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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



HARE EDGE DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Modern Four Bedroom Detached Home
- > Viewing Highly Recommended
- > EPC Rating B, Standard Construction
- > Council Tax Band E, Freehold
- > Driveway & Garage

Property Description

**** PREMIER PROPERTY **** Located on a popular modern development in the sought after area of Oakwood and close to open countryside, this spacious four-bedroom detached home offers a beautiful and spacious living/dining/kitchen, separate sitting room, utility room and master en-suite shower room. With a landscaped rear garden including a fantastic home bar and seating area, viewing is essential!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious open plan living/dining area with French doors to the rear garden and opening to a modern fitted kitchen area with integrated appliances; separate utility room; cloakroom with W.C; spacious first floor landing; master bedroom with fitted wardrobes; en-suite shower room; three further bedrooms and a modern fitted family bathroom.

To the front of the property is a neat fore garden area alongside a driveway providing ample off-road parking and giving access to a brick garage. To the rear is an enclosed and landscaped garden with patio seating area, artificial lawn and additional outbuilding with power and lighting which is currently configured to offer a fantastic home bar.

Room Measurement & Details

Entrance Hall:

Living/Dining Area: (23'1" x 10'7") 7.04 x 3.23

Kitchen: (9'5" x 5'7") 2.87 x 1.70

Sitting Room: (10'6" x 9'8") 3.20 x 2.95

Utility Room: (6'0" x 5'2") 1.83 x 1.57

Cloakroom/WC: (5'2" x 2'11") 1.57 x 0.89

First Floor Landing:

Bedroom One: (11'4" x 9'3") 3.45 x 2.82

En-Suite: (5'4" x 3'8") 1.63 x 1.12

Bedroom Two: (11'4" x 8'4") 3.45 x 2.54

Bedroom Three: (9'9" x 8'11") 2.97 x 2.72

Bedroom Four: (8'0" x 7'7") 2.44 x 2.31

Bathroom: (8'1" x 6'3") 2.46 x 1.90

Outside:

To the front of the property is a neat fore garden area alongside a driveway providing ample off-road parking and giving access to a brick garage. To the rear is an enclosed and landscaped garden with patio

seating area, artificial lawn and additional outbuilding with power and lighting which is currently configured to offer a fantastic home bar.

Bar: (11'2" x 9'9") 3.40 x 2.97

KFB - Key Facts For Buyers





Property

Type:	Detached	Last Sold £/ft²:	£246
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.06 acres		
Year Built :	2019		
Council Tax :	Band E		
Annual Estimate:	£2,576		
Title Number:	DY538105		
UPRN:	10071160157		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	53 mb/s	500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



