

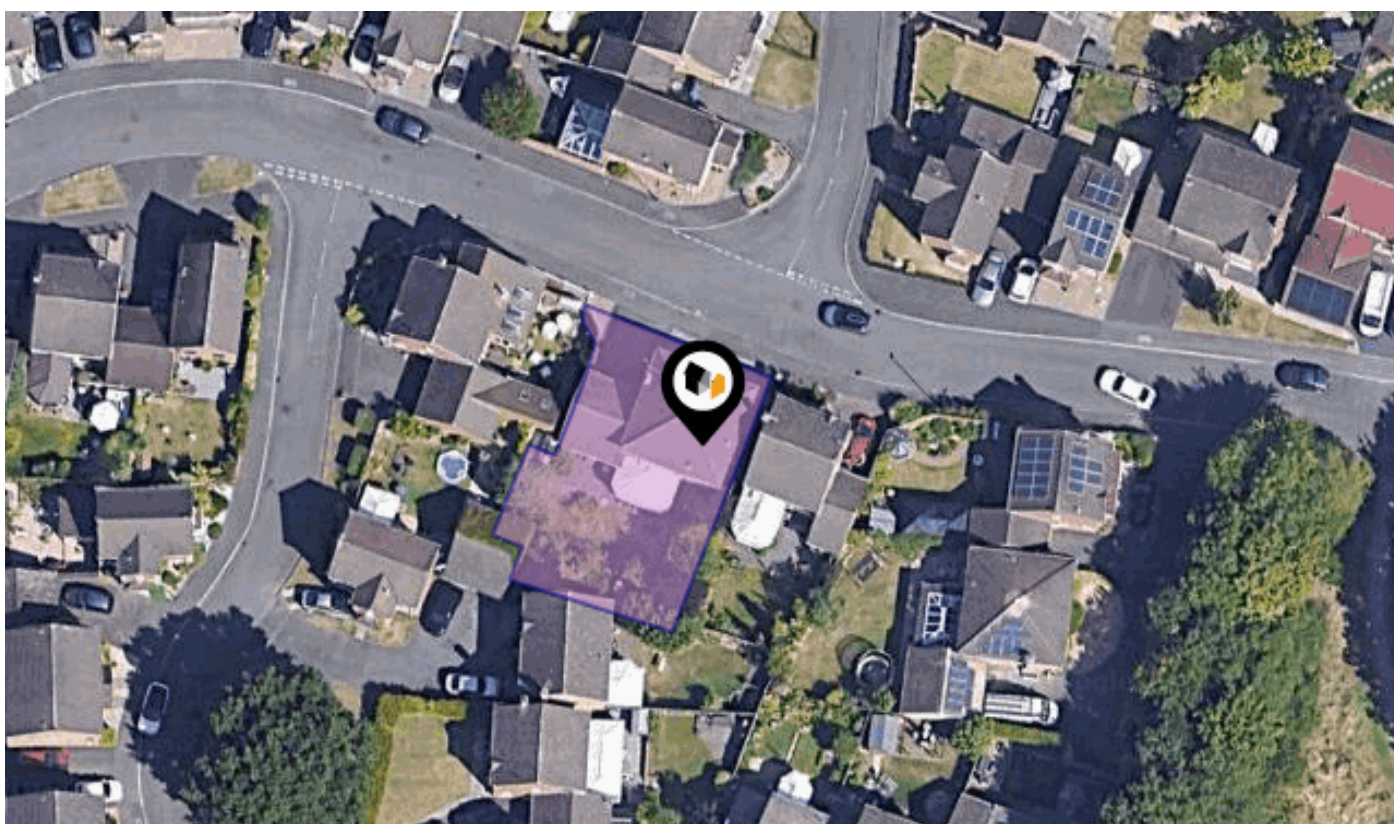


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th October 2023



GILDERDALE WAY, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Key Features:

- > Spacious And Well-Presented Detached Family Home
- > Early Viewing Recommended, No Upward Chain
- > Double Width Driveway And Detached Double Garage
- > EPC Rating C
- > Council Tax Band E, Freehold

Property Description:

**** PREMIER PROPERTY **** A spacious double-fronted detached home ideal for a growing family and located in the sought after area of Oakwood. The property benefits from a detached double garage, private and enclosed rear garden and is offered for sale with no upward chain.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and a security alarm system together with neutral decor and in brief comprises:- reception hallway with a storage cupboard, cloakroom/WC, study, fitted breakfast kitchen, utility room and spacious lounge which opens through to a dining kitchen. There is also the benefit of a good size conservatory. To the first floor are four bedrooms, master bedroomed having fitted furniture/wardrobes and en-suite shower room and there is a modern fitted family bathroom.

