

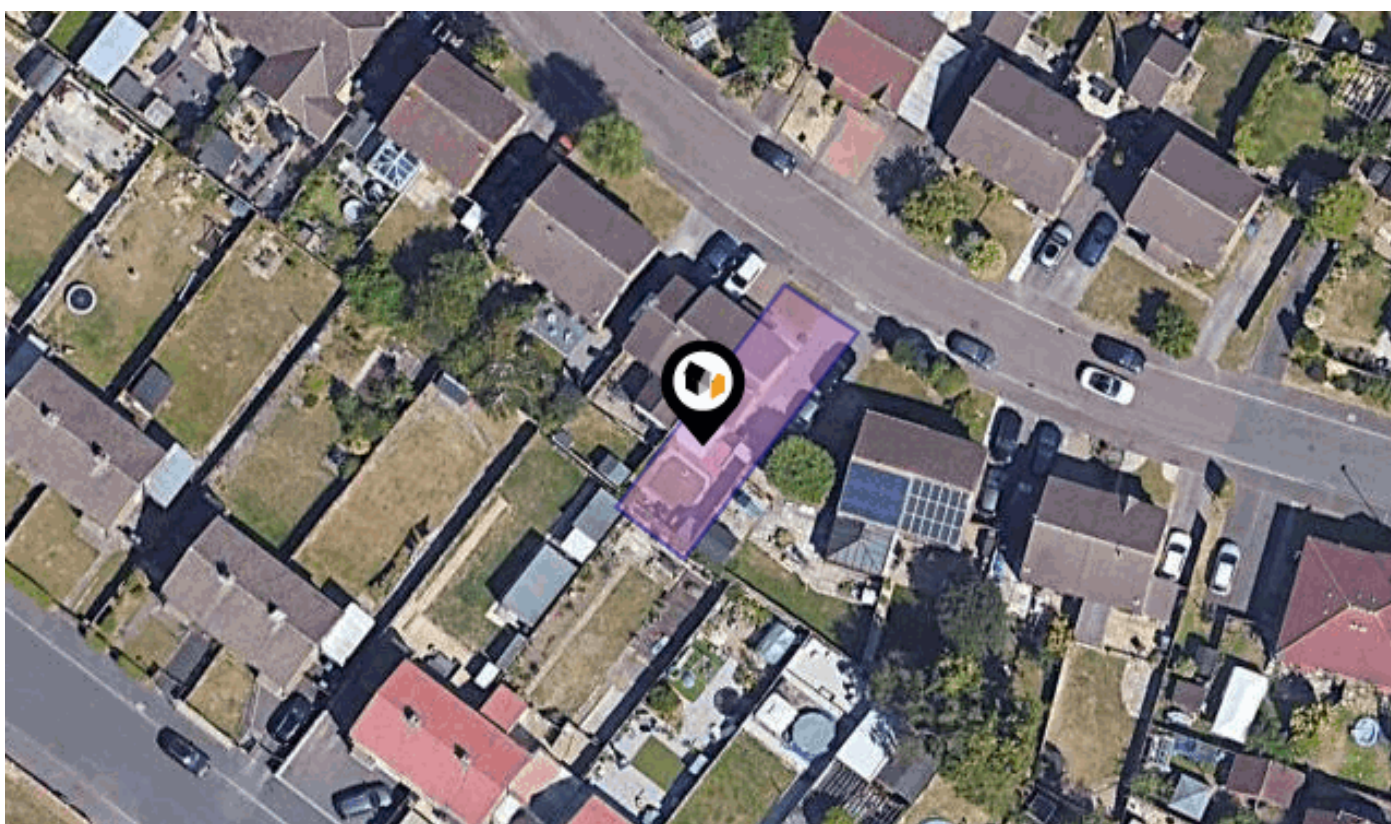


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> April 2024



## SEAGRAVE CLOSE, OAKWOOD, DERBY, DE21

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



### Useful Information:

- > Ideal For The First Time Buyer
- > Two-Bedroom Semi-Detached Home
- > EPC Rating TBC, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking For Three Vehicles

### Property Description

Being ideal for the first time buyer stands this well-presented two bedroom semi-detached home occupying a cul-de-sac location. The property has the benefit of gas fired central heating, UPVC double glazing and off-road parking.

