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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19<sup>th</sup> July 2024



## ABBOT CLOSE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented And Maintained Semi-Detached Home
- > Ideal First Time Buy/Family Home
- > Early Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

An early viewing is recommended of this well-presented and maintained three bedroomed semi-detached home occupying an established cul-de-sac location. The property benefits from off-road parking, a pleasant rear garden and would be ideal for the first time buyer/growing family and an early viewing is recommended

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, lounge, dining kitchen and conservatory. To the first floor the landing provides access to three bedrooms and refitted bathroom with a three piece suite. Outside, off-road parking is provided to the front/side elevation and there is a pleasant rear garden.

Abbot Close is well situated for Oakwood and amenities including shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52 M1 Motorway, A50 and Nottingham East Midlands Airport. An early viewing is recommended.

### Room Measurement & Details

#### Side Reception Hallway:

Lounge: (14'10" x 10'5") 4.52 x 3.17

Dining Kitchen: (14'10" x 8'9") 4.52 x 2.67

Conservatory: (13'11" x 7'11") 4.24 x 2.41

#### First Floor Landing:

Bedroom One: (10'9" x 8'10") 3.28 x 2.69

Bedroom Two: (8'9" x 8'9") 2.67 x 2.67

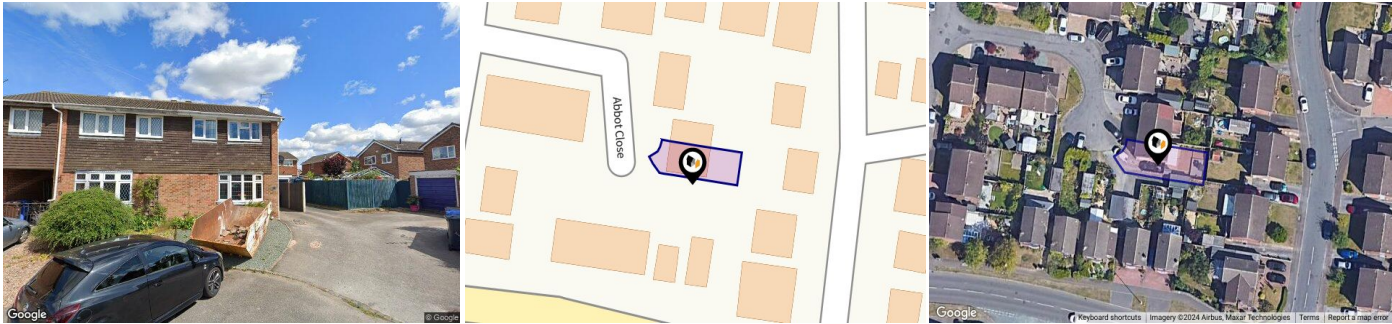
Bedroom Three: (7'9" x 5'10") 2.36 x 1.78

Refitted Bathroom: (5'9" x 5'8") 1.75 x 1.73

#### Outside:

Off-road parking is provided to the front elevation and this continues to the side elevation. There is gated access to the side elevation leading to the pleasant and enclosed rear garden incorporating paved patio and pathway, composite decking, two lawned areas, raised flower beds and fenced boundaries.

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 678 ft<sup>2</sup> / 63 m<sup>2</sup>  
**Plot Area:** 0.04 acres  
**Year Built :** 1967-1975  
**Council Tax :** Band B  
**Annual Estimate:** £1,639  
**Title Number:** DY67243

**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)

<b>7</b> mb/s	<b>123</b> mb/s	<b>1000</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