The front garden is arranged for ease of maintenance and incorporates a double width driveway providing access to a detached double garage. There is an enclosed garden to the rear which enjoys a degree of privacy.

Room Measurements & Details:

Reception Hallway: 15' 7" x 6' 0" (4.75m x 1.83m)

Cloaks/WC: 3' 2" x 7' 7" (0.96m x 2.31m)

Study: 5' 10" x 8' 7" (1.78m x 2.61m)

Lounge: 14' 6" x 10' 8" (4.42m x 3.25m)

Dining Room: 10' 4" x 10' 7" (3.15m x 3.22m)

Conservatory: 9' 10" x 14' 7" (2.99m x 4.44m)

Breakfast Kitchen: 8' 11" x 14' 1" (2.72m x 4.29m)

Utility Room: 5' 8" x 7' 6" (1.73m x 2.28m)

First Floor Landing: 8' 9" x 9' 7" (2.66m x 2.92m)

Bedroom One: 9' 10" x 12' 1" (2.99m x 3.68m)

Bedroom Two: 12' 1" x 10' 11" (3.68m x 3.32m)

Bedroom Three: 10' 9" x 7' 8" (3.27m x 2.34m)

Bedroom Four: 9' 1" x 7' 5" (2.77m x 2.26m)

Bathroom: 6' 1" x 7' 4" (1.85m x 2.23m)

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,237 ft ² / 115 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,335		
Title Number:	DY283039		
UPRN:	100030316846		

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)

