

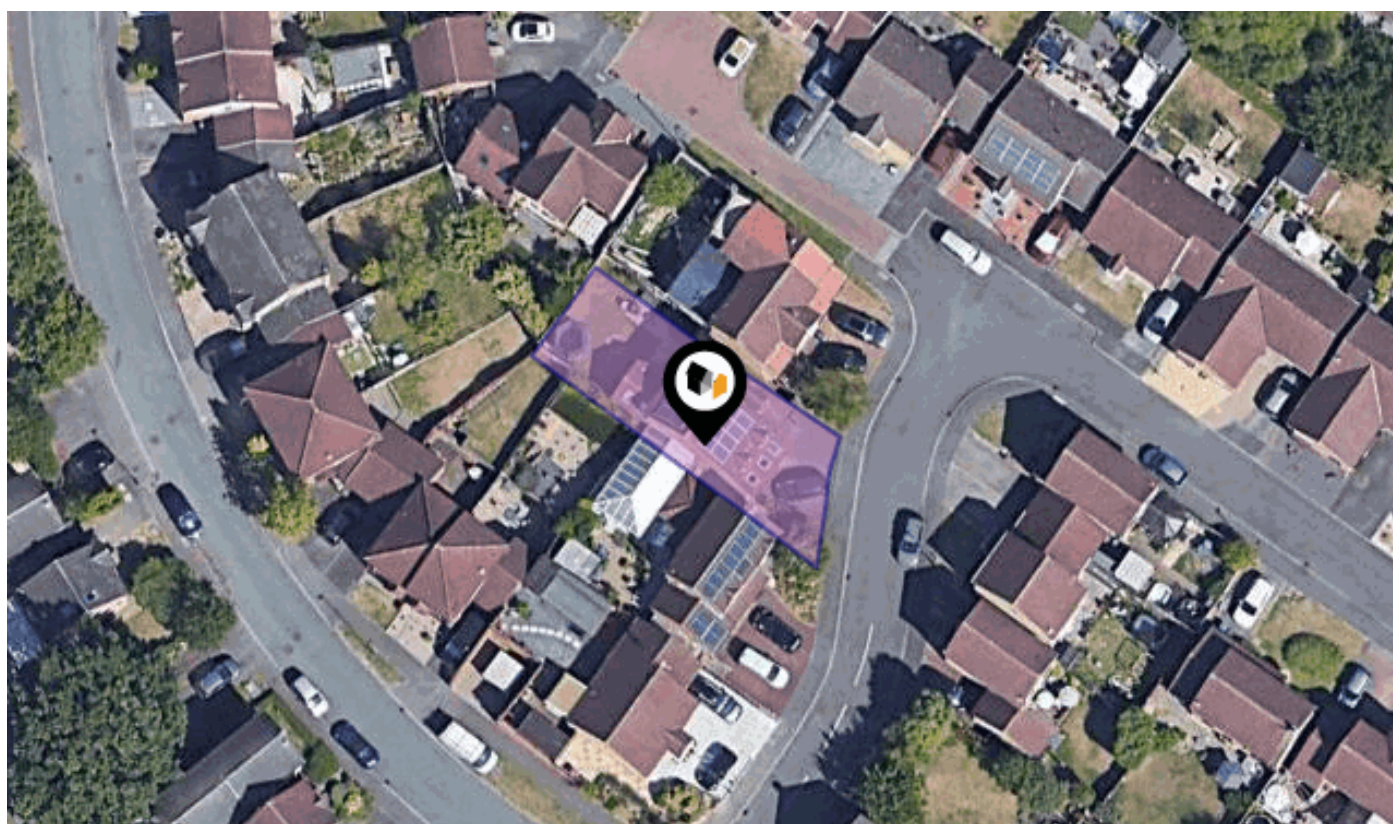


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd July 2024



BONNYRIGG DRIVE, 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:

- > Extended And Well-Presented Detached Home
- > Versatile Accommodation To The Ground Floor
- > Master Bedroom With En-Suite And Dressing Room
- > EPC Rating B, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An extended and well-presented detached family home situated within the Parkview School Catchment, featuring versatile and well-appointed accommodation. The property would be ideal for the growing family and an early viewing is recommended.

