

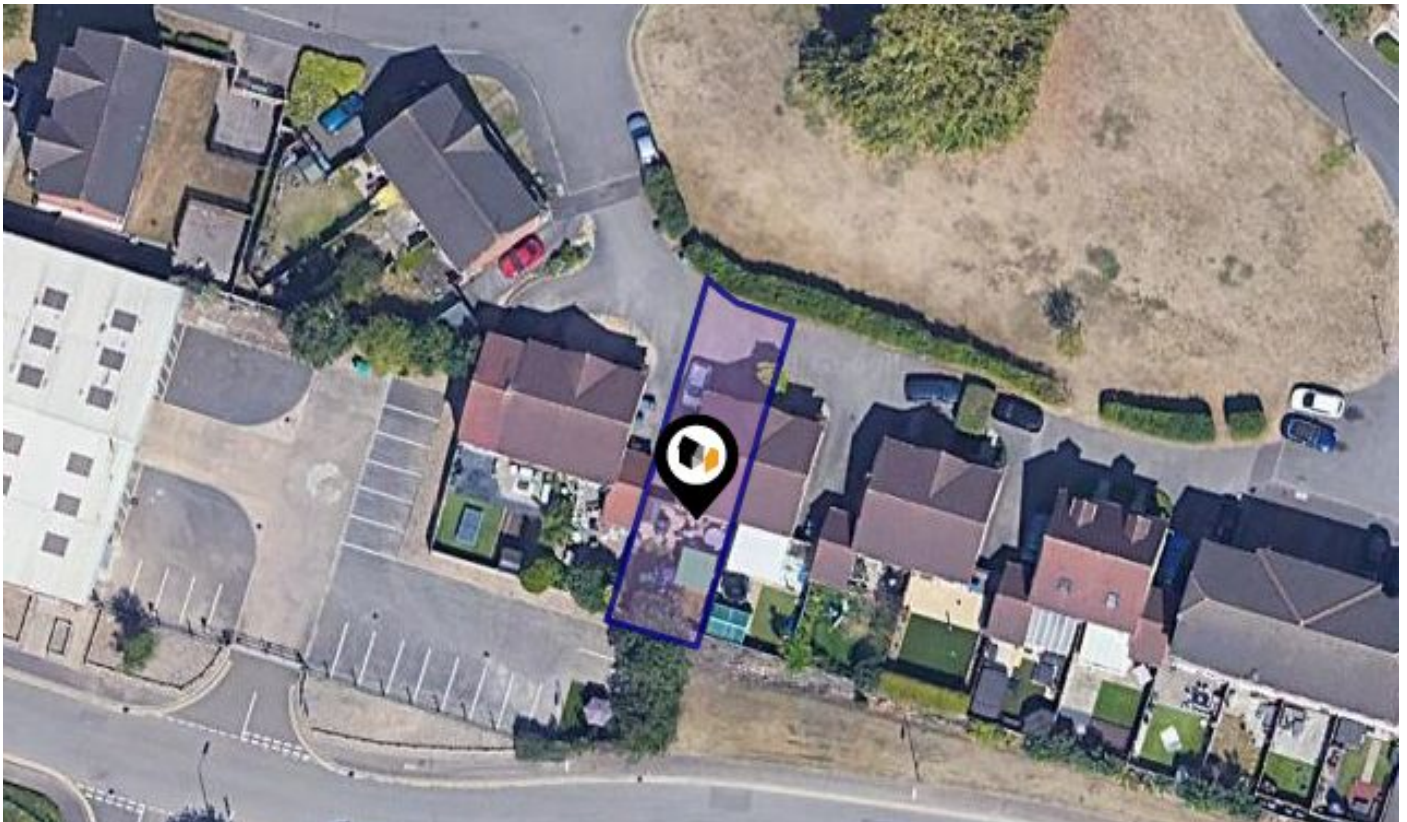


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17<sup>th</sup> April 2024



## OAKFIELDS GROVE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



Useful Information:

- > Modern Semi-Detached Home
- > Cul-De-Sac Location Overlooking A Green To The Front
- > Three Bedrooms, Master En-Suite
- > Modern Dining Kitchen Fitted 2023
- > EPC Rating C, Brick Construction

Property Description

Viewing is recommended of this modern semi-detached home occupying a cul-de-sac location overlooking an open green to the front. The property would be ideal for the first time buyer and has the benefit of a master bedroom with en-suite, summerhouse/music room, driveway and enclosed rear garden.

