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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



ALPORT HEIGHTS DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Well Appointed And Presented Detached Family Home
- > Generous Accommodation Arranged Over The Floors
- > Four Good Size Bedrooms, Two Having En-Suite Shower Rooms
- > EPC Rating B, Standard Construction
- > Council Tax Band D, Freehold

Property Description

PREMIER PROPERTY A particularly well appointed and presented modern four bedroom detached family home offers generous accommodation arranged over over three floors and with the benefit of three bath/en-suites, driveway and detached garage. The property occupies a corner plot position within this modern development in Oakwood and early viewing is highly recommended.

Benefiting from UPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance hall, cloakroom with W.C, spacious lounge, open plan dining kitchen, separate utility room, three first floor bedrooms, the largest of which benefits from a well presented en-suite shower room, modern fitted bathroom and a gallery landing leading to the second floor master suite comprising double bedroom and modern fitted en-suite shower room. Situated on a good sized corner plot, there are gardens to both front and rear elevations together with a driveway for three/four vehicles and garage.

Room Measurement & Details

Entrance Hallway: (12'10" x 4'10") 3.91 x 1.47

Lounge: (12'0" x 12'8") 3.66 x 3.86

Dining Kitchen: (9'2" x 17'11") 2.79 x 5.46

Utility Room: (5'4" x 7'6") 1.63 x 2.29

Cloaks/WC: (5'3" x 2'11") 1.60 x 0.89

First Floor landing: (6'9" x 7'8") 2.06 x 2.34

Bedroom Two: (10'6" x 12'7") 3.20 x 3.84

En-Suite Shower Room: (5'9" x 5'8") 1.75 x 1.73

Bedroom Three: (9'4" x 9'4") 2.84 x 2.84

Bedroom Four: (9'5" x 8'2") 2.87 x 2.49

Bathroom: (6'9" x 5'6") 2.06 x 1.68

Second Floor Landing:

Master Bedroom: (14'3" x 11'3") 4.34 x 3.43

En-Suite Shower Room: (5'3" x 6'3") 1.60 x 1.90

Outside:

There are gardens to both front and rear elevations. There is the benefit of a driveway providing off road parking for three/vehicles together with a garage.

KFB - Key Facts For Buyers



Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£231
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.08 acres		
Year Built :	2019		
Council Tax :	Band D		
Annual Estimate:	£2,107		
Title Number:	DY535417		
UPRN:	10071160075		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	56 mb/s	500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