The accommodation benefits from UPVC double glazing and gas central heating, solar panels (owned) and briefly comprises:- reception hallway, living room with Velux windows and tri-fold doors leading to the rear garden, fitted dining kitchen, useful utility, cloakroom with W.C and ground floor bedroom four. To the first floor the landing provides access to three bedrooms; master bedroom with en-suite shower room and dressing room and spacious family bathroom. To the front of the property is a tarmac driveway off-road parking, whilst to the rear is an enclosed garden being mainly laid to lawn with paved patio.

Bonnyrigg Drive is situated within the Parkview School Catchment is particularly well situated for Oakwood and its range of shops, Doctors, Dentist and transport links. Oakwood is also well situated for road links including the A52, M1 Motorway and A50 respectively providing access to Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (14'6" x 4'1") 4.42 x 1.24 Kitchen / Diner: (25'11" x 11'8") 7.90 x 3.56

Living Room: (17'8" x 14'4") 5.38 x 4.37

Utility Room: (9'5" x 5'3") 2.87 x 1.60

Cloaks/WC: (5'10" x 2'8") 1.78 x 0.81

Ground Floor Bedroom Four: (11'11" x 8'2") 3.63 x 2.49

First Floor Landing: (3'0" x 10'0") 0.91 x 3.05

Bedroom One: (12'0" x 9'7") 3.66 x 2.92

En-Suite Shower Room: (6'1" x 4'11") 1.85 x 1.50

Dressing Room: (6'1" x 8'10") 1.85 x 2.69

Bedroom Two: (13'11" x 8'2") 4.24 x 2.49

Bedroom Three: (8'2" x 12'9") 2.49 x 3.89

Bathroom: (7'8" x 8'2") 2.34 x 2.49

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.06 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY222885		

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)

2 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Bonnyrigg Drive, Oakwood, Derby, DE21*

Reference - 06/18/00826	
Decision:	Conditions
Date:	08th May 2018
Description:	Two Storey And Single Storey Extensions To Dwelling House (Enlargement Of Kitchen/Dining Room, Lounge And Bedroom) - Discharge Of Condition 3 Of Previously Approved Application No. DER/03/11/00337

