

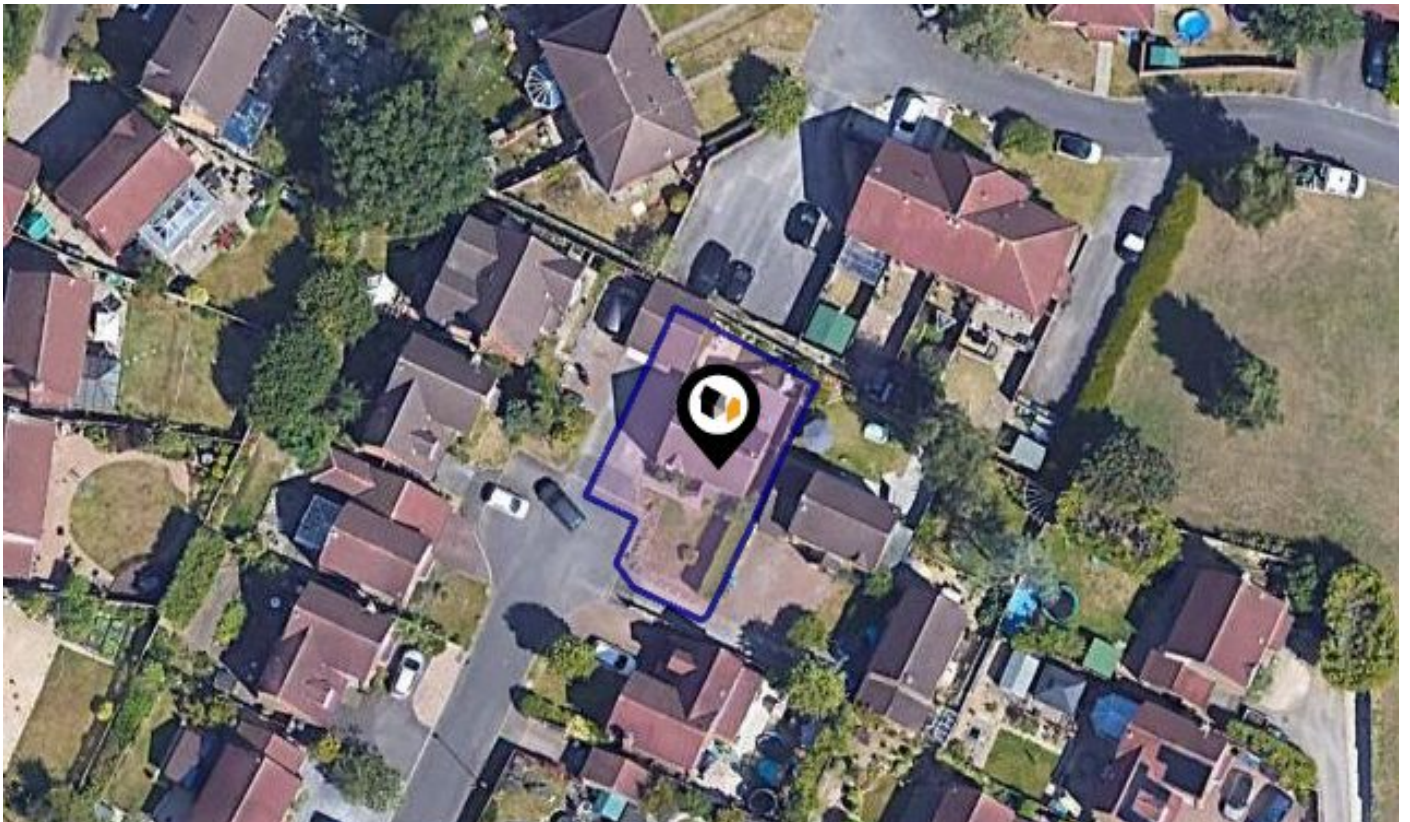


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



RADSTONE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Well-Presented And Extended Detached Home
- > Three Bedrooms, Two Shower Rooms
- > EPC Rating C, Brick Construction
- > Council Tax Band B, Freehold
- > Fitted Breakfast Kitchen And Utility Room

Property Description

A well-presented and extended detached home occupying a pleasant and established cul-de-sac location, being offered for sale with no upward chain. The property has the benefit of two reception rooms, two shower rooms, driveway and detached garage and early viewing is recommended.