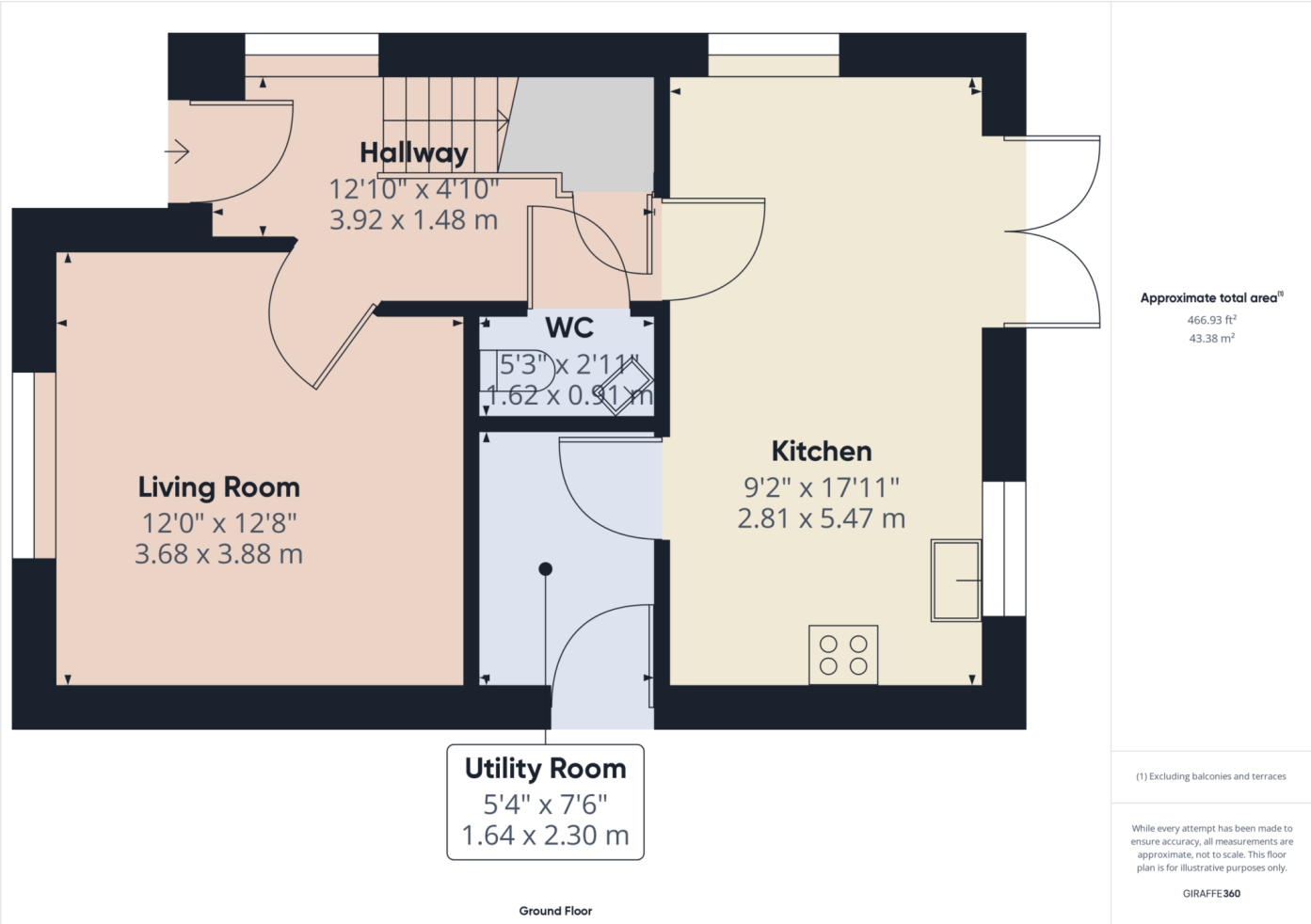




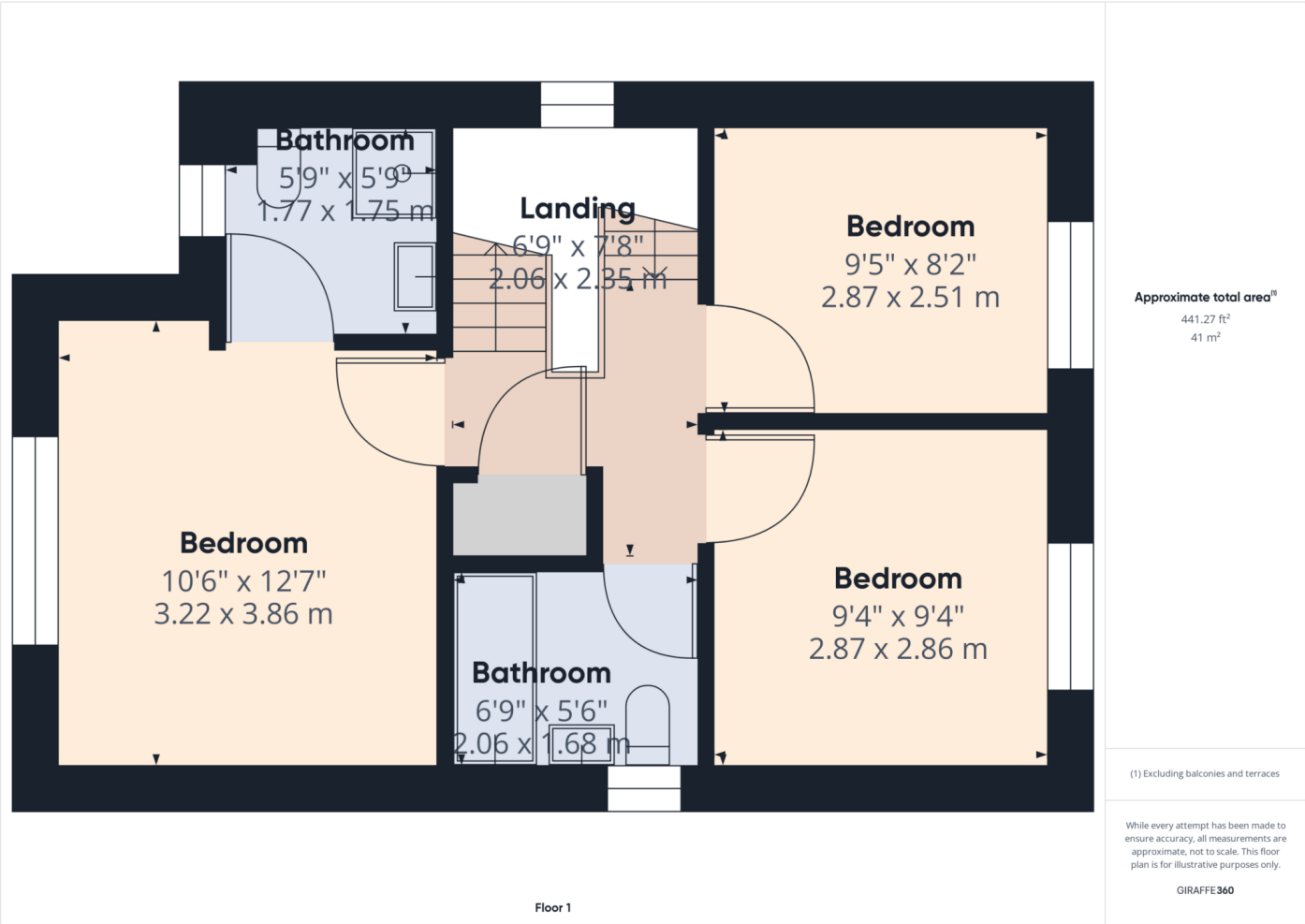
