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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th September 2024



AMESBURY LANE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern & Well-Presented Detached Bungalow
- > Corner Plot Position, Driveway For Two Vehicles
- > EPC Rating D, Brick Construction
- > Council Tax Band B, Freehold
- > Fitted Kitchen, Lounge With Patio Doors To The Garden

Property Description

A modern and well-presented detached bungalow occupying a corner plot position with gardens to the front and side elevations. The property benefits from off-road parking for two vehicles with EV charging point and viewing is highly recommended!

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge, kitchen, two bedrooms and modern shower room with a three piece suite. Outside, the property occupies a corner plot position with gardens to front, side and rear elevations and a driveway provides off-road parking for two vehicles along with an EV charging point.

The property is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38, A52 and M1 motorway.

Room Measurement & Details

Entrance Hallway:

Lounge: (15'7" x 10'8") 4.75 x 3.25

Kitchen: (9'5" x 8'8") 2.87 x 2.64

Bedroom One: (11'6" x 10'8") 3.50 x 3.25

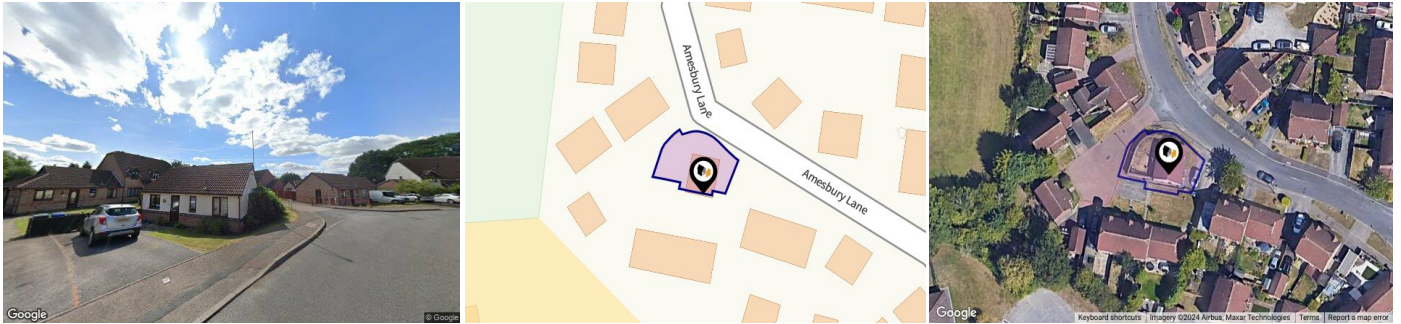
Bedroom Two: (9'7" x 7'7") 2.92 x 2.31

Modern Shower Room: (6'7" x 6'4") 2.01 x 1.93

Outside:

The property occupies a corner plot position with lawned areas to the front and side elevation. There is also the benefit of a driveway providing off-road parking for two vehicles along with an EV charging point. There is gated access to the side elevation leading to an enclosed rear garden which is mainly to lawn with walled boundaries.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY197135		

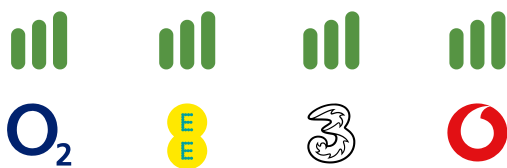
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	50 mb/s	1000 mb/s

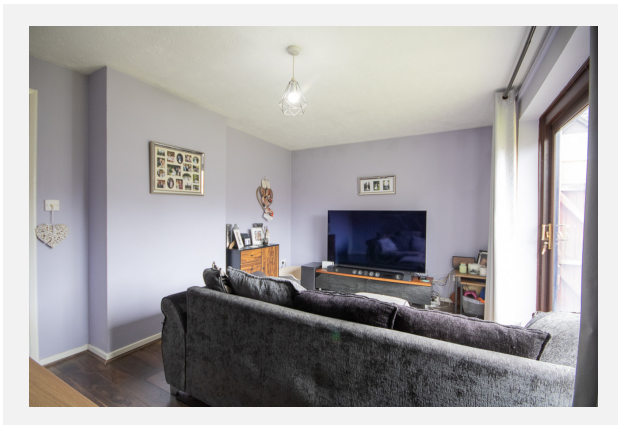
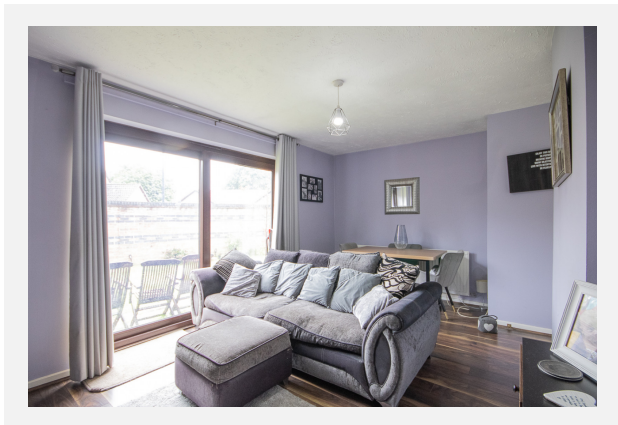
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