The uPVC double glazed and gas central heated accommodation briefly comprises:- reception hallway, lounge, sitting room with patio doors leading to the rear garden, fitted breakfast kitchen with integrated appliances, utility room and ground floor shower room. To the first floor are three bedrooms and further shower room with a white three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking leading to the detached garage.

Radstone Close is an established cul-de-sac location being well situated for Oakwood and range its of shops, doctors, dentist and bus route together excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (6'0" x 3'2") 1.83 x 0.97

Lounge: (15'4" x 11'0") 4.67 x 3.35

Sitting Room: (9'0" x 11'7") 2.74 x 3.53

Breakfast Kitchen: (8'0" x 15'3") 2.44 x 4.65

Utility: (6'0" x 5'1") 1.83 x 1.55

Ground Floor Shower Room: (6'0" x 6'0") 1.83 x 1.83

First Floor Landing: (9'0" x 3'8") 2.74 x 1.12

Bedroom One: (11'0" x 8'4") 3.35 x 2.54

Bedroom Two: (8'0" x 8'4") 2.44 x 2.54

Bedroom Three: (8'0" x 6'8") 2.44 x 2.03

Shower Room: (5'0" x 6'8") 1.52 x 2.03

Outside:

There is a lawned garden to the front elevation with a driveway providing off-road parking leading to the detached garage. There is gated access to the side leading to the enclosed rear garden having a paved patio area and lawn.

KFB - Key Facts For Buyers

Property Overview



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.07 acres
Council Tax : Band B
Annual Estimate: £1,639
Title Number: DY190960

Tenure: Freehold

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 | 54 mb/s | 1000 mb/s |
| | | |

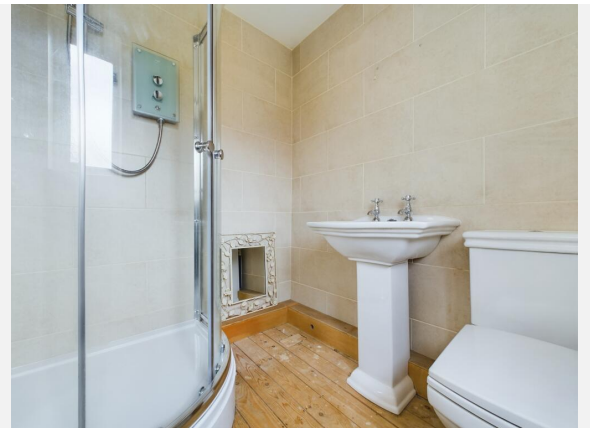
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