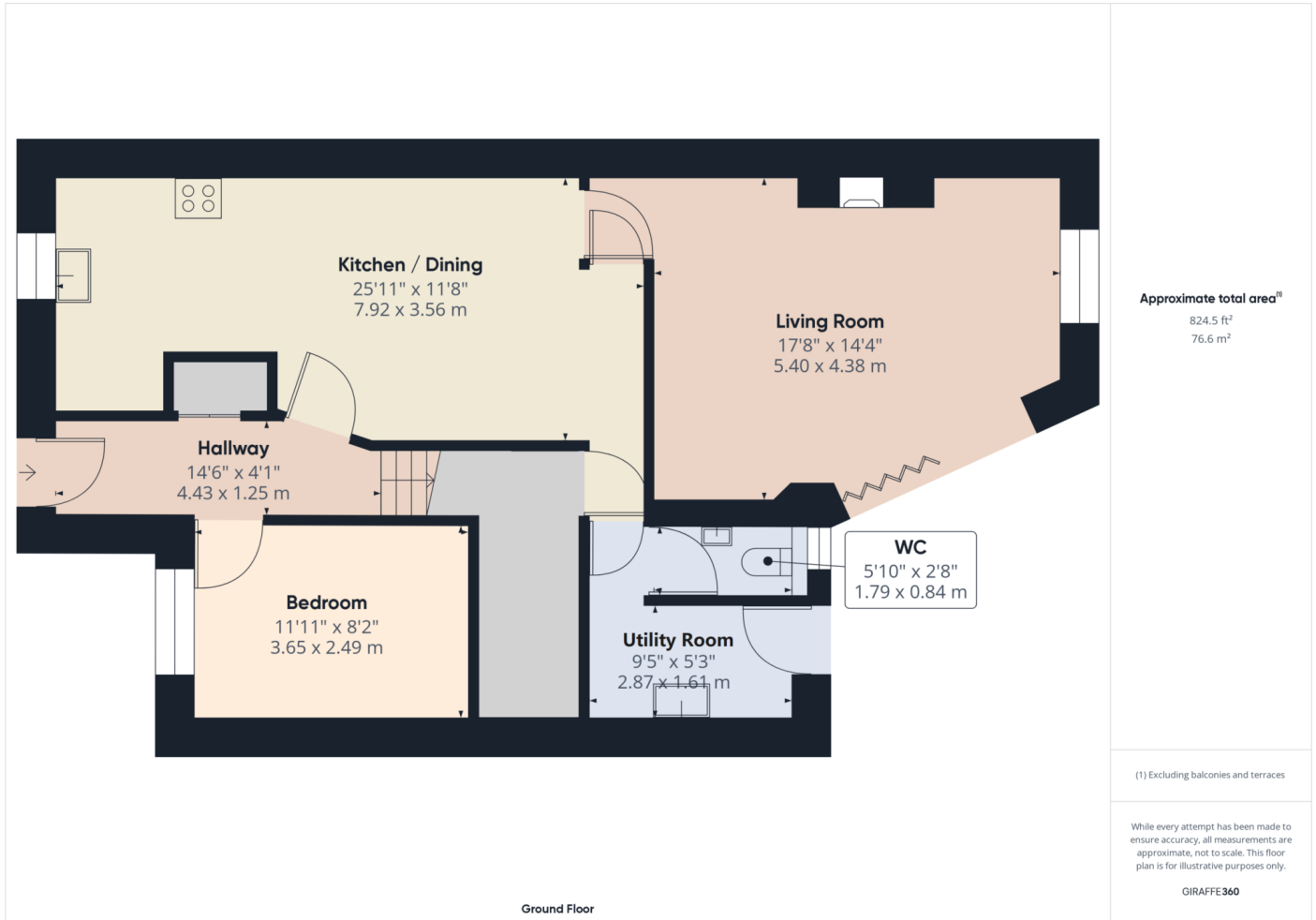




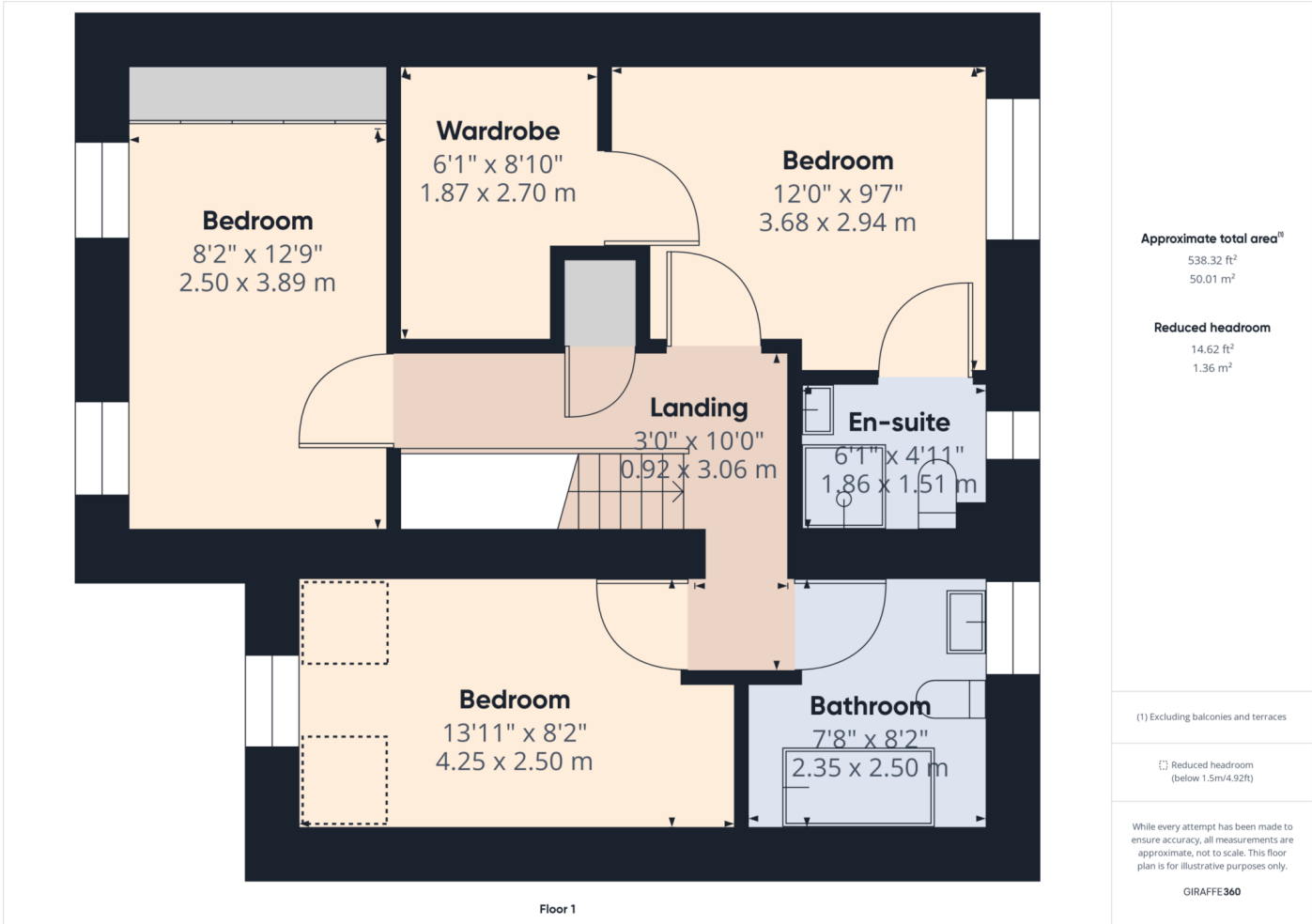
Gallery Photos



BONNYRIGG DRIVE, OAKWOOD, DERBY, DE21



BONNYRIGG DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Bonnyrigg Drive, Oakwood, DE21

