

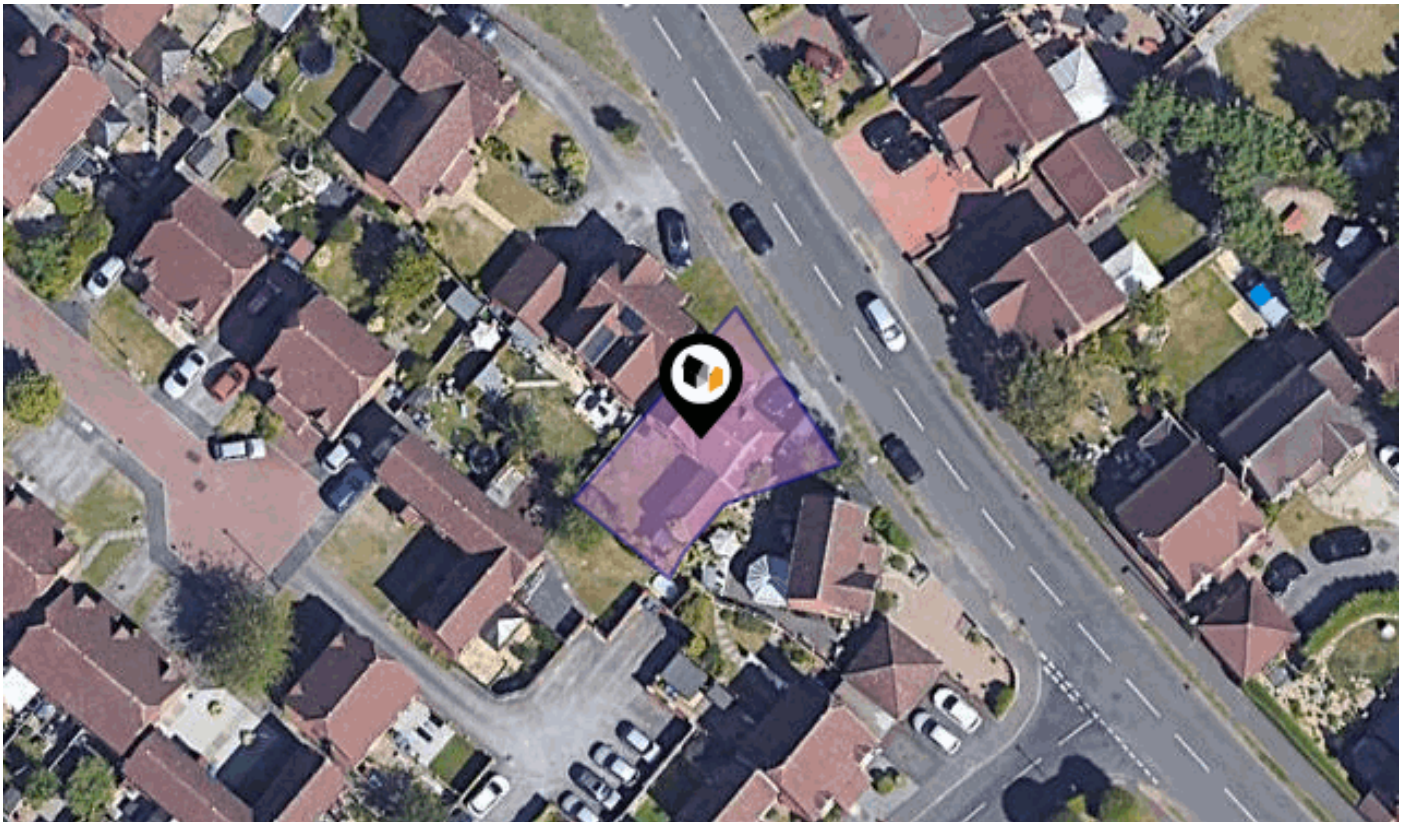


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05<sup>th</sup> March 2024



## SMALLEY DRIVE, OAKWOOD, DERBY, DE21

### Hannells

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### Useful Information:

- > Deceptively Spacious And Extended Detached Family Home
- > Potential Granny/Teenage Annex
- > Versatile Accommodation To The Ground Floor
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

### Property Description

A deceptively spacious and extended detached home ideal for the growing family and located in the sought after area of Oakwood. The property has versatile accommodation to the ground floor and has potential to create a Granny/Teenage Annex. The property also benefits from four first floor bedrooms and off road parking for two vehicles. Viewing is recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway with a deep understairs storage cupboard, fitted dining kitchen, lounge and utility room. There is a further family/sitting room with cloakroom/WC and an additional optional sitting room which is currently being used as a bedroom with French doors to the rear garden.