Gallery Photos



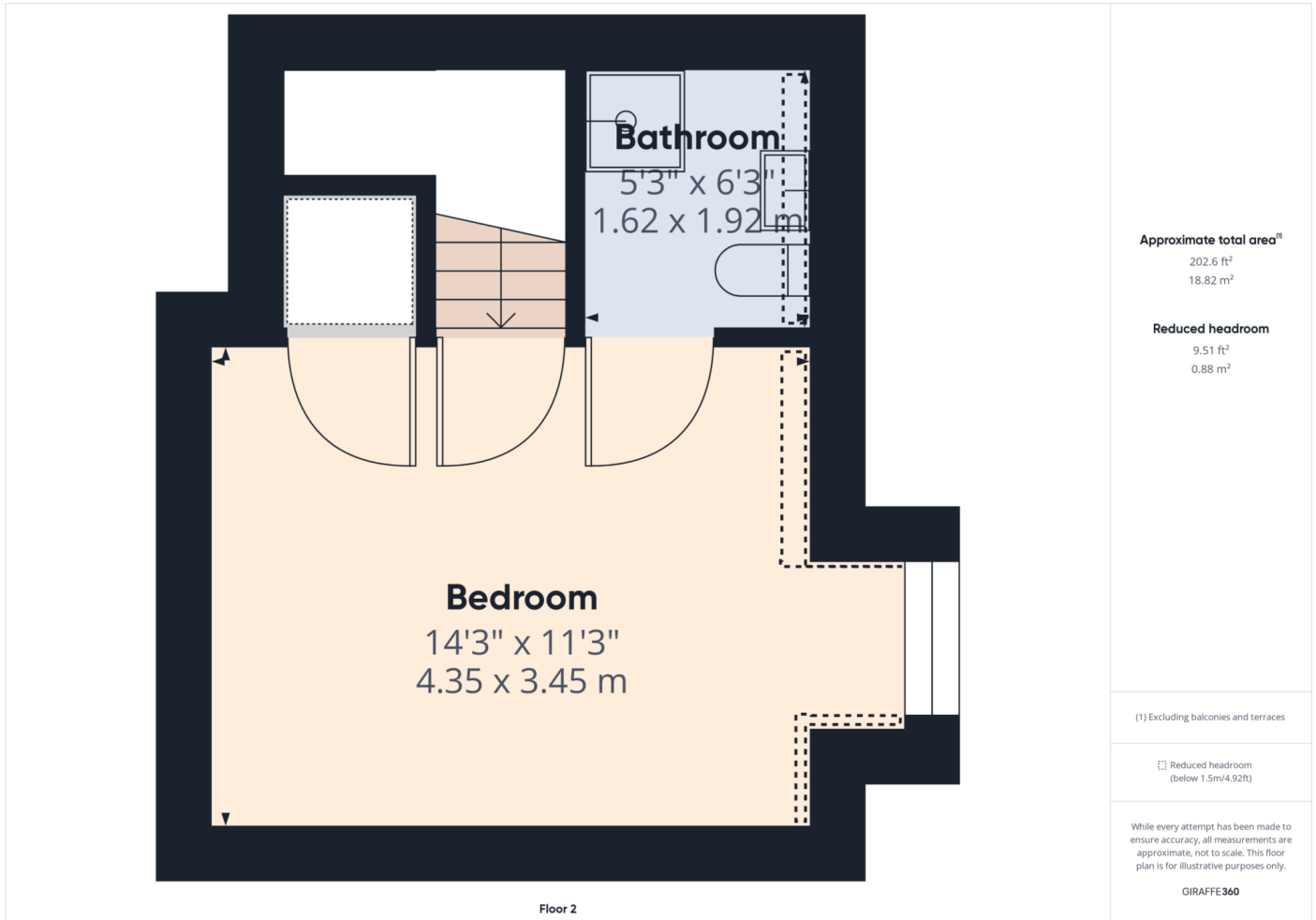
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Property EPC - Certificate