Energy rating

B

Valid until 12.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

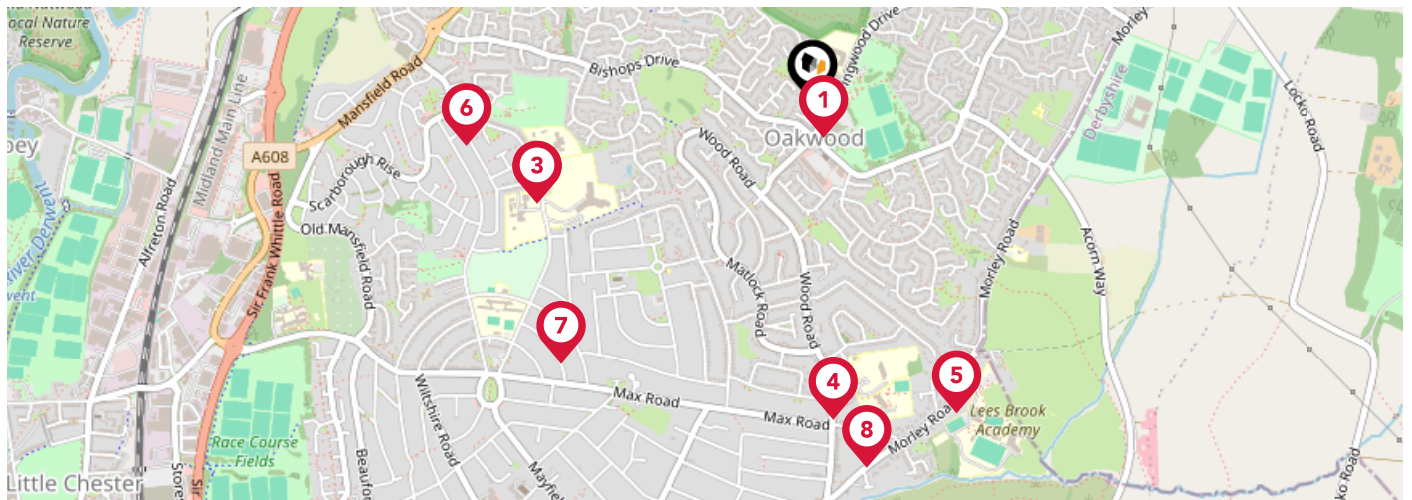
EPC - Additional Data



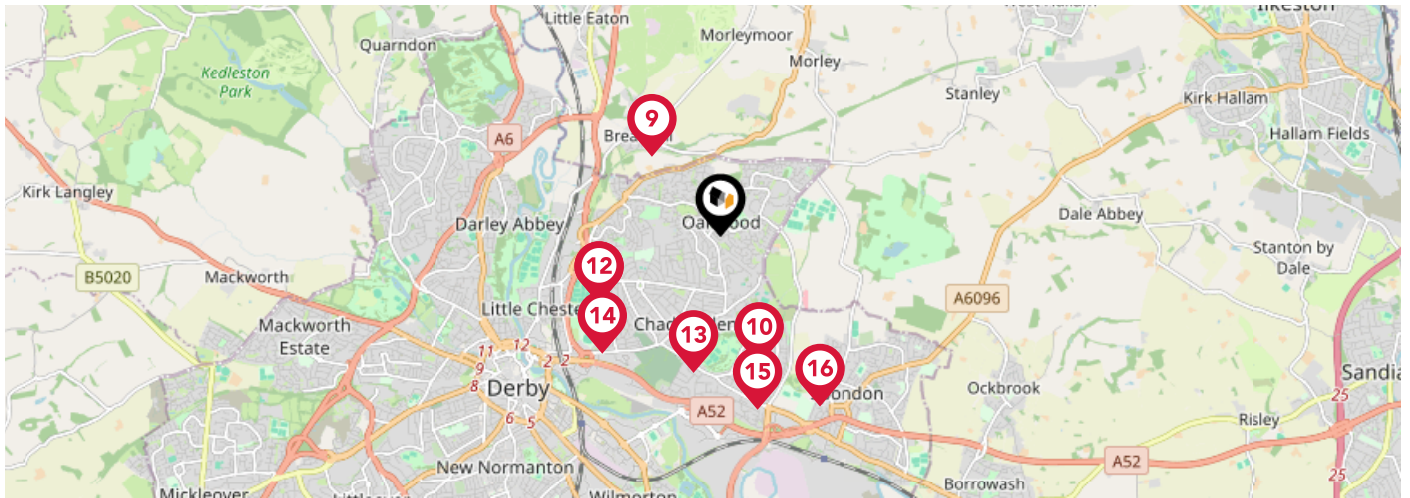
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	131 m ²

Area Schools

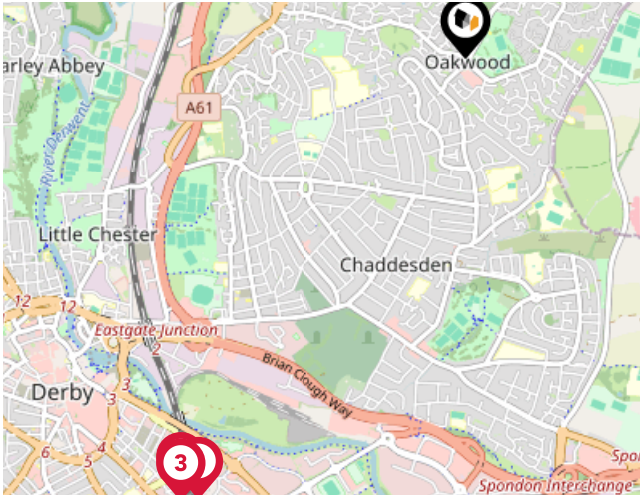


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



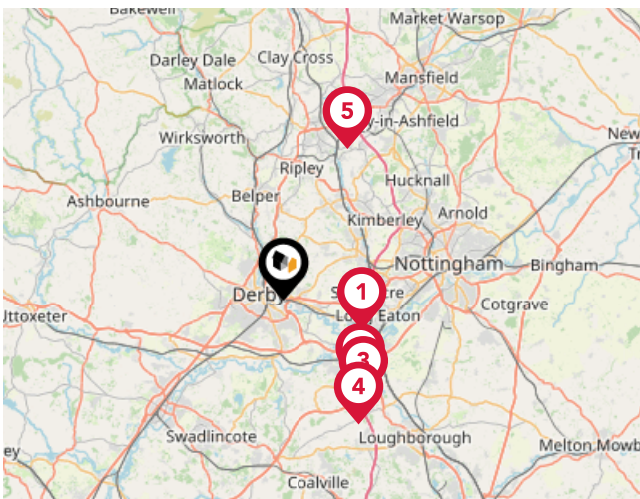
	Nursery	Primary	Secondary	College	Private
<p>9 Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Chaddesden Park Primary School 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>11 Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.24</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:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



