

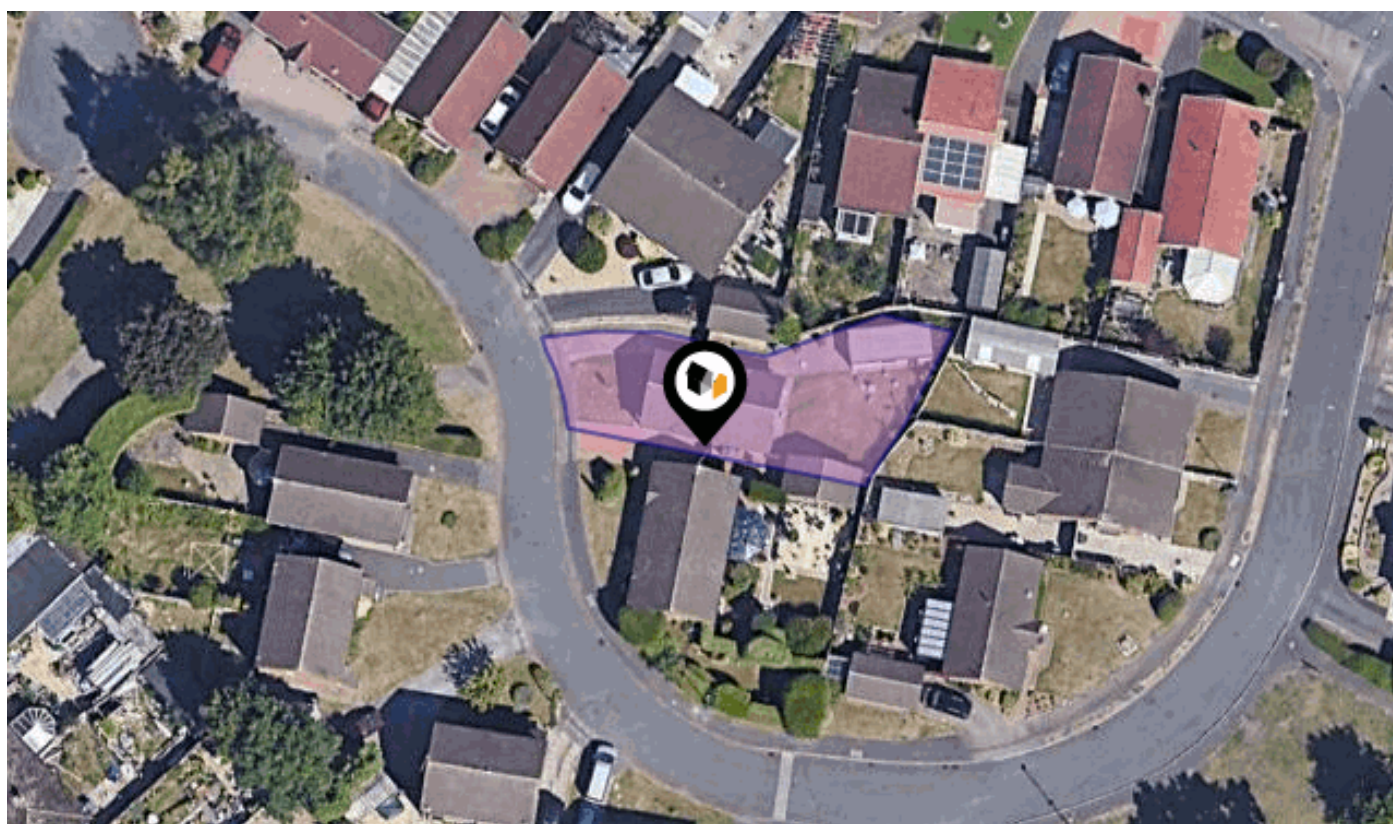


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th December 2023



SANTOLINA DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Key Features:

- > Well Presented And Extended Detached Family Home
- > Three Bedrooms
- > Lounge, Dining Room & Dining Kitchen
- > EPC Rating D
- > Council Tax Band C, Freehold

Property Description

A modern, well-maintained and well proportioned detached house having been extended to the rear elevation and set within an established cul-de-sac. The property benefits from gas fired central heating, UPVC double glazing and would be ideal for the growing family. Offered with no upward chain with viewing highly recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprising:- reception hallway, cloakroom/WC, lounge with opening through to a dining room and fitted dining kitchen both with French doors providing access to the rear garden. To the first floor the landing leads to three bedrooms and family shower room with three piece suite. The property is set back from Attlebridge Close within a cul-de-sac and benefits from a tarmac frontage providing off road parking. There is an enclosed rear garden being mainly laid to lawn with paved patio area.