In brief the accommodation comprises of:- entrance porch, lounge, fitted kitchen and conservatory. To the first floor are two bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with off-road parking for three vehicles to the front elevation.

Seagrave Close is a popular cul de sac location which is convenient for regular public transport, Oakwood District Shopping Centre and nearby schools.

### Room Measurement & Details

#### Entrance Porch:

Lounge: (13'11" x 12'7") 4.24 x 3.84

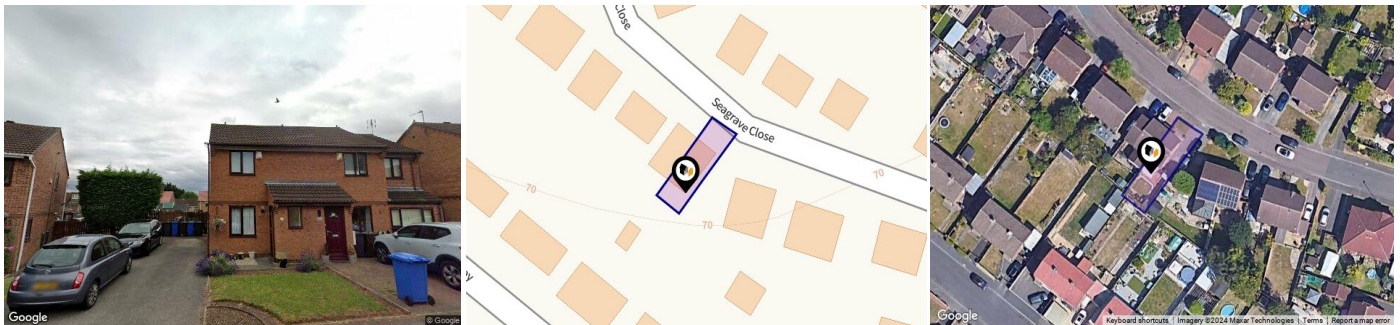
Breakfast Kitchen: (6'1" x 12'7") 1.85 x 3.84

Conservatory: (9'7" x 9'6") 2.92 x 2.90

Bedroom One: (9'8" x 10'7") 2.95 x 3.23

Bedroom Two: (7'0" x 12'0") 2.13 x 3.66

Bathroom: (6'4" x 6'6") 1.93 x 1.98



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY215241		
<b>UPRN:</b>	100030355452		

## 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>1</b> mb/s	<b>35</b> mb/s	<b>1000</b> mb/s

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

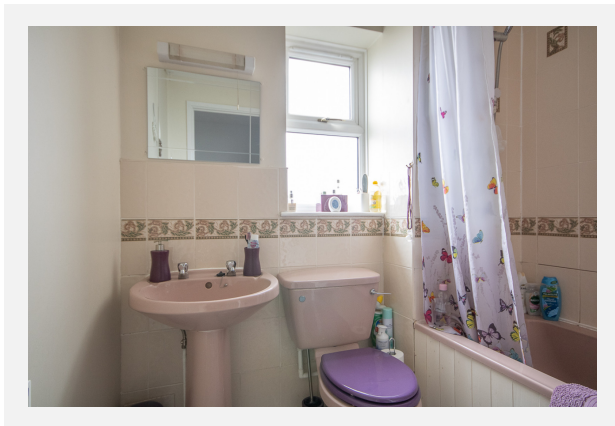
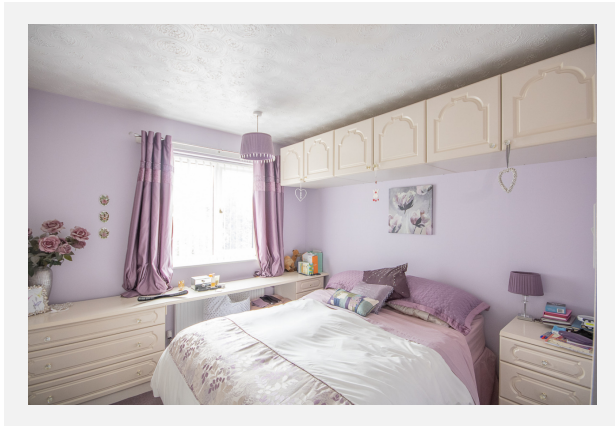


