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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th January 2024



BRYONY CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Key Features:

- > Spacious Three Bedroom Detached Home
- > Generous Plot
- > Off-Road Parking & Garage
- > EPC Rating TBC
- > Council Tax Band C, Freehold

Property Description

Located in the popular and sought after area of Oakwood and occupying a generous plot, this well-proportioned three bedroom detached home offers a spacious lounge, dining room, modern fitted bathroom and benefits from a good-sized garage and enclosed rear garden, viewing is highly recommended!

Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature fireplace and arch through to a good-sized dining room with French doors to the rear garden; fitted kitchen; first floor landing; master bedroom with fitted wardrobes, two further bedrooms and a well-appointed fitted family bathroom.

Outside, to the rear of the property is a generous enclosed garden with decked seating area, lawn and mixed flower and shrubbery beds. To the front of the property is a driveway providing ample off-road parking and access to the garage. Along with the driveway is a generous garden area with lawn and mixed flower and shrubbery beds.

Bryony Close itself offers excellent access to all the local amenities that Oakwood has to offer, including shops, schools, public transport.

Room Measurement & Details

Entrance Hall:

Lounge: (15'11" x 14'2") 4.85 x 4.32 Max

Kitchen: (8'5" x 7'5") 2.57 x 2.26

Dining Room: (8'6" x 7'11") 2.59 x 2.41

First Floor Landing:

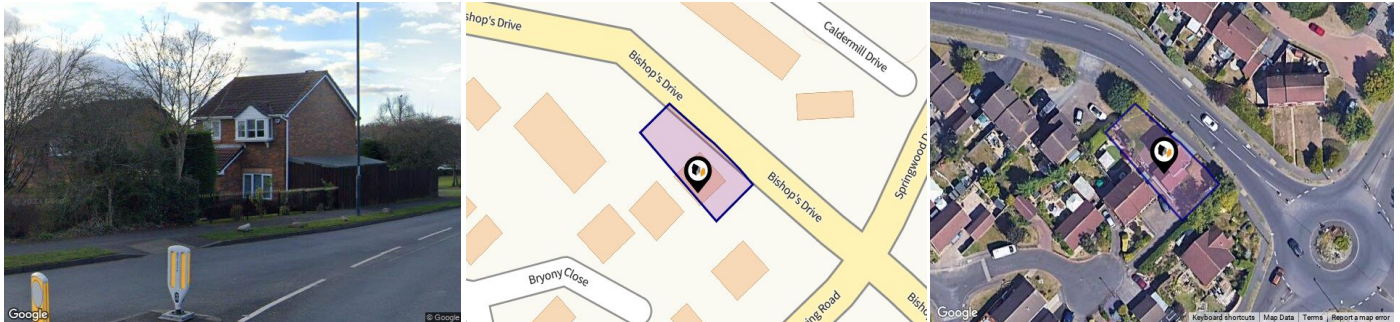
Bedroom One: (14'0" x 9'6") 4.27 x 2.90 Max Including Depth Of Wardrobes

Bedroom Two: (8'11" x 7'10") 2.72 x 2.33Min

Bedroom Three: (6'10" x 6'2") 2.08 x 1.88 Min

Bathroom: (7'10" x 5'6") 2.39 x 1.68 Max

Outside: Outside, the rear of the property is a generous enclosed garden with decked seating area, lawn and mixed flower and shrubbery beds. To the front of the property is a driveway providing ample off-road parking and giving access to the garage. Along with the driveway is a generous garden area with lawn and mixed flower and shrubbery beds.