Attlebridge Close is well situated for local schools, shops and transport links together with excellent access for Derby City Centre and major road links for the A38 and A50 respectively.

Room Measurement & Details

Hallway:

Cloaks/WC:

Lounge: 13.58 x 12.83

Dining Room: 3.15 x 2.36

Dining Kitchen: 3.61 x 4.95

Bedroom One: 2.74 x 2.74

Bedroom Two: 3.66 x 2.44

Bedroom Three: 2.39 x 2.29

Shower Room: 2.13 x 1.96

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£331
Bedrooms:	2	Tenure:	Freehold
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,486		
Title Number:	DY161566		
UPRN:	100030355133		

Local Area

Local Authority:	Derby City
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	98 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

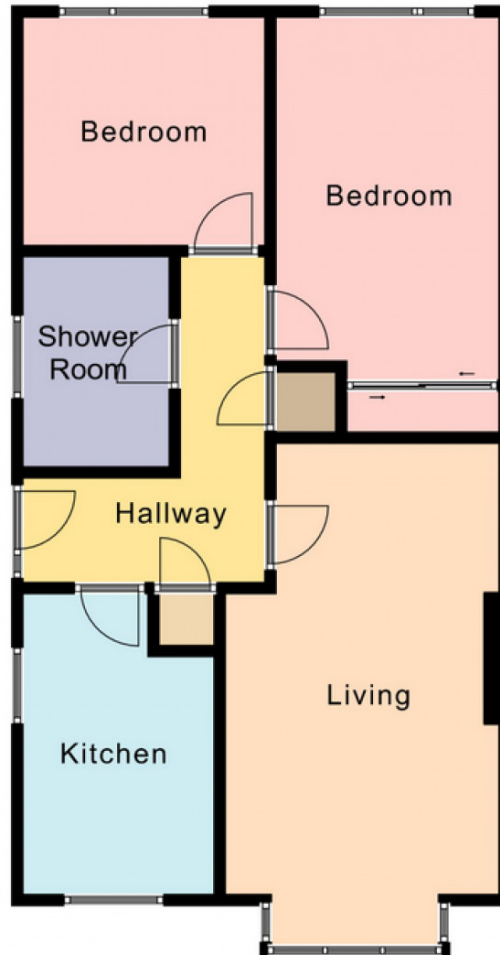




Gallery Photos



SANTOLINA DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 26.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

