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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12<sup>th</sup> March 2024



**FISKERTON WAY, OAKWOOD, DERBY, DE21**

## Hannells

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### Useful Information:

- > Spacious Five Bedroom Detached Home
- > Lounge, Dining Room & Fitted Kitchen
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band C, Freehold

### Property Description

**\*\* PREMIER PROPERTY \*\*** Located in the sought after area of Oakwood, this well presented and extended five bedroom detached home offers a generous lounge, dining room, fitted kitchen and a good sized mature rear garden. Viewing is essential to fully appreciate the size and standard of the accommodation on offer.

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 opening through into a good-sized dining room with French doors to the rear garden; modern and well-appointed fitted kitchen with integrated appliances; first floor landing; four double bedrooms; fifth single bedroom and a modern fitted family bathroom.

To the front of the property is a neat fore-garden alongside a driveway providing ample off-road parking and giving access to an integral garage with power and lighting. To the rear of the property is a generous garden with patio seating area, lawn and mixed flower and shrubbery beds.

Fiskerton Way is well situated for Oakwood with a range of shops, schools, and transport links together with convenient access for Derby City Centre and further road links.

### Room Measurement & Details

#### Entrance Hall:

Cloakroom: (6'11" x 3'2") 2.11 x 0.97

Lounge: (16'11" x 16'4") 5.16 x 4.98

Dining Room: (11'4" x 8'10") 3.45 x 2.69

Kitchen: (12'2" x 7'10") 3.71 x 2.39

#### First Floor Landing:

Bedroom One: (12'8" x 10'4") 3.86 x 3.15

Bedroom Two: (14'9" x 8'10") 4.50 x 2.69

Bedroom Three: (10'4" x 8'8") 3.15 x 2.64

Bedroom Four: (7'9" x 7'3") 2.36 x 2.21

Bedroom Five: (7'0" x 6'4") 2.13 x 1.93

Bathroom: (7'6" x 5'7") 2.29 x 1.70

#### Outside:

To the front of the property is a neat fore-garden alongside a driveway providing ample off-road parking and giving access to an integral garage with power and lighting. To the rear of the property is a generous garden with patio seating area, lawn and mixed flower and shrubbery beds.





## Property

**Type:** Detached  
**Bedrooms:** 5  
**Plot Area:** 0.07 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,698  
**Title Number:** DY168305  
**UPRN:** 100030314860

