

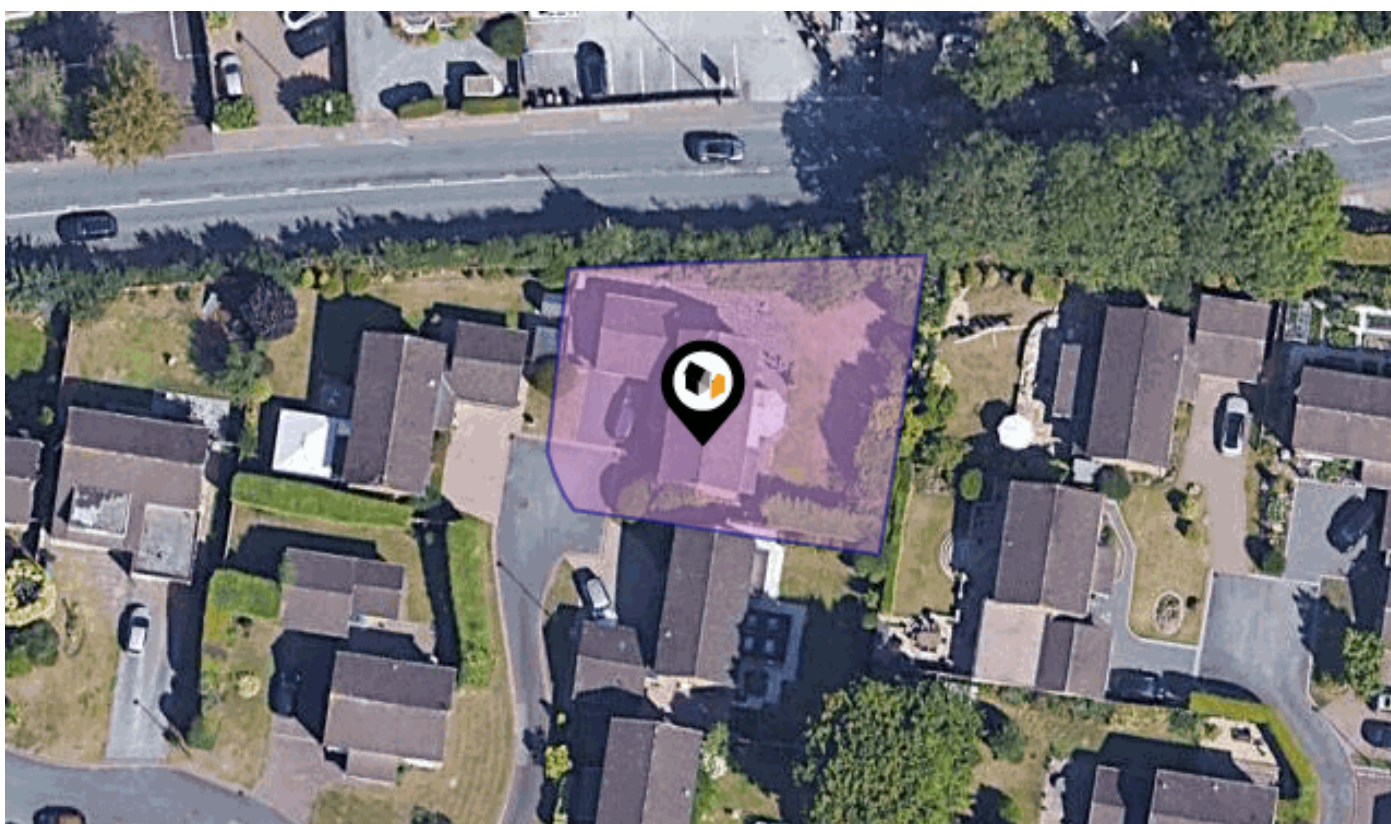


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



CHARTERHOUSE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Superb Cul-De-Sac Position
- > Great Sized Plot, No Upward Chain
- > Well-Proportioned Accommodation Throughout
- > Four Bedroom Detached
- > Council Tax Band F, Freehold

Property Description

A spacious, detached family home that occupies a great sized plot tucked away towards the bottom of a small cul-de-sac. Offered with no upward chain, the property features well-proportioned accommodation throughout, a private enclosed garden and a double garage.

Enjoying the benefits of UPVC double glazing and gas central heating, the accommodation briefly comprises; entrance hallway with built-in storage cupboards, ground floor cloakroom/WC, a good-sized lounge with aspects to both front and rear elevations, a separate dining room, conservatory and fitted breakfast kitchen with a utility area. To the first floor, there are four bedrooms and a family bathroom with the master bedroom also featuring an en-suite shower room.

Outside, to the front of the property there is a driveway providing off-road parking as well as gated access to the rear and to the double garage with up and over door. To the rear, there is an impressive enclosed garden which features a large patio area, lawn and well-stocked surrounding beds housing a variety of established plants, shrubs and trees.

Charterhouse Close lies convenient for a variety of local amenities including shops, schools and is within easy reach of the noted Morley Hayes and Breadsall Priory Golf Clubs. There are also good road links to the A38, A6, A52 and onwards to the motorway network.

Room Measurement & Details

Hallway: (14'9" x 6'3") 4.50 x 1.90

Cloakroom/WC: (3'1" x 8'7") 0.94 x 2.62

Lounge: (21'10" x 17'4") 6.65 x 5.28

Dining Room: (23'1" x 8'8") 7.04 x 2.64

Conservatory: (15'9" x 9'1") 4.80 x 2.77

First Floor Landing:

Bedroom One: (12'7" x 11'1") 3.84 x 3.38

En-Suite Shower Room: (7'0" x 5'6") 2.13 x 1.68

Bedroom Two: (12'7" x 9'6") 3.84 x 2.90

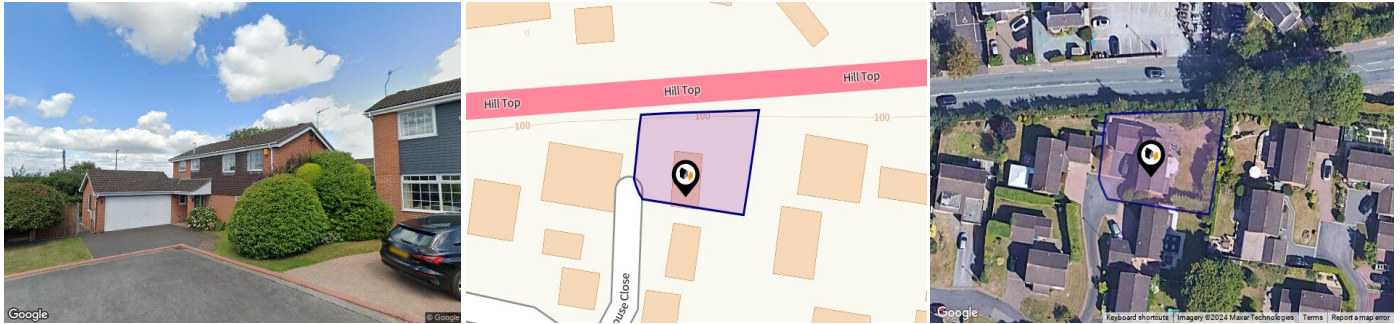
Bedroom Three: (11'0" x 8'6") 3.35 x 2.59

Bedroom Four: (8'8" x 8'0") 2.64 x 2.44

Family Bathroom: (8'2" x 5'6") 2.49 x 1.68

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.16 acres		
Council Tax :	Band F		
Annual Estimate:	£3,044		
Title Number:	DY112464		
UPRN:	100030300798		

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)

5 mb/s	50 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos





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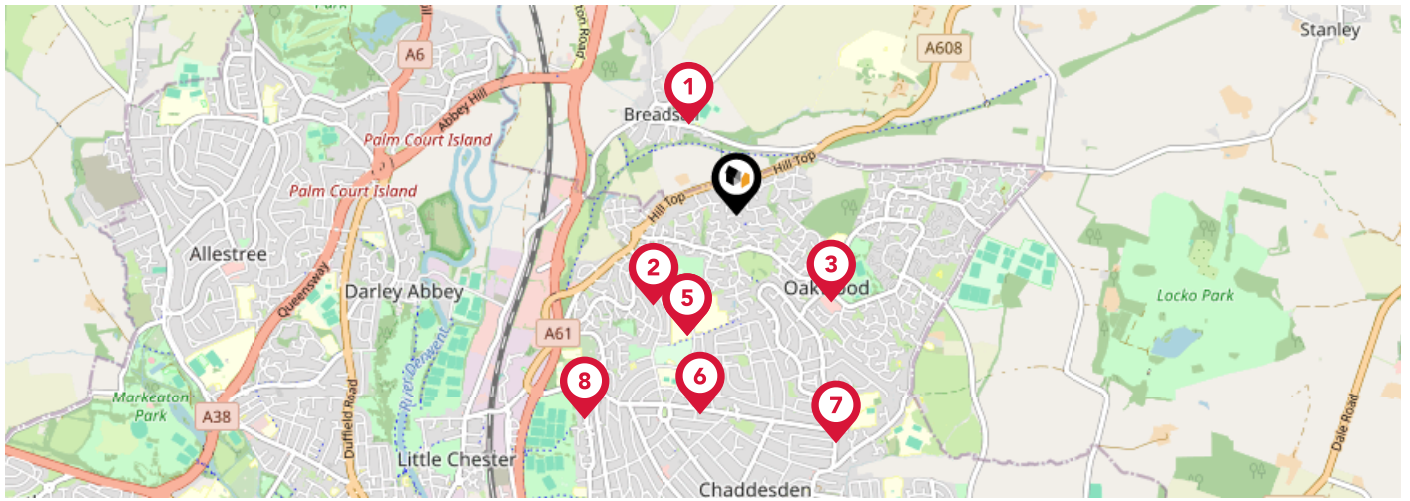
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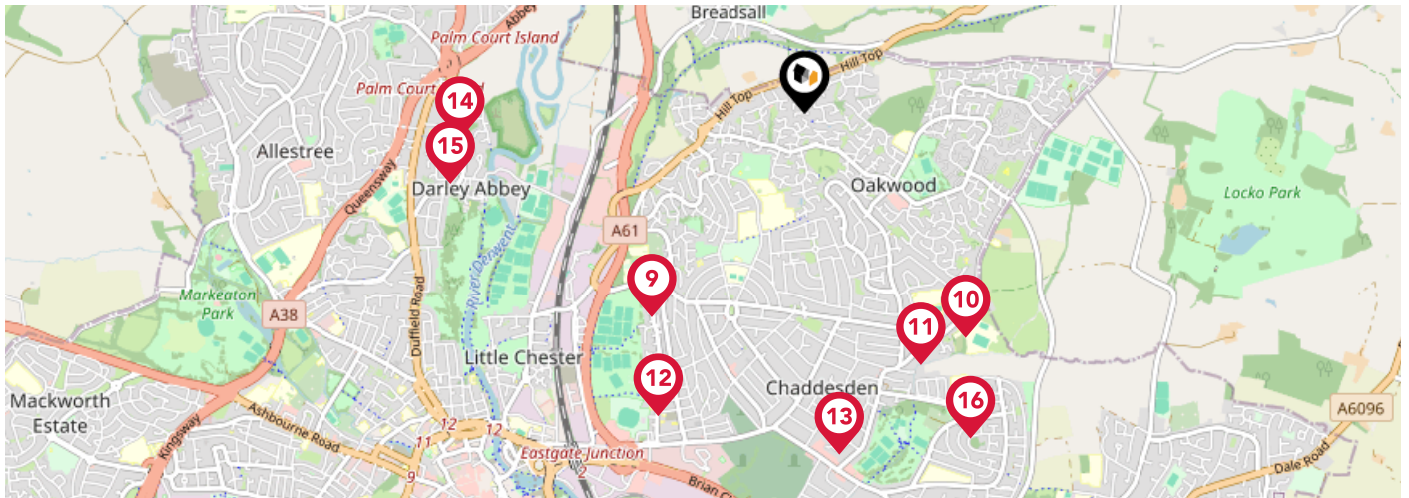
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Area Schools

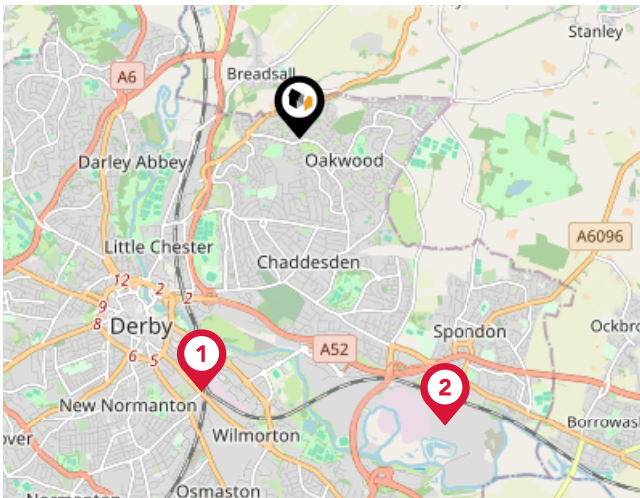


		Nursery	Primary	Secondary	College	Private
1	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.57	<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:0.58	<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:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



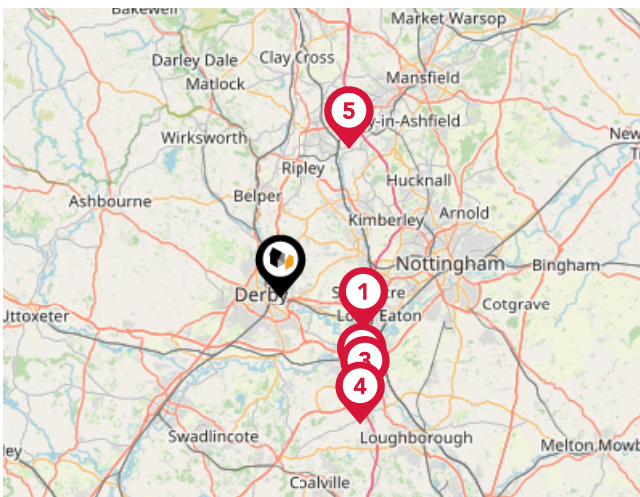
		Nursery	Primary	Secondary	College	Private
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.24	<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:1.5	<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:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 444 Distance:1.62	<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:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



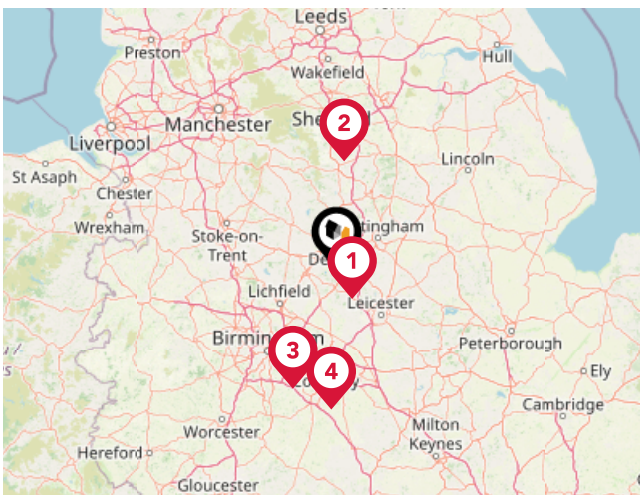
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.42 miles
2	Spondon Rail Station	2.87 miles
3	Duffield Rail Station	3.27 miles



Trunk Roads/Motorways

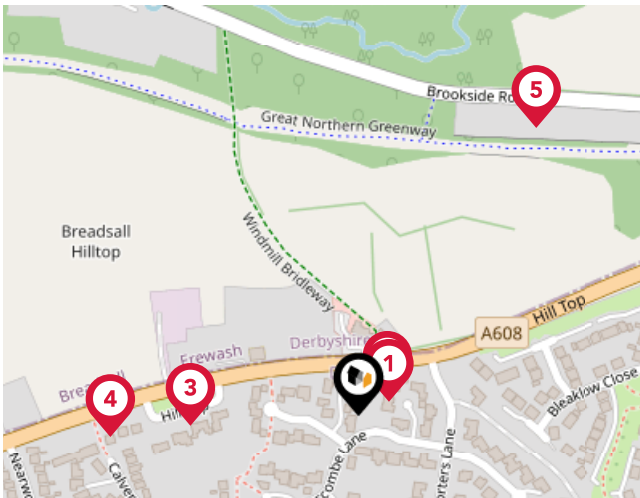
Pin	Name	Distance
1	M1 J25	6.39 miles
2	M1 J24A	8.65 miles
3	M1 J24	9.53 miles
4	M1 J23A	10.71 miles
5	M1 J28	11.63 miles



Airports/Helipads

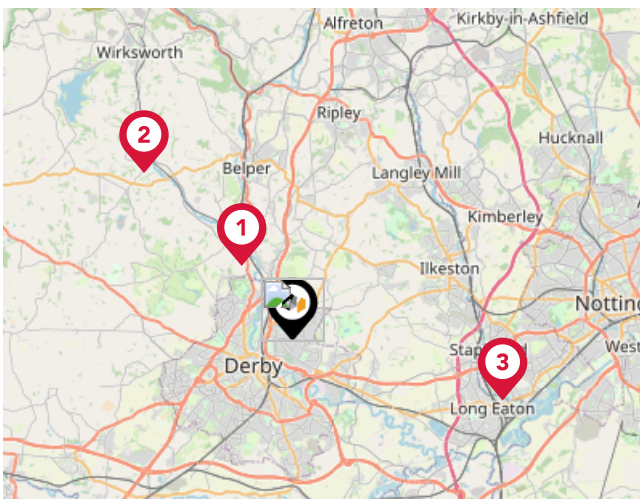
Pin	Name	Distance
1	East Midlands Airport	9.67 miles
2	Sheffield City Airport	30.98 miles
3	Birmingham International Airport	36.39 miles
4	Coventry Airport	40.24 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windmill Inn	0.02 miles
2	Windmill Inn	0.02 miles
3	Car Showroom	0.09 miles
4	Car Showroom	0.14 miles
5	128 Brookside Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.26 miles
2	Idridgehay (Ecclesbourne Valley Railway)	8 miles
3	Toton Lane Tram Stop	7.8 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

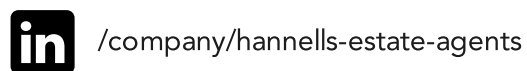
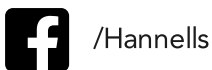


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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