

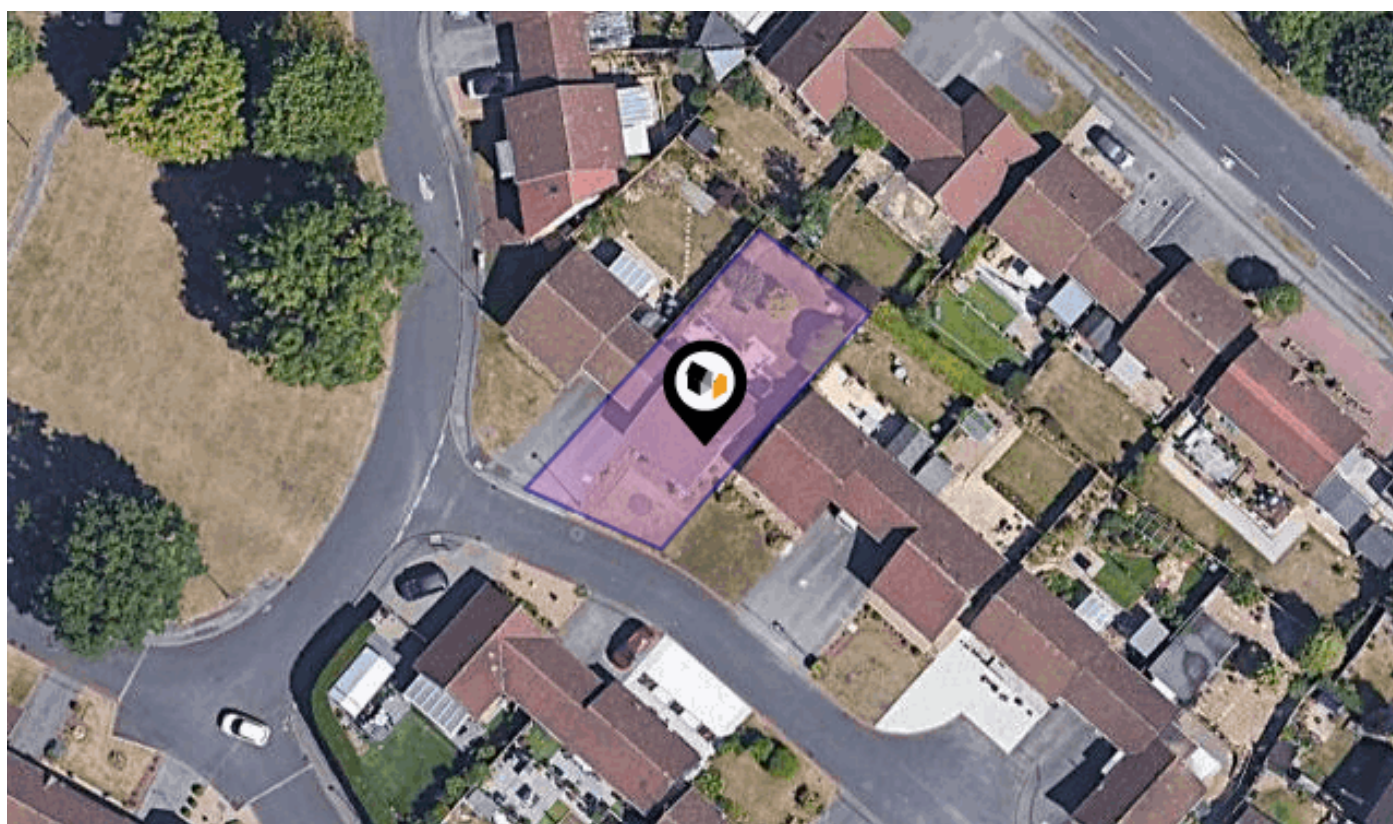


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28<sup>th</sup> December 2023



## RUTHERFORD RISE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Key Features:

- > Well Maintained And Presented Link Detached Bungalow
- > No Upward Chain, Early Viewing Recommended
- > EPC Rating D
- > Council Tax Band B, Freehold
- > 'L' Shaped Reception Hall, Through Lounge/Diner

### Property Description

An attractive and well-presented detached bungalow occupying a pleasant and established cul-de-sac location. The property is available with no upward chain and viewing is recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- 'L' shaped reception hallway, fitted kitchen, lounge, two bedrooms (second bedroom currently used as a dining room) and a refitted shower room with a three piece suite. Outside, there are pleasant gardens to front and rear elevations together with a driveway providing off road parking and a brick carport.

