

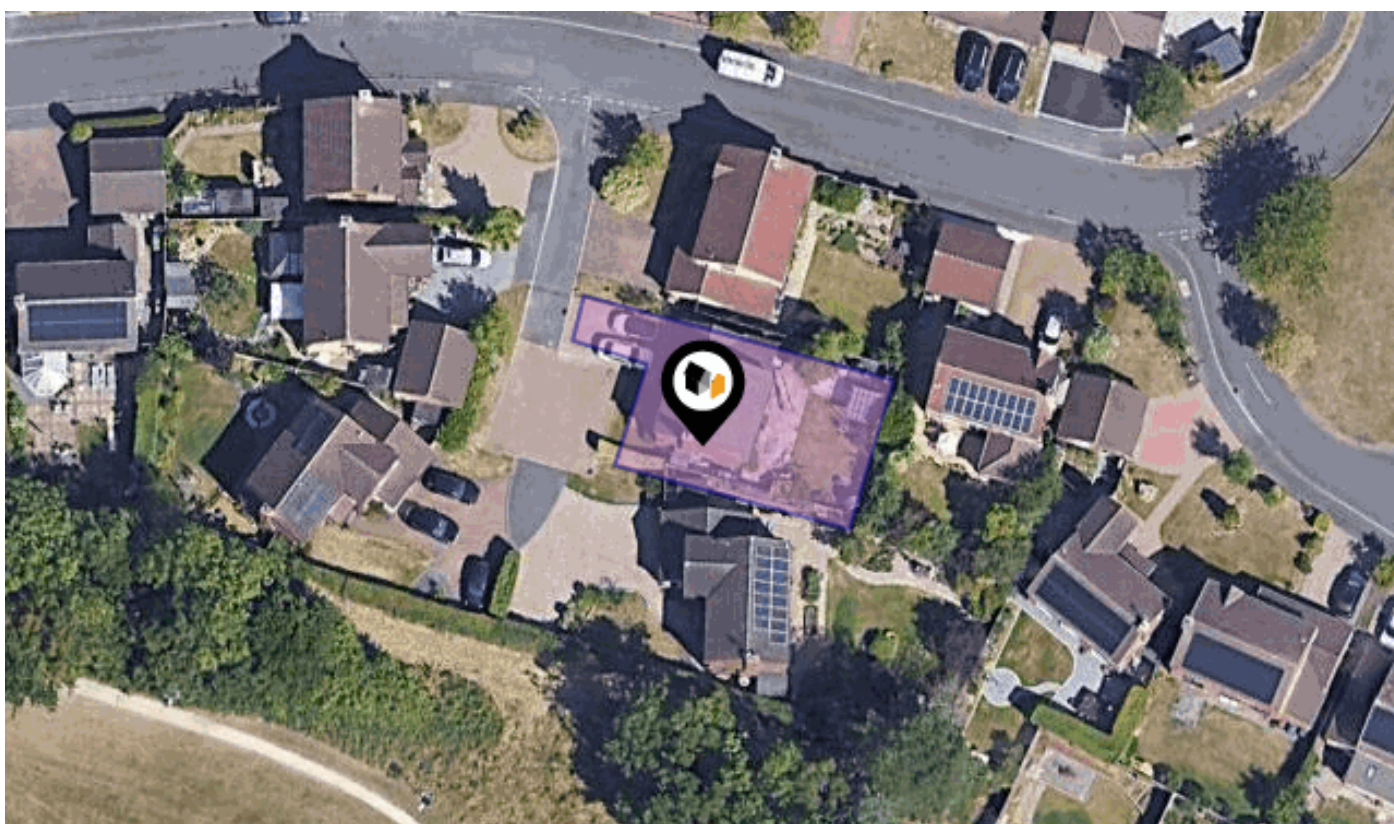


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th September 2023



FOXLEY COURT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Key Features:

- > Attractive Three Bedroomed (Originally Four) Detached Family Home
- > Pleasant Cul-de-Sac Location
- > Part Garage Converted To A Snug
- > EPC Rating TBC
- > Council Tax Band D - Freehold

Property Description:

**** PREMIER PROPERTY **** An attractive and particularly well presented three bedroomed (originally four) detached family home. Occupying an excellent position in one of Oakwood's sought after cul-de-sacs and boasting a beautiful, landscaped rear garden and a converted third reception room/snug.

The accommodation on offer briefly comprises: Entrance hallway; modern breakfast kitchen; excellent family lounge with double doors opening to the separate formal dining room; a third, converted flexible ground floor room, ideal for a snug or study; separate utility room; ground floor cloakroom/WC. To the first floor are three generous bedrooms, with an en suite shower room servicing the master bedroom; family bathroom - all accessed via the first floor landing.