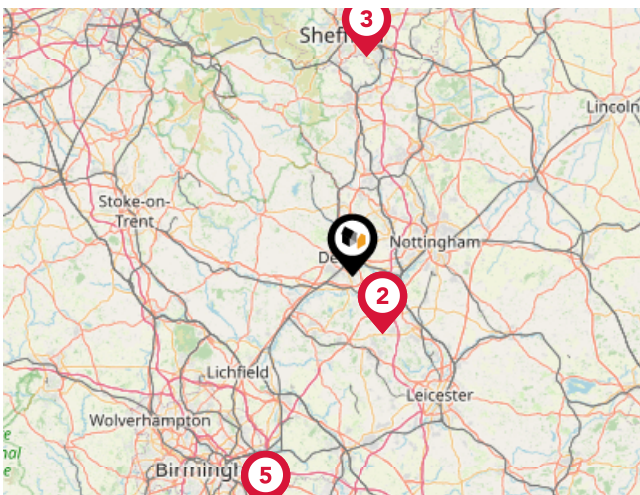
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.3 miles
2	Derby Rail Station	2.33 miles
3	Derby Rail Station	2.36 miles



Trunk Roads/Motorways

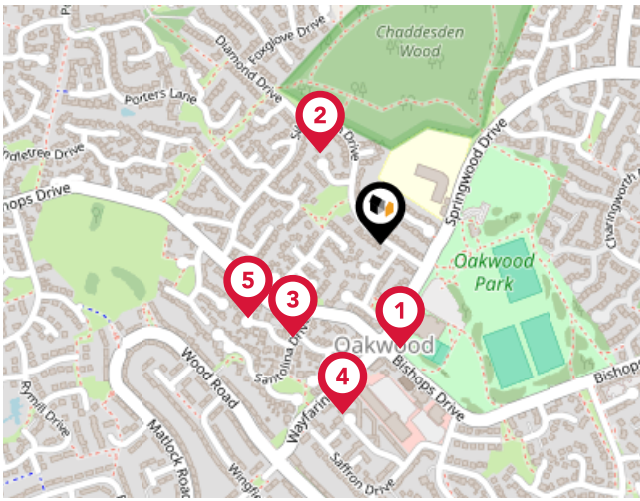
Pin	Name	Distance
1	M1 J25	5.91 miles
2	M1 J24A	8.15 miles
3	M1 J24	9.04 miles
4	M1 J23A	10.23 miles
5	M1 J28	11.76 miles



Airports/Helipads

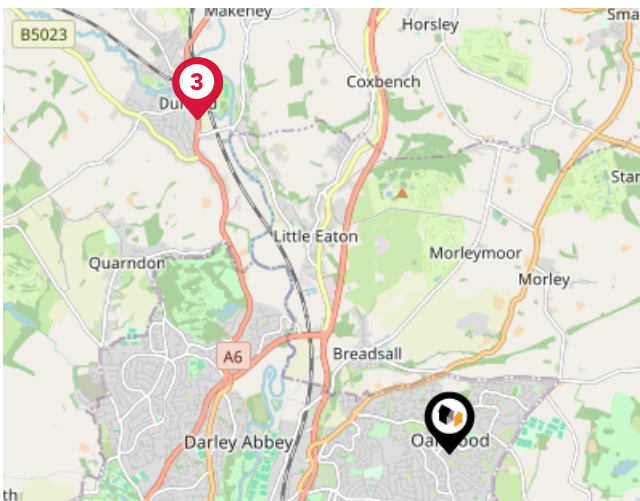
Pin	Name	Distance
1	East Midlands Airport	9.21 miles
2	East Midlands Airport	9.25 miles
3	Sheffield City Airport	31.26 miles
4	Birmingham International Airport Terminal 1	36.23 miles
5	Birmingham International Airport	36.23 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Springwood Drive Leisure Centre	0.12 miles
2	Silverburn Drive	0.12 miles
3	Santolina Drive	0.14 miles
4	Wayfaring Road	0.2 miles
5	Santolina Drive	0.17 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.73 miles
2	Duffield (Ecclesbourne Valley Railway)	3.74 miles
3	Duffield (Ecclesbourne Valley Railway)	3.75 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

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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.



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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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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