The property is well situated for local amenities with Oakwood which offers shops, doctors and dentist together with transport links and major road links with the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Side 'L' Shaped Reception Hallway:

**Fitted Kitchen:** 2.54 x 2.54

**Lounge:** 4.52 x 3.07

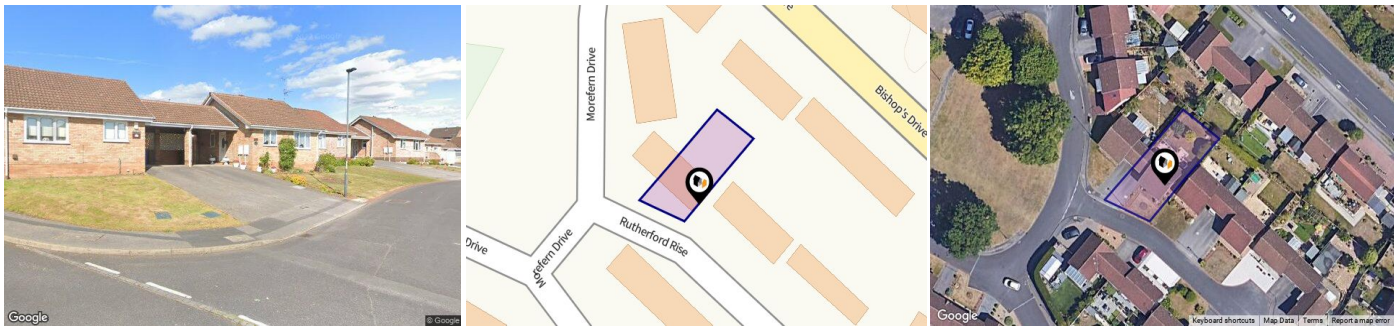
**Bedroom One:** 3.48 x 3.05

**Bedroom Two (currently used as a dining room):** 2.56 x 2.31

**Shower Room:** 2.03 x 1.65

**Outside:** There are pleasant gardens to front and rear elevations together with a driveway providing off road parking and a brick carport.

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	484 ft <sup>2</sup> / 45 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,486		
<b>Title Number:</b>	DY151468		
<b>UPRN:</b>	10010669552		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>1</b> mb/s	<b>170</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