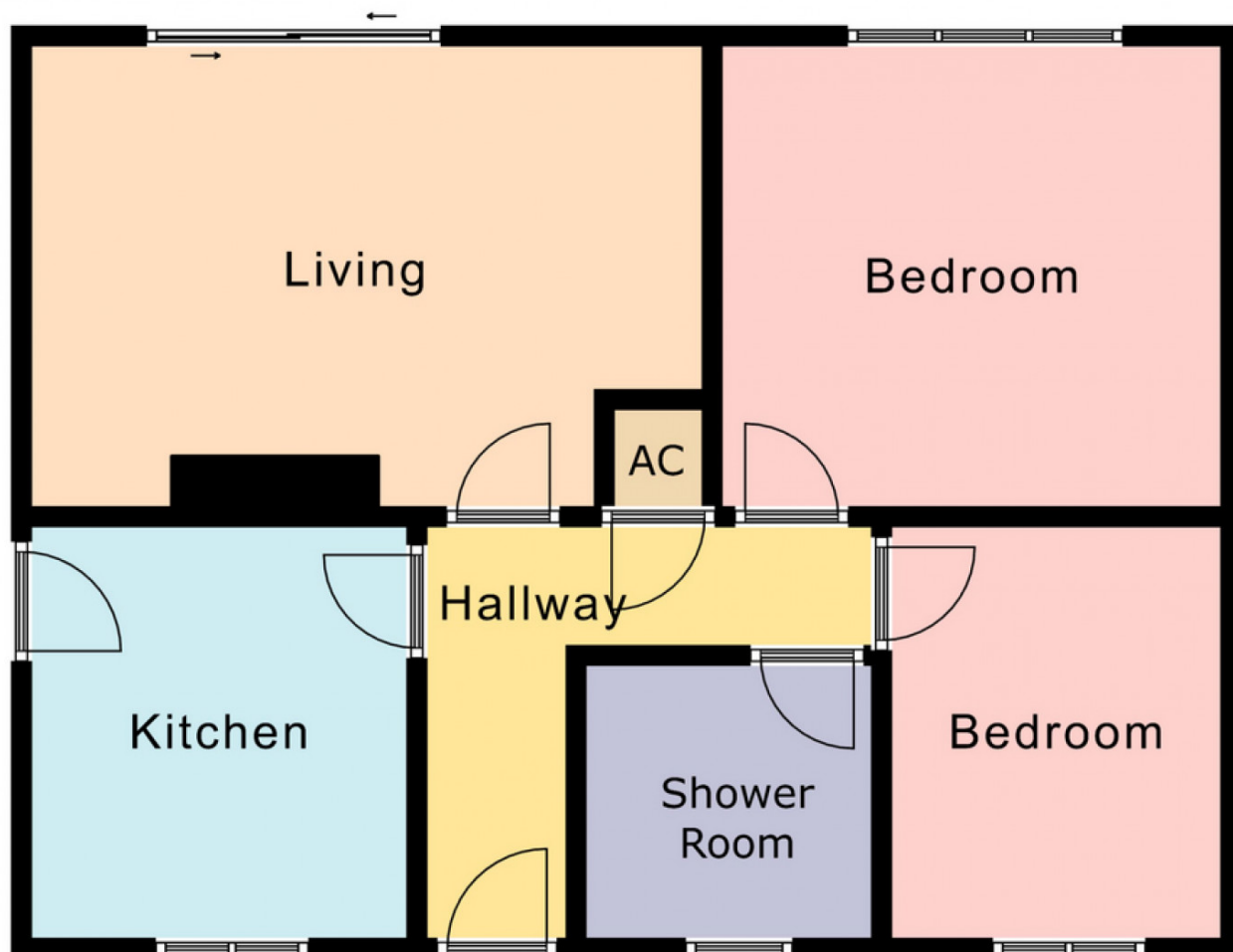


Gallery Photos





AMESBURY LANE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 09.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