### Satellite/Fibre TV Availability:

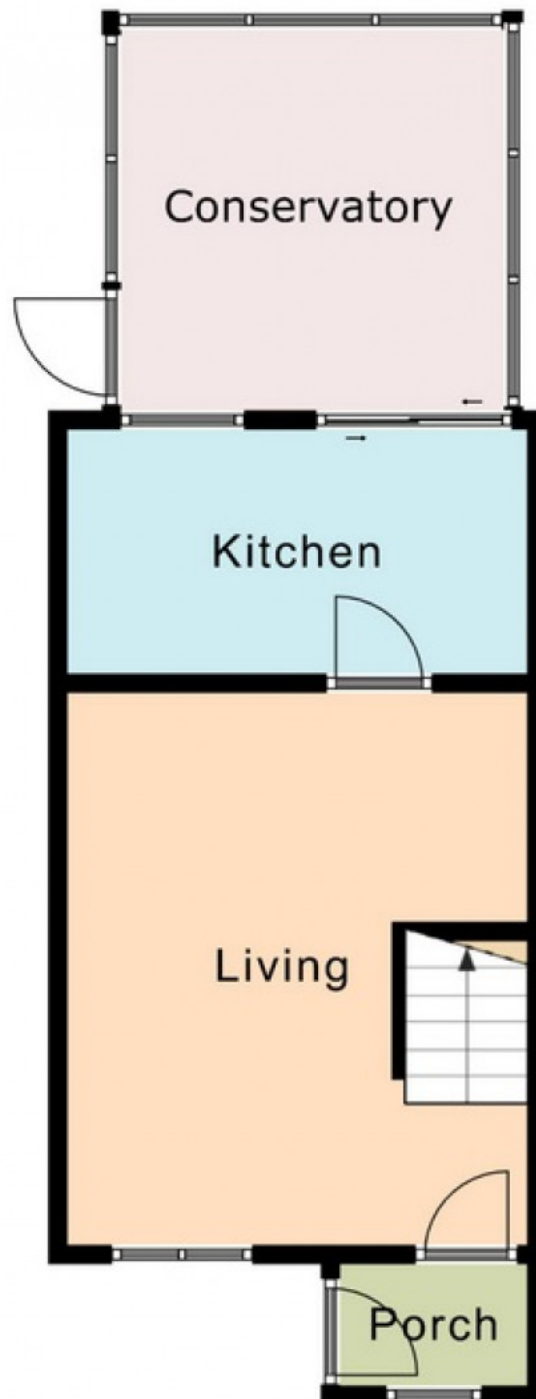




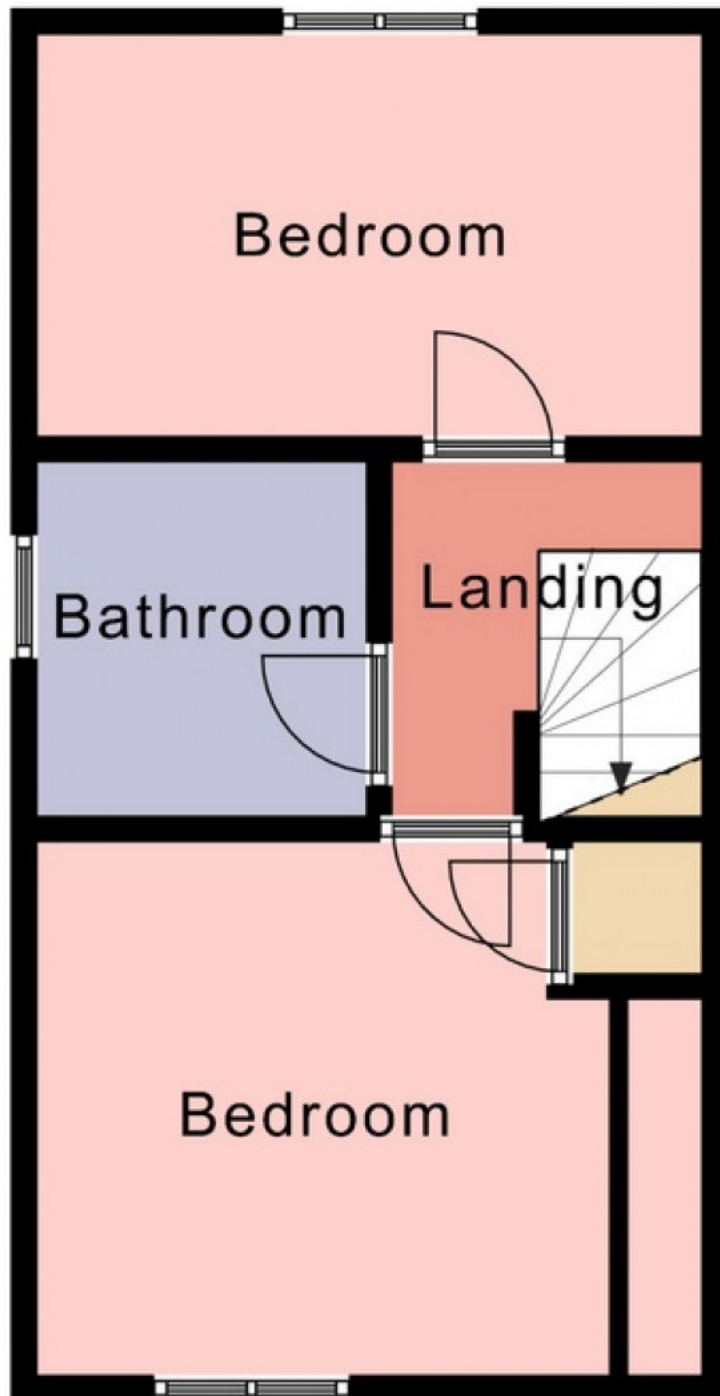
# Gallery Photos

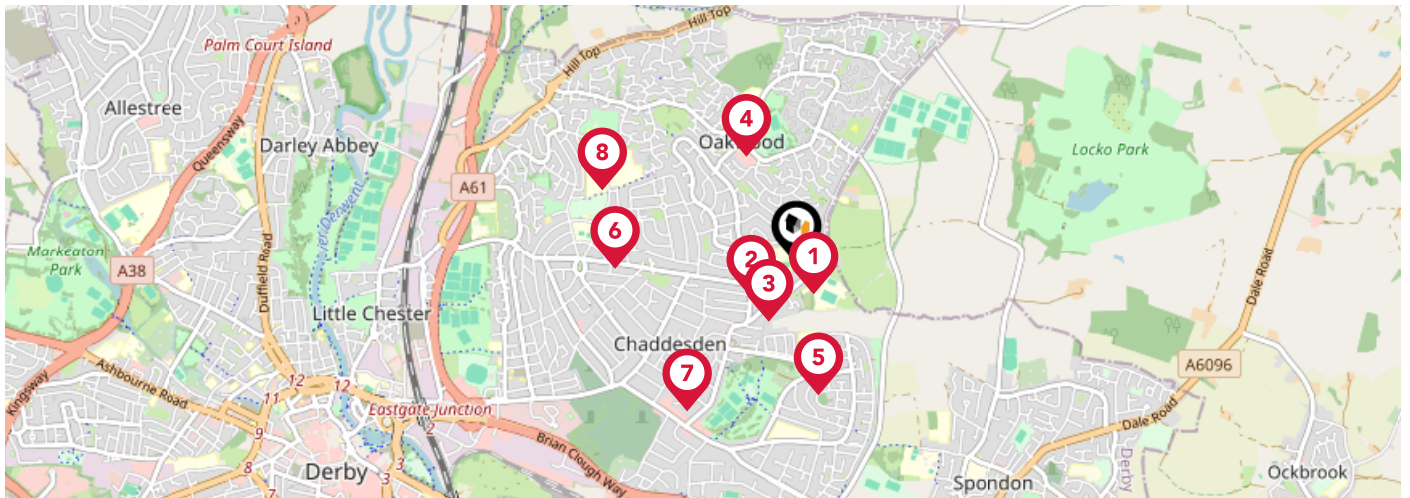


**SEAGRAVE CLOSE, OAKWOOD, DERBY, DE21**



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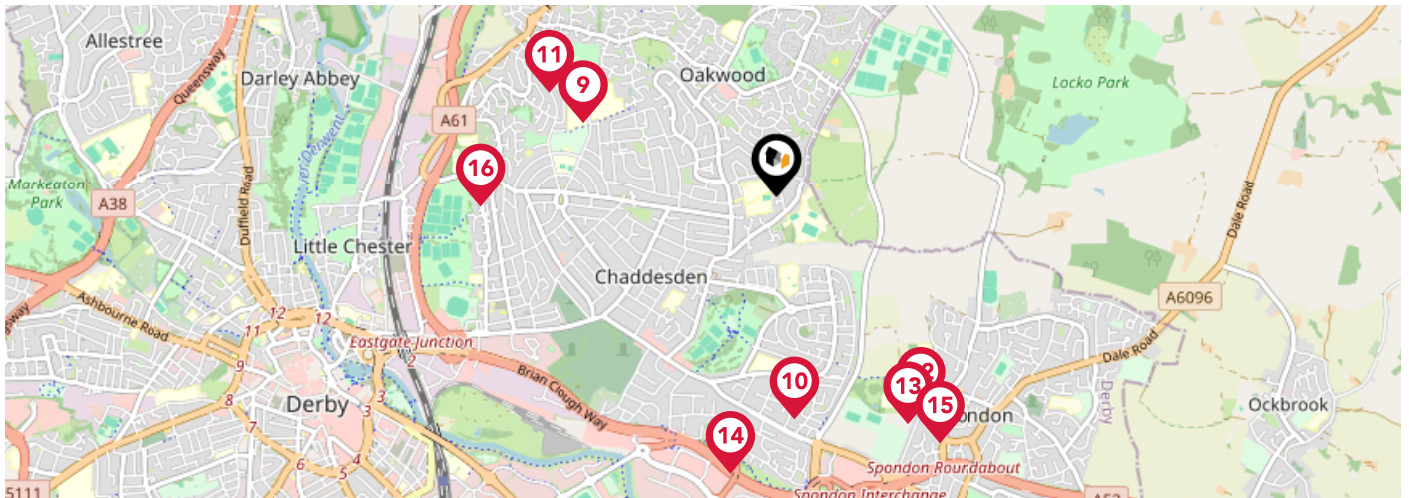












	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Lees Brook Community School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Cavendish Close Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 316   