In brief the accommodation comprises:- entrance hallway, cloaks/WC, lounge and modern hi-gloss dining kitchen. To the first floor the landing provides access to three bedrooms (master bedroom with en-suite) and bathroom with a three piece suite. Outside, there is a gravelled garden area to the front elevation alongside the driveway with gated access to the side leading to the enclosed rear garden with a summer house with electrics currently used as a music room.

The property is situated within a modern development and offers excellent road links for the A52 and M1 motorway together with the A50 and Nottingham East Midlands Airport. It is also well situated for Spondon and its range of shops, schools and transport links.

Room Measurement & Details

Entrance Hallway:

Cloaks/WC: (6'3" x 2'8") 1.90 x 0.81

Lounge: (17'6" x 14'6") 5.33 x 4.42

Dining Kitchen: (14'6" x 9'0") 4.42 x 2.74

First Floor Landing:

Bedroom One: (11'6" x 8'2") 3.51 x 2.49

En-Suite Shower Room: (8'1" x 4'4") 2.46 x 1.32

Bedroom Two: (10'6" x 8'0") 3.20 x 2.44

Bedroom Three: (8'8" x 6'1") 2.64 x 1.85

Bathroom: (6'2" x 5'6") 1.88 x 1.68

Outside:

There is a gravelled garden area to the front elevation alongside the driveway with gated access to the side leading to the enclosed rear garden.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£107
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	796 ft <sup>2</sup> / 74 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2003		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,873		
<b>Title Number:</b>	DY367372		
<b>UPRN:</b>	10010671067		

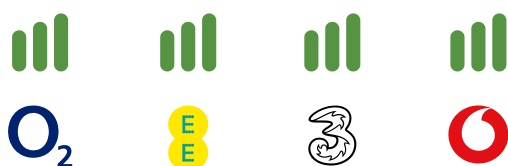
## Local Area

<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>20</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

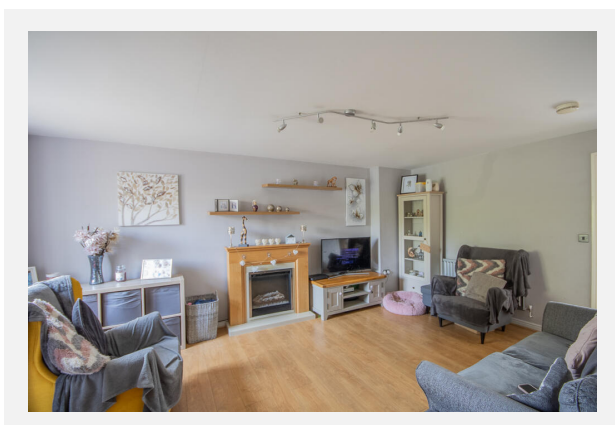
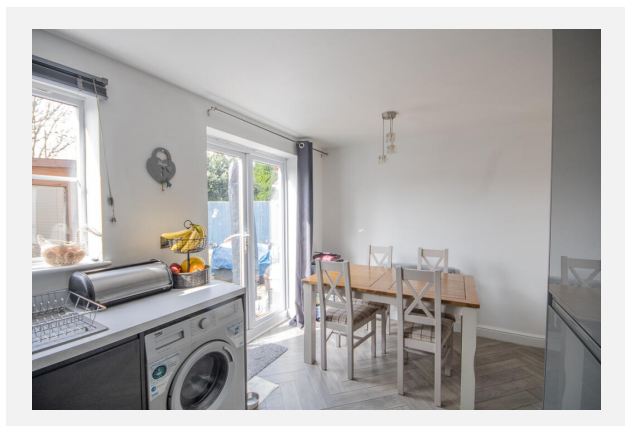