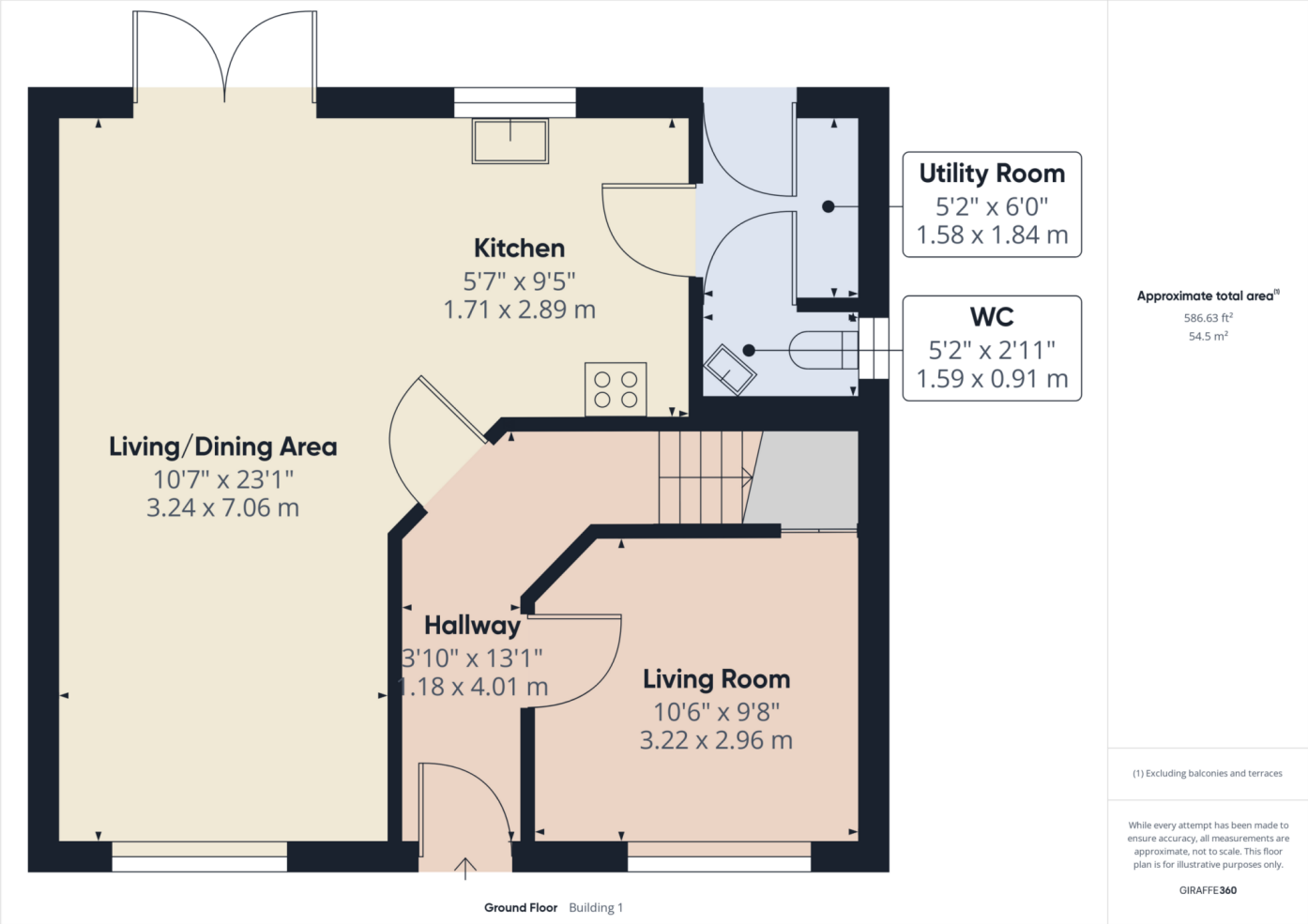




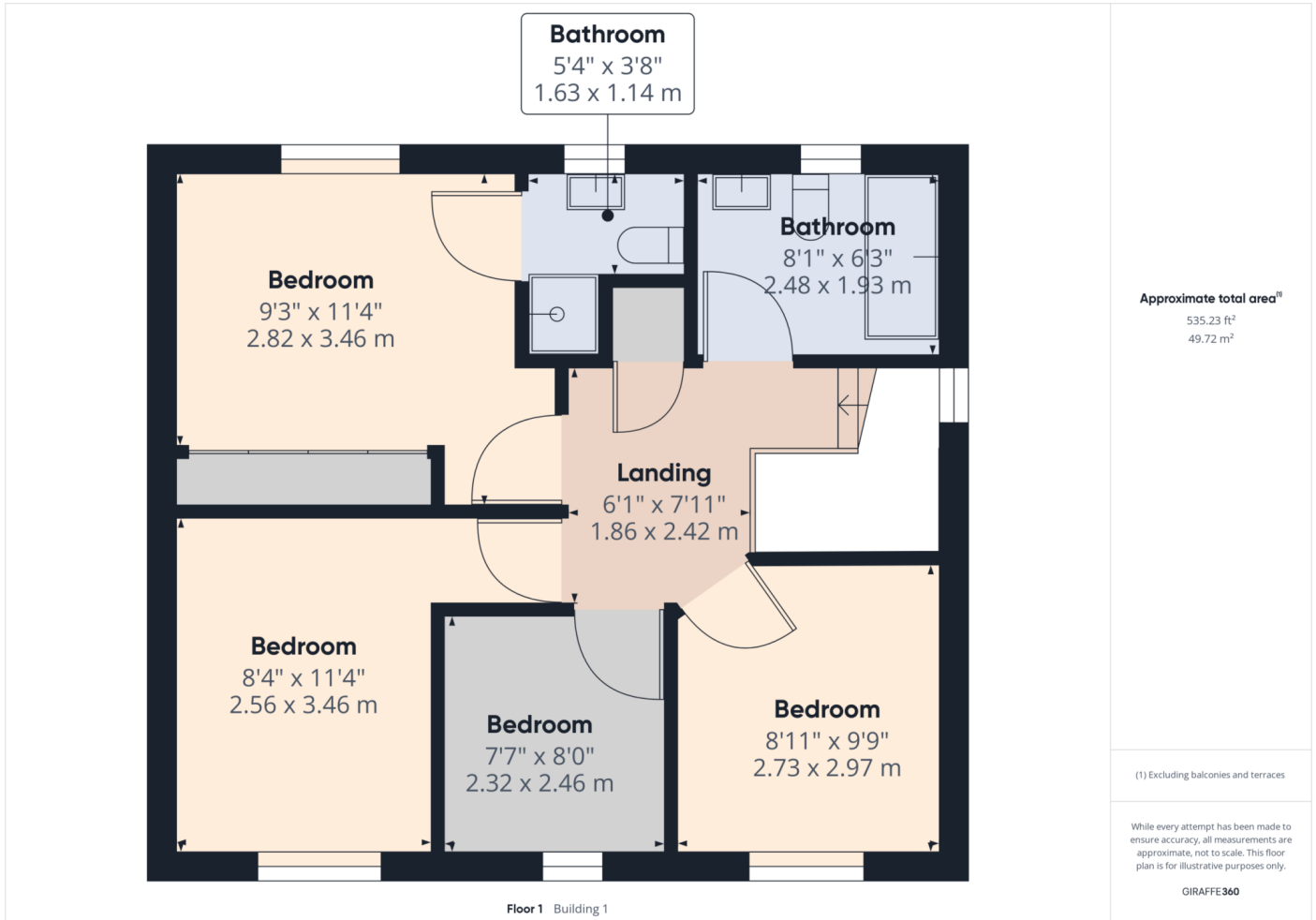