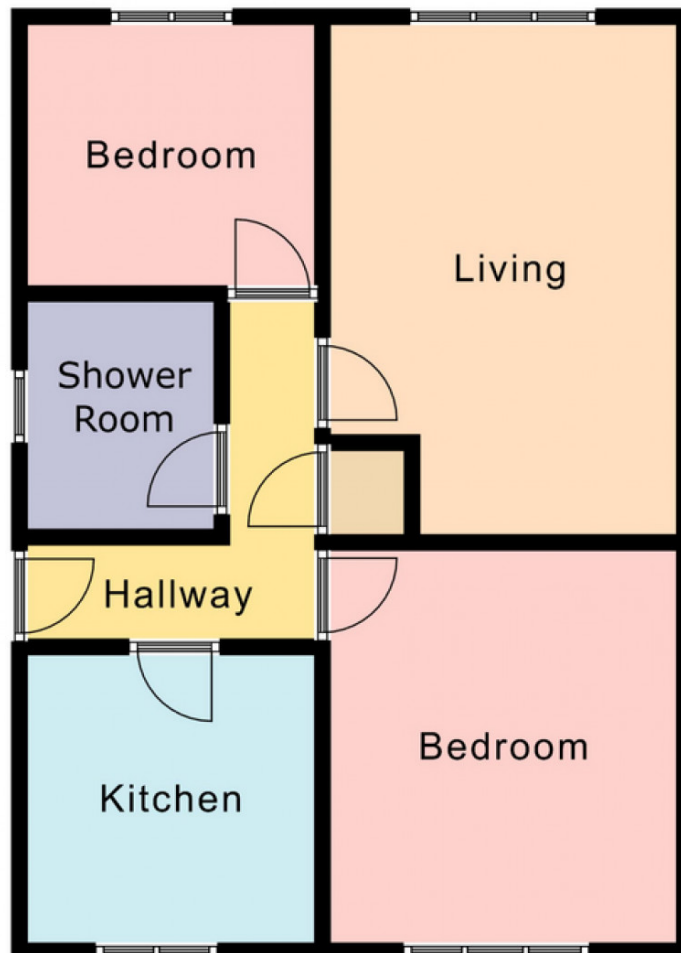




# Gallery Photos



**RUTHERFORD RISE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

# D

Valid until 25.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

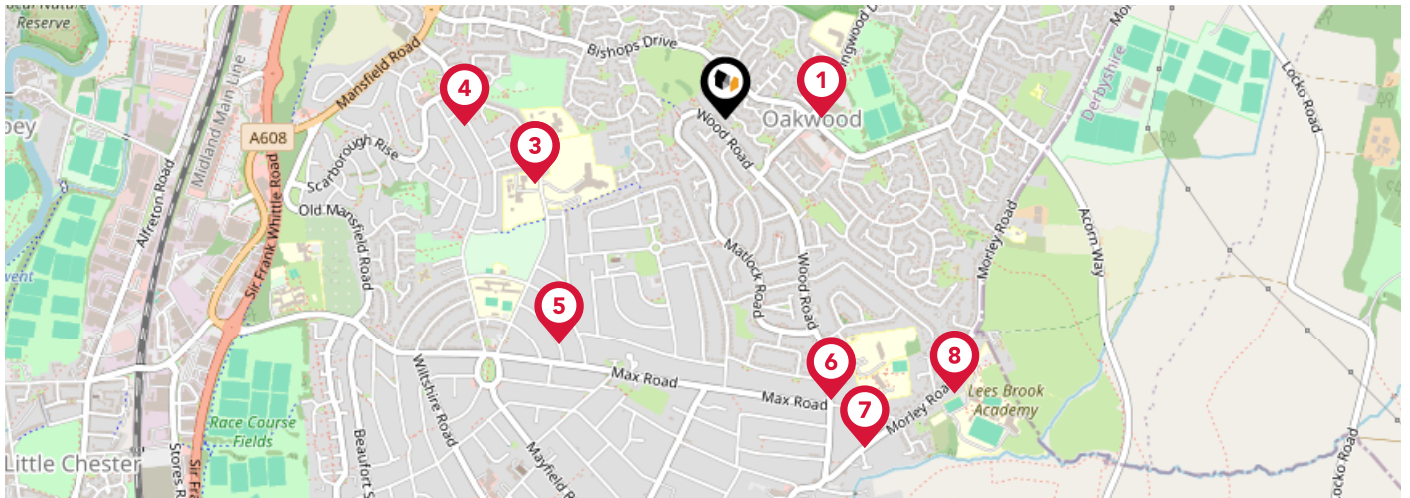


### Additional EPC Data

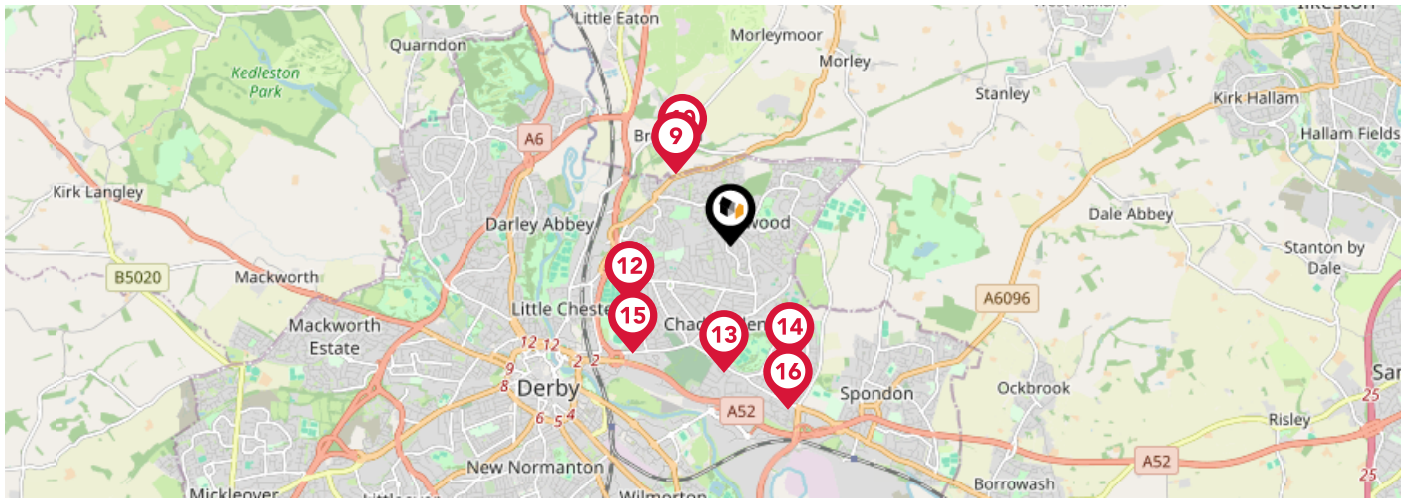
<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	45 m <sup>2</sup>



# Area Schools

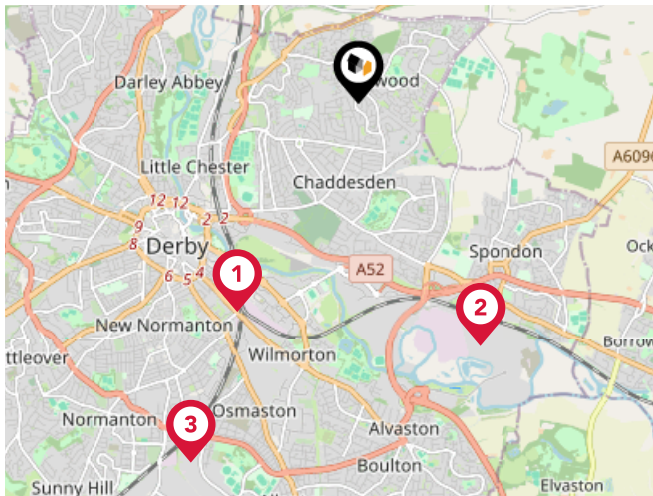


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



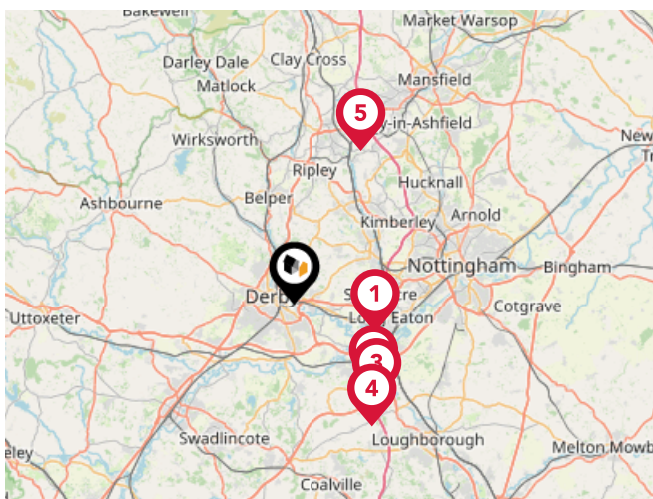
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Tuition Services Co Brookside School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Beaufort Community Primary School</b> 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><b>12</b> <b>St Giles' School</b> 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><b>13</b> <b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