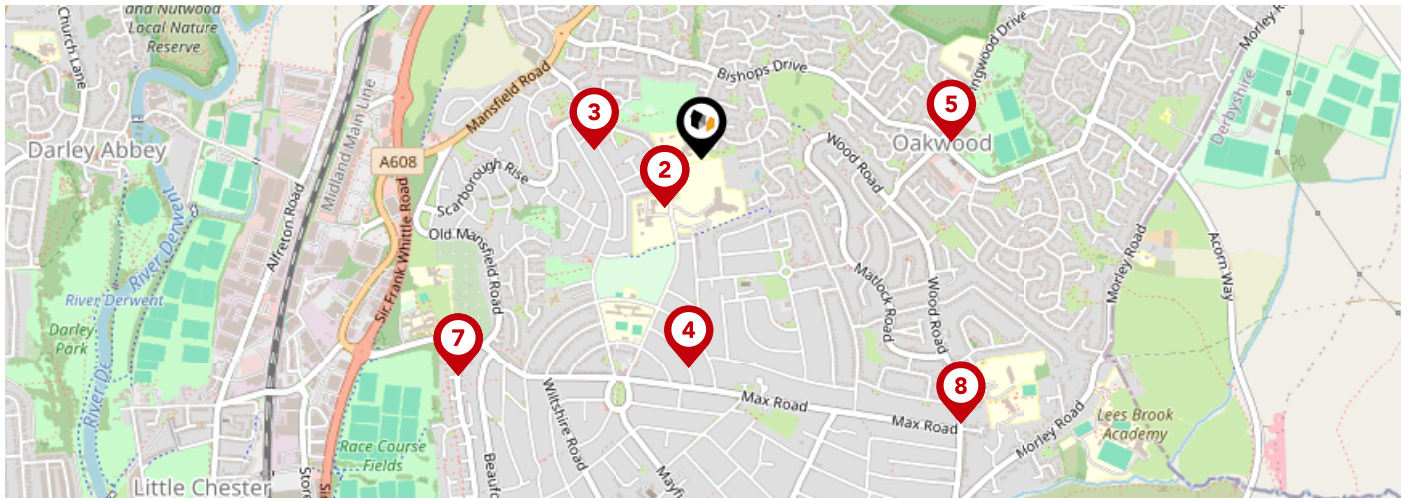
EPC - Additional Data



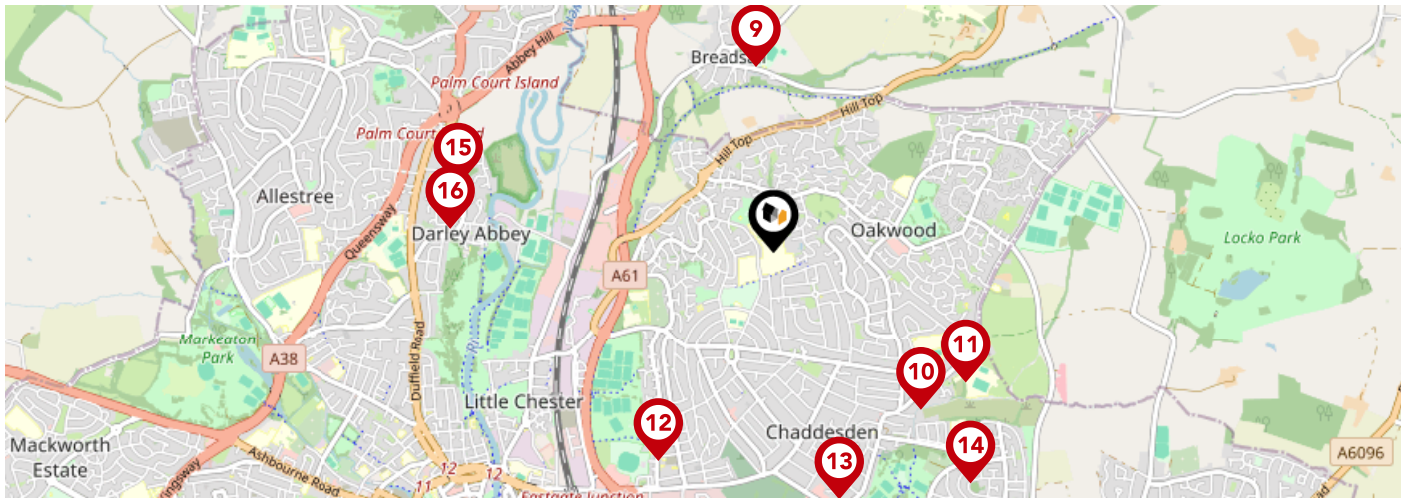
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	53 m ²

