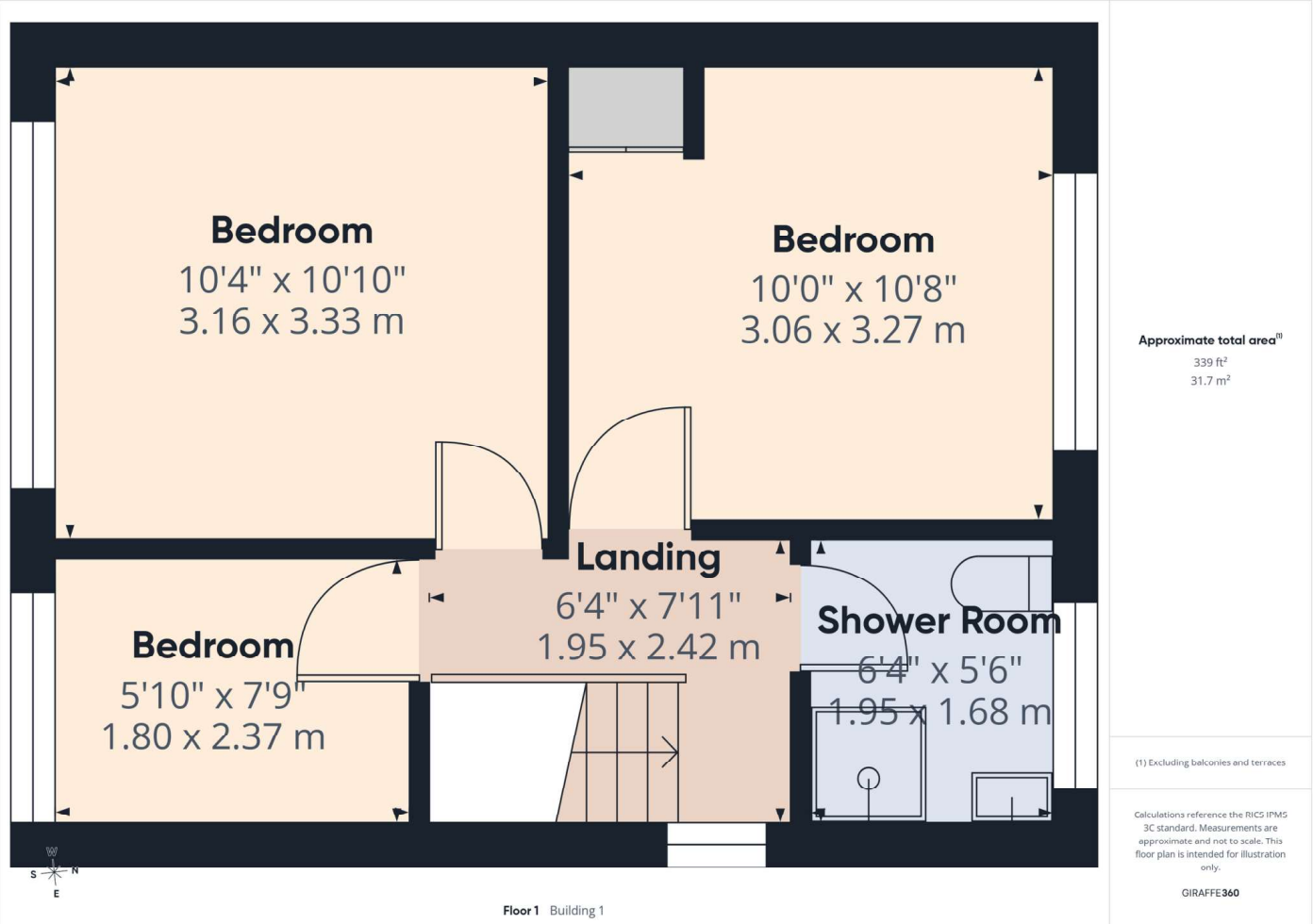




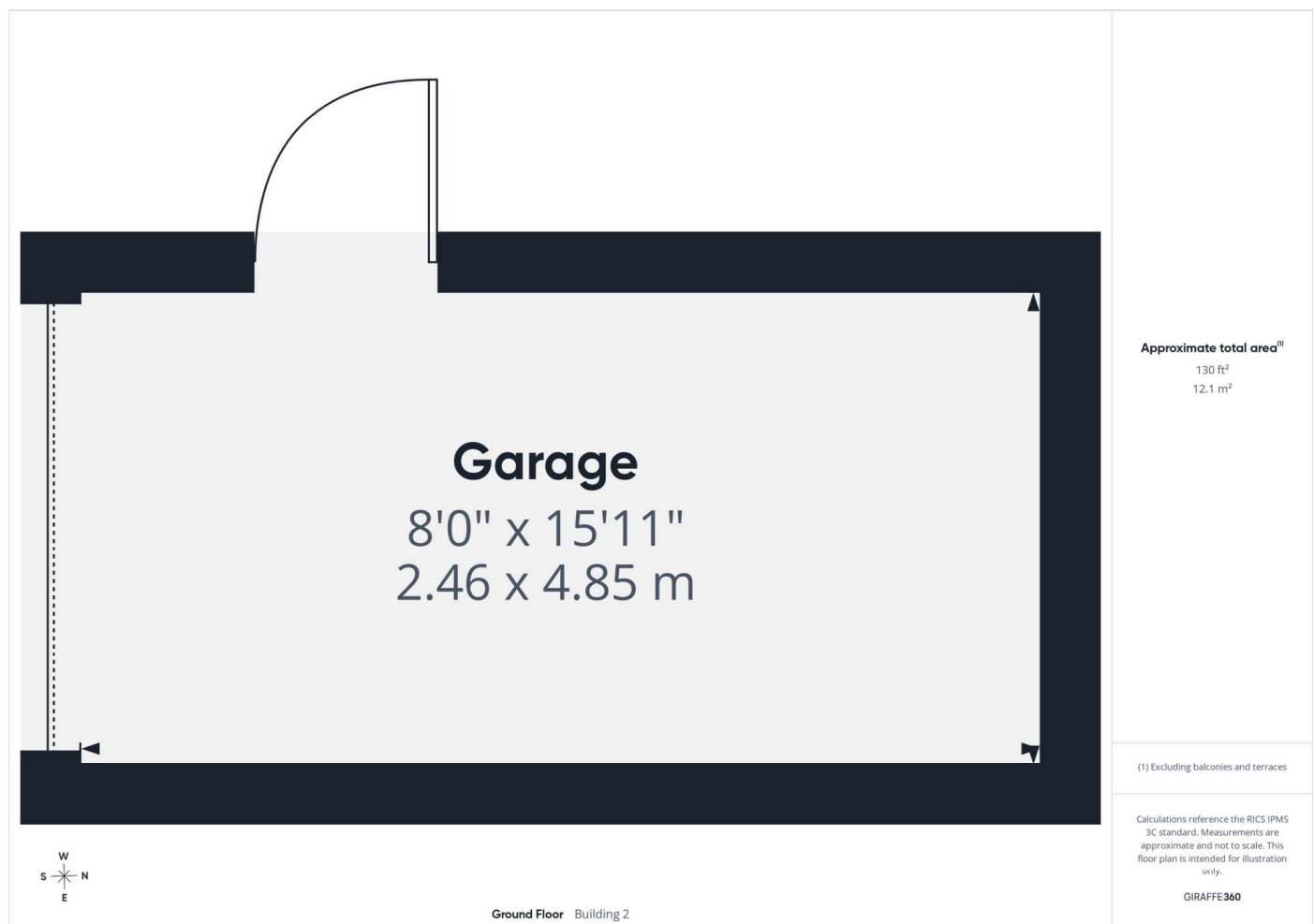
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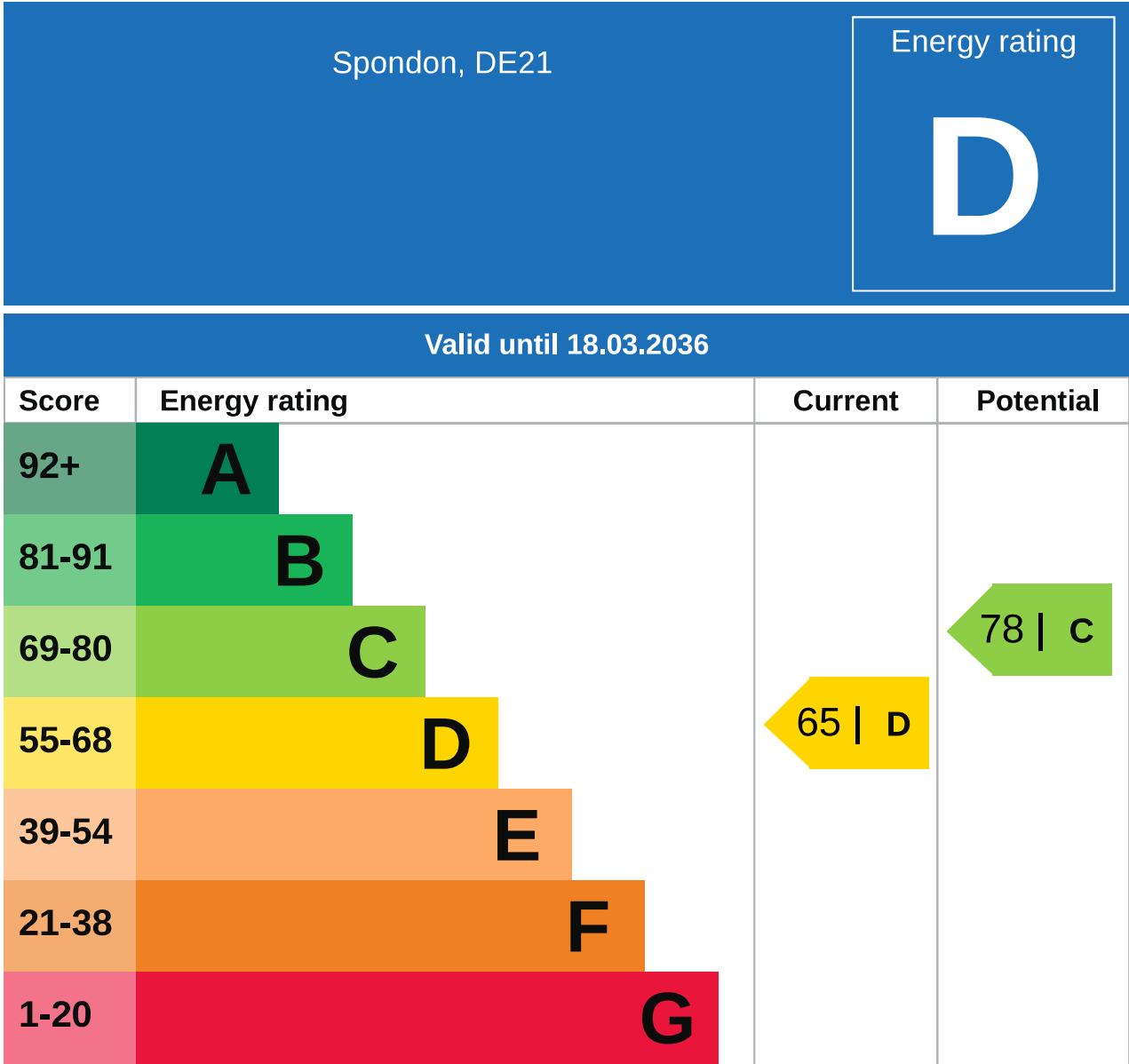
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Property EPC - Certificate



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
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 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.

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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

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