Property

Type:	Detached	Last Sold £/ft²:	£212
Bedrooms:	3	Tenure:	Freehold
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,698		
Title Number:	DY168780		
UPRN:	100030295335		

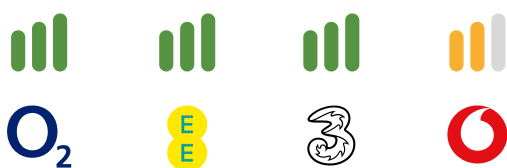
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	181 mb/s	1000 mb/s

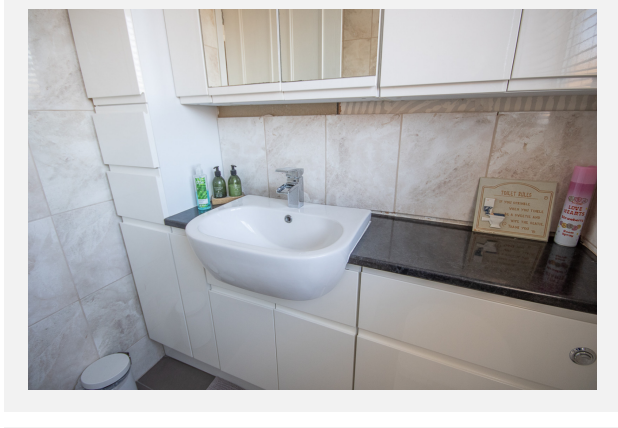
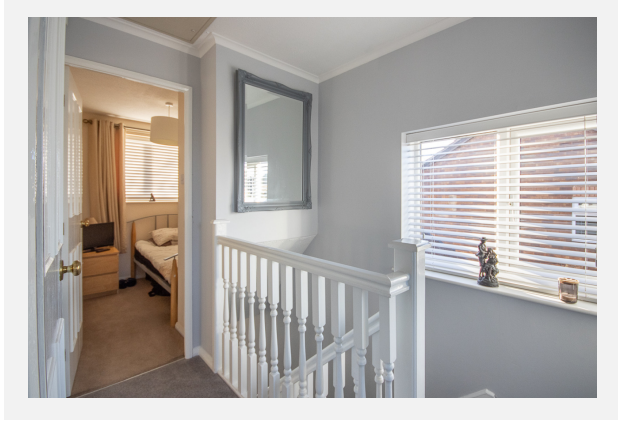
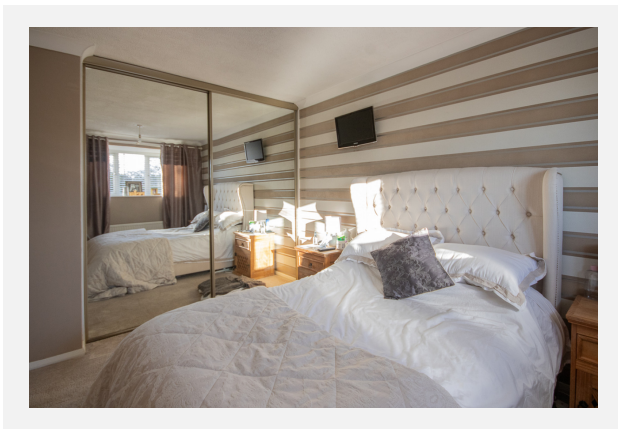
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