Outside, the lovely rear garden consists of a neat lawn, with flower and shrub borders, and a feature decked seating area with pebbled sitting space adjacent. To the front of the property is a block-paved driveway providing ample off road parking, access to the side and rear of the home and the integrated former garage, currently utilised as a useful storage space.

Foxley Court is conveniently situated for local amenities, including shops, schools and Oakwood's excellent road and public transport links to Derby, the Royal Derby Hospital, the A38 and much more.

A viewing is essential to appreciate the size and standard of the accommodation on offer.

Room Measurements:

Entrance Hallway: 8' 10" x 6' 1" (2.69m x 1.85m)

Lounge: 13' 9" x 12' 3" (4.19m x 3.73m)

Dining Room: 12' 3" x 8' 8" (3.73m x 2.64m)

Kitchen/Breakfast Room: 13' 5" x 9' 5" (4.09m x 2.87m)

Snug/Reception Room: 9' 11" x 7' 11" (3.02m x 2.41m)

Utility Room: 7' 9" x 7' 9" (2.36m x 2.36m)

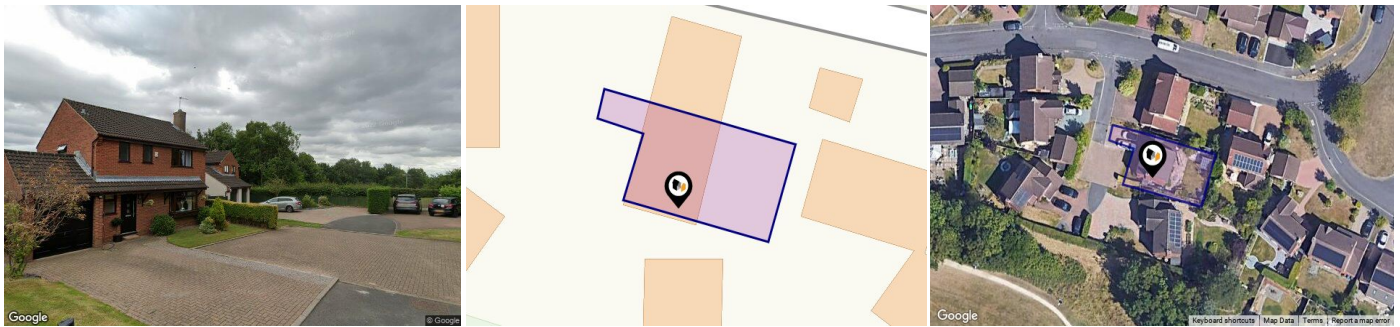
Cloakroom/WC: 6' 0" x 2' 10" (1.83m x 0.86m)

First Floor Landing: 9' 0" x 3' 2" (2.74m x 0.96m)

Bedroom One: 12' 3" x 11' 3" (3.73m x 3.43m)

En suite: 6' 0" x 5' 11" (1.83m x 1.80m)

Bedroom Two: 14'



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.07 acres
Council Tax : Band D
Annual Estimate: £1,910
Title Number: DY180775
UPRN: 100030315399