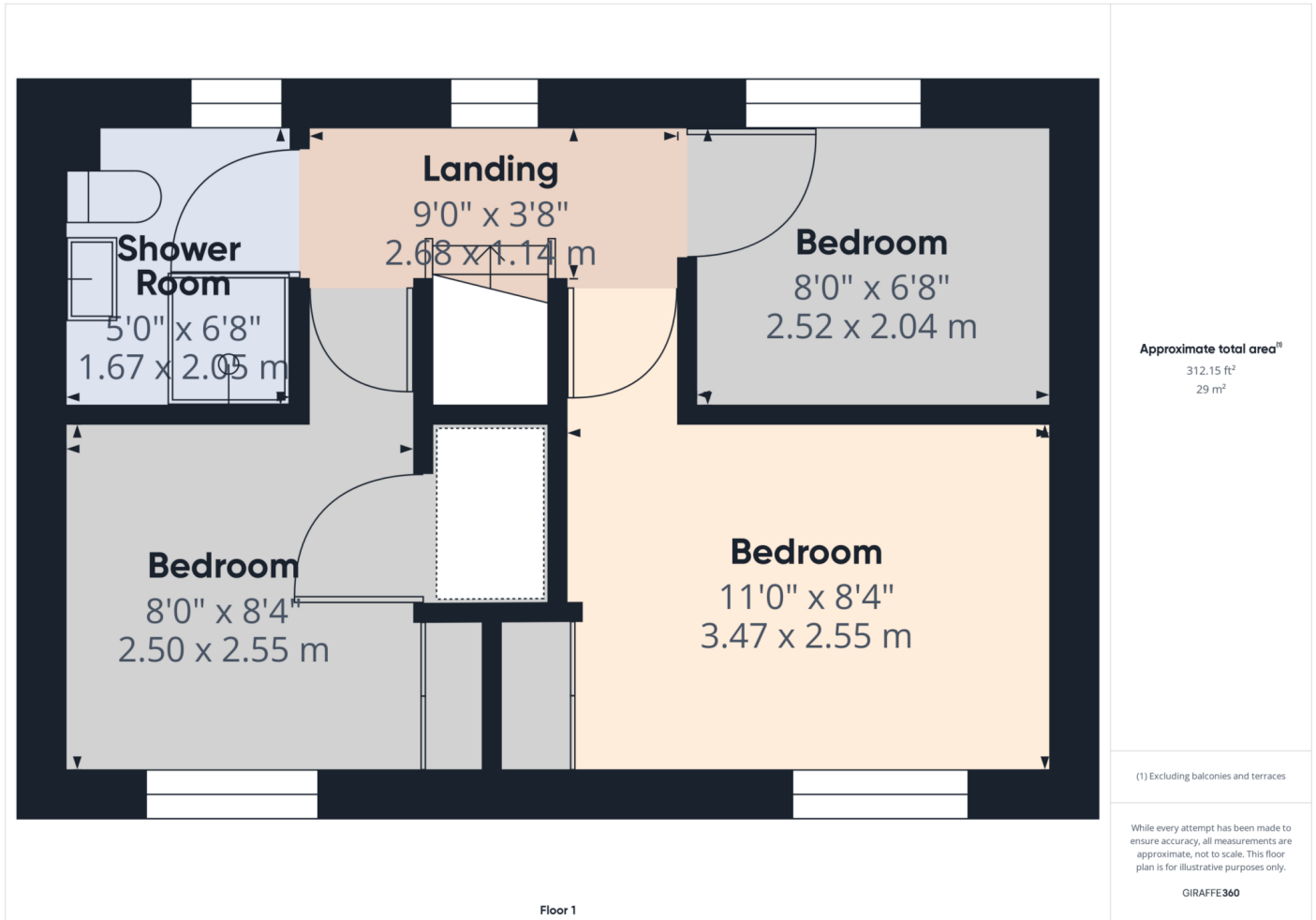




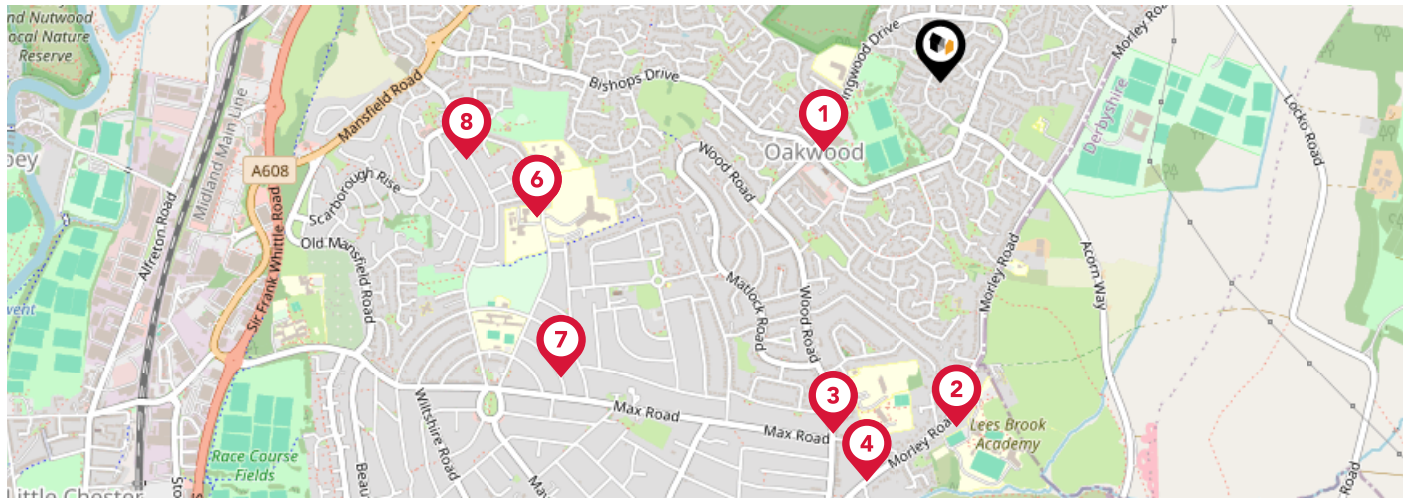
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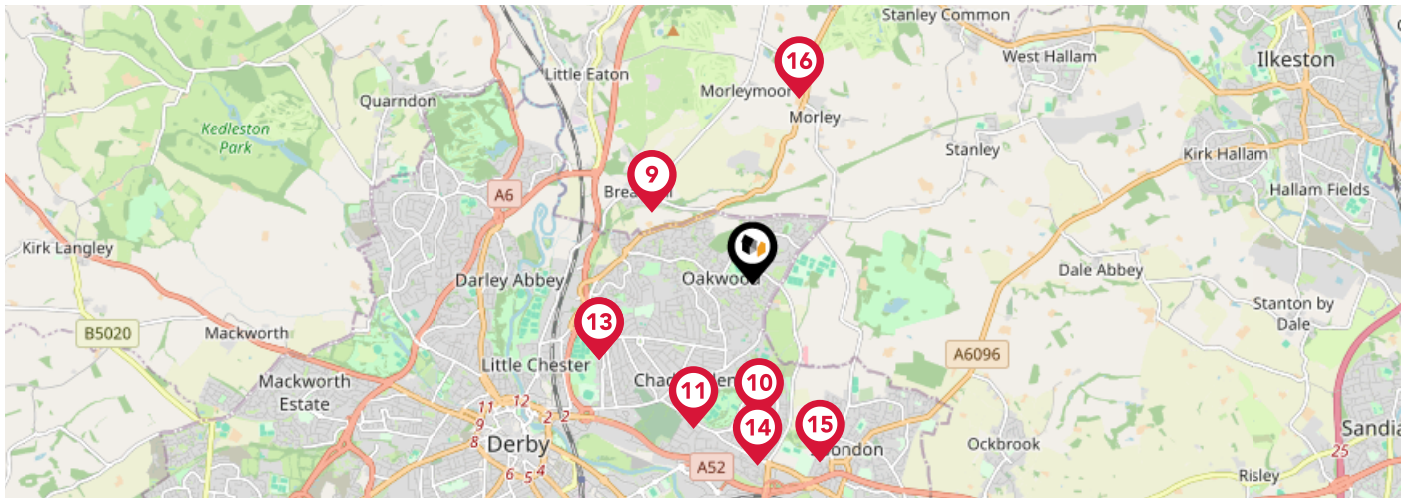
RADSTONE CLOSE, OAKWOOD, DERBY, DE21