To the first floor are four bedrooms, master bedroom with fitted wardrobes and en-suite shower together with stylish family bathroom. Outside, there are gardens to both front and rear elevations together with off road parking for two vehicles.

### Room Measurement & Details

#### Reception Hallway:

Lounge: (14'6" x 14'5") 4.42 x 4.39

Fitted Dining Kitchen: (14'4" x 10'6") 4.37 x 3.20

Utility Room: (6'8" x 3'7") 2.03 x 1.09

Additional Sitting Room/Family Room: (14'4" x 8'5") 4.37 x 2.57

#### Cloakroom/WC:

Optional Ground Floor Bedroom/Reception Room: (16'9" x 8'1") 5.11 x 2.46

#### First Floor Landing:

Master Bedroom: (11'3" x 10'1") 3.43 x 3.07

En-Suite Shower Room/Fitted Wardrobes: (8'11" x 3'9") 2.72 x 1.14

Bedroom Two: (10'7" x 8'8") 3.23 x 2.64

Bedroom Three: (9'2" x 7'5") 2.79 x 2.26

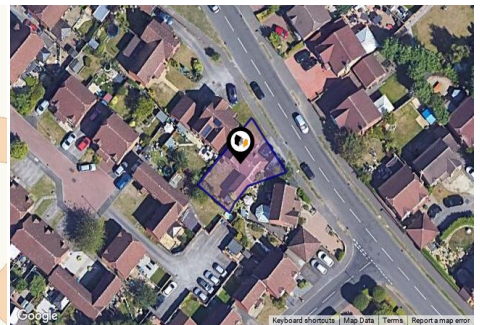
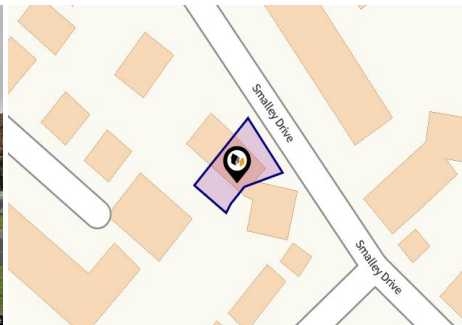
Bedroom Four: (6'8" x 5'9") 2.03 x 1.75

Refitted Family Bathroom: (7'5" x 5'6") 2.26 x 1.68

#### Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off road parking for two vehicles. (PLEASE NOTE - there is no garage to the property as it has been previously converted). The rear garden is enclosed and laid mainly to lawn.

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£79
<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>	0.05 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,698		
<b>Title Number:</b>	DY219927		
<b>UPRN:</b>	100030358234		