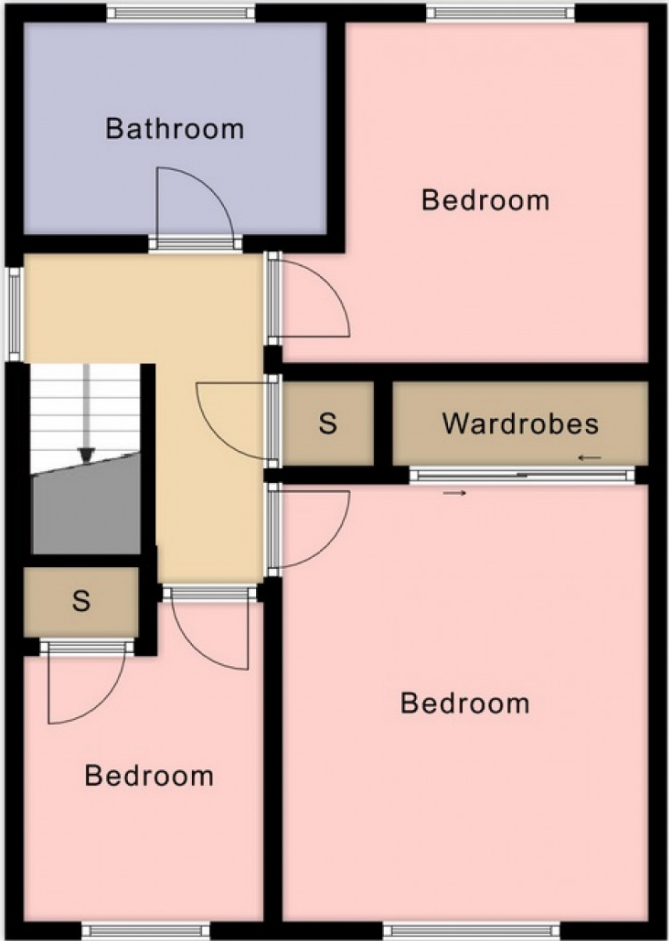




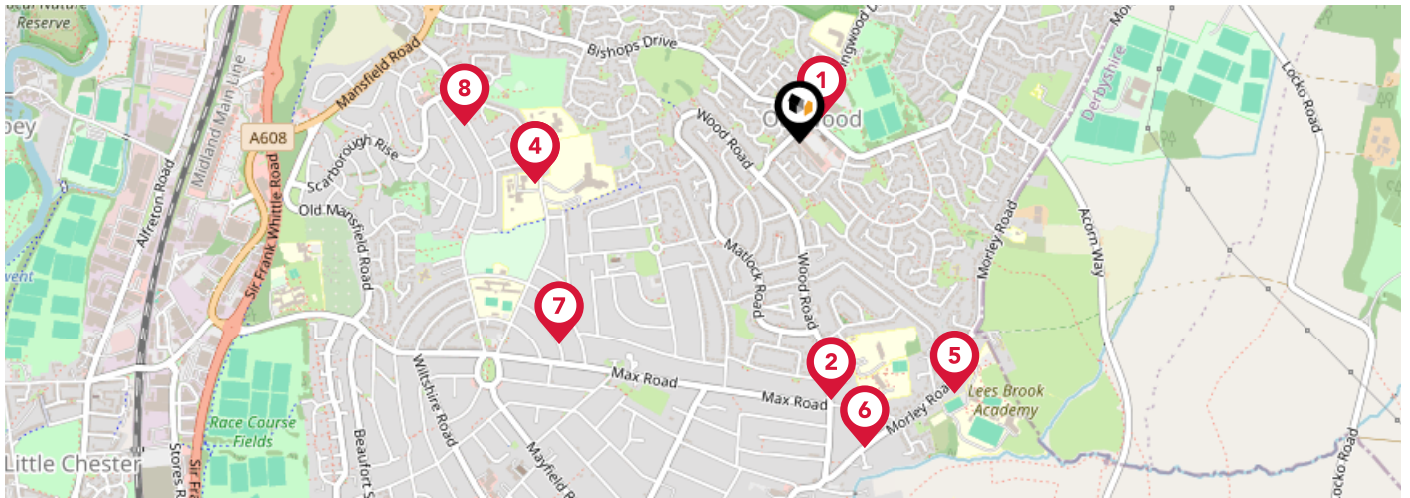
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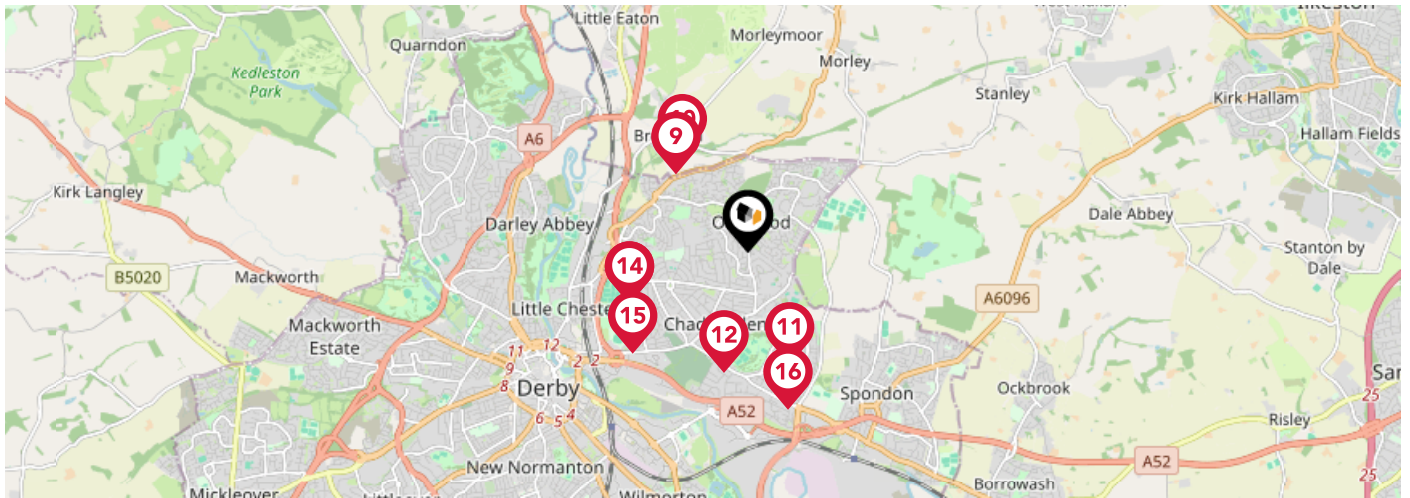
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Area Schools