Area Schools

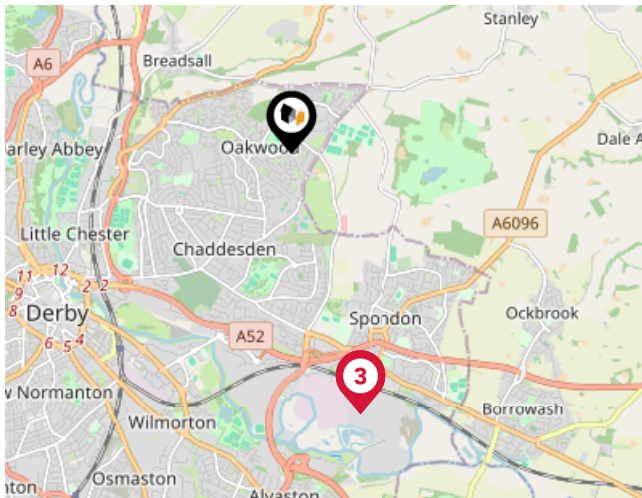


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | 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"/> |
| 3 | Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.95 | <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:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



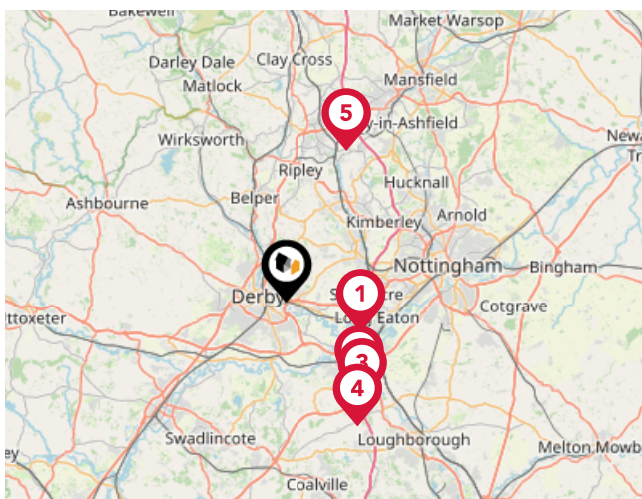
| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.22 | <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: 353 Distance:1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:1.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