**Tenure:** Freehold

## 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)

<b>3</b> mb/s	<b>52</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



# Gallery Photos

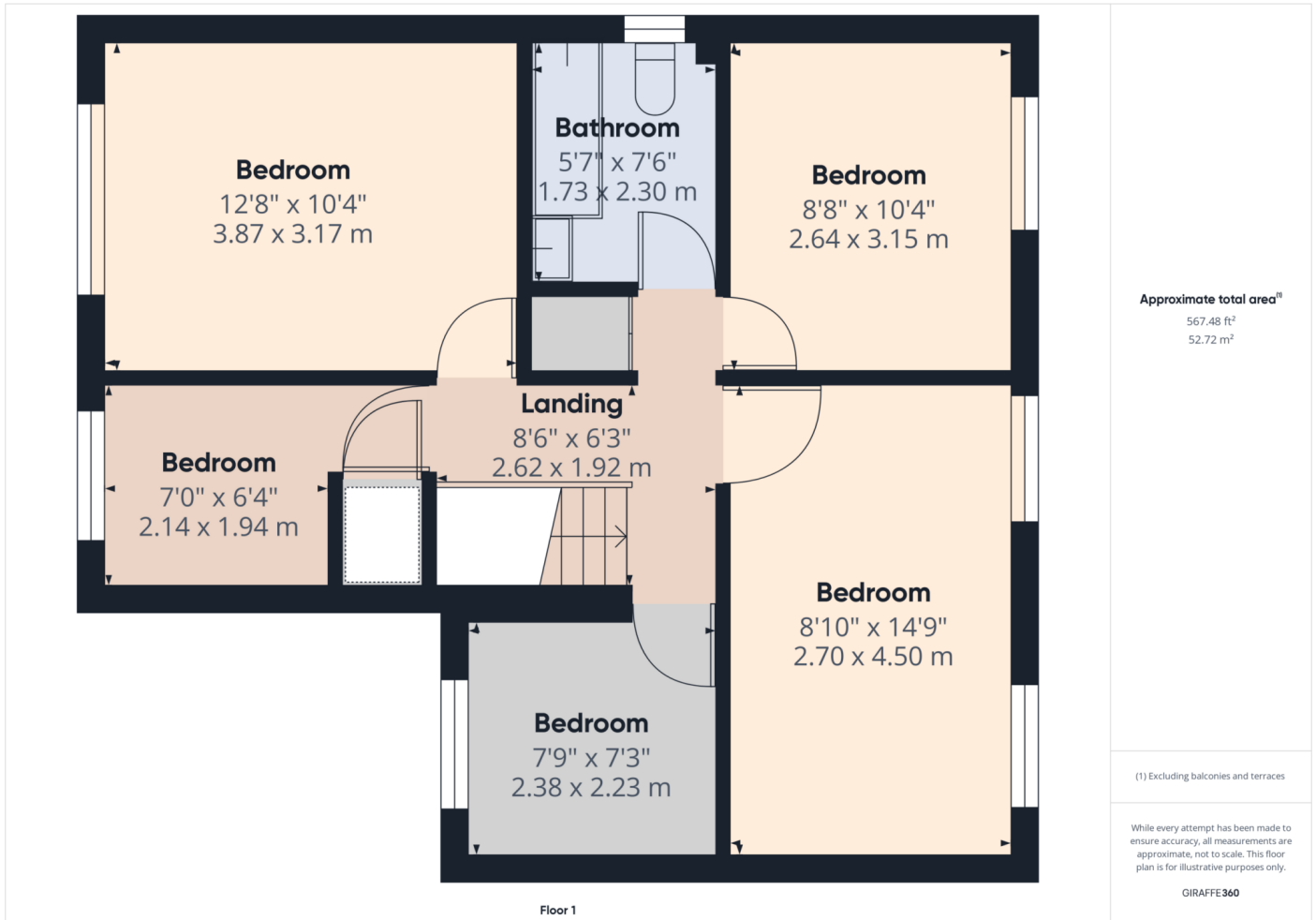




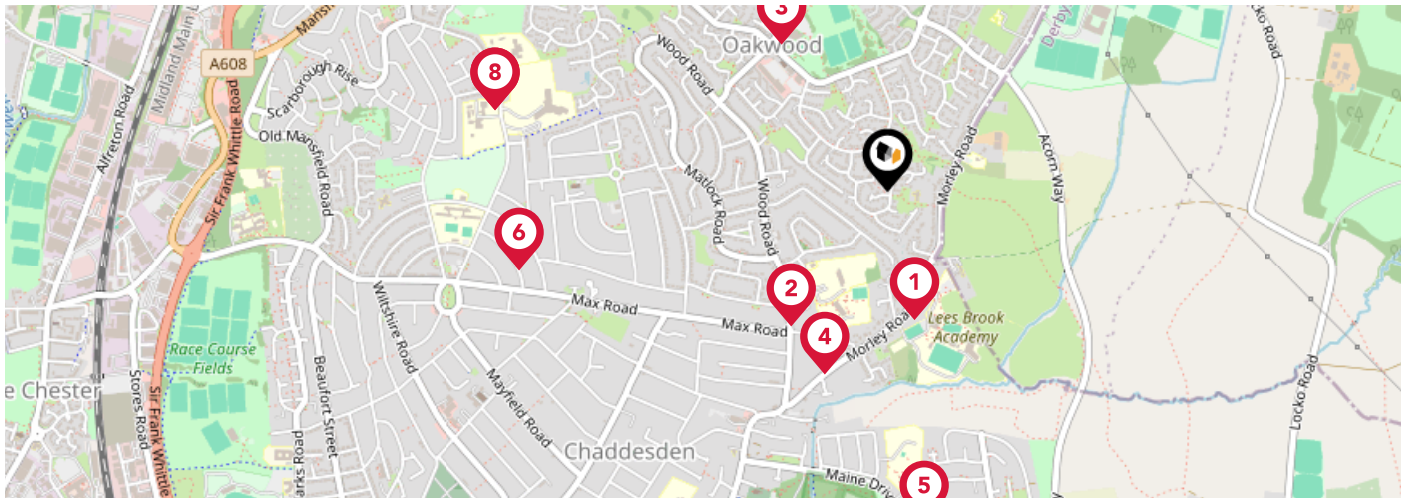
## FISKERTON WAY, OAKWOOD, DERBY, DE21



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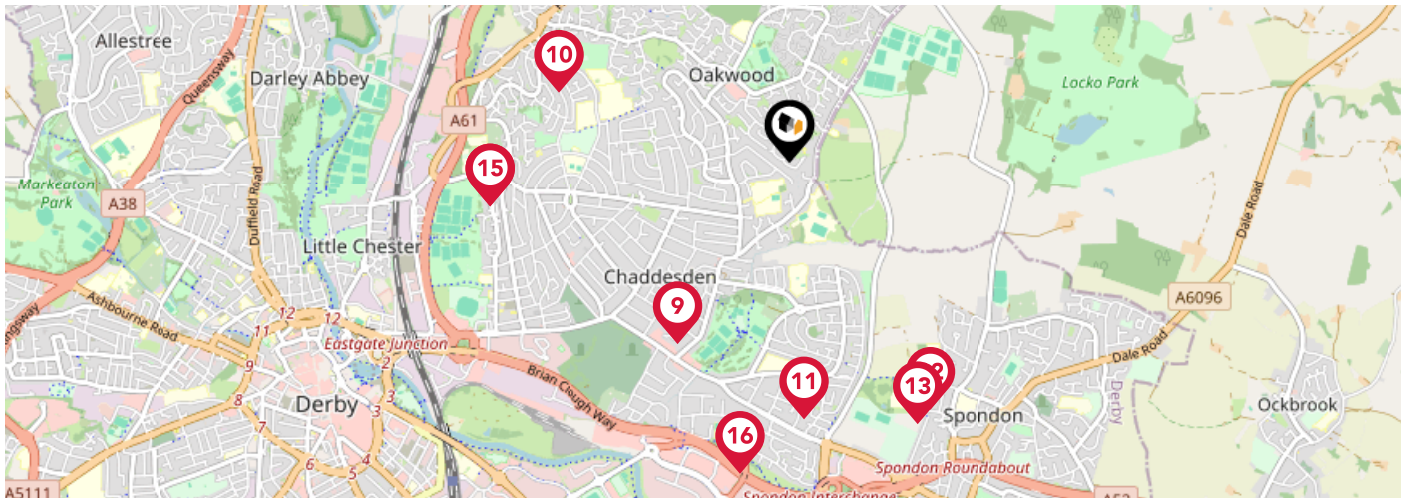


# Area Schools



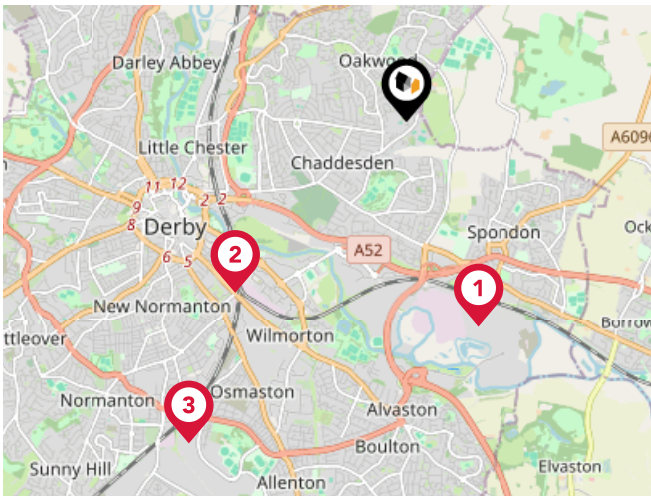
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.41	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



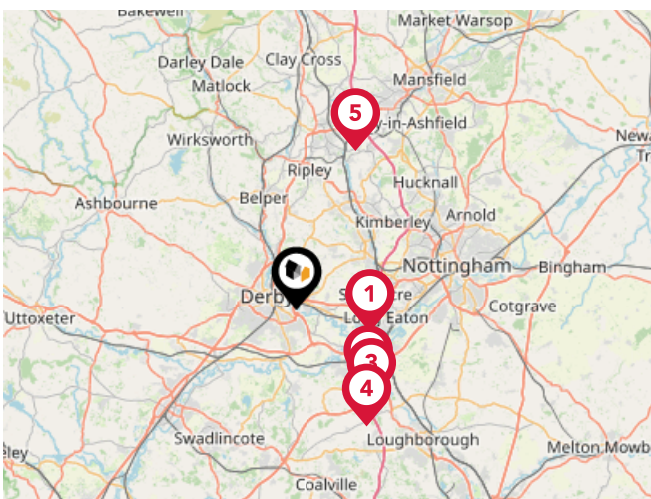
		Nursery	Primary	Secondary	College	Private
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.15	<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:1.27	<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:1.3	<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:1.35	<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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