Area Schools

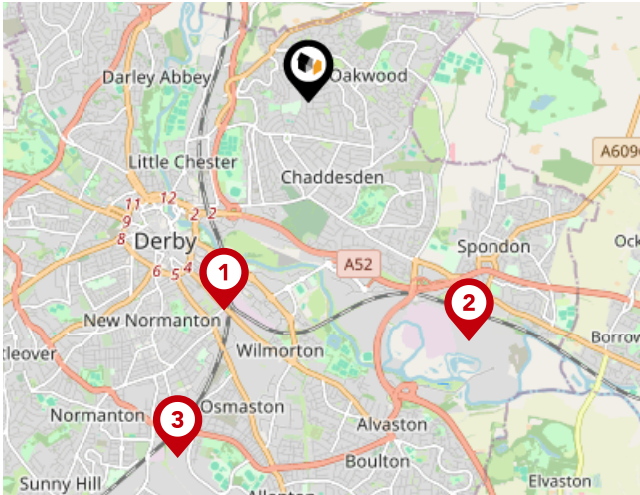


	Nursery	Primary	Secondary	College	Private
1 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



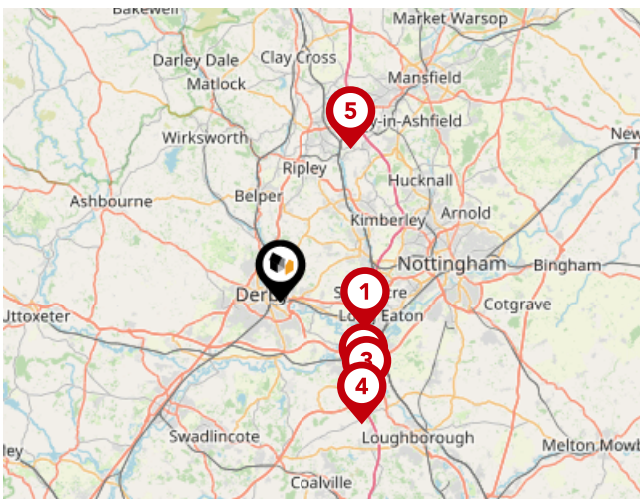
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Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1.45	<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	2.01 miles
2	Spondon Rail Station	2.57 miles
3	Peartree Rail Station	3.38 miles



Trunk Roads/Motorways

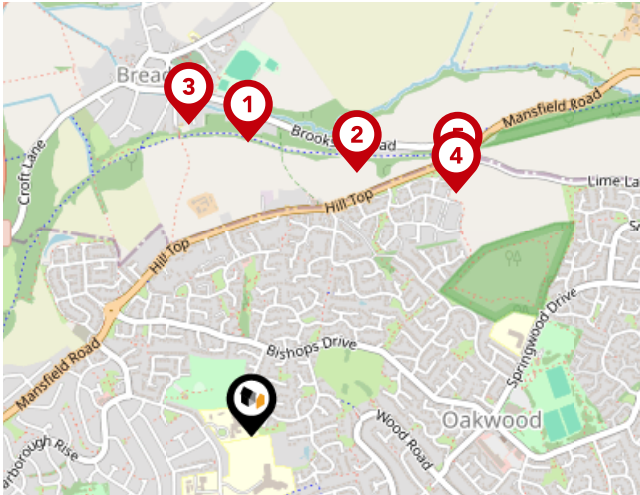
Pin	Name	Distance
1	M1 J25	6.37 miles
2	M1 J24A	8.44 miles
3	M1 J24	9.3 miles
4	M1 J23A	10.42 miles
5	M1 J28	12.08 miles



Airports/Helipads

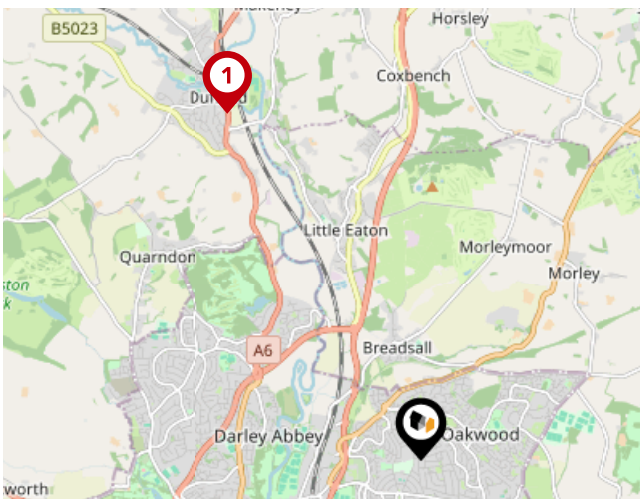
Pin	Name	Distance
1	East Mids Airport	9.41 miles
2	Birmingham Airport	35.94 miles
3	Baginton	39.8 miles
4	Finningley	41.33 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Breadsall Primary School	0.66 miles
2	128 Brookside Road	0.63 miles
3	Church Lane	0.71 miles
4	Lime Lane	0.71 miles
5	Greenway	0.75 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.56 miles
2	Tram Park & Ride	7.82 miles
3	Toton Lane Tram Stop	7.82 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.



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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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