

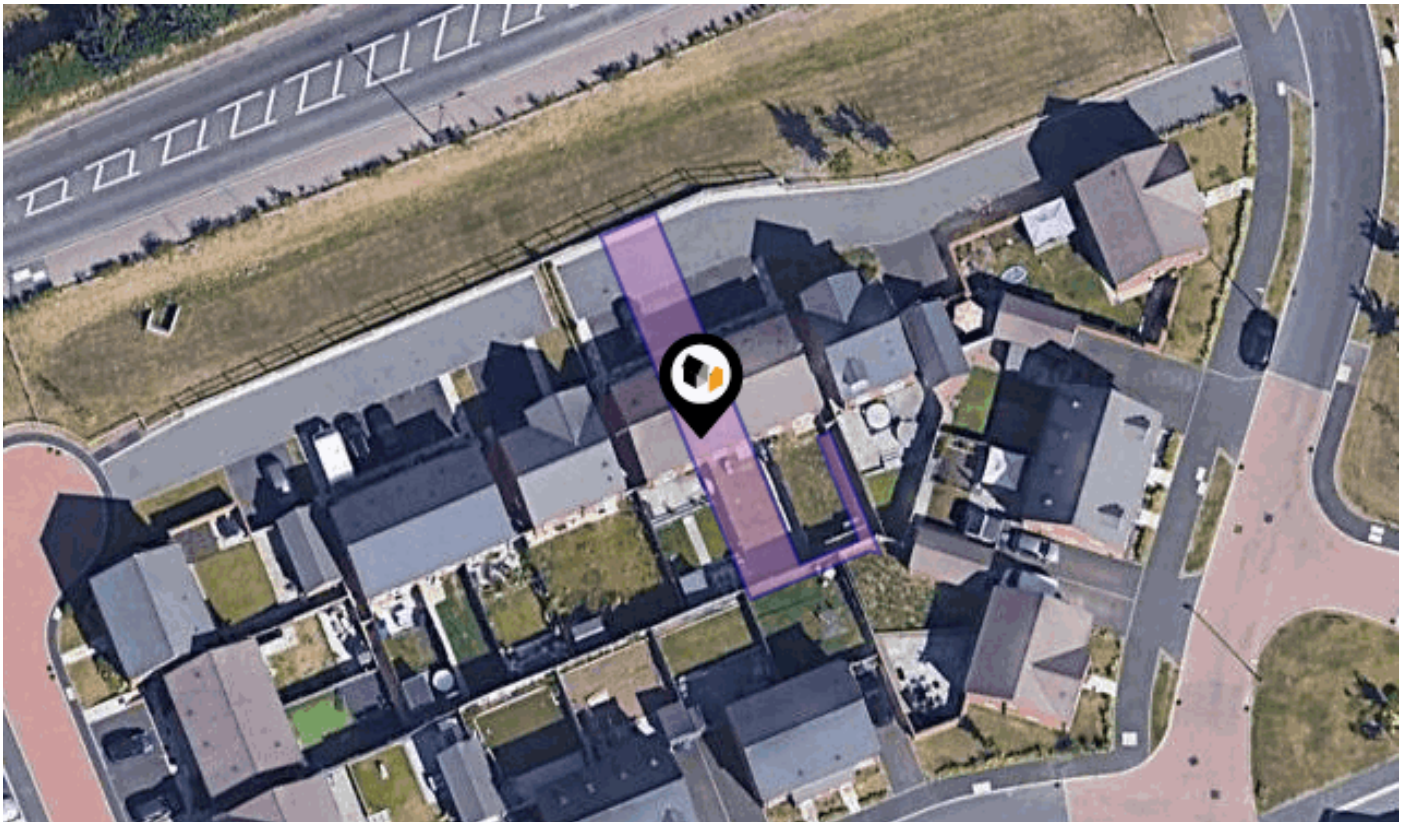


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



ALPORT HEIGHTS DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Mid Townhouse With Open Views To Front
- > No Upward Chain, Viewing Recommended
- > Three-Bedrooms, Master Bedroom Having En-Suite Shower Room
- > EPC Rating B, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A modern well-presented, three-bedroom mid townhouse available with no upward chain and ideal for the growing family or first time buyer. The property is situated within a modern development enjoying open views to the front. An early viewing is recommended!

The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, lounge and fitted dining kitchen with integrated appliances and French doors to the rear garden. To the first floor the landing provides access to three bedrooms, master bedroom with an en-suite shower room and family bathroom. Outside, the property benefits from a driveway providing off-road parking to the front elevation and an enclosed garden to the rear.

Alport Heights Drive Close is conveniently located for local amenities, including shops, schools, recreation grounds and Oakwood's excellent road and public transport links to Derby and surrounding areas. Viewing is recommended.

Room Measurement & Details

Reception Hallway:

Cloakroom:

Lounge: (14'1" x 12'0") 4.29 x 3.66

Fitted Dining Kitchen: (15'0" x 8'10") 4.57 x 2.69

First Floor Landing:

Master Bedroom: (11'11" x 9'1") 3.63 x 2.77

En-Suite Shower Room: (6'0" x 5'0") 1.83 x 1.52

Bedroom Two: (9'0" x 7'1") 2.74 x 2.16

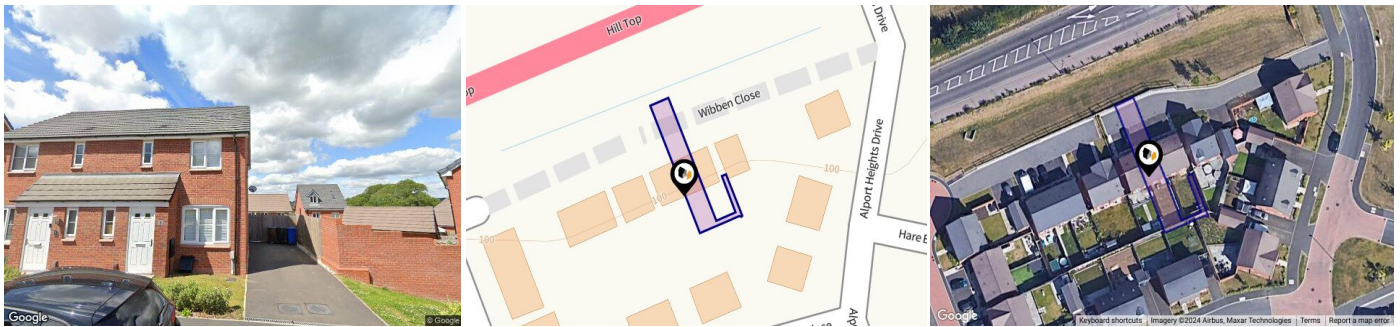
Bedroom Three: (6'0" x 5'11") 1.83 x 1.80

Bathroom: (6'0" x 5'11") 1.83 x 1.80

Outside:

The property benefits from two parking spaces to the front elevation. There is a footpath/pedestrian access for access to the head of the enclosed rear garden which is laid mainly to lawn. Cold water tap.

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.04 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY525358		

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:

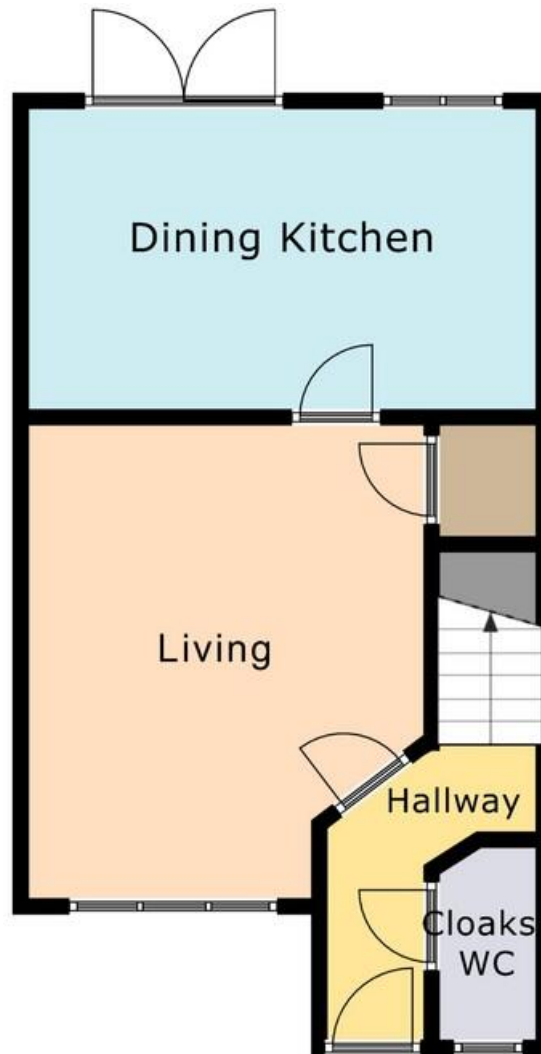


Gallery Photos

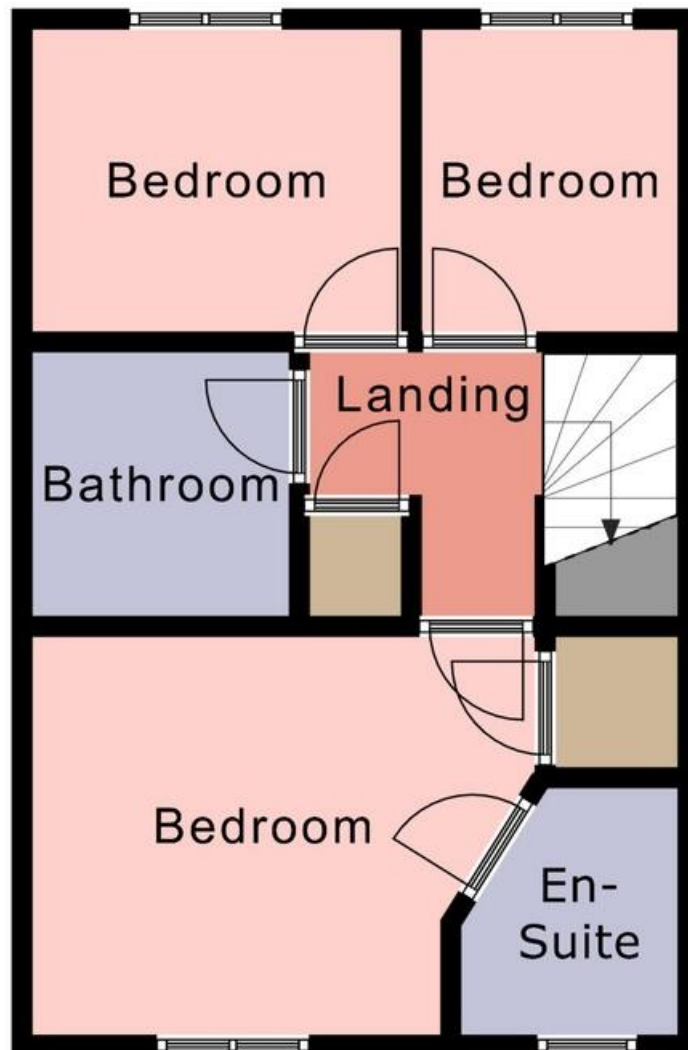




ALPORT HEIGHTS DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Oakwood, DE21

Energy rating

B

Valid until 19.07.2028

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

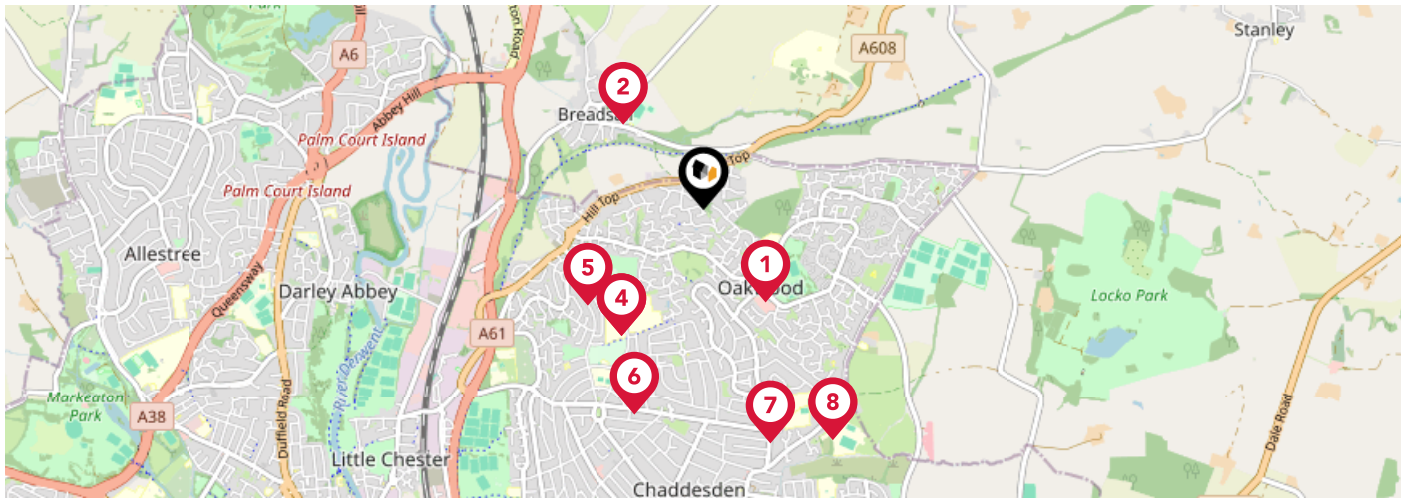
Property

EPC - Additional Data

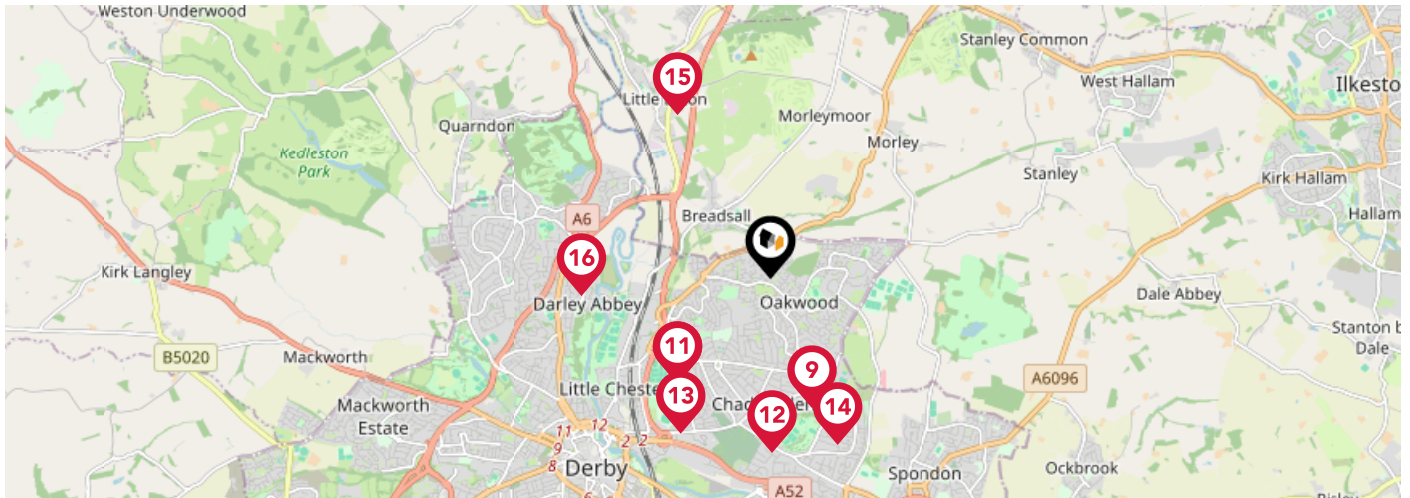


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very 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 0.22 W/m ² K
Total Floor Area:	68 m ²

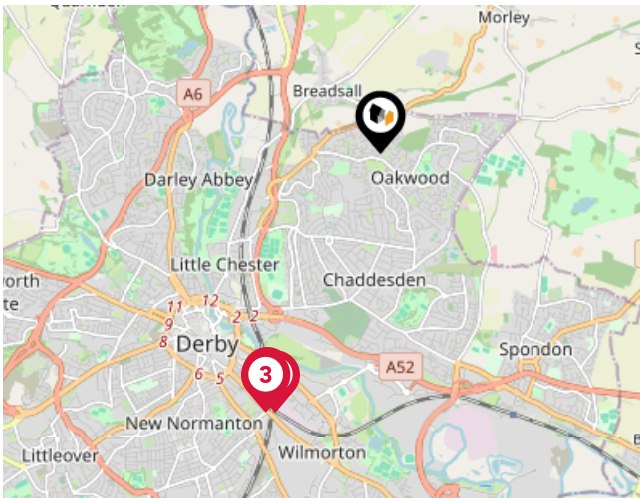


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.52	<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:0.67	<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:0.67	<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:0.68	<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:0.97	<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:1.09	<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:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



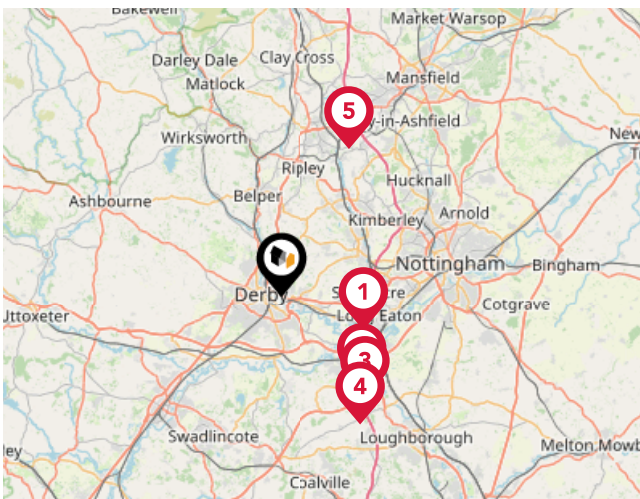
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.25	<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:1.25	<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:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.6	<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:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Eaton Primary School Ofsted Rating: Good Pupils: 212 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



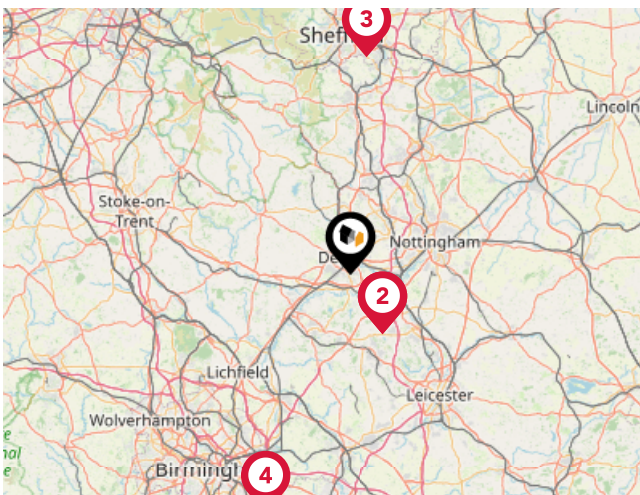
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.49 miles
2	Derby Rail Station	2.5 miles
3	Derby Rail Station	2.53 miles



Trunk Roads/Motorways

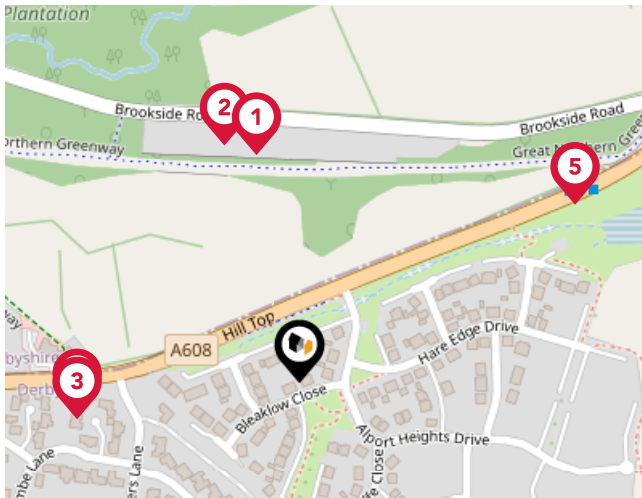
Pin	Name	Distance
1	M1 J25	6.26 miles
2	M1 J24A	8.58 miles
3	M1 J24	9.46 miles
4	M1 J23A	10.65 miles
5	M1 J28	11.55 miles



Airports/Helipads

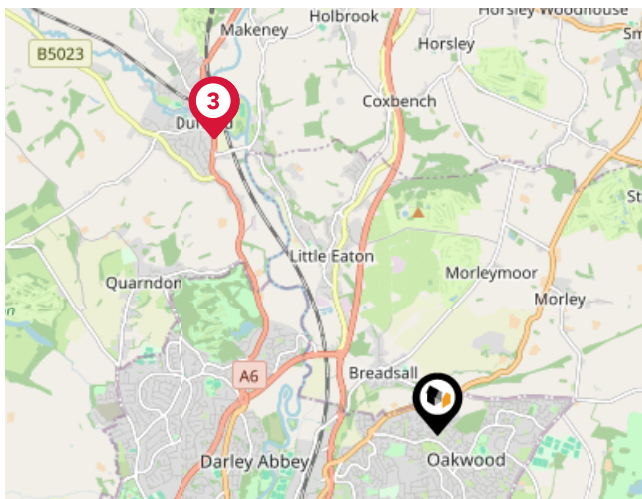
Pin	Name	Distance
1	East Midlands Airport	9.63 miles
2	East Midlands Airport	9.67 miles
3	Sheffield City Airport	30.94 miles
4	Birmingham International Airport Terminal 1	36.46 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	128 Brookside Road	0.13 miles
2	128 Brookside Road	0.14 miles
3	Windmill Inn	0.13 miles
4	Windmill Inn	0.13 miles
5	Lime Lane	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.31 miles
2	Duffield (Ecclesbourne Valley Railway)	3.32 miles
3	Duffield (Ecclesbourne Valley Railway)	3.32 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.

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Testimonials



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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