Gallery Photos



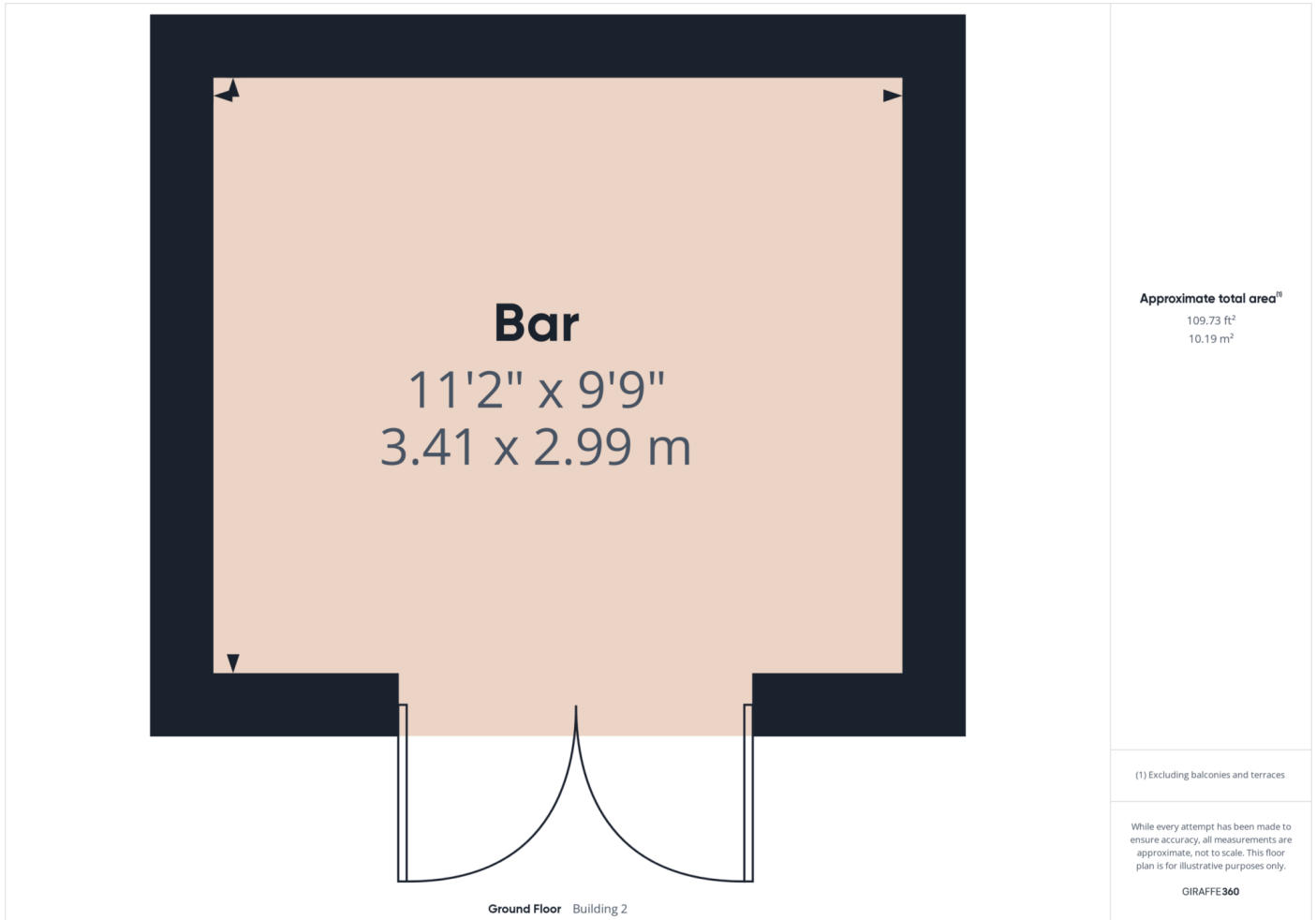
HARE EDGE DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Hare Edge Drive, Oakwood, DERBY, DE21

