

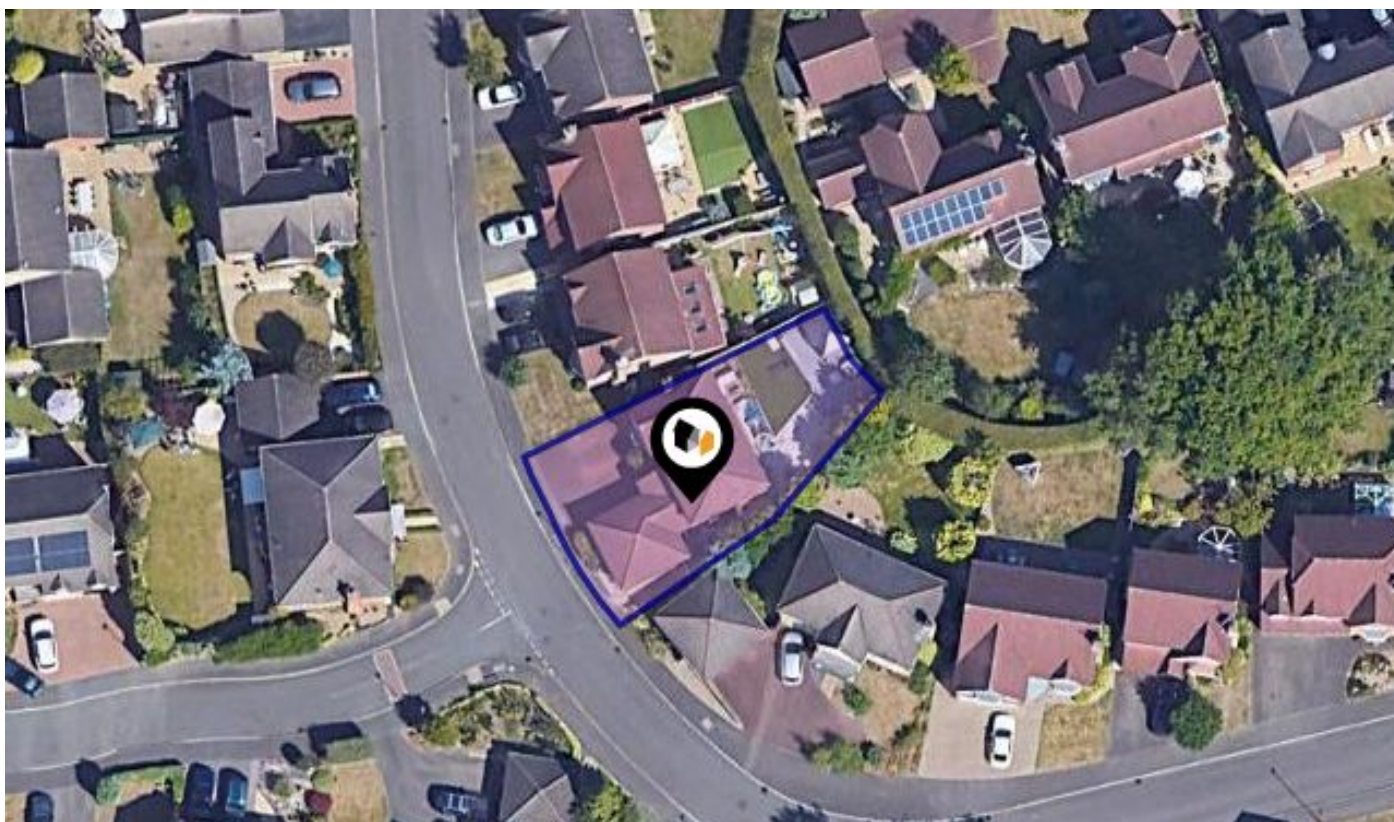


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> January 2024



## PORTERS LANE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Key Features:

- > Spacious Four Bedroom Home In Highly Regarded Location
- > Generous Lounge, Separate Dining & Study
- > Modern Fitted Kitchen
- > Master En-Suite
- > EPC Rating C

### Property Description

**\*\* PREMIER PROPERTY \*\*** Located along one of Oakwood's most sought-after lanes, this spacious and well-presented four-bedroom home offers a most generous lounge, separate dining room, study, and modern fitted kitchen with high quality granite work surfaces. With a master en-suite and good-sized garden, viewing is essential!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; study/office; spacious lounge with bay window, feature fireplace and French doors opening to the landscaped rear garden; separate dining room; well-appointed high quality fitted kitchen with feature work-surfaces, plinth lighting and integrated appliances; separate utility room; First floor landing; master bedroom with a range of fitted wardrobes; modern master en-suite shower room; three further good sized bedrooms and modernised and stylish fitted family bathroom.