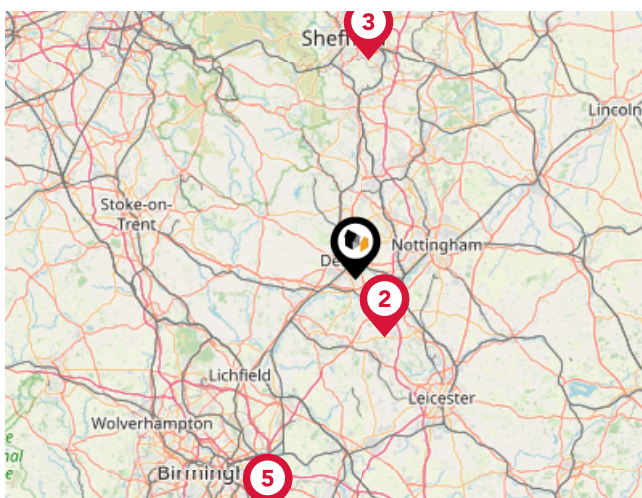
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Spondon Rail Station | 2.4 miles |
| 2 | Spondon Rail Station | 2.4 miles |
| 3 | Spondon Rail Station | 2.41 miles |



Trunk Roads/Motorways

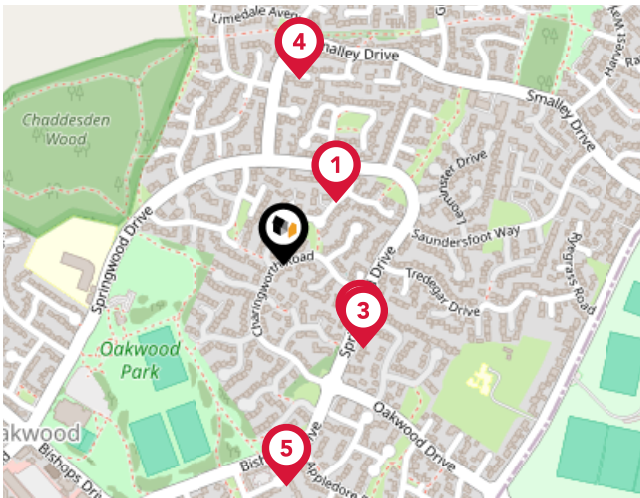
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J25 | 5.66 miles |
| 2 | M1 J24A | 8.02 miles |
| 3 | M1 J24 | 8.92 miles |
| 4 | M1 J23A | 10.15 miles |
| 5 | M1 J28 | 11.59 miles |



Airports/HELIPADS

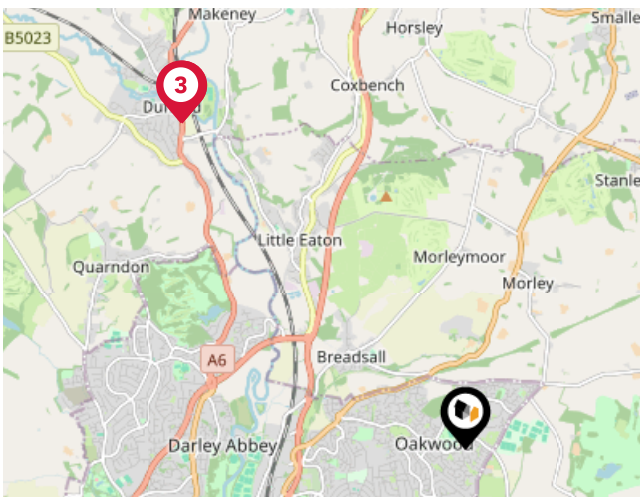
| Pin | Name | Distance |
|-----|---|-------------|
| 1 | East Midlands Airport | 9.15 miles |
| 2 | East Midlands Airport | 9.19 miles |
| 3 | Sheffield City Airport | 31.17 miles |
| 4 | Birmingham International Airport Terminal 1 | 36.4 miles |
| 5 | Birmingham International Airport | 36.4 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Northacre Road | 0.09 miles |
| 2 | Charingworth Road | 0.12 miles |
| 3 | Charingworth Road | 0.13 miles |
| 4 | Smalley Drive | 0.21 miles |
| 5 | Appledore Drive | 0.25 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 3.85 miles |
| 2 | Duffield (Ecclesbourne Valley Railway) | 3.86 miles |
| 3 | Duffield (Ecclesbourne Valley Railway) | 3.87 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

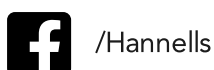


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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