Energy rating

B

Valid until 15.08.2029

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

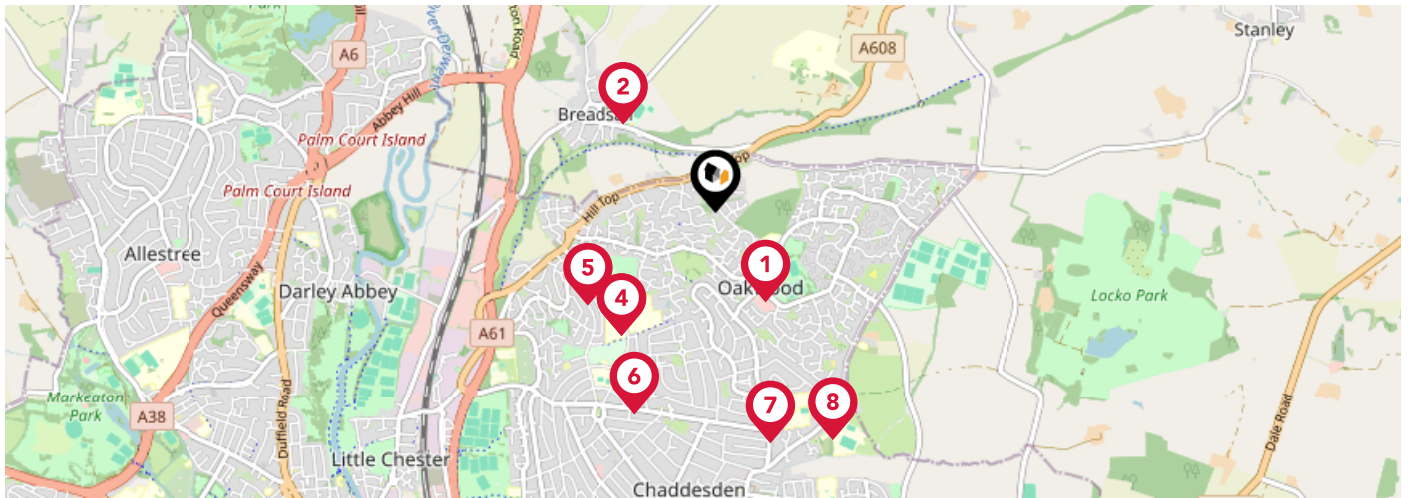
Property

EPC - Additional Data

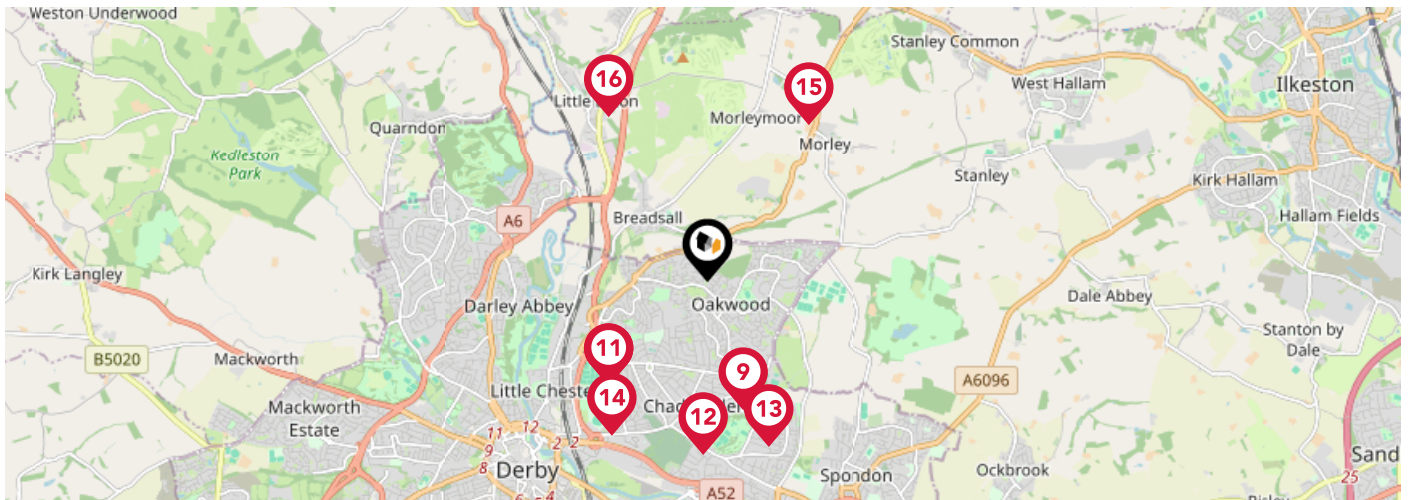


Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.22 W/m ² K
Floors Energy:	Good
Secondary Heating:	None
Air Tightness:	Air permeability 4.7 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	111 m ²

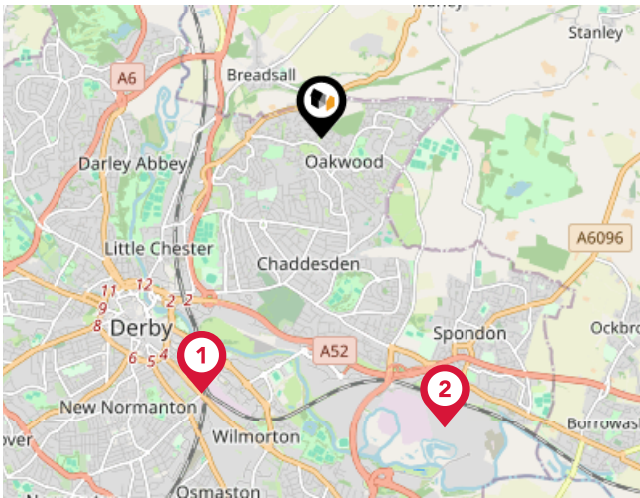


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.71	<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:0.98	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



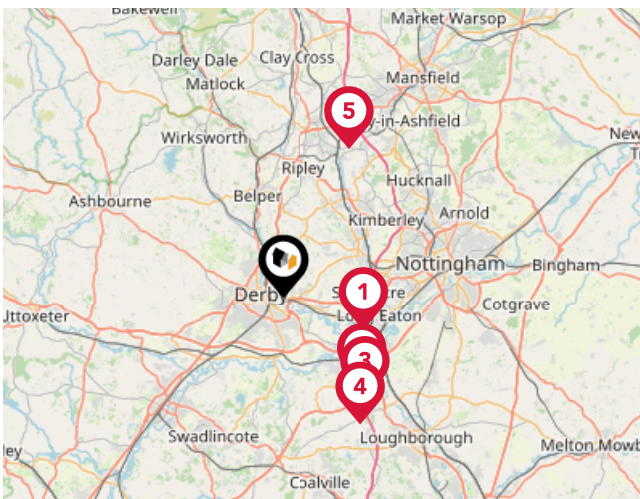
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Alban's Catholic Voluntary Academy 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>13 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Little Eaton Primary School Ofsted Rating: Good Pupils: 212 Distance:1.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