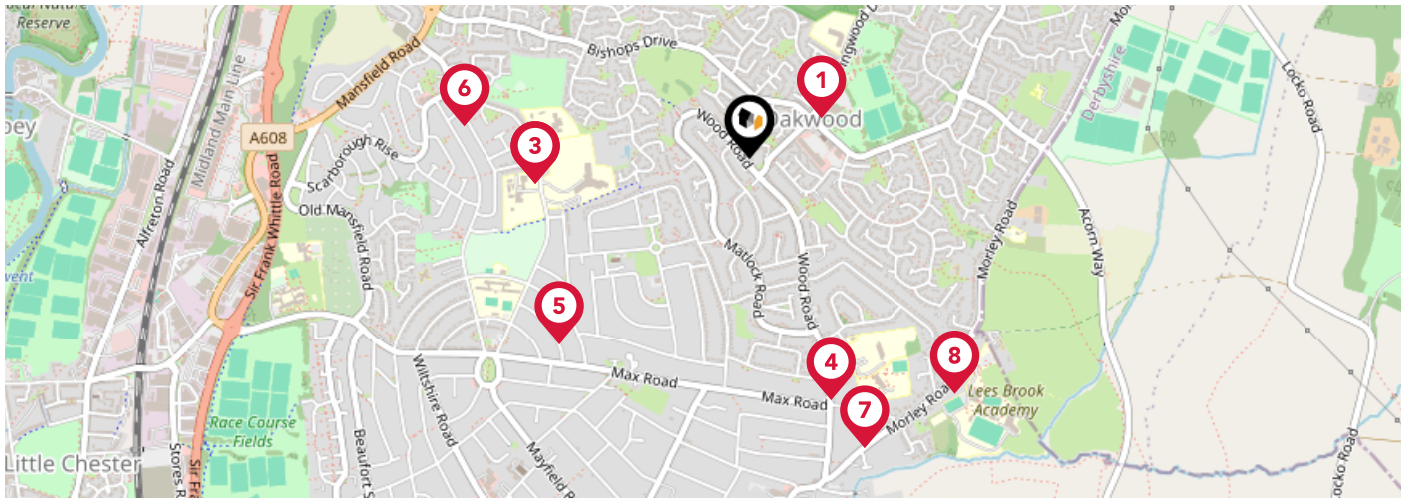
EPC - Additional Data



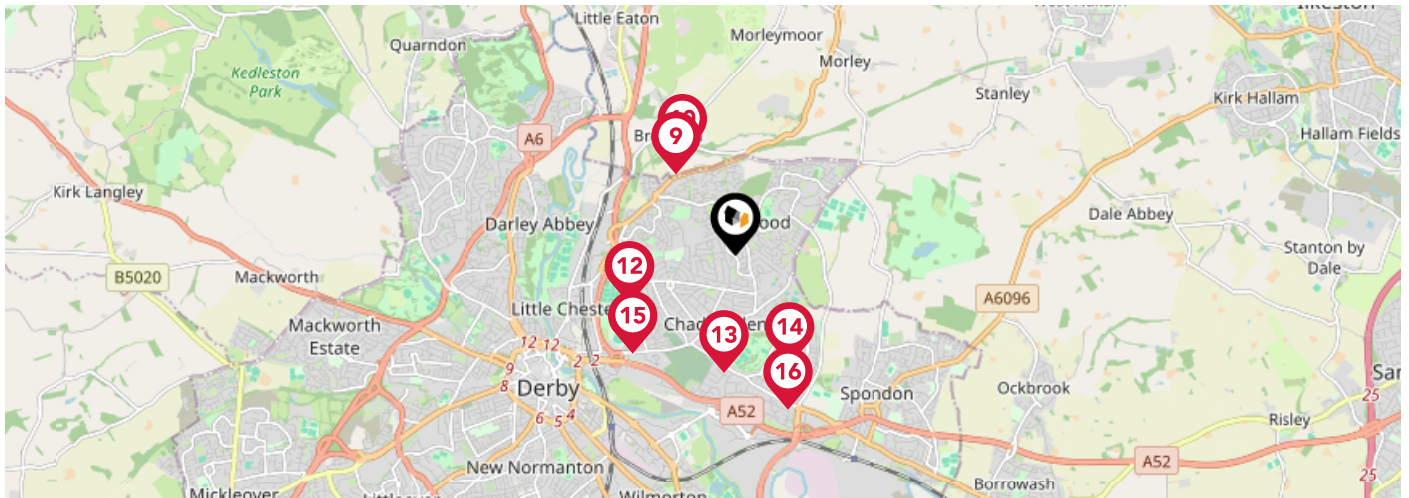
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 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:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	56 m ²

Area Schools

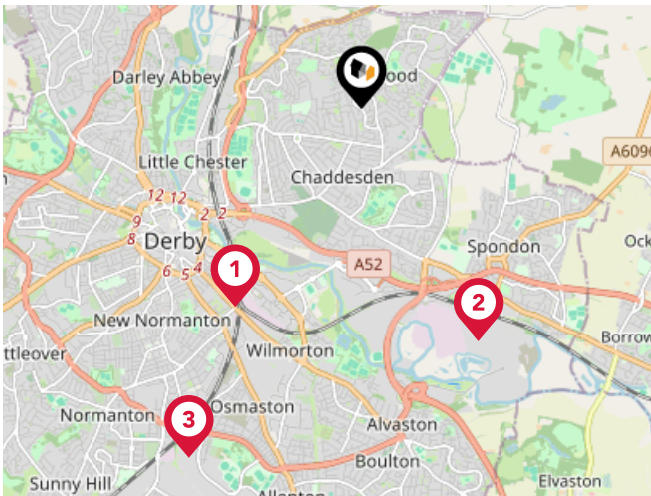


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



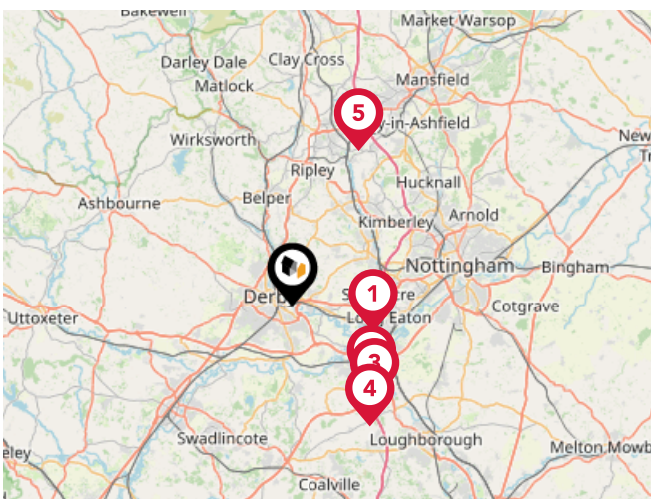
	Nursery	Primary	Secondary	College	Private
<p>9 Tuition Services Co Brookside School Ofsted Rating: Not Rated Pupils:0 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