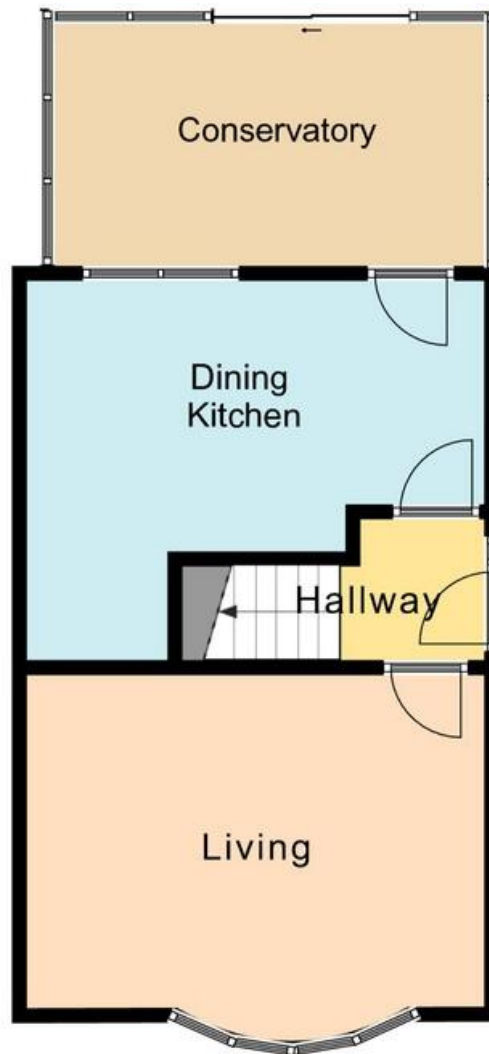


# Gallery Photos

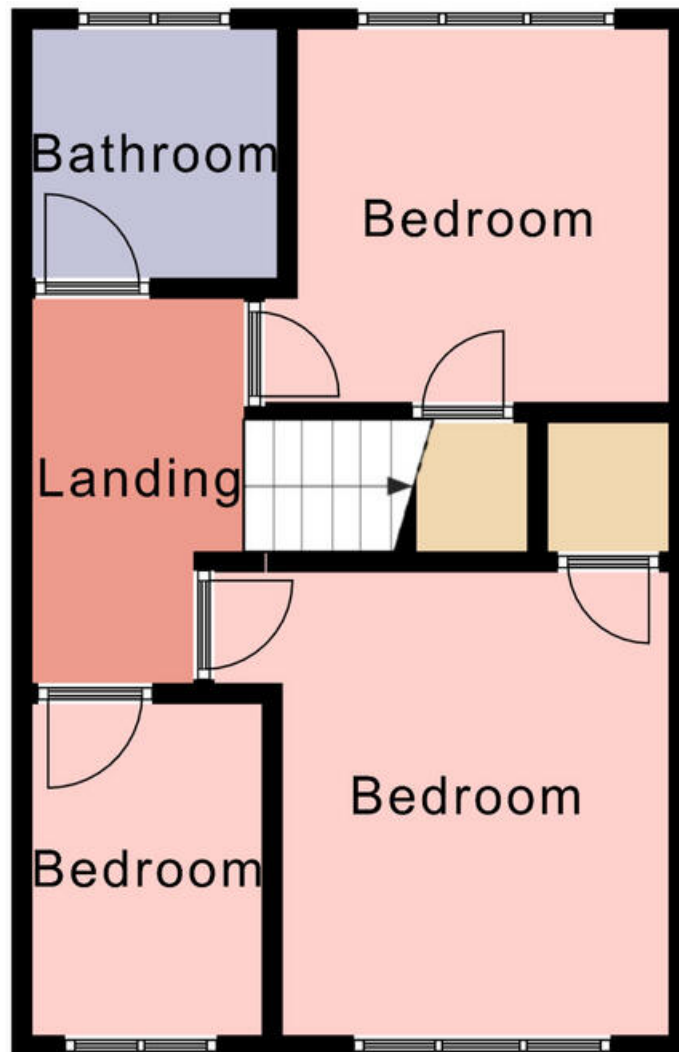




**ABBOT CLOSE, OAKWOOD, DERBY, DE21**



**ABBOT CLOSE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

**D**

Valid until 18.07.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



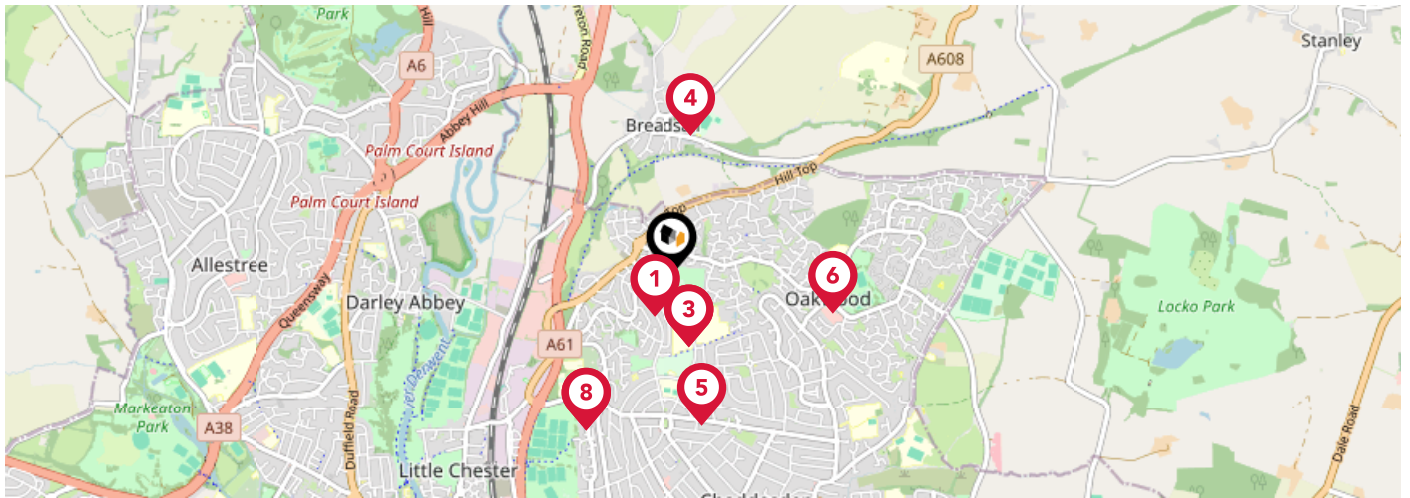
# Property

## EPC - Additional Data

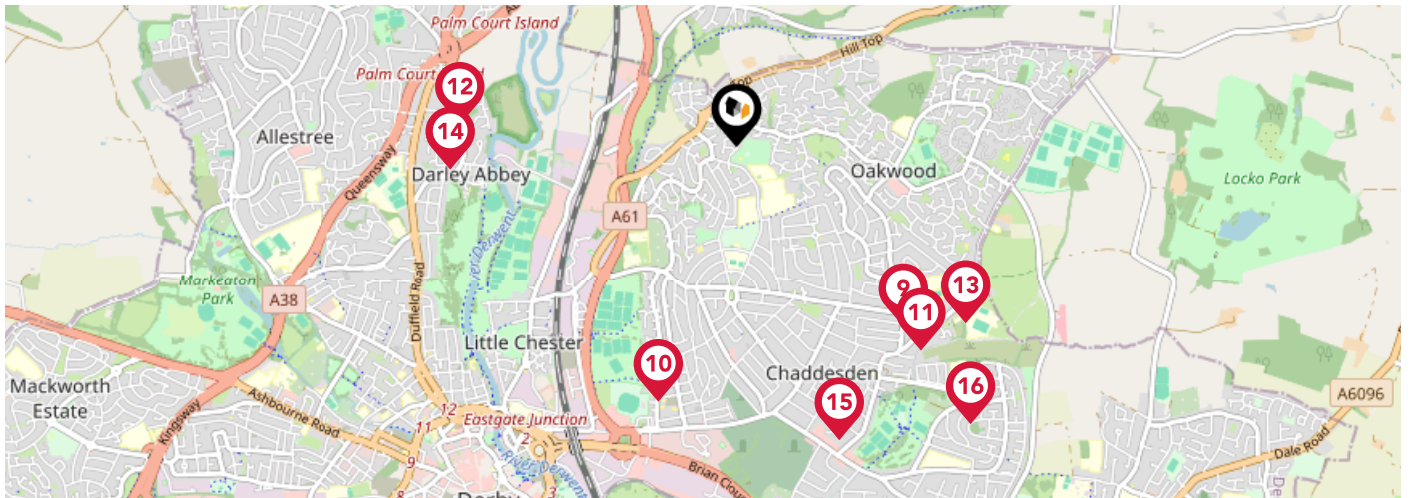


### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	63 m <sup>2</sup>