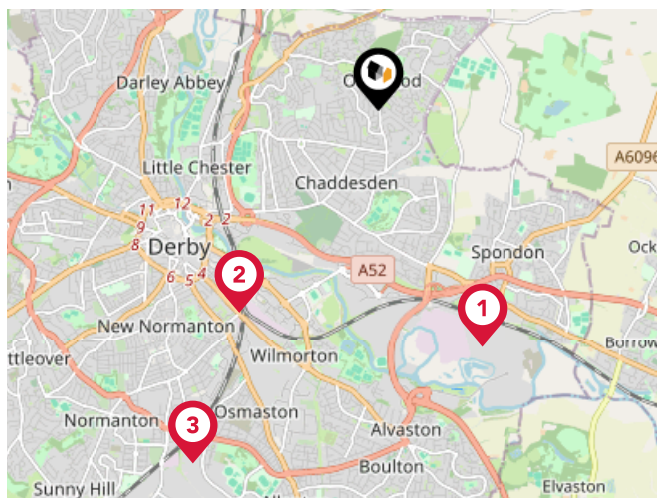


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



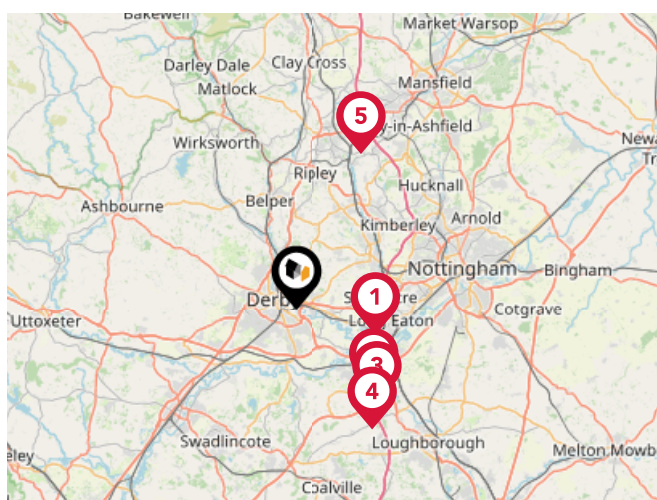
	Nursery	Primary	Secondary	College	Private
<p>9 Tuition Services Co Brookside School</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Breadsall CofE VC Primary School</p> <p>Ofsted Rating: Good Pupils: 111 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Chaddesden Park Primary School</p> <p>Ofsted Rating: Good Pupils: 367 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Alban's Catholic Voluntary Academy</p> <p>Ofsted Rating: Good Pupils: 353 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Beaufort Community Primary School</p> <p>Ofsted Rating: Good Pupils: 328 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Giles' School</p> <p>Ofsted Rating: Outstanding Pupils: 118 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Derwent Primary School</p> <p>Ofsted Rating: Good Pupils: 259 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cherry Tree Hill Primary School</p> <p>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)