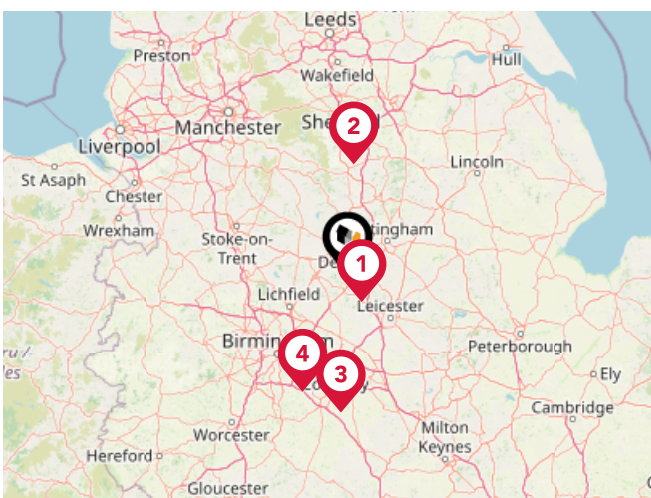
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.95 miles
2	Derby Rail Station	2.17 miles
3	Peartree Rail Station	3.49 miles



## Trunk Roads/Motorways

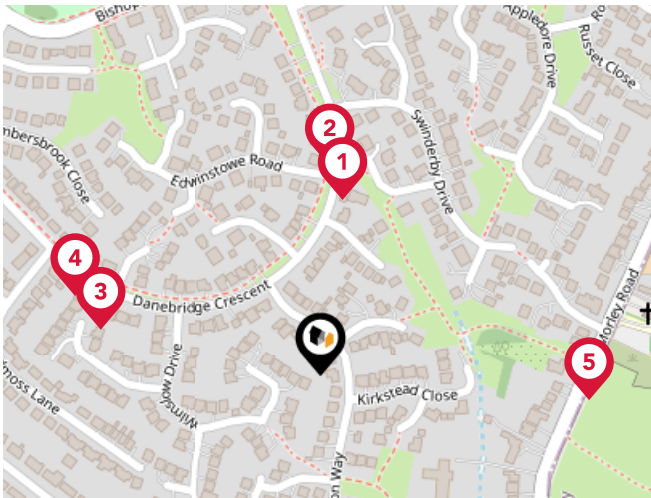
Pin	Name	Distance
1	M1 J25	5.53 miles
2	M1 J24A	7.68 miles
3	M1 J24	8.56 miles
4	M1 J23A	9.75 miles
5	M1 J28	12.04 miles



## Airports/Helipads

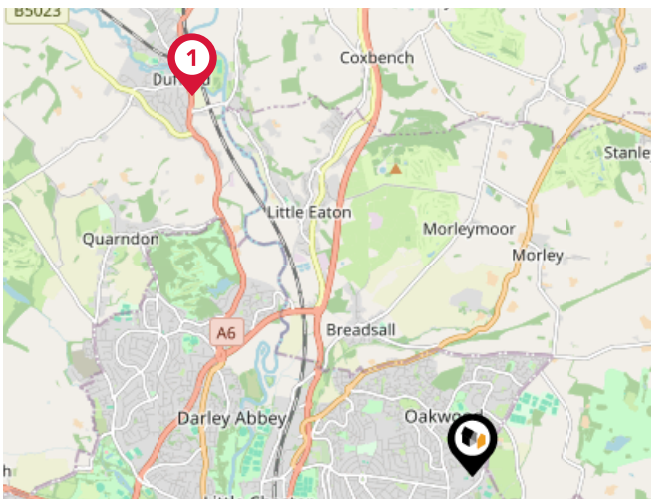
Pin	Name	Distance
1	East Midlands Airport	8.73 miles
2	Sheffield City Airport	31.65 miles
3	Coventry Airport	39.55 miles
4	Birmingham International Airport	35.94 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Edwinstowe Road	0.1 miles
2	Edwinstowe Road	0.12 miles
3	Danebridge Crescent	0.13 miles
4	Danebridge Crescent	0.14 miles
5	Besthorpe Close	0.15 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.22 miles
2	Toton Lane Tram Stop	6.99 miles
3	Inham Road Tram Stop	7.42 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

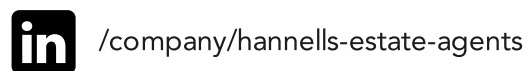
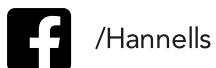


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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