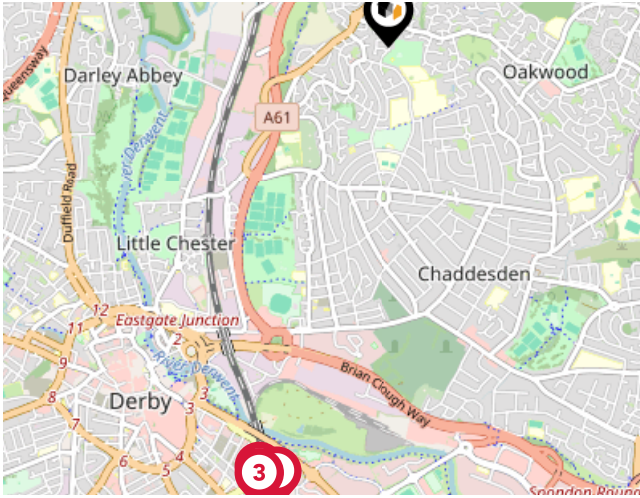


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



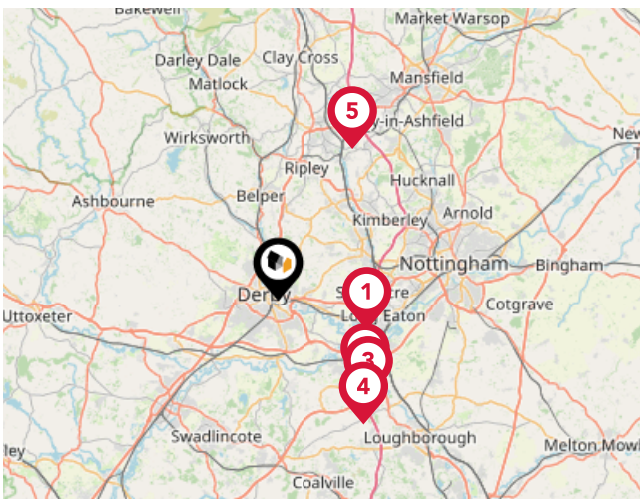
	Nursery	Primary	Secondary	College	Private
<p><b>9 Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 152   Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Walter Evans Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 444   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