### Room Measurement & Details

**Entrance Hall:** (15'8" x 7'3") 4.78 x 2.21

**Lounge:** (21'4" x 11'3") 6.50 x 3.43

**Dining Room:** (10'0" x 8'7") 3.05 x 2.62

**Study:** (9'2" x 6'0") 2.79 x 1.83

**Kitchen:** (12'5" x 10'2") 3.78 x 3.10

**Utility Room:** (6'9" x 6'4") 2.06 x 1.93

**Cloakroom/WC:** (6'7" x 3'3") 2.01 x 0.99

**First Floor Landing:** (9'0" x 3'10") 2.74 x 1.17

**Bedroom One:** (12'7" x 11'10") 3.84 x 3.61

**En-Suite:** (6'10" x 5'8") 2.08 x 1.73

**Bedroom Two:** (11'2" x 11'0") 3.40 x 3.35

**Bedroom Three:** (11'4" x 9'8") 3.45 x 2.95

**Bedroom Four:** (8'8" x 6'4") 2.64 x 1.93

**Bathroom:** (8'8" x 6'8") 2.64 x 2.03

**Outside:** To the front of the property is a neat fore-garden with lawn alongside a double driveway providing ample off-road parking and giving access to a brick built double garage (16'7" x 16'5") with power, lighting and which is currently been utilised as a home gym. To the rear is a generous enclosed and landscaped garden with decked seating area, artificial lawn, elevated seating area, gravel beds, mixed flower and shrubbery beds and a covered space for a hot tub.

**KFB - Key Facts For Buyers**



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£224
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1998		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£2,759		
<b>Title Number:</b>	DY295792		
<b>UPRN:</b>	100032004580		

## 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>5</b> mb/s	<b>66</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:





# Gallery Photos





# Gallery Photos





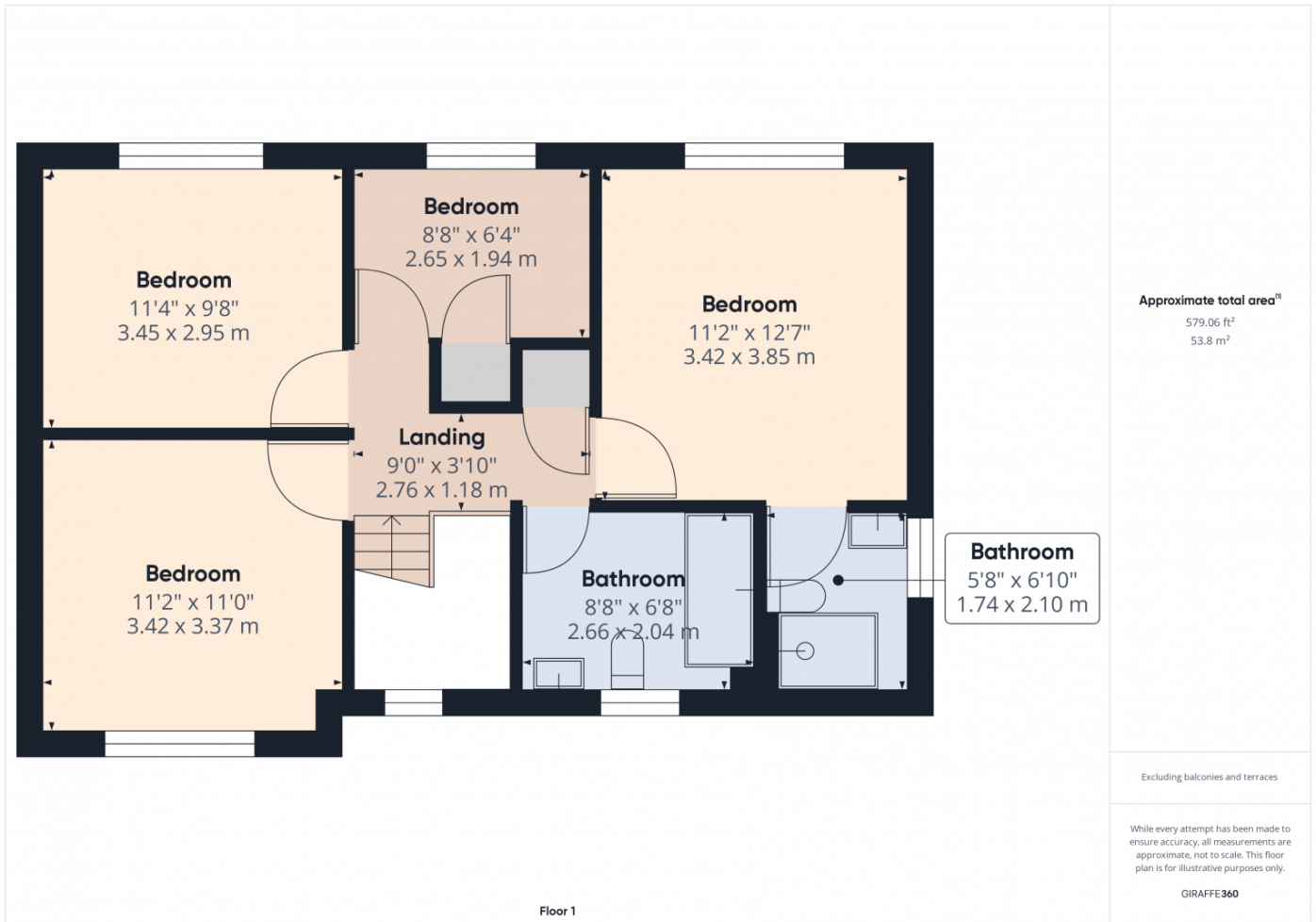




## PORTERS LANE, OAKWOOD, DERBY, DE21



## PORTERS LANE, OAKWOOD, DERBY, DE21





# Property EPC - Certificate



Oakwood, DE21

Energy rating

**C**

Valid until 17.01.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

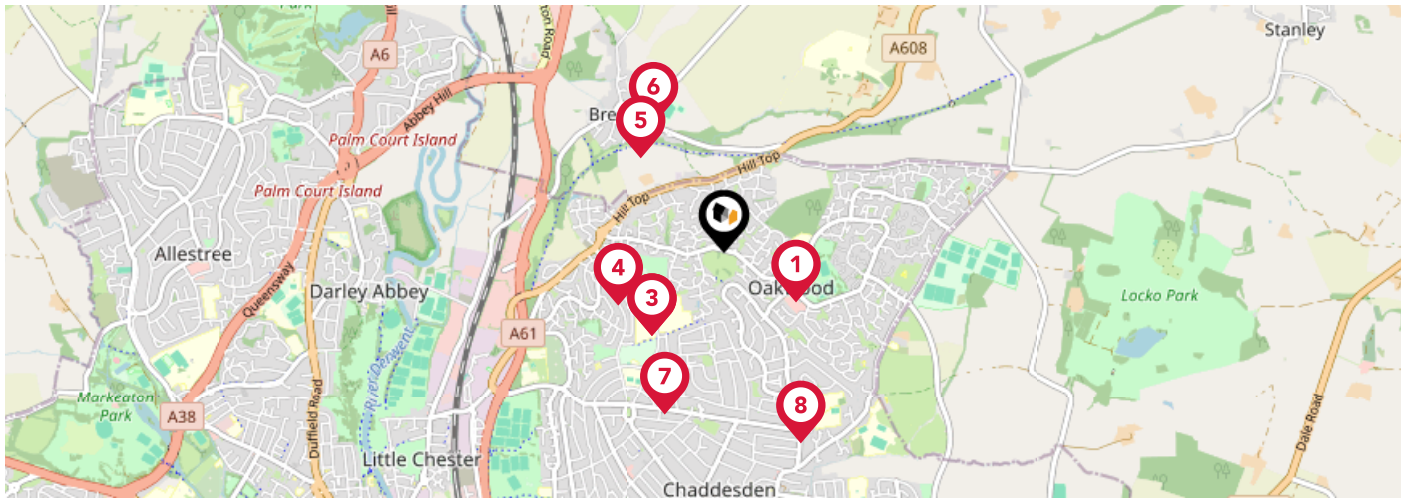
## EPC - Additional Data



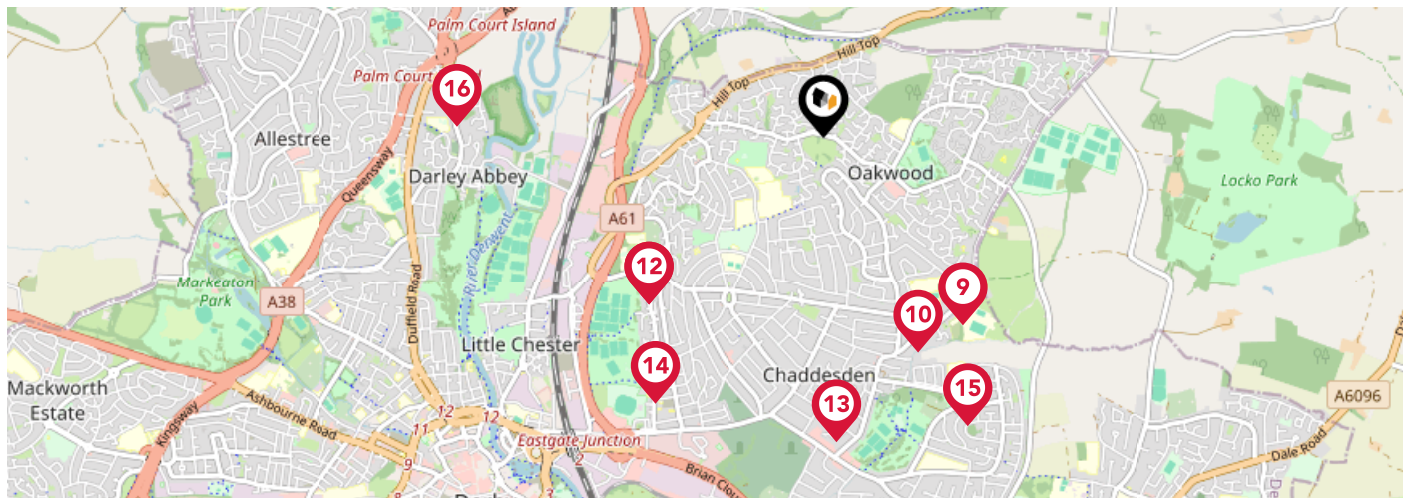
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 87% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	122 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.39	<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:0.49	<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:0.49	<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:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Tuition Services Co Brookside School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

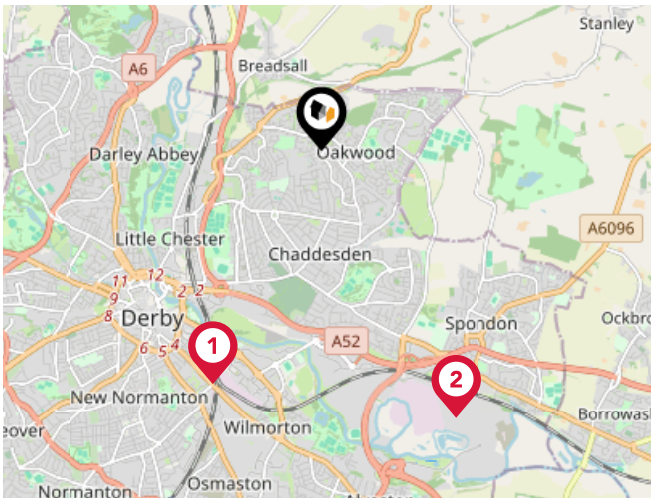


		Nursery	Primary	Secondary	College	Private
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 152   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