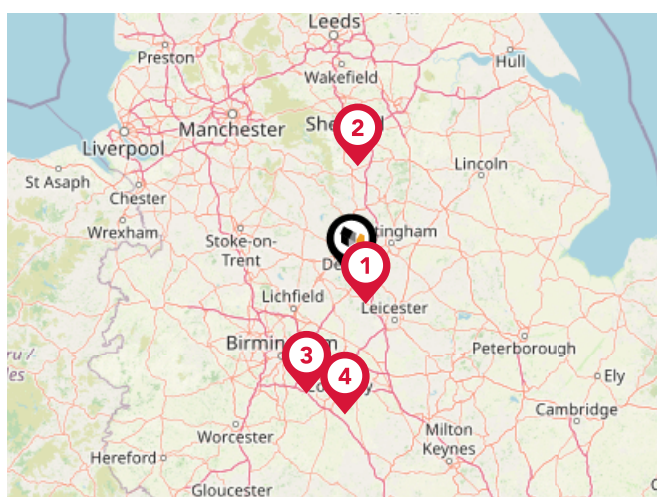
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.31 miles
2	Derby Rail Station	2.2 miles
3	Peartree Rail Station	3.57 miles



Trunk Roads/Motorways

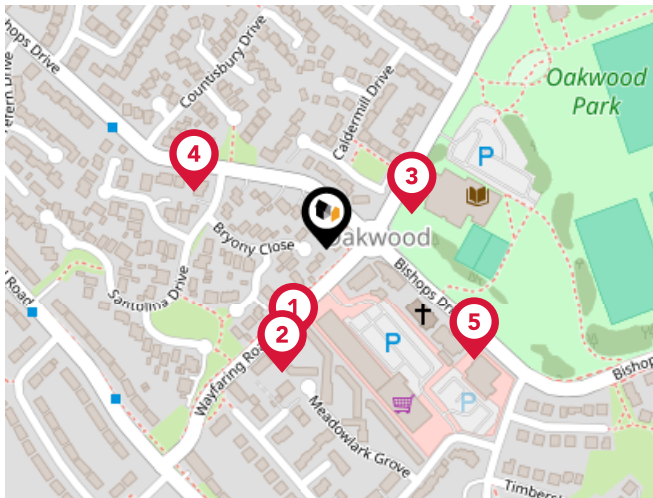
Pin	Name	Distance
1	M1 J25	5.88 miles
2	M1 J24A	8.07 miles
3	M1 J24	8.95 miles
4	M1 J23A	10.13 miles
5	M1 J28	11.9 miles



Airports/Helipads

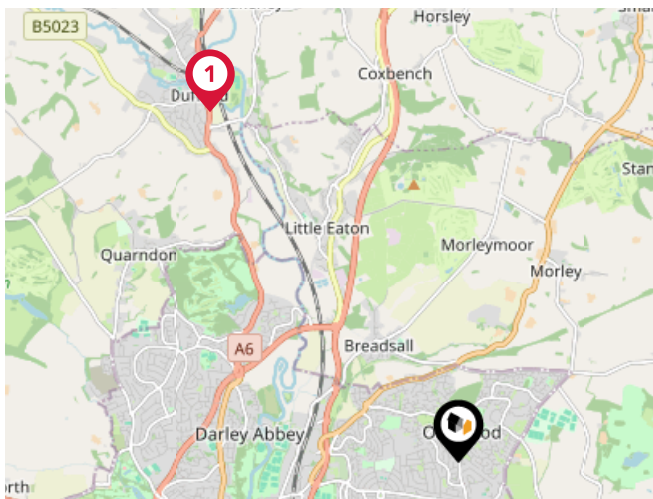
Pin	Name	Distance
1	East Midlands Airport	9.1 miles
2	Sheffield City Airport	31.4 miles
3	Birmingham International Airport	36.1 miles
4	Coventry Airport	39.8 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wayfaring Road	0.06 miles
2	Wayfaring Road	0.07 miles
3	Springwood Drive Leisure Centre	0.05 miles
4	Santolina Drive	0.08 miles
5	Oak and Acorn	0.1 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.84 miles
2	Toton Lane Tram Stop	7.33 miles
3	Inham Road Tram Stop	7.75 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.



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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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