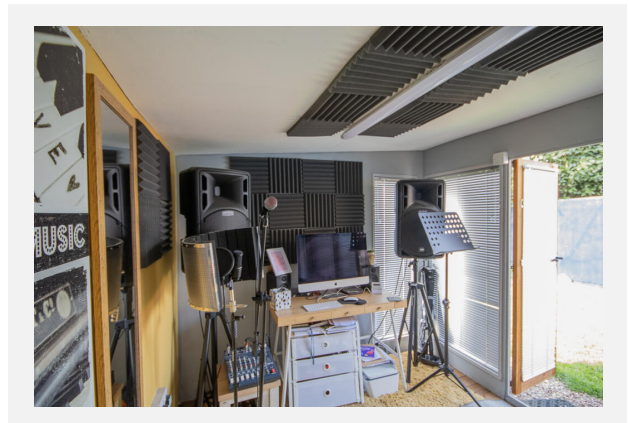
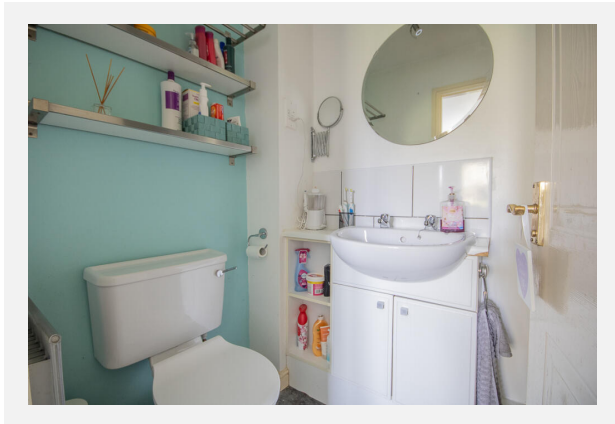
### Satellite/Fibre TV Availability:



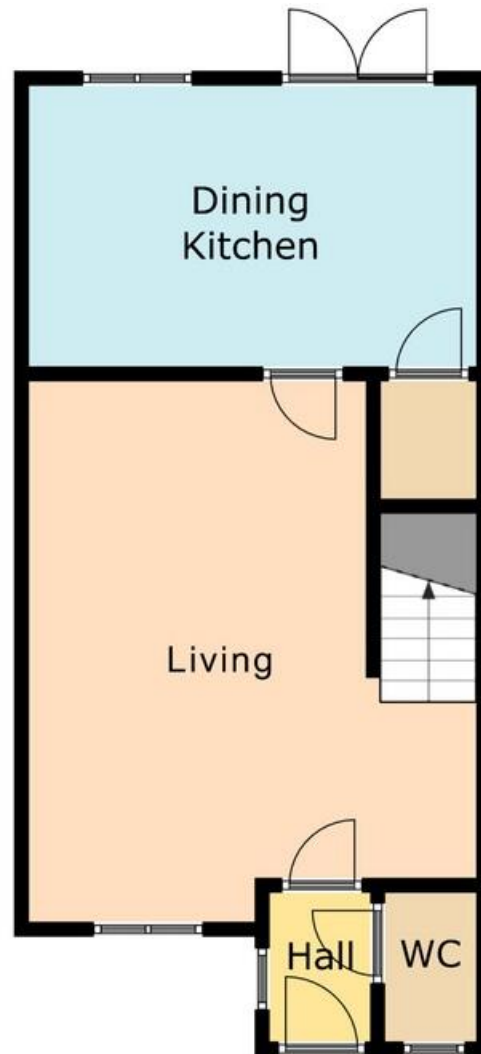


# Gallery Photos



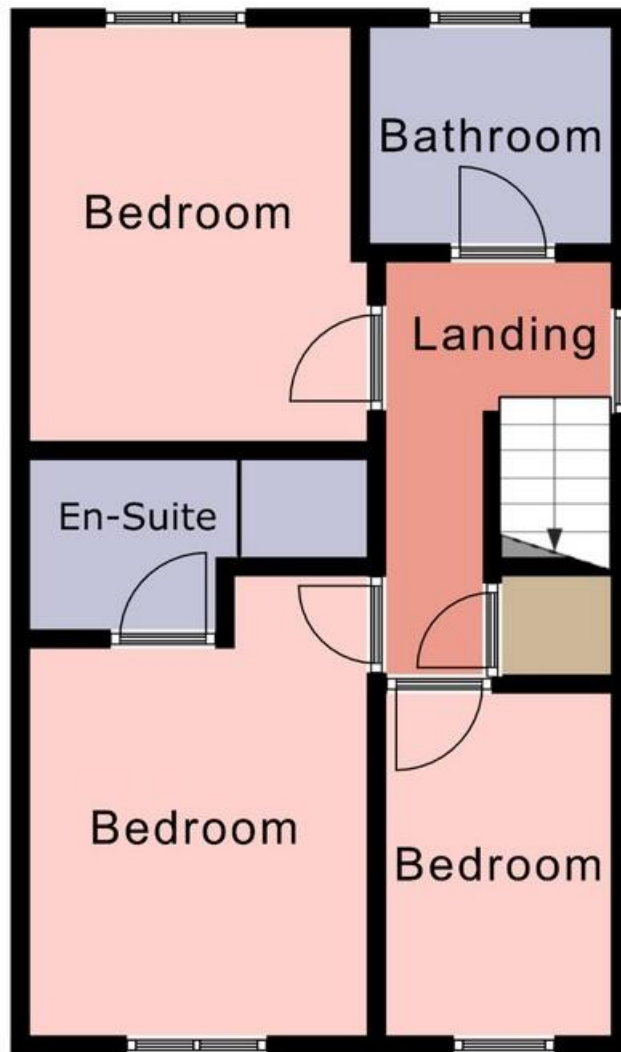


**OAKFIELDS GROVE, SPONDON, DERBY, DE21**





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# Property EPC - Certificate



Spondon, DE21

Energy rating

**C**

Valid until 15.02.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <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