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

1 mb/s	59 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

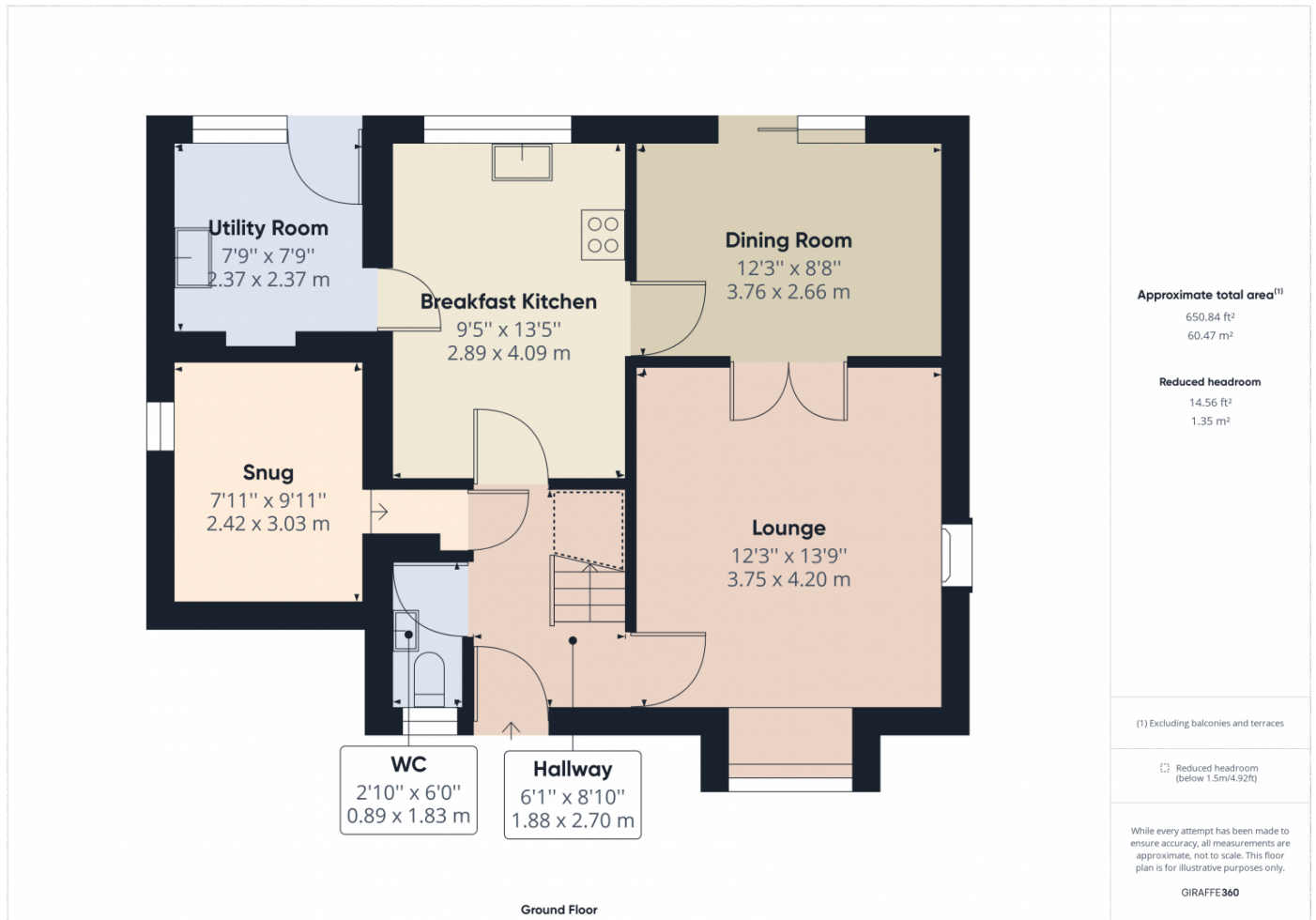
Gallery Photos



Gallery Photos

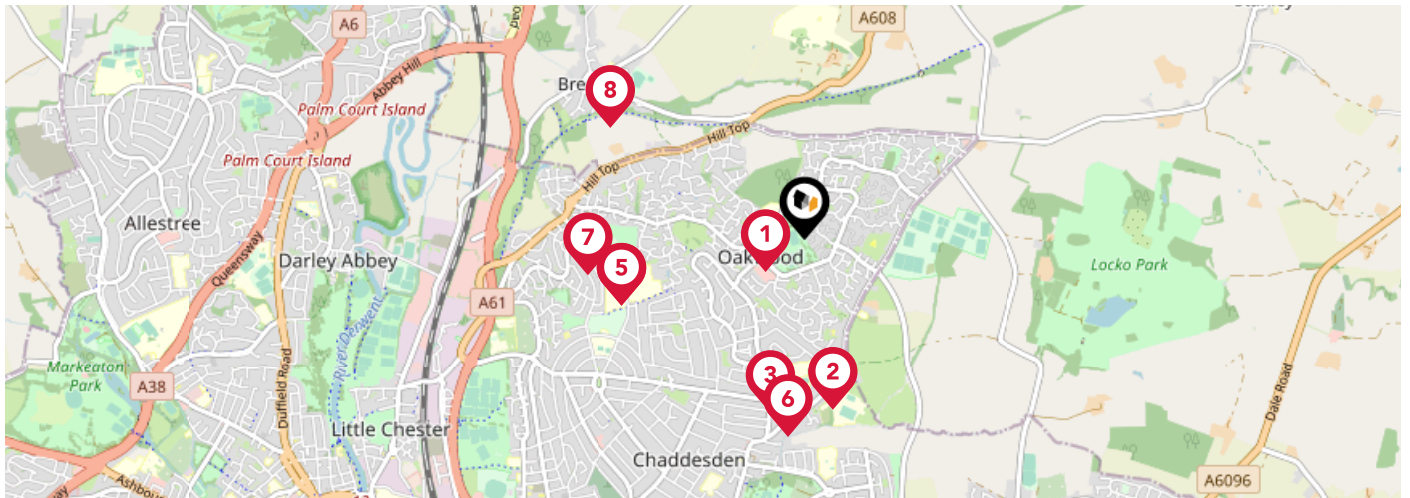


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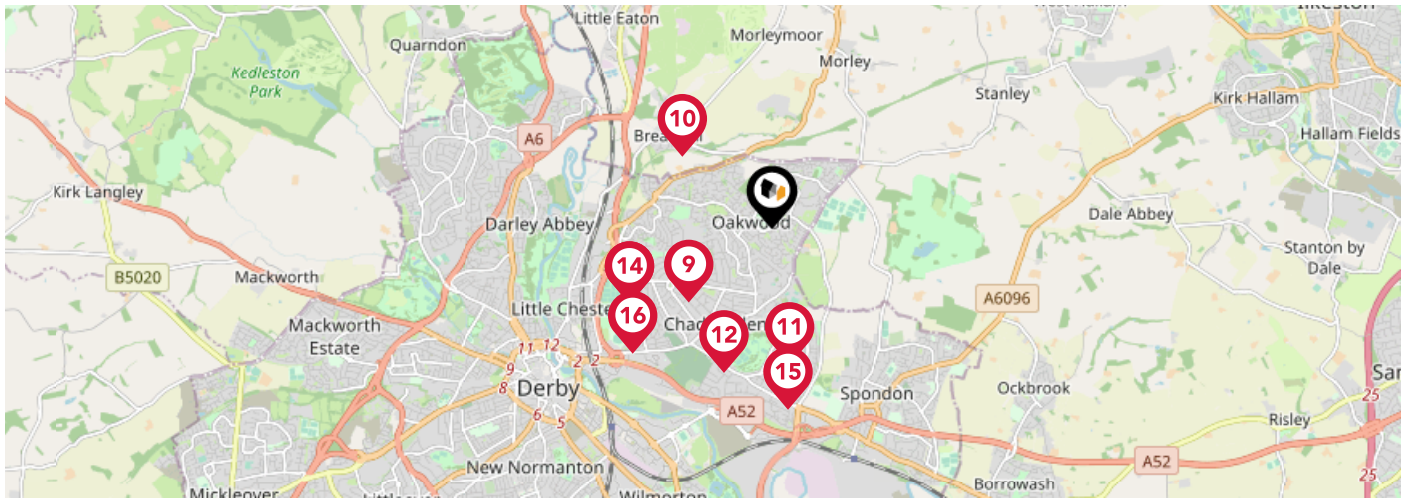


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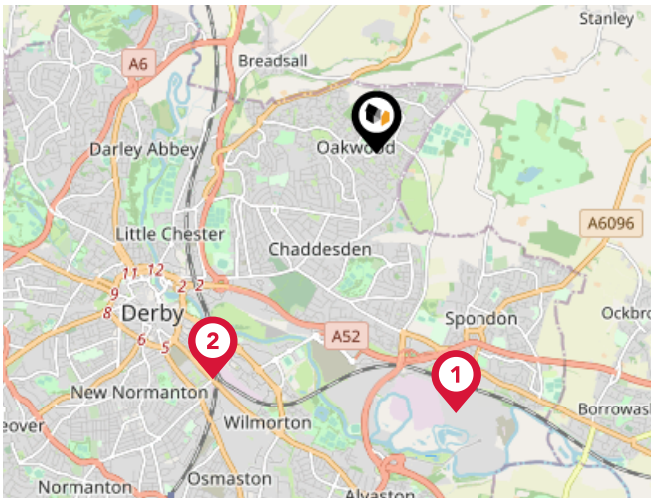


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.86	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tuition Services Co Brookside School Ofsted Rating: Not Rated Pupils:0 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



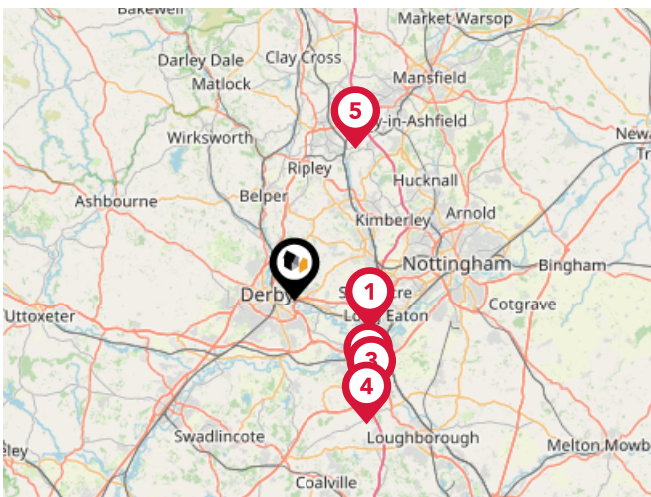
		Nursery	Primary	Secondary	College	Private
	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance: 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



