

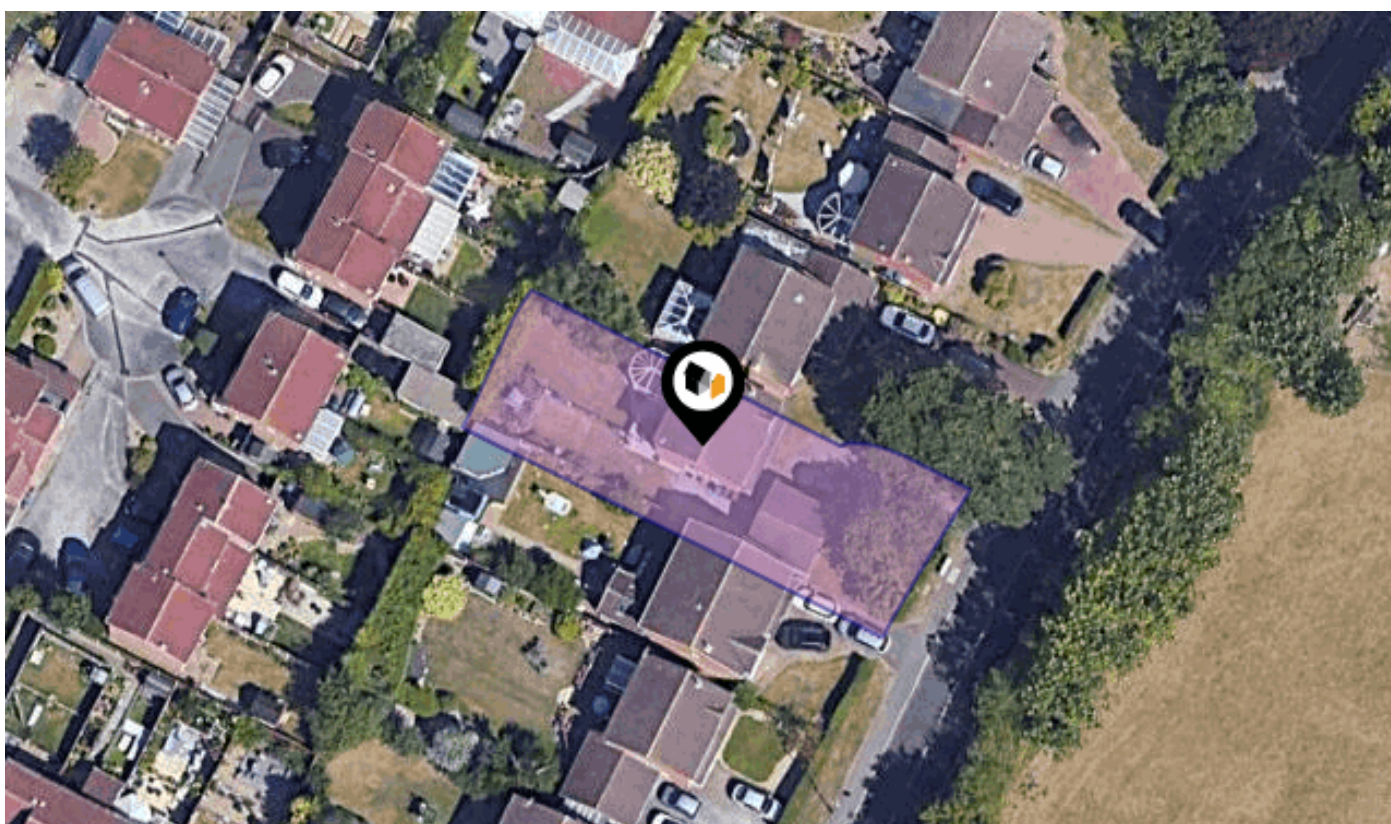


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02<sup>nd</sup> April 2024



**MORLEY ROAD, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Particularly Well Appointed And Presented Family Home
- > Set Back From Morley Road
- > Early Viewing Highly Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band E, Freehold

### Property Description

Ideally located in the sought-after area of Oakwood and set back from Morley road is this particularly well appointed and presented detached family home offering neutral decor, ample off-road parking and a detached double garage. Early viewing is absolutely essential to be appreciated.

Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Reception hallway; cloakroom with W.C; lounge with internal French doors to a dining room. There is also the benefit of a conservatory, refitted kitchen with integrated appliances and a utility room. To the first floor landing provides access to four bedrooms, master bedroom with a refitted en-suite shower and modern family bathroom. Outside, as previously mentioned there are gardens to both front and rear elevations together with a driveway providing ample off road parking together with a detached double garage.

Morley Road is well located for shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Early Viewing is recommended.

### Room Measurement & Details

Reception Hallway:

Refitted Cloakroom/WC:

Lounge: (16'3" x 10'6") 4.95 x 3.20

Dining Room: (10'6" x 8'2") 3.20 x 2.49

Conservatory: (15'8" x 9'7") 4.78 x 2.92

Fitted Kitchen (With A Range Of Integrated Appliances): (12'3" x 11'9") 3.73 x 3.58

Utility Room: (5'5" x 5'4") 1.65 x 1.63

First Floor Landing:

Master Bedroom: (10'9" x 9'10") 3.28 x 3.00

Bedroom Two: (11'9" x 8'7") 3.58 x 2.62

Bedroom Three: (8'3" x 7'2") 2.51 x 2.18

Bedroom Four: (8'3" x 7'0") 2.51 x 2.13

Refitted Bathroom: (7'7" x 5'8") 2.31 x 1.73

Outside:

The property is set back from Morley Road and has gardens to both front and rear elevations, the front is laid mainly to lawn and incorporates a driveway providing ample off-road parking. There is the benefit of a detached double garage with two up and over doors, light, power and courtesy door to the side elevation. There is gated access leading to the enclosed rear garden being mainly laid to lawn with paved

patio and a decked area covered decked area to the head of the garden. Cold water tap and outside power.

**KFB** - Key Facts For Buyers





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	925 ft <sup>2</sup> / 86 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band E		
<b>Title Number:</b>	DY135960		
<b>UPRN:</b>	100030339889		

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

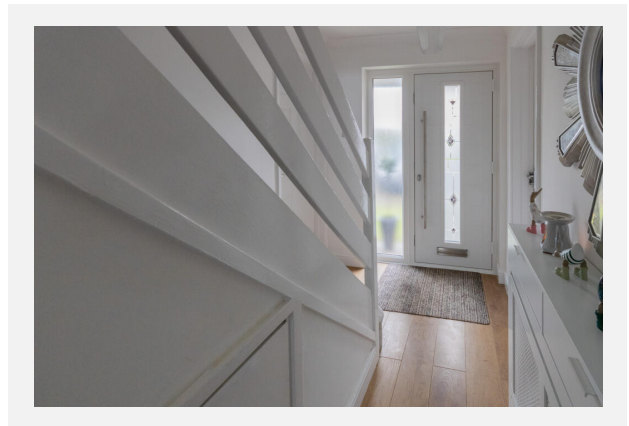
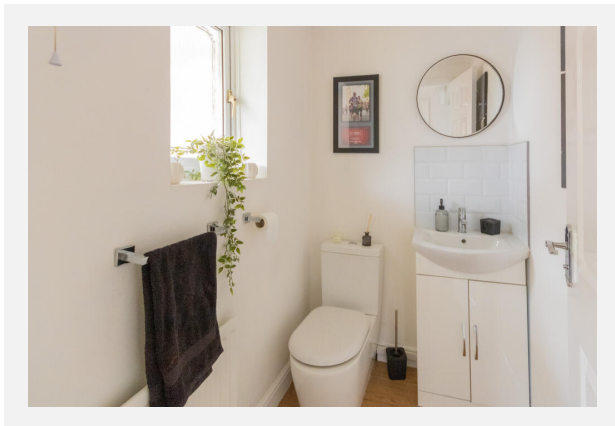
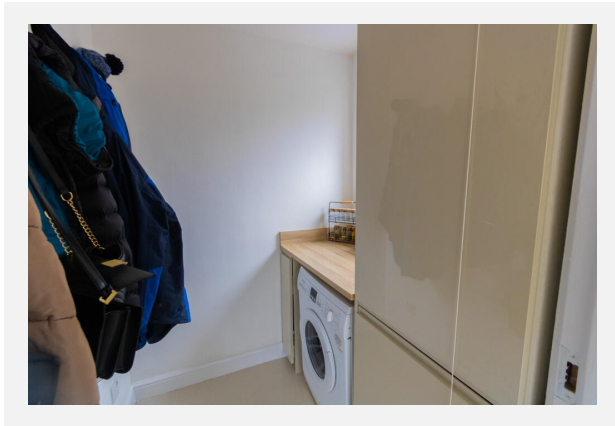
### Mobile Coverage: (based on calls indoors)

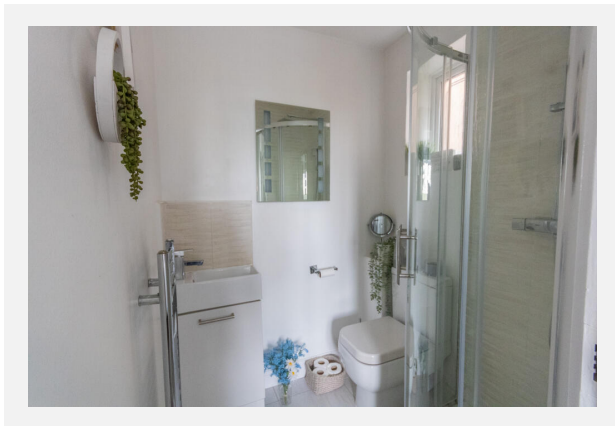


### Satellite/Fibre TV Availability:



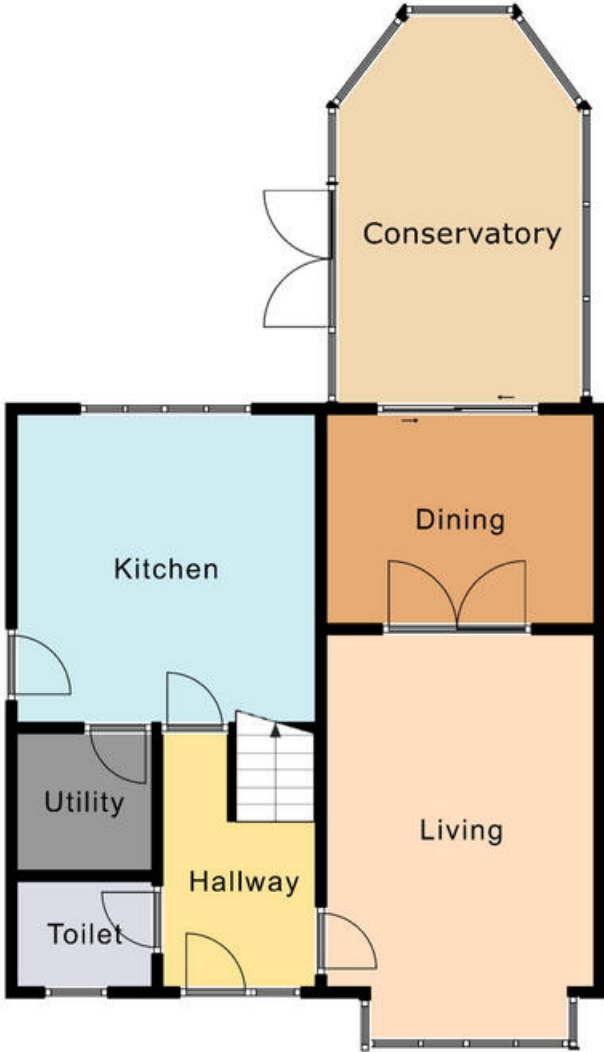




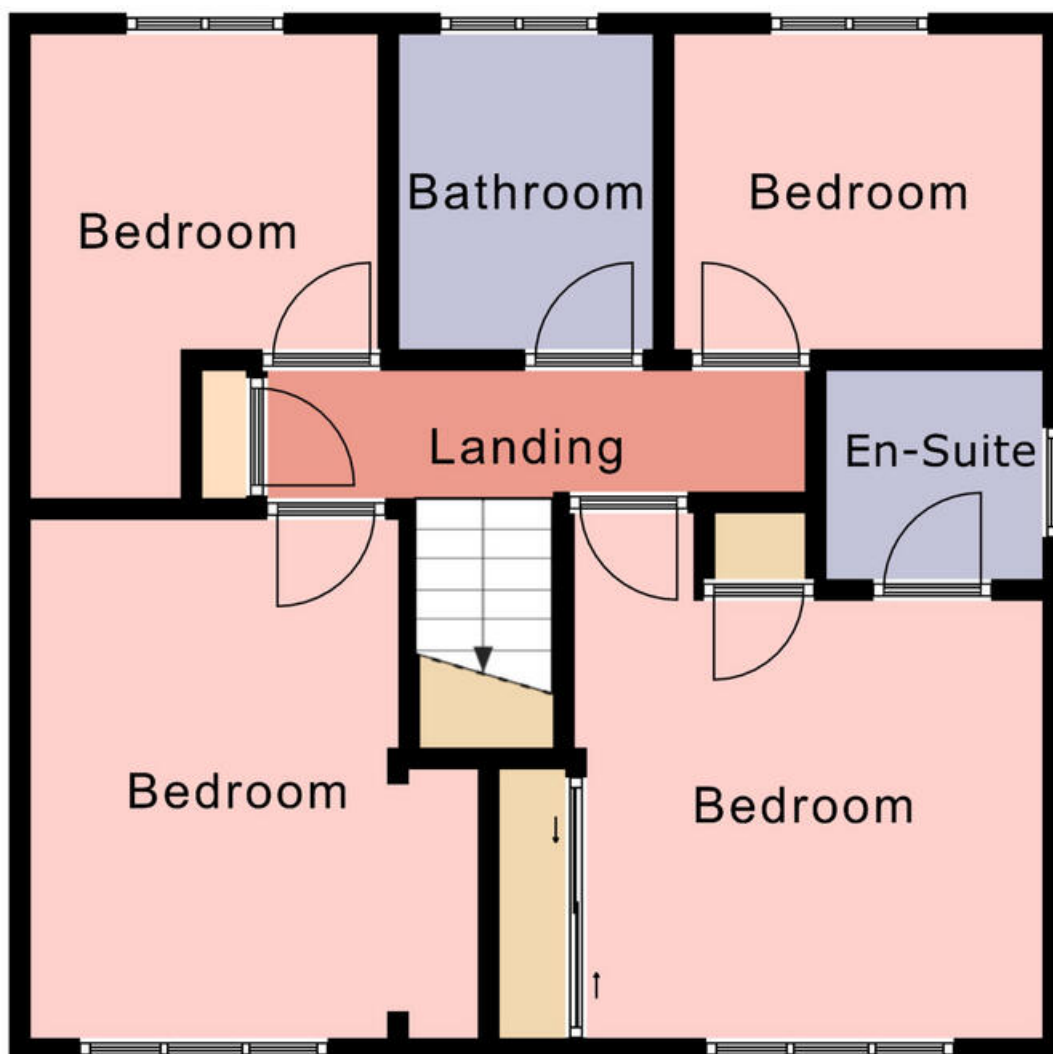




**MORLEY ROAD, OAKWOOD, DERBY, DE21**



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# Property EPC - Certificate



Oakwood, DE21

Energy rating

**C**

Valid until 13.01.2032

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

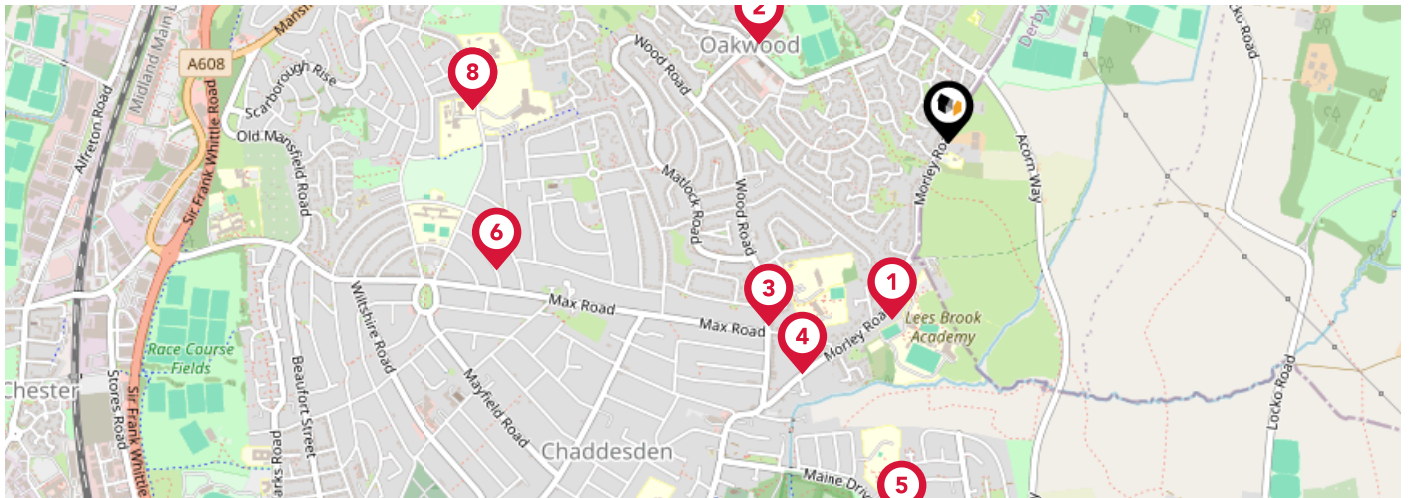
# Property

## EPC - Additional Data

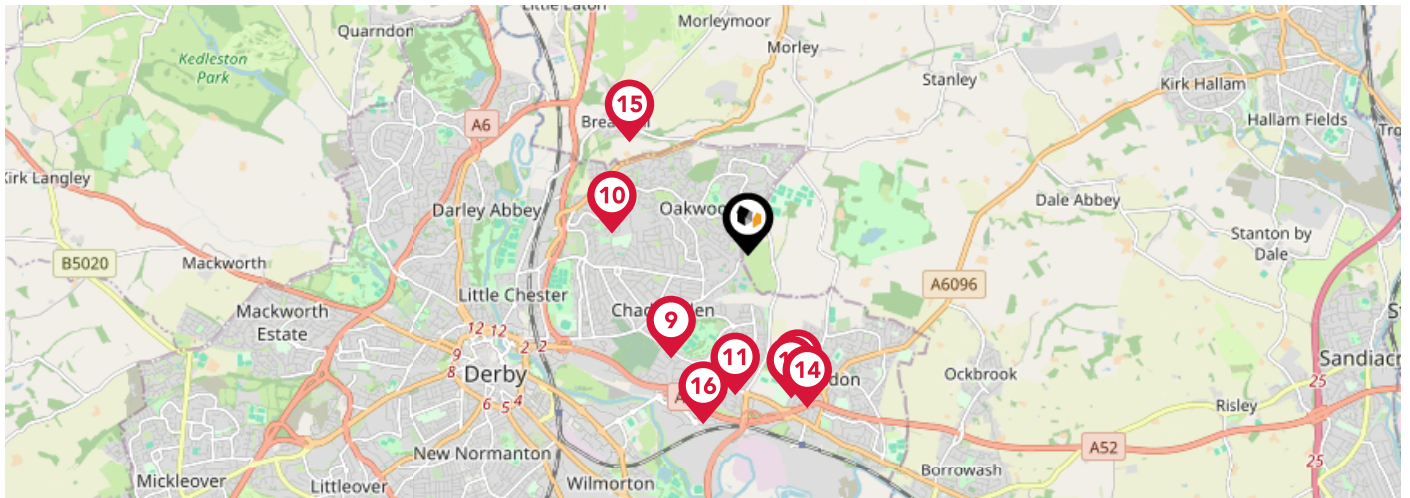


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Not sale or rental
<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 all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>

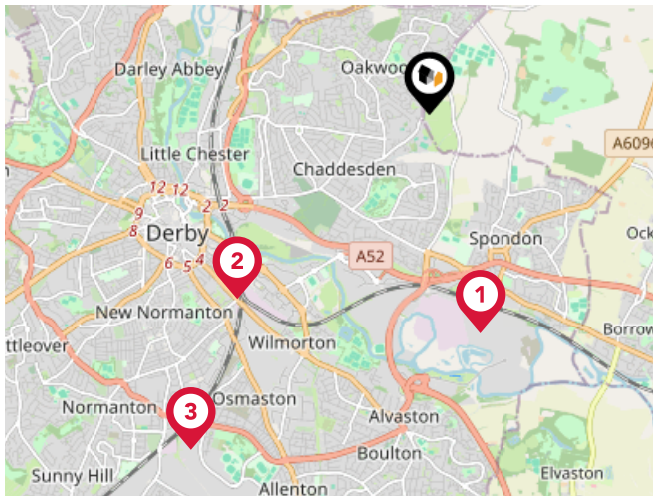


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.57	<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:0.61	<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:0.85	<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:1.05	<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:1.07	<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:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



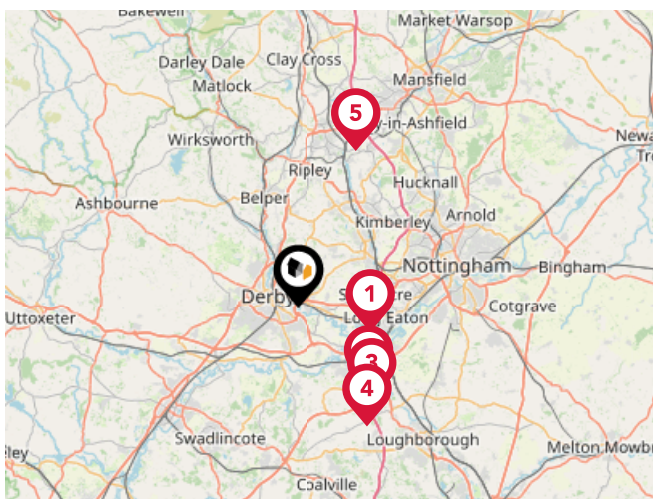
		Nursery	Primary	Secondary	College	Private
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:1.24	<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:1.26	<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:1.29	<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:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.47	<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:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



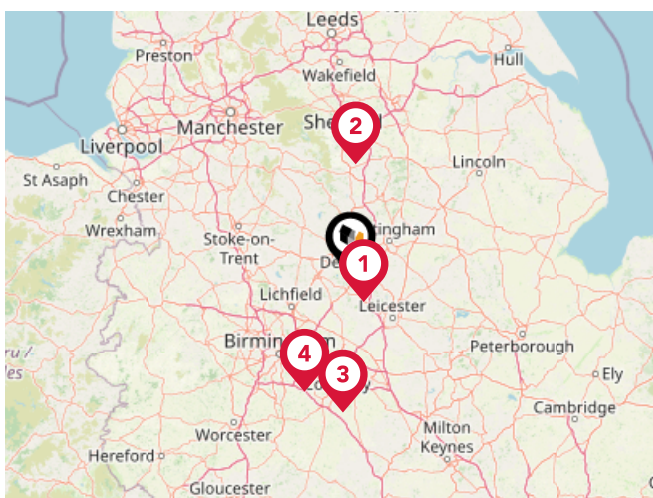
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2 miles
2	Derby Rail Station	2.38 miles
3	Peartree Rail Station	3.68 miles



## Trunk Roads/Motorways

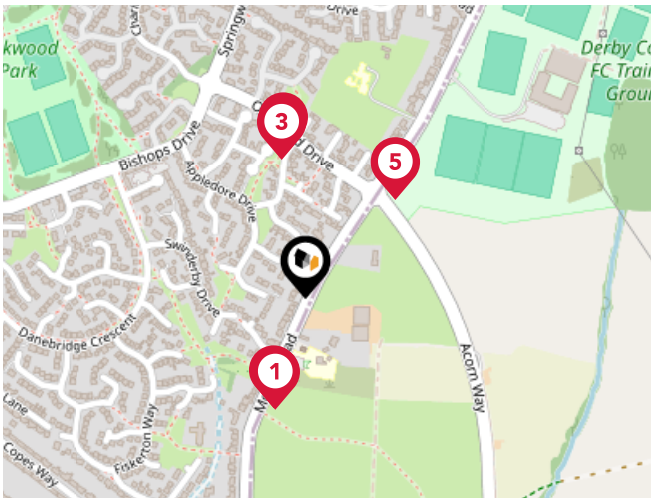
Pin	Name	Distance
1	M1 J25	5.38 miles
2	M1 J24A	7.63 miles
3	M1 J24	8.52 miles
4	M1 J23A	9.75 miles
5	M1 J28	11.88 miles



## Airports/Helipads

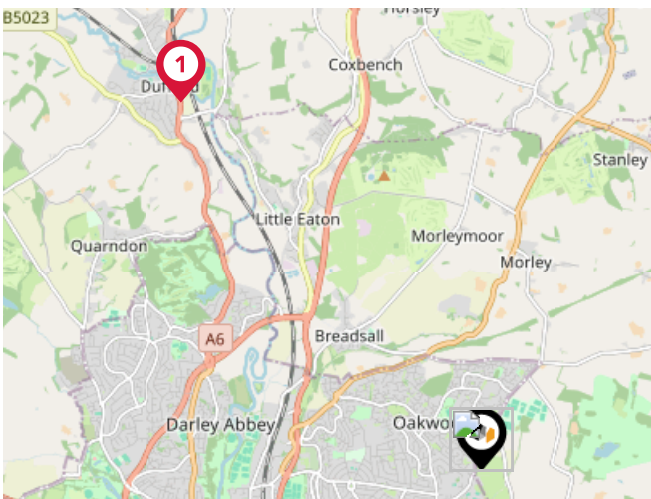
Pin	Name	Distance
1	East Midlands Airport	8.74 miles
2	Sheffield City Airport	31.53 miles
3	Coventry Airport	39.66 miles
4	Birmingham International Airport	36.11 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Besthorpe Close	0.13 miles
2	Besthorpe Close	0.13 miles
3	Chalfont Square	0.16 miles
4	Chalfont Square	0.16 miles
5	Acorn Way Top	0.15 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.25 miles
2	Toton Lane Tram Stop	6.83 miles
3	Inham Road Tram Stop	7.26 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

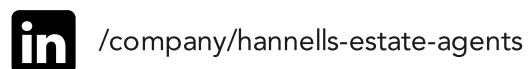
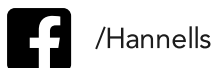


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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