

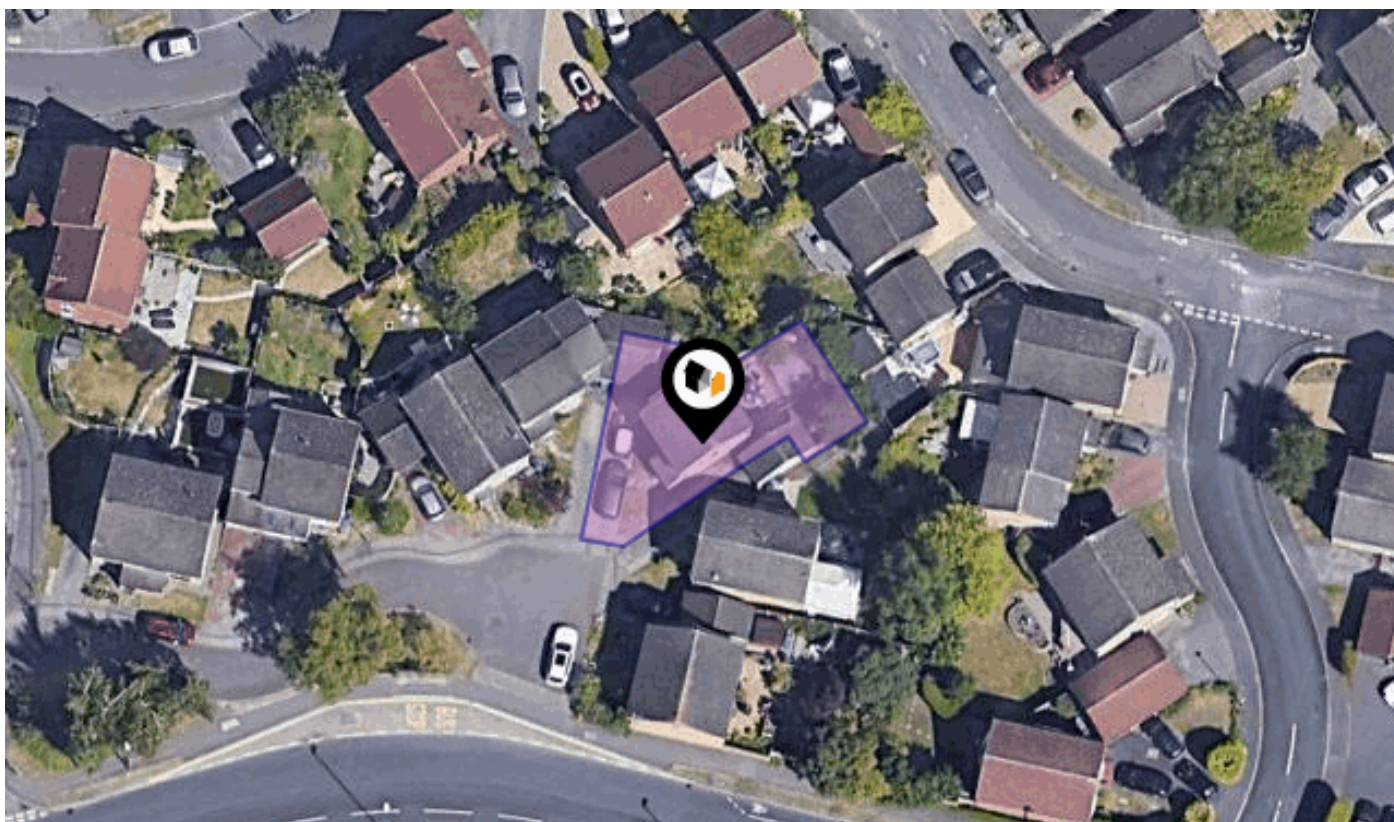


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th July 2024



SEDGEBROOK CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Three Bedroomed Detached Home
- > Situated At The Head Of An Established Cul-De-Sac
- > Ideal Family Home/First Time Buy
- > EPC Rating C, Standard Construction
- > Council Tax B, Freehold

Property Description

A modern three bedroomed detached home situated at the head of an established cul-de-sac and would be ideal for the growing family or first time buyer. The property benefits from off-road parking, garage and maintenance free rear garden.

The accommodation benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, lounge/dining room and kitchen. To the first floor are three bedrooms and shower room with a three piece suite. Outside, there are gardens to front and rear elevations together with a driveway and garage.