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Cavendish Close Junior Academy</b></p> <p>Ofsted Rating: Good   Pupils: 297   Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Parkview Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 243   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Chaddesden Park Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 367   Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Roe Farm Primary School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Alban's Catholic Voluntary Academy</b></p> <p>Ofsted Rating: Good   Pupils: 353   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Breadsall Hill Top Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 417   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

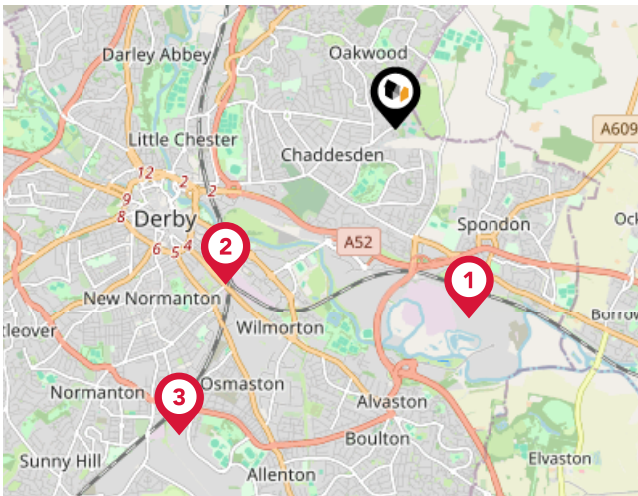


# Area Schools



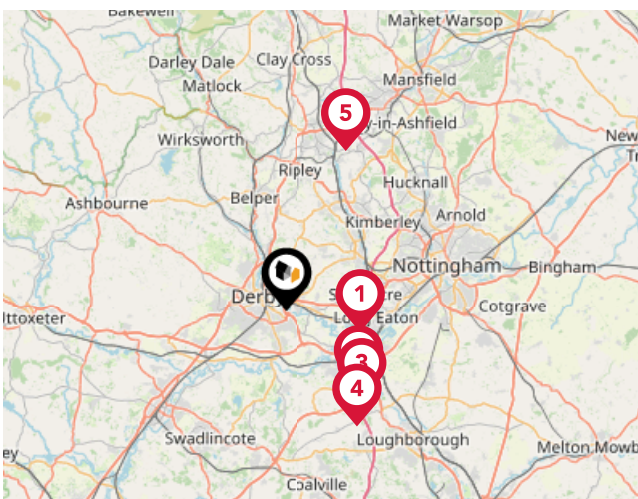
		Nursery	Primary	Secondary	College	Private
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.99	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.15	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