2 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos







Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

C

Valid until 18.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

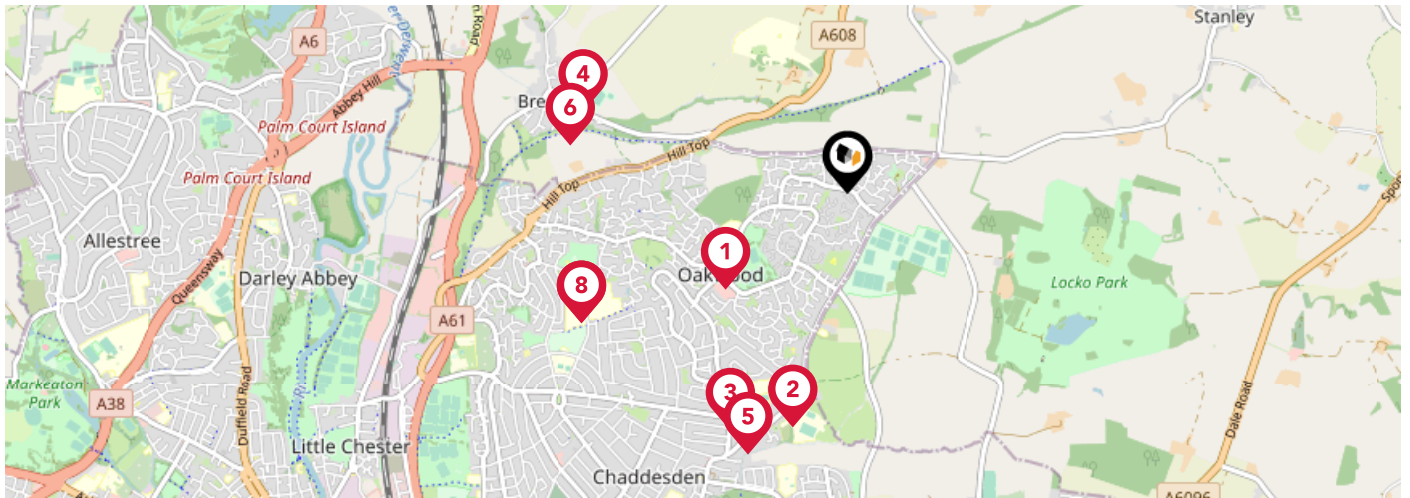
Property

EPC - Additional Data

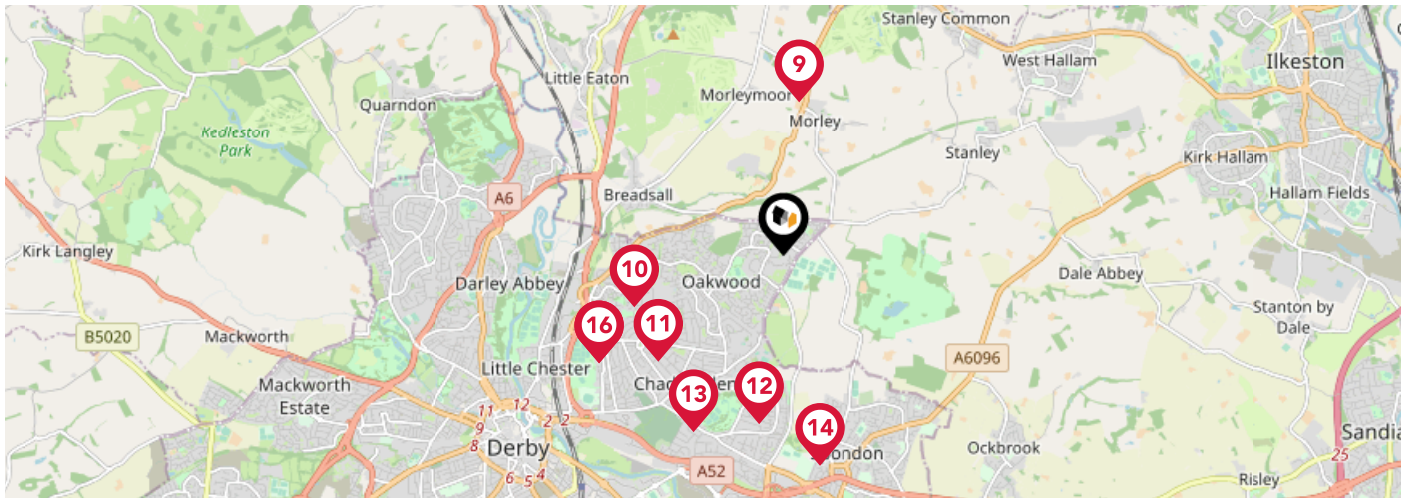


Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 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 and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	115 m ²

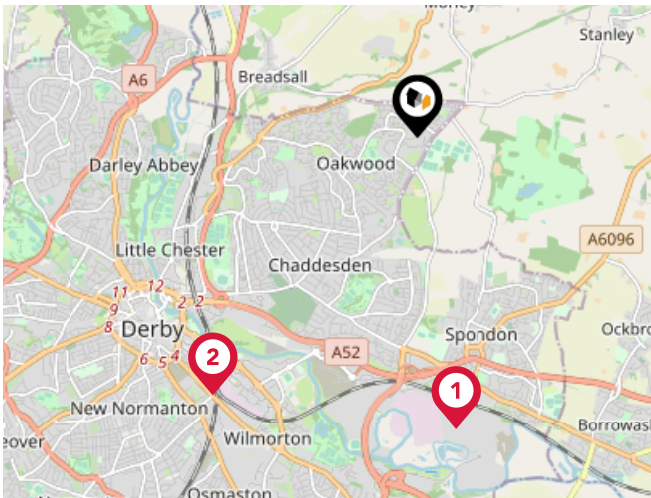


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tuition Services Co Brookside School Ofsted Rating: Not Rated Pupils:0 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