Sedgebrook Close is well situated for Oakwood and its range of shops, doctors, dentist, opticians, etc together with road links for the A38, A52, M1 Motorway and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway:

Lounge / Diner: (19'9" x 11'5") 6.02 x 3.48

Kitchen: (11'3" x 8'9") 3.43 x 2.67

First Floor Landing:

Bedroom One: (11'0" x 8'2") 3.35 x 2.49

Bedroom Two: (11'3" x 8'8") 3.43 x 2.64

Bedroom Three: (8'1" x 6'3") 2.46 x 1.90

Shower Room: (9'7" x 6'4") 2.92 x 1.93

Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off-road parking which leads to a GARAGE with up and over door, light and power and courtesy door access to rear garden. There is gated access to the side elevation which leads to the enclosed rear garden which is arranged for ease of maintenance being mostly paved and gravelled. There is also an additional fenced garden area to the rear right.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY138422		

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	52 mb/s	1000 mb/s

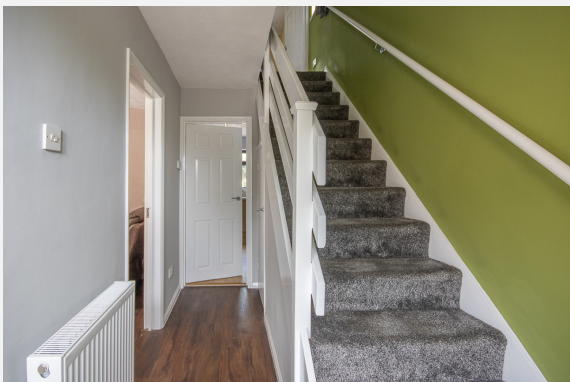
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

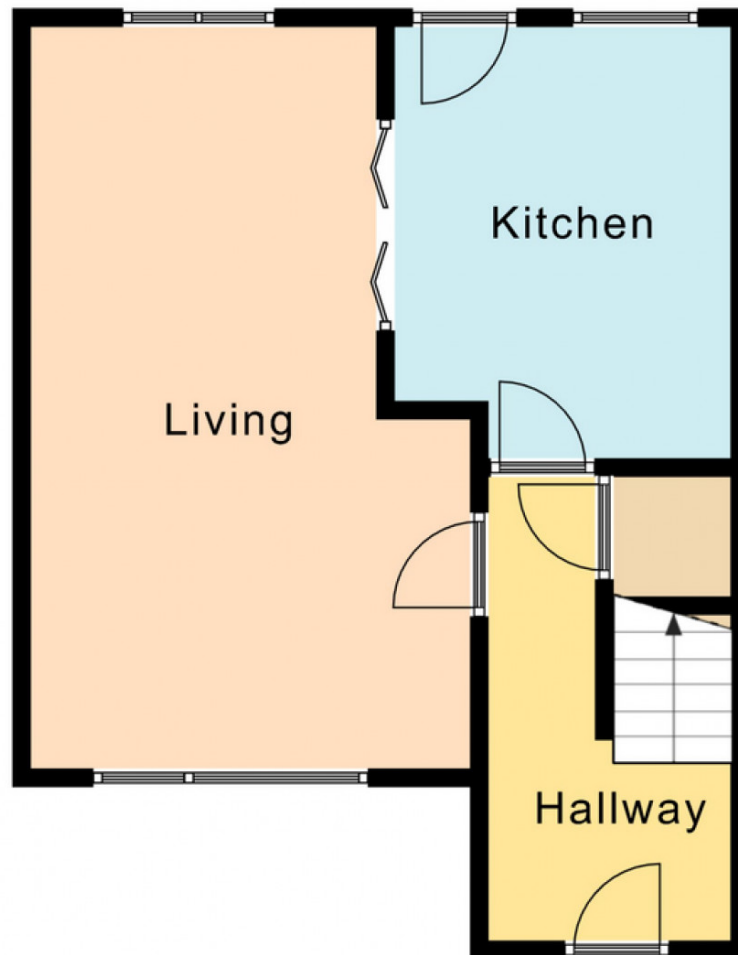


Gallery Photos

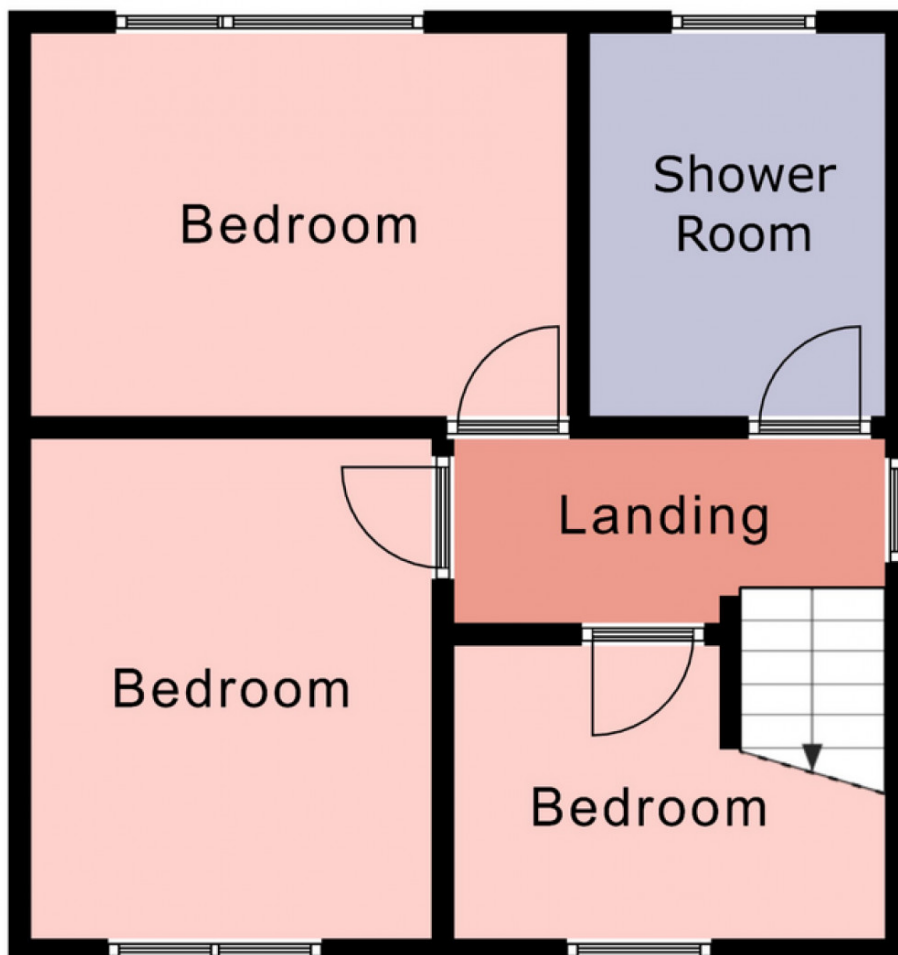




SEDGEBROOK CLOSE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Energy rating

C

Valid until 23.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

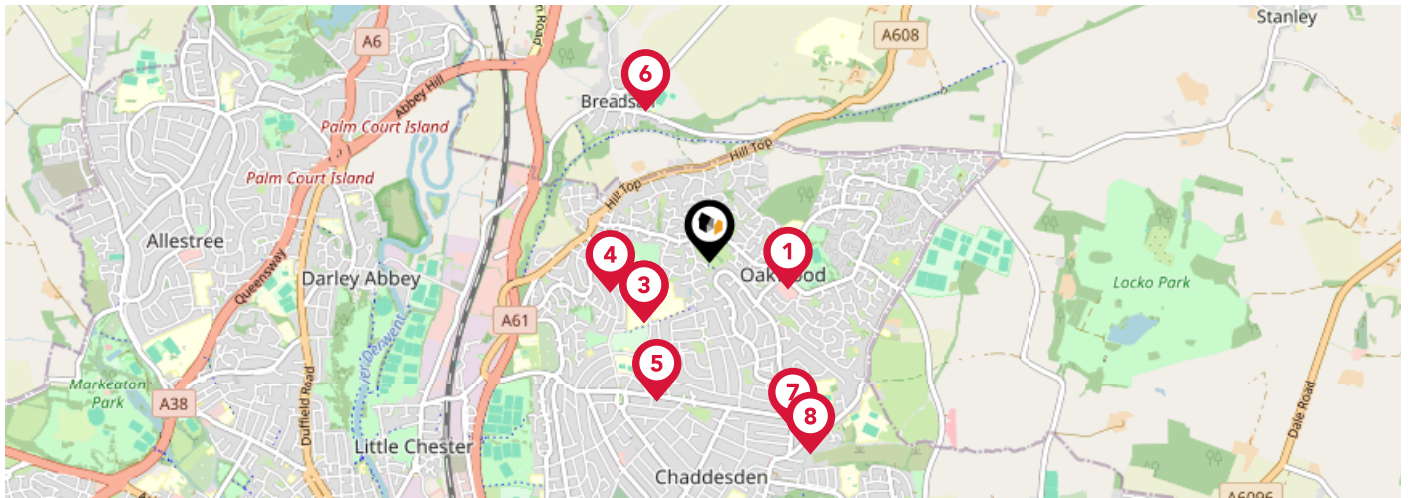
Property

EPC - Additional Data