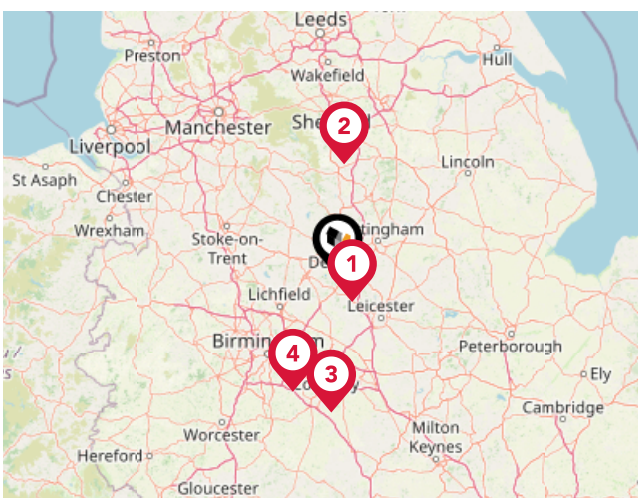
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.81 miles
2	Derby Rail Station	2.06 miles
3	Peartree Rail Station	3.35 miles



## Trunk Roads/Motorways

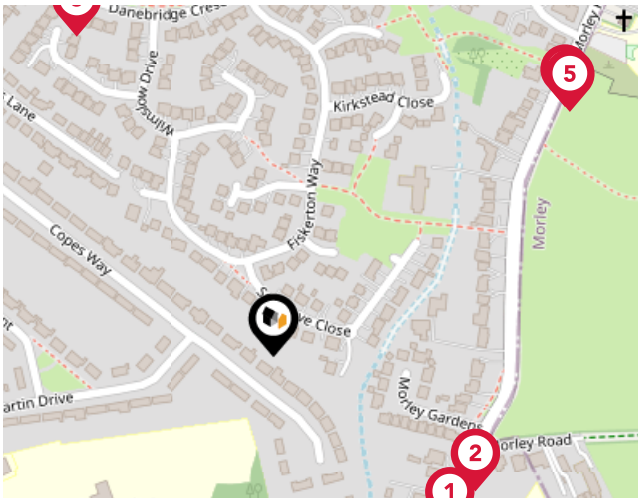
Pin	Name	Distance
1	M1 J25	5.5 miles
2	M1 J24A	7.58 miles
3	M1 J24	8.45 miles
4	M1 J23A	9.63 miles
5	M1 J28	12.19 miles



## Airports/Helipads

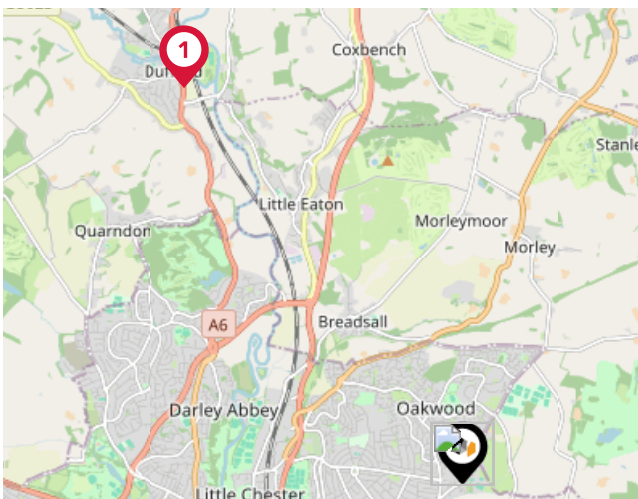
Pin	Name	Distance
1	East Midlands Airport	8.6 miles
2	Sheffield City Airport	31.8 miles
3	Coventry Airport	39.39 miles
4	Birmingham International Airport	35.8 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Morley Gardens	0.14 miles
2	Morley Gardens	0.14 miles
3	Danebridge Crescent	0.21 miles
4	Besthorpe Close	0.21 miles
5	Besthorpe Close	0.21 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.34 miles
2	Toton Lane Tram Stop	6.97 miles
3	Inham Road Tram Stop	7.41 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

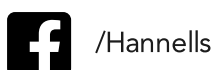


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

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#### Hannells

513-515 Nottingham Rd, Chaddesden,  
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