## Local Area

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

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

<b>2</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

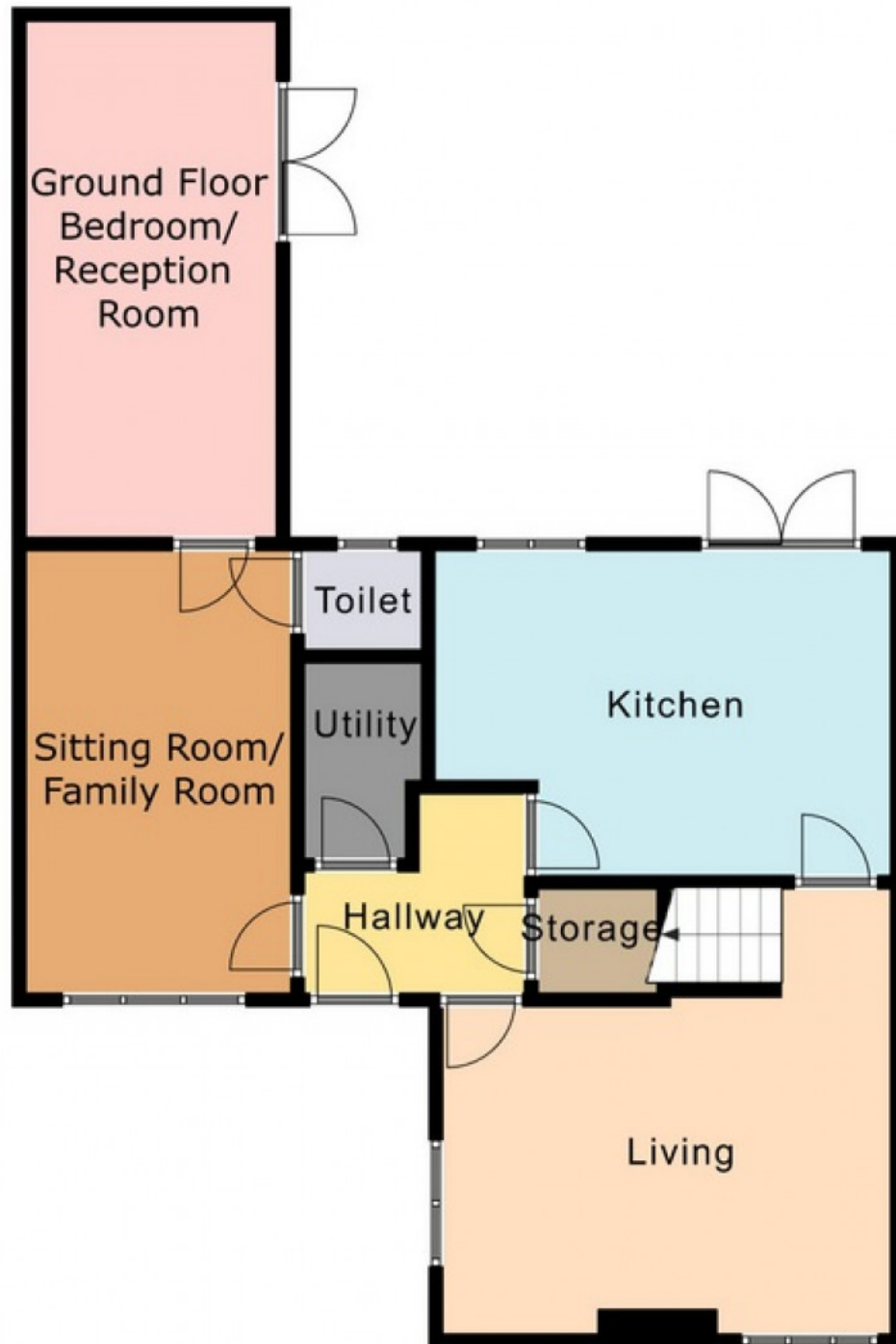






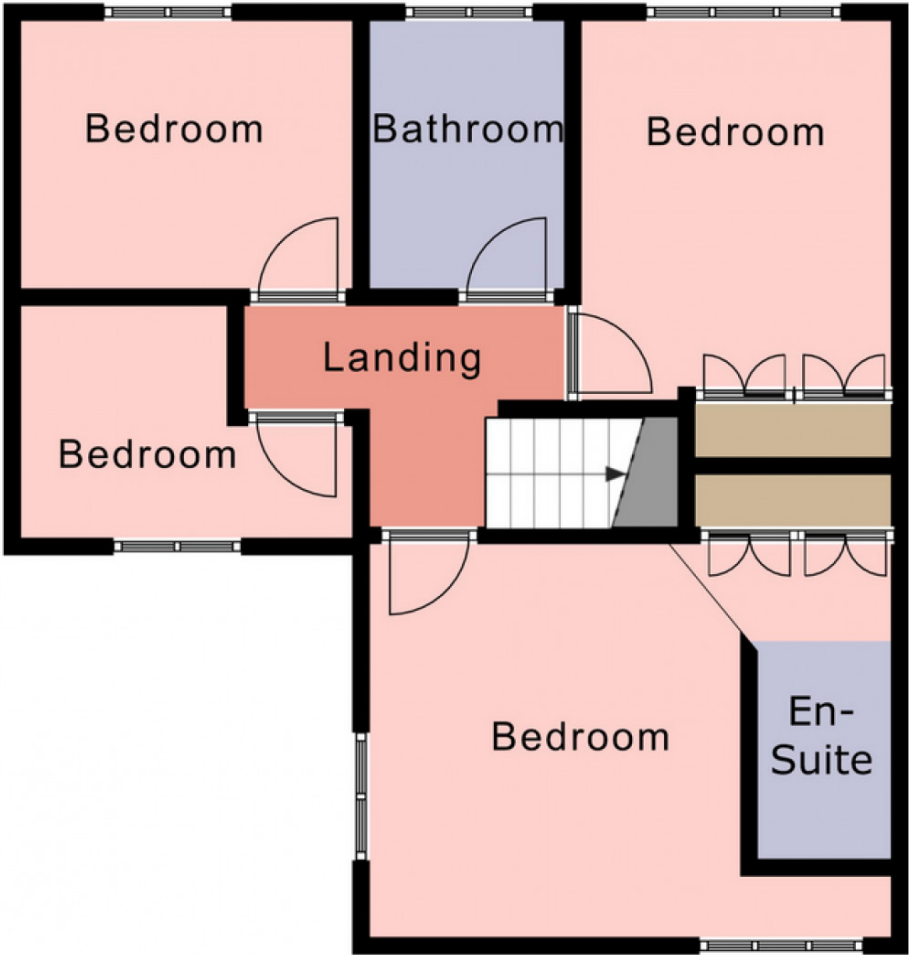


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# Property EPC - Certificate