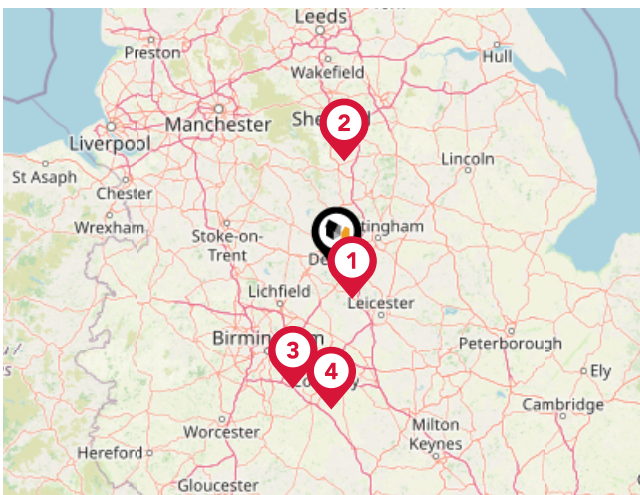
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.52 miles
2	Spondon Rail Station	2.79 miles
3	Duffield Rail Station	3.37 miles



Trunk Roads/Motorways

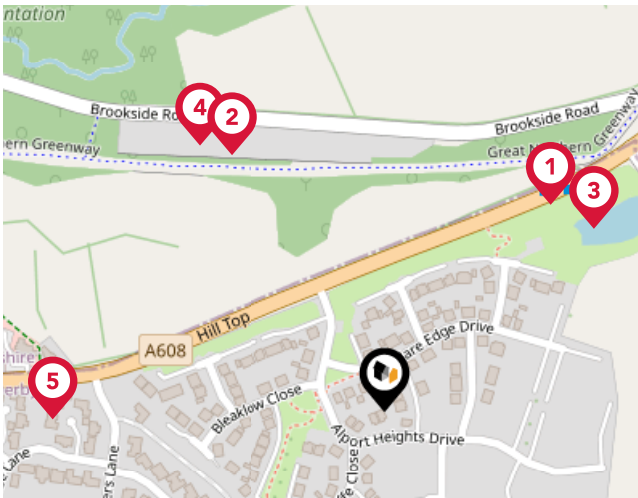
Pin	Name	Distance
1	M1 J25	6.2 miles
2	M1 J24A	8.53 miles
3	M1 J24	9.41 miles
4	M1 J23A	10.61 miles
5	M1 J28	11.54 miles



Airports/Helipads

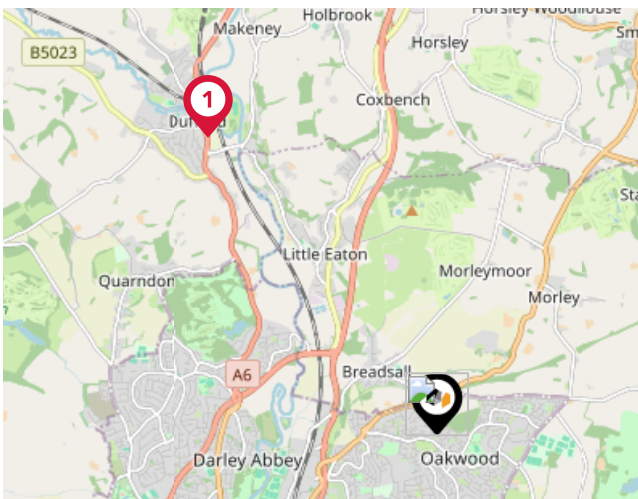
Pin	Name	Distance
1	East Midlands Airport	9.59 miles
2	Sheffield City Airport	30.95 miles
3	Birmingham International Airport	36.47 miles
4	Coventry Airport	40.26 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lime Lane	0.15 miles
2	128 Brookside Road	0.17 miles
3	Lime Lane	0.16 miles
4	128 Brookside Road	0.18 miles
5	Windmill Inn	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.37 miles
2	Toton Lane Tram Stop	7.61 miles
3	Inham Road Tram Stop	8.02 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

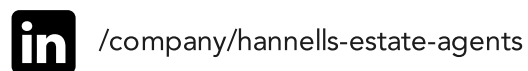
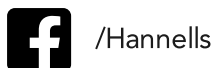


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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