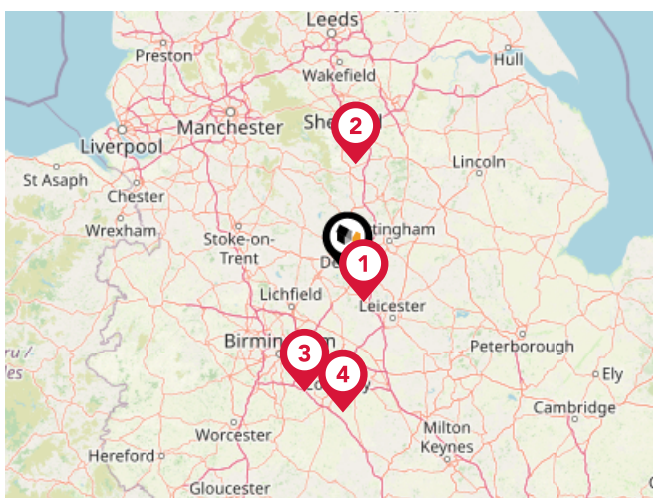
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.16 miles
2	Spondon Rail Station	2.42 miles
3	Peartree Rail Station	3.55 miles



## Trunk Roads/Motorways

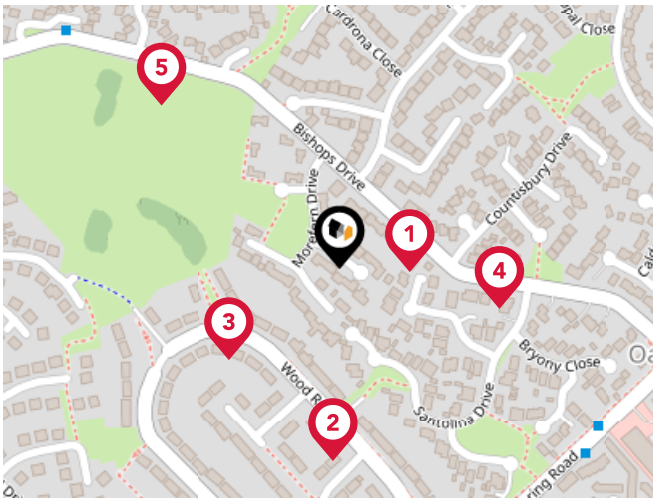
Pin	Name	Distance
1	M1 J25	6.06 miles
2	M1 J24A	8.22 miles
3	M1 J24	9.09 miles
4	M1 J23A	10.26 miles
5	M1 J28	11.91 miles



## Airports/Helipads

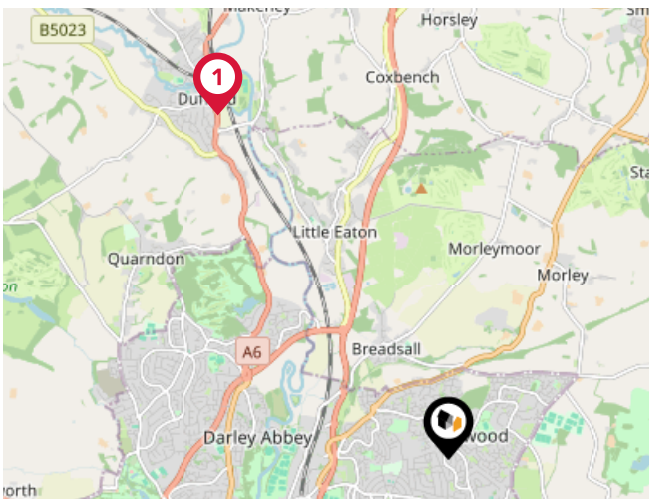
Pin	Name	Distance
1	East Midlands Airport	9.23 miles
2	Sheffield City Airport	31.35 miles
3	Birmingham International Airport	36.09 miles
4	Coventry Airport	39.85 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Santolina Drive	0.04 miles
2	Fernilee Gardens	0.11 miles
3	Topley Gardens	0.08 miles
4	Santolina Drive	0.09 miles
5	Sedgebrook Close	0.13 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.7 miles
2	Toton Lane Tram Stop	7.5 miles
3	Inham Road Tram Stop	7.92 miles



## Hannells

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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

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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, 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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# Hannells

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