Energy rating

B

Valid until 09.04.2034

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

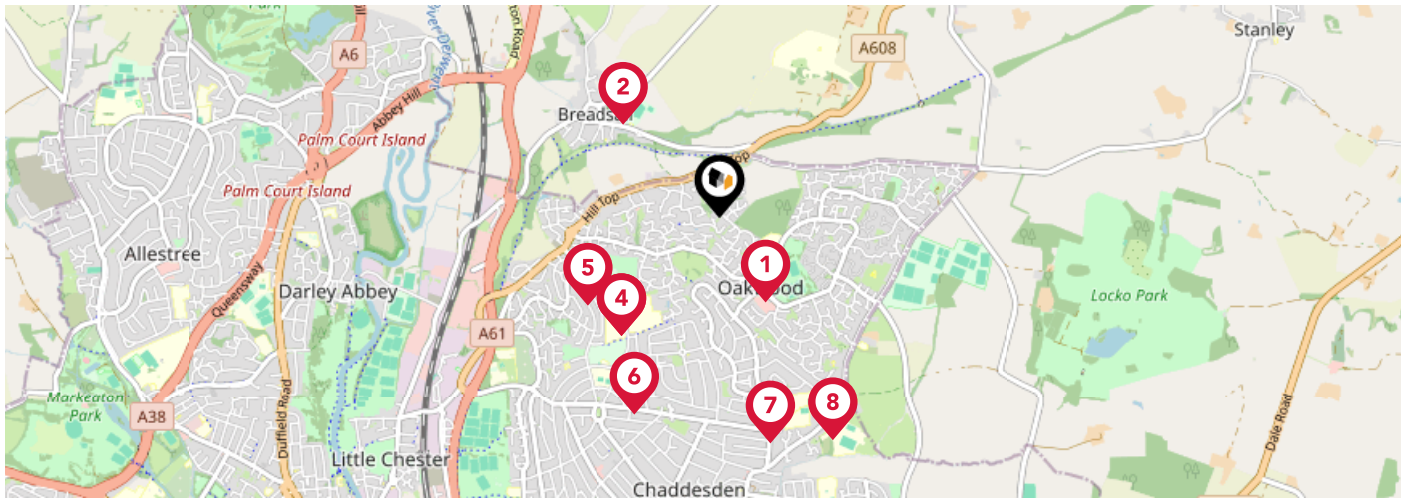
Property

EPC - Additional Data

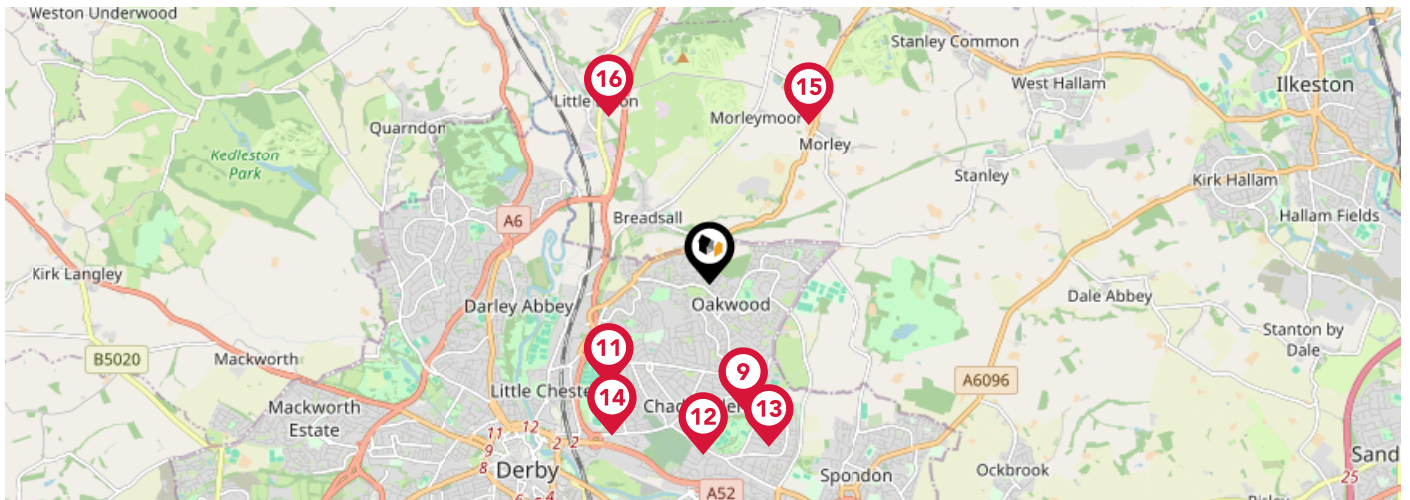


Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.18 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m ² K
Total Floor Area:	111 m ²

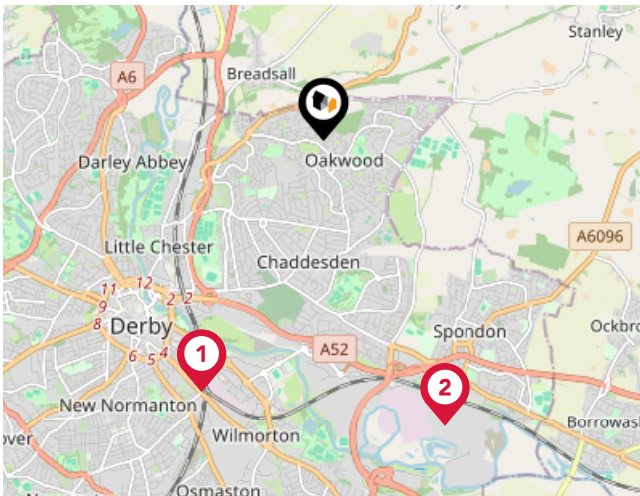


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.6	<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:0.68	<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:0.68	<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:0.96	<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:1.03	<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:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



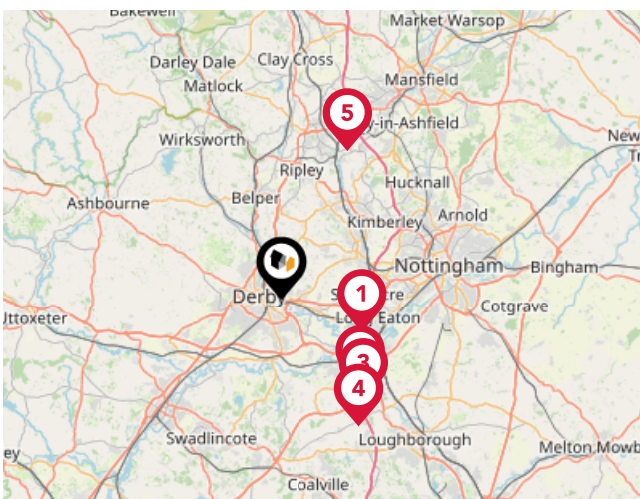
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.27</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:1.27</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:1.51</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:1.54</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:1.6</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:1.69</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:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