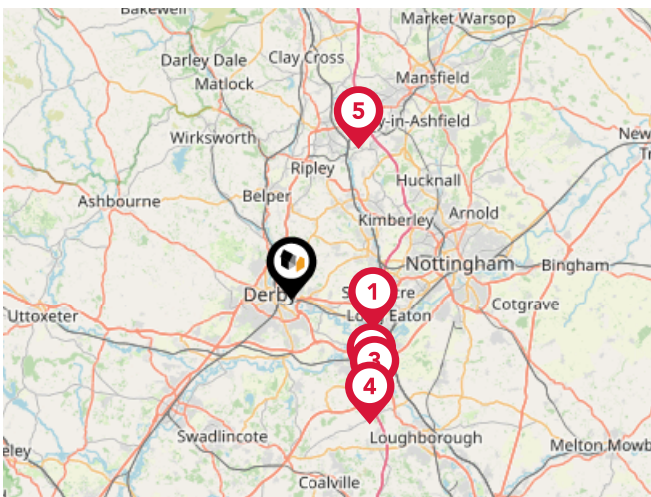
# Area

## Transport (National)



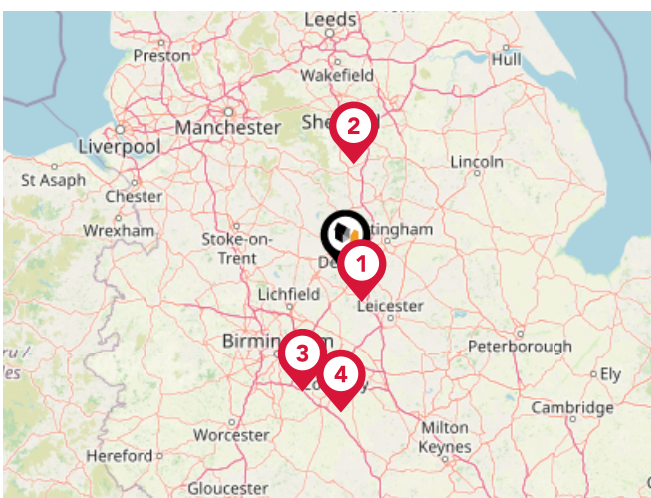
### National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.31 miles
2	Spondon Rail Station	2.67 miles
3	Duffield Rail Station	3.46 miles



### Trunk Roads/Motorways

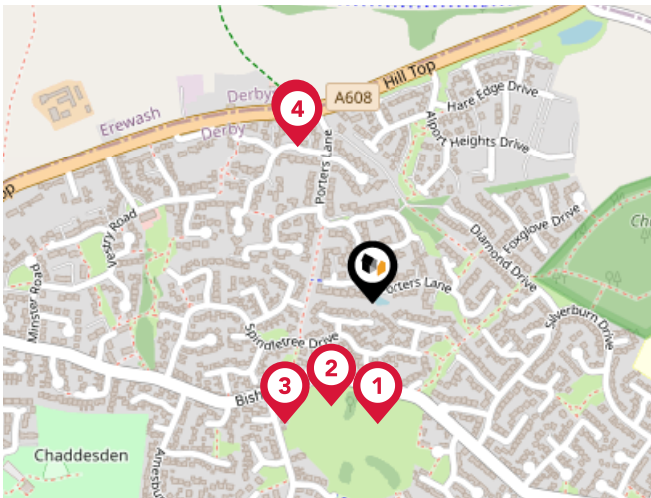
Pin	Name	Distance
1	M1 J25	6.23 miles
2	M1 J24A	8.46 miles
3	M1 J24	9.33 miles
4	M1 J23A	10.51 miles
5	M1 J28	11.74 miles



### Airports/Helipads

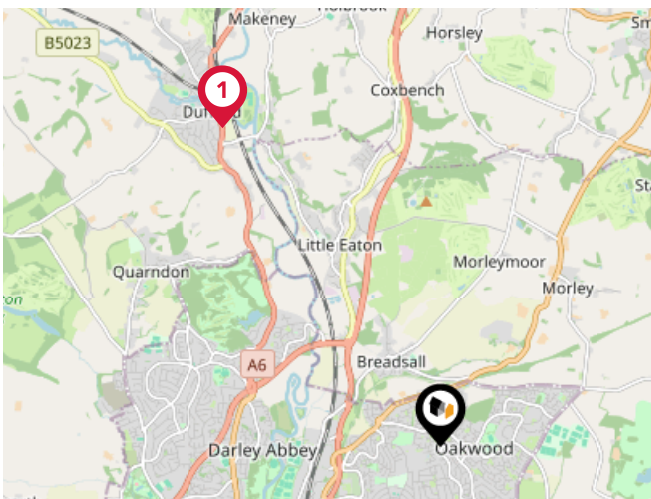
Pin	Name	Distance
1	East Midlands Airport	9.48 miles
2	Sheffield City Airport	31.14 miles
3	Birmingham International Airport	36.27 miles
4	Coventry Airport	40.07 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Sedgebrook Close	0.14 miles
2	Sedgebrook Close	0.12 miles
3	Chandlers Ford	0.17 miles
4	Windmill Inn	0.19 miles
5	Windmill Inn	0.2 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.45 miles
2	Toton Lane Tram Stop	7.65 miles
3	Inham Road Tram Stop	8.08 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.





## 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

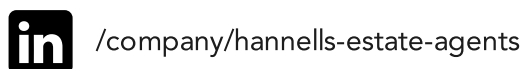
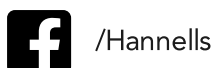


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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