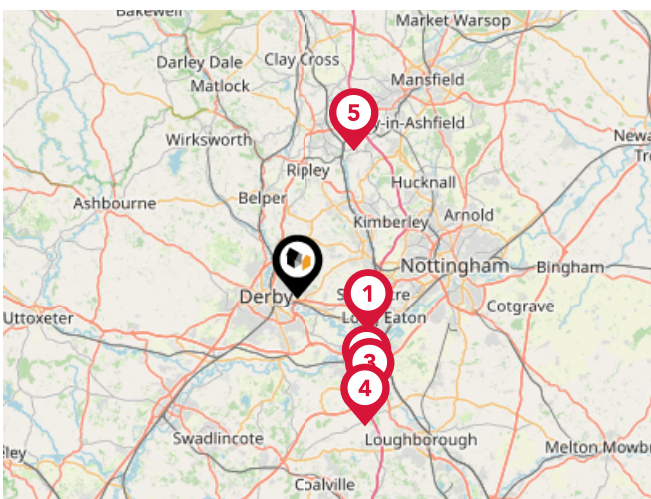
		Nursery	Primary	Secondary	College	Private
	Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.62 miles
2	Derby Rail Station	2.95 miles
3	Duffield Rail Station	3.86 miles



Trunk Roads/Motorways

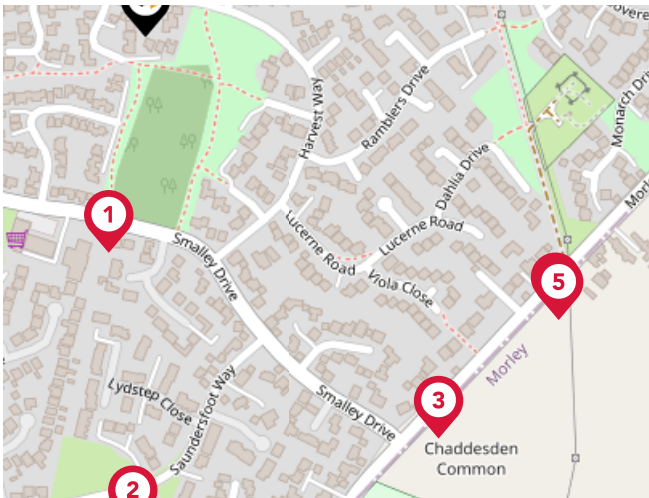
Pin	Name	Distance
1	M1 J25	5.52 miles
2	M1 J24A	8.06 miles
3	M1 J24	8.98 miles
4	M1 J23A	10.26 miles
5	M1 J28	11.22 miles



Airports/Helipads

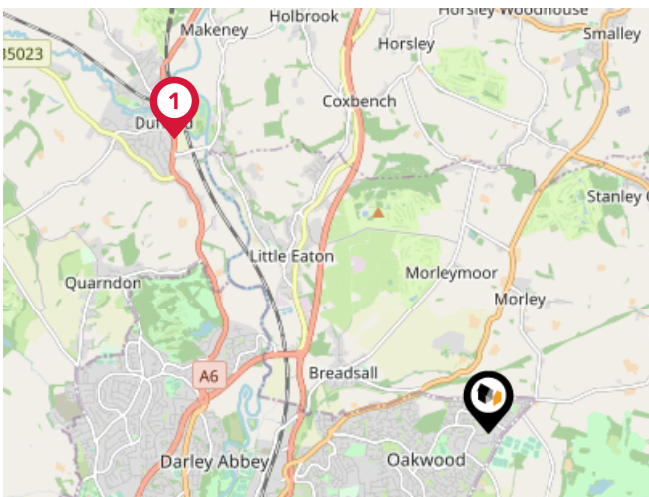
Pin	Name	Distance
1	East Midlands Airport	9.28 miles
2	Sheffield City Airport	30.87 miles
3	Coventry Airport	40.32 miles
4	Birmingham International Airport	36.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hallgate Close	0.12 miles
2	Saundersfoot Way	0.28 miles
3	Smalley Drive End	0.28 miles
4	Morley Road	0.28 miles
5	Morley Road	0.28 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.85 miles
2	Toton Lane Tram Stop	6.89 miles
3	Inham Road Tram Stop	7.3 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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.



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.



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