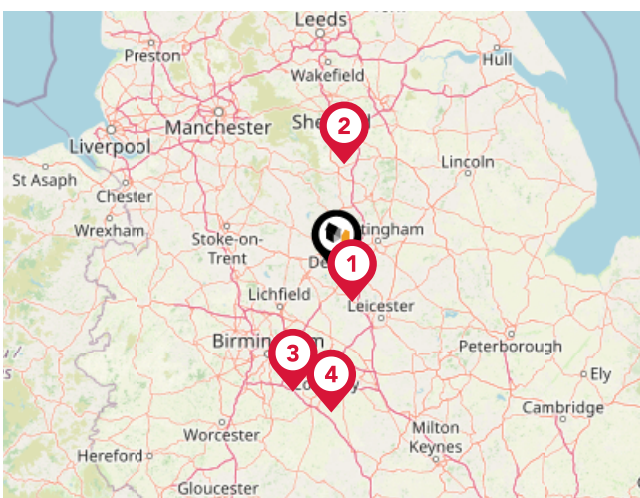
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.5 miles
2	Spondon Rail Station	2.77 miles
3	Duffield Rail Station	3.4 miles



Trunk Roads/Motorways

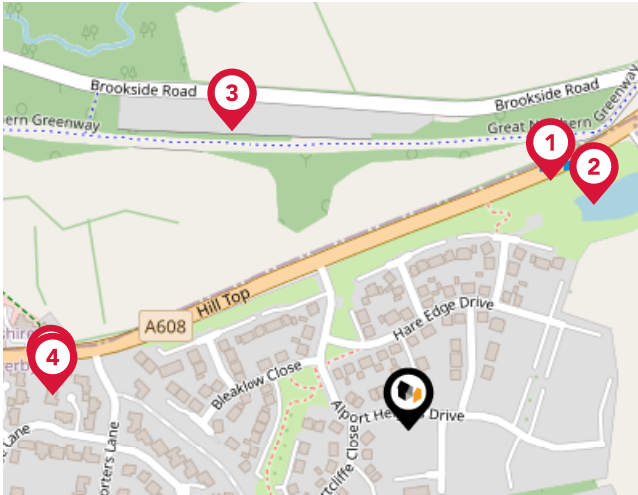
Pin	Name	Distance
1	M1 J25	6.18 miles
2	M1 J24A	8.5 miles
3	M1 J24	9.38 miles
4	M1 J23A	10.58 miles
5	M1 J28	11.56 miles



Airports/Helipads

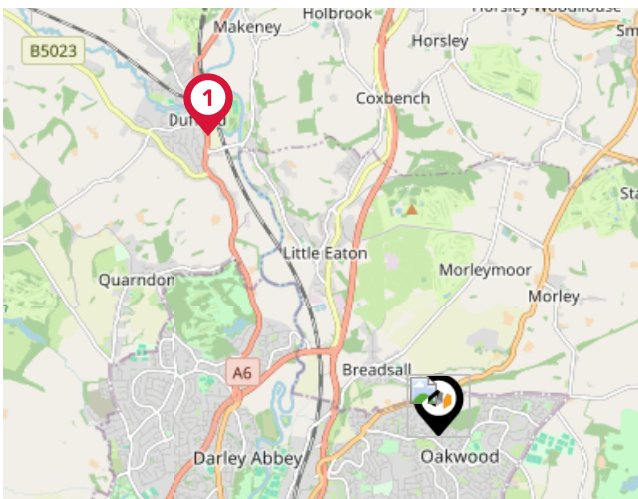
Pin	Name	Distance
1	East Midlands Airport	9.56 miles
2	Sheffield City Airport	30.97 miles
3	Birmingham International Airport	36.45 miles
4	Coventry Airport	40.23 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lime Lane	0.16 miles
2	Lime Lane	0.16 miles
3	128 Brookside Road	0.19 miles
4	Windmill Inn	0.2 miles
5	Windmill Inn	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.39 miles
2	Toton Lane Tram Stop	7.59 miles
3	Inham Road Tram Stop	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

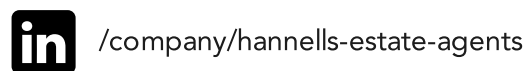


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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