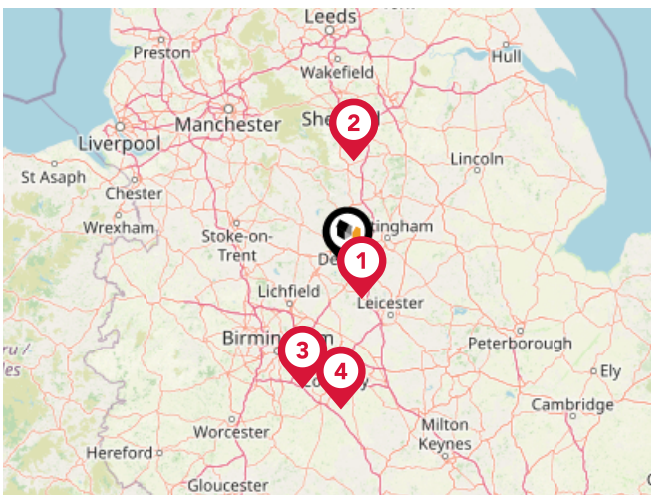
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.42 miles
2	Derby Rail Station	2.49 miles
3	Duffield Rail Station	3.81 miles



Trunk Roads/Motorways

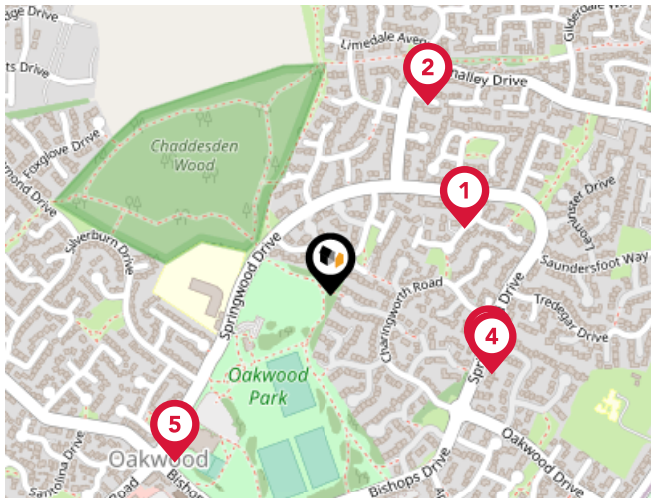
Pin	Name	Distance
1	M1 J25	5.75 miles
2	M1 J24A	8.08 miles
3	M1 J24	8.97 miles
4	M1 J23A	10.19 miles
5	M1 J28	11.62 miles



Airports/Helipads

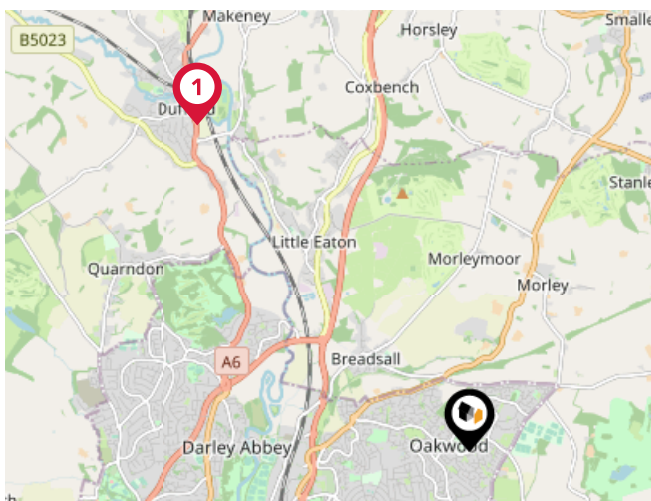
Pin	Name	Distance
1	East Midlands Airport	9.18 miles
2	Sheffield City Airport	31.18 miles
3	Birmingham International Airport	36.36 miles
4	Coventry Airport	40.02 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Northacre Road	0.17 miles
2	Smalley Drive	0.24 miles
3	Charingworth Road	0.19 miles
4	Charingworth Road	0.2 miles
5	Springwood Drive Leisure Centre	0.25 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.81 miles
2	Toton Lane Tram Stop	7.16 miles
3	Inham Road Tram Stop	7.58 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

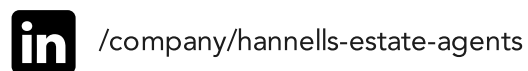


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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