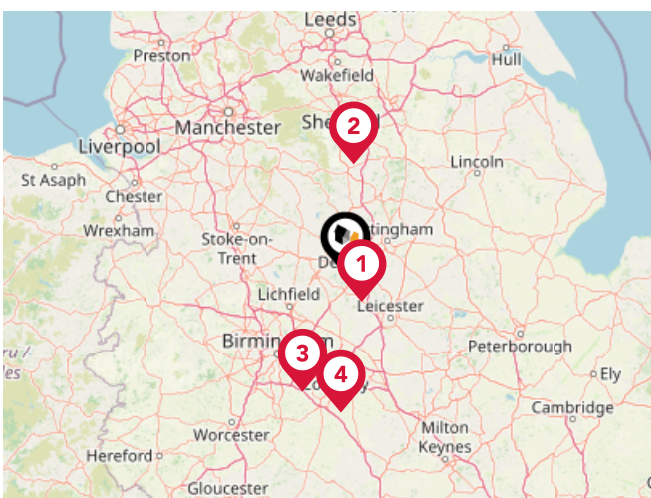
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.11 miles
2	Spondon Rail Station	2.33 miles
3	Peartree Rail Station	3.49 miles



Trunk Roads/Motorways

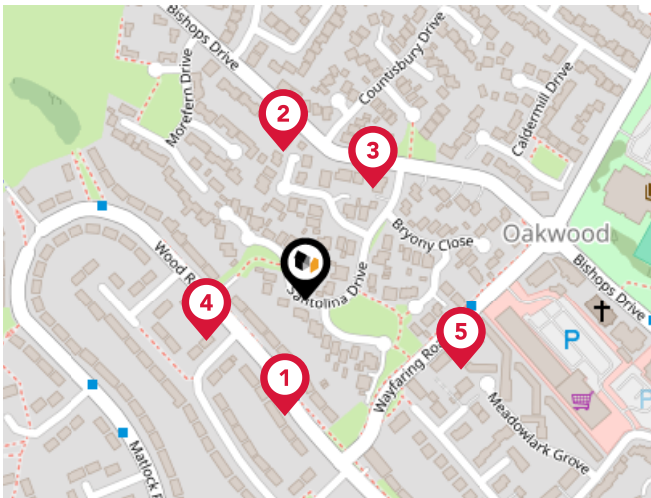
Pin	Name	Distance
1	M1 J25	5.98 miles
2	M1 J24A	8.13 miles
3	M1 J24	9 miles
4	M1 J23A	10.16 miles
5	M1 J28	11.97 miles



Airports/Helipads

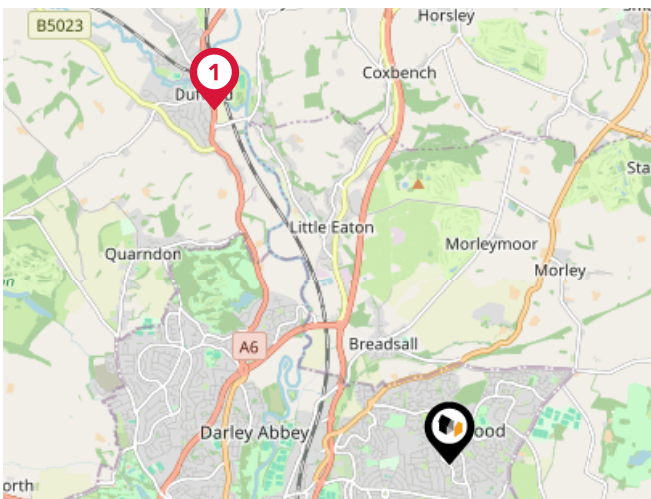
Pin	Name	Distance
1	East Midlands Airport	9.13 miles
2	Sheffield City Airport	31.44 miles
3	Birmingham International Airport	36.03 miles
4	Coventry Airport	39.77 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fernilee Gardens	0.06 miles
2	Santolina Drive	0.08 miles
3	Santolina Drive	0.07 miles
4	Fernilee Gardens	0.06 miles
5	Wayfaring Road	0.1 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.8 miles
2	Toton Lane Tram Stop	7.43 miles
3	Inham Road Tram Stop	7.86 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

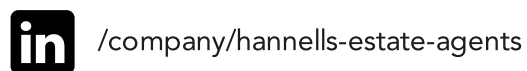
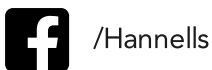


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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