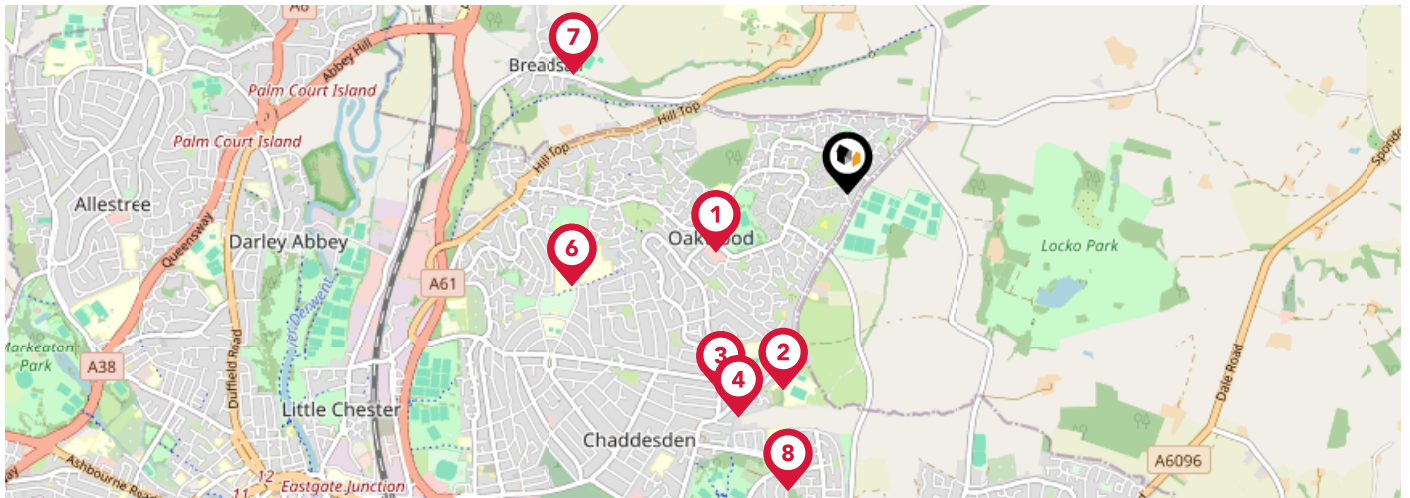


Energy rating

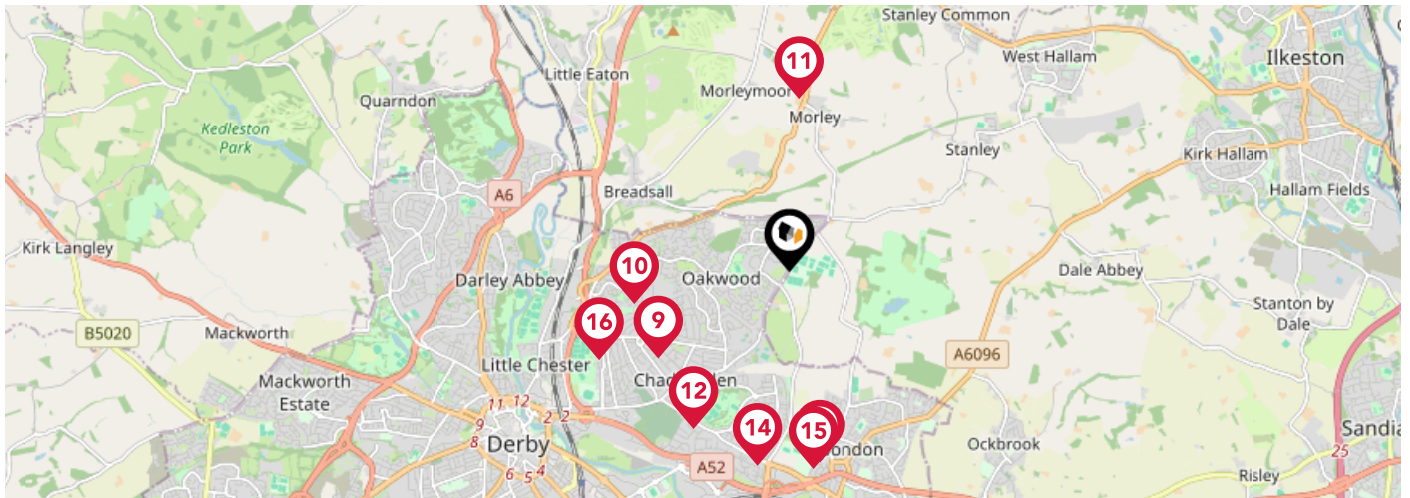
# D

Valid until 14.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

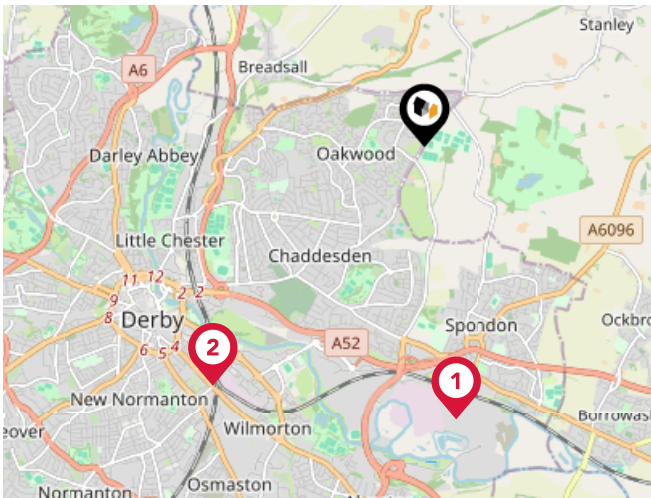


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



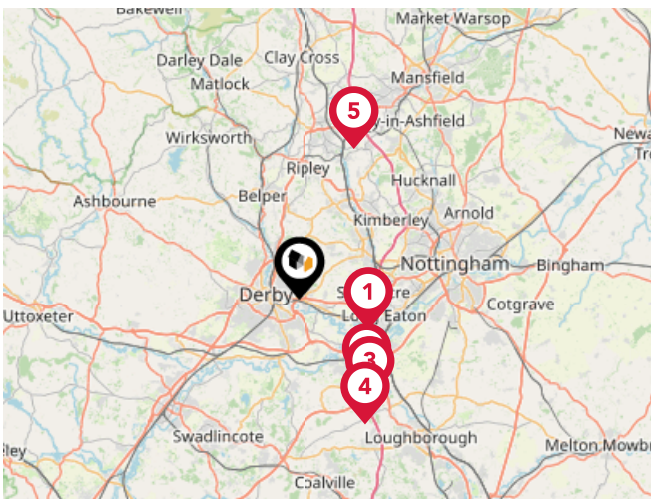
		Nursery	Primary	Secondary	College	Private
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Primary School</b> Ofsted Rating: Outstanding   Pupils: 81   Distance: 1.56	<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: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance: 1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



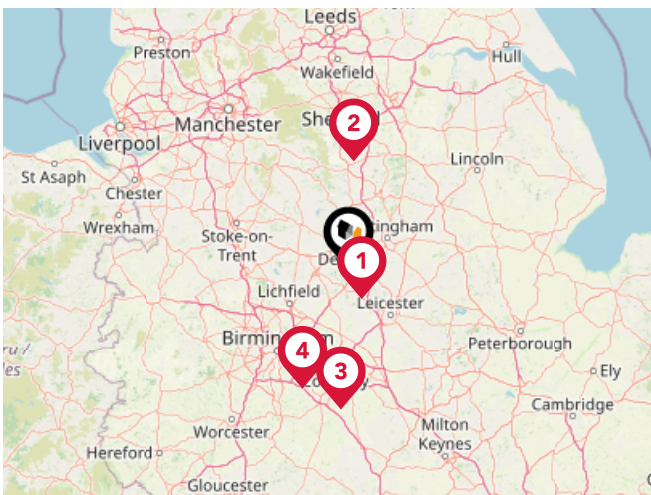
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.45 miles
2	Derby Rail Station	2.85 miles
3	Duffield Rail Station	4.01 miles



## Trunk Roads/Motorways

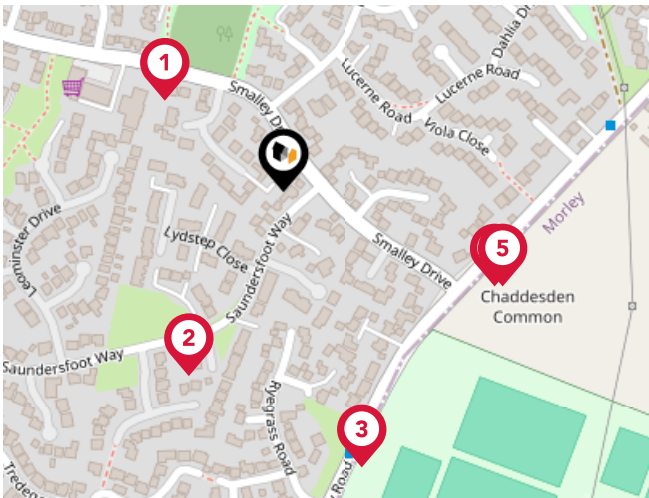
Pin	Name	Distance
1	M1 J25	5.4 miles
2	M1 J24A	7.9 miles
3	M1 J24	8.81 miles
4	M1 J23A	10.09 miles
5	M1 J28	11.37 miles



## Airports/Helipads

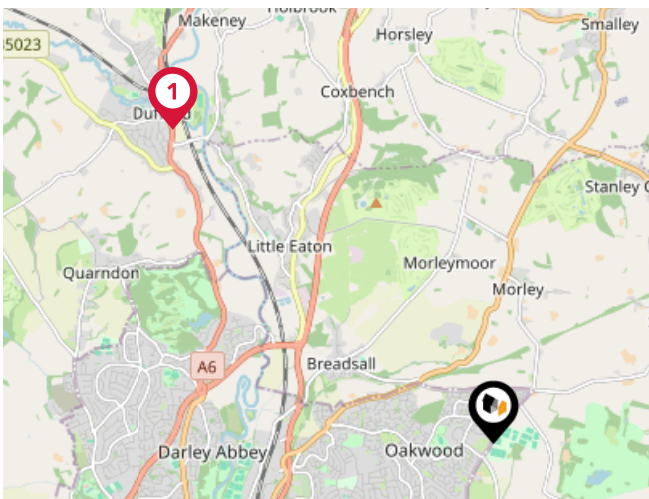
Pin	Name	Distance
1	East Midlands Airport	9.11 miles
2	Sheffield City Airport	31.04 miles
3	Coventry Airport	40.15 miles
4	Birmingham International Airport	36.62 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Hallgate Close	0.08 miles
2	Saundersfoot Way	0.12 miles
3	Ryegrass Road	0.16 miles
4	Smalley Drive End	0.13 miles
5	Smalley Drive End	0.13 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.01 miles
2	Toton Lane Tram Stop	6.79 miles
3	Inham Road Tram Stop	7.21 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

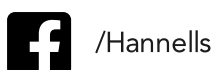


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

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