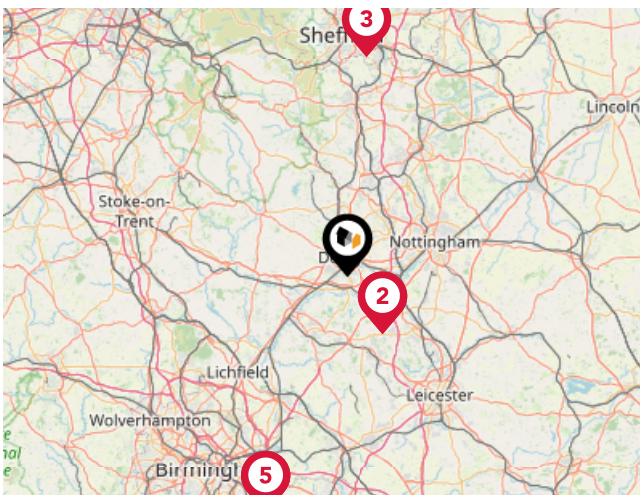
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.12 miles
2	Derby Rail Station	2.12 miles
3	Derby Rail Station	2.15 miles



## Trunk Roads/Motorways

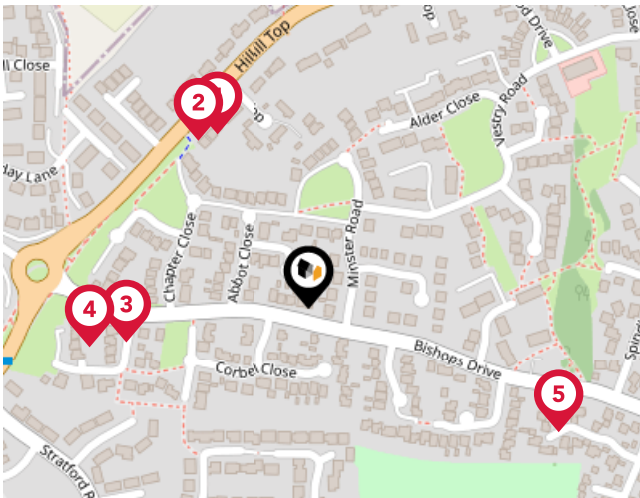
Pin	Name	Distance
1	M1 J25	6.59 miles
2	M1 J24A	8.7 miles
3	M1 J24	9.56 miles
4	M1 J23A	10.68 miles
5	M1 J28	11.96 miles



## Airports/Helipads

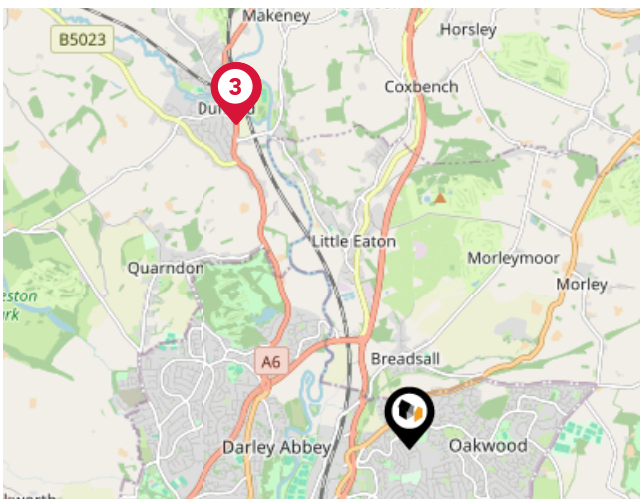
Pin	Name	Distance
1	East Midlands Airport	9.63 miles
2	East Midlands Airport	9.67 miles
3	Sheffield City Airport	31.22 miles
4	Birmingham International Airport Terminal 1	36.08 miles
5	Birmingham International Airport	36.08 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Windmill Place	0.11 miles
2	Windmill Place	0.11 miles
3	Lychgate Close	0.1 miles
4	Lychgate Close	0.12 miles
5	Spindletree Drive	0.16 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.28 miles
2	Duffield (Ecclesbourne Valley Railway)	3.29 miles
3	Duffield (Ecclesbourne Valley Railway)	3.3 miles



## Hannells

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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

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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.

# Hannells

## 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

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