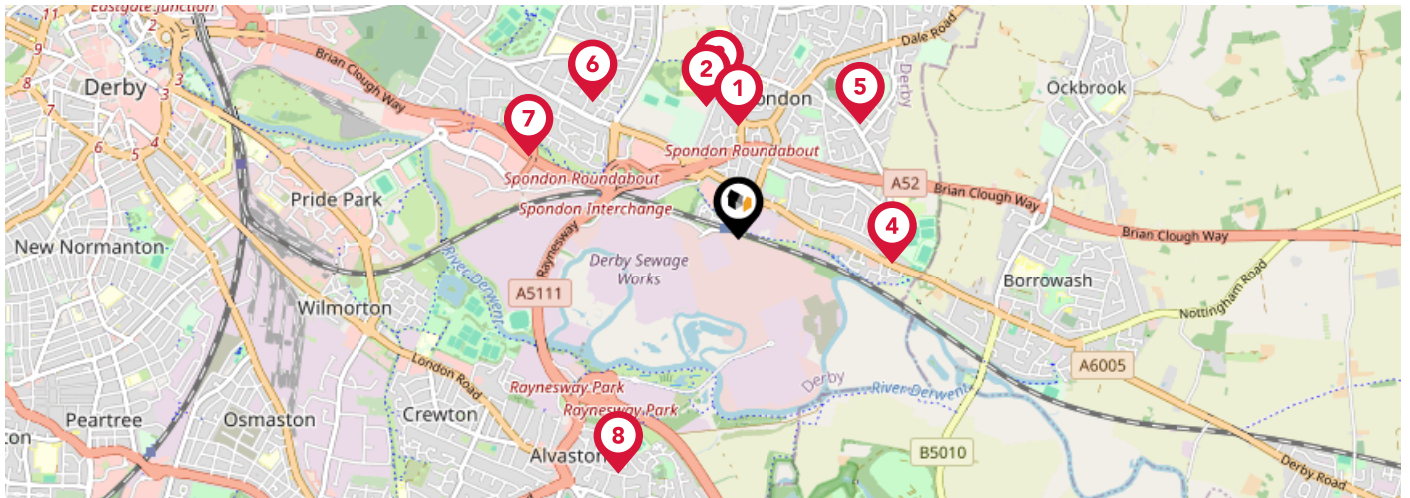
## EPC - Additional Data



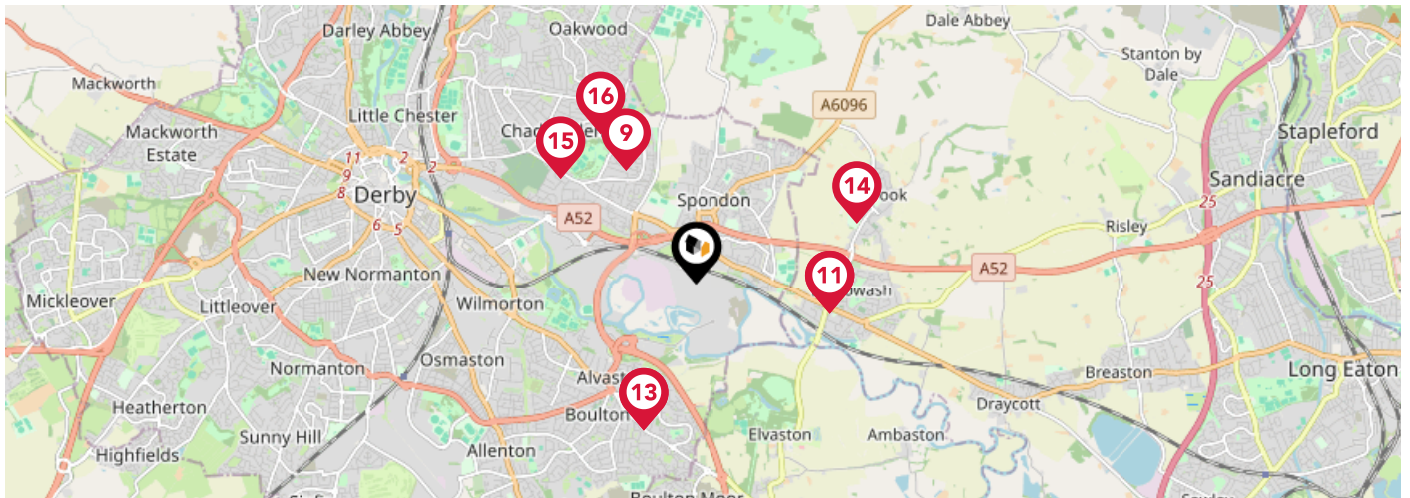
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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 installed during or after 2002
<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>	Room thermostat only
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 77% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

# Area Schools

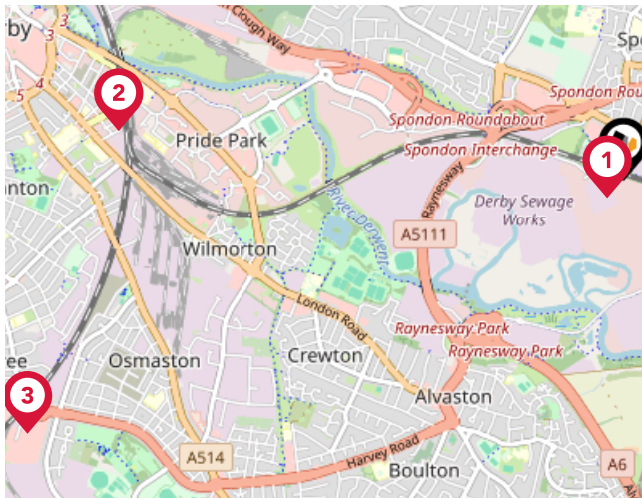


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Asterdale Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



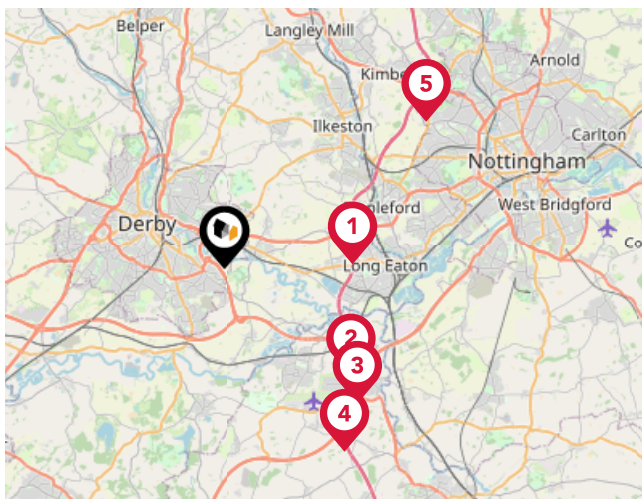
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Ashbrook Infant School</b> Ofsted Rating: Good   Pupils: 150   Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Alvaston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Alvaston Junior Academy</b> Ofsted Rating: Good   Pupils: 339   Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Ockbrook School</b> Ofsted Rating: Not Rated   Pupils: 301   Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



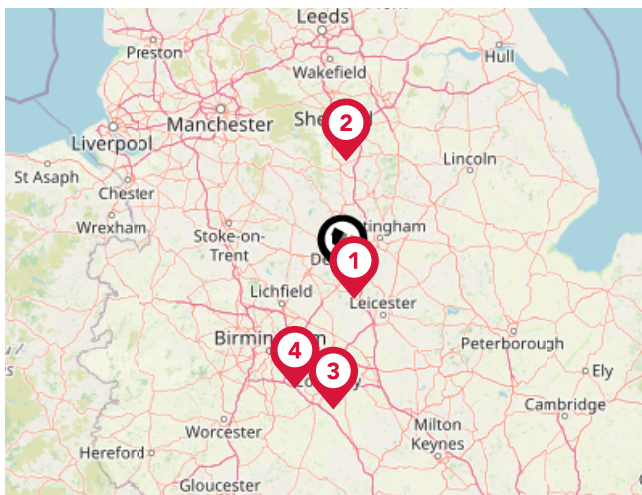
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.11 miles
2	Derby Rail Station	2.26 miles
3	Peartree Rail Station	2.89 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.58 miles
2	M1 J24A	5.95 miles
3	M1 J24	6.77 miles
4	M1 J23A	7.88 miles
5	M1 J26	8.93 miles

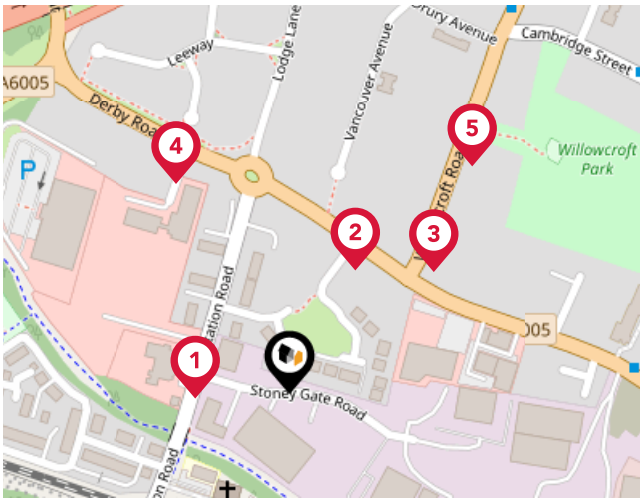


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	6.85 miles
2	Sheffield City Airport	33.37 miles
3	Coventry Airport	37.84 miles
4	Birmingham International Airport	34.58 miles

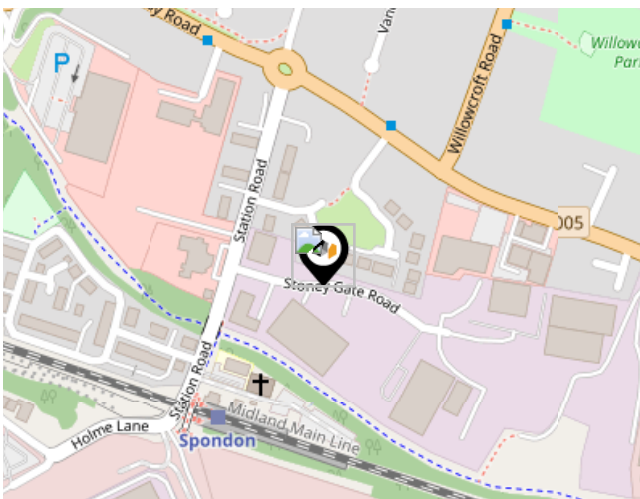


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	The Moon	0.05 miles
2	Lodge Lane	0.08 miles
3	Willowcroft Road	0.11 miles
4	Lodge Lane	0.13 miles
5	Willowcroft Road	0.16 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.08 miles
2	Toton Lane Tram Stop	6.14 miles
3	Inham Road Tram Stop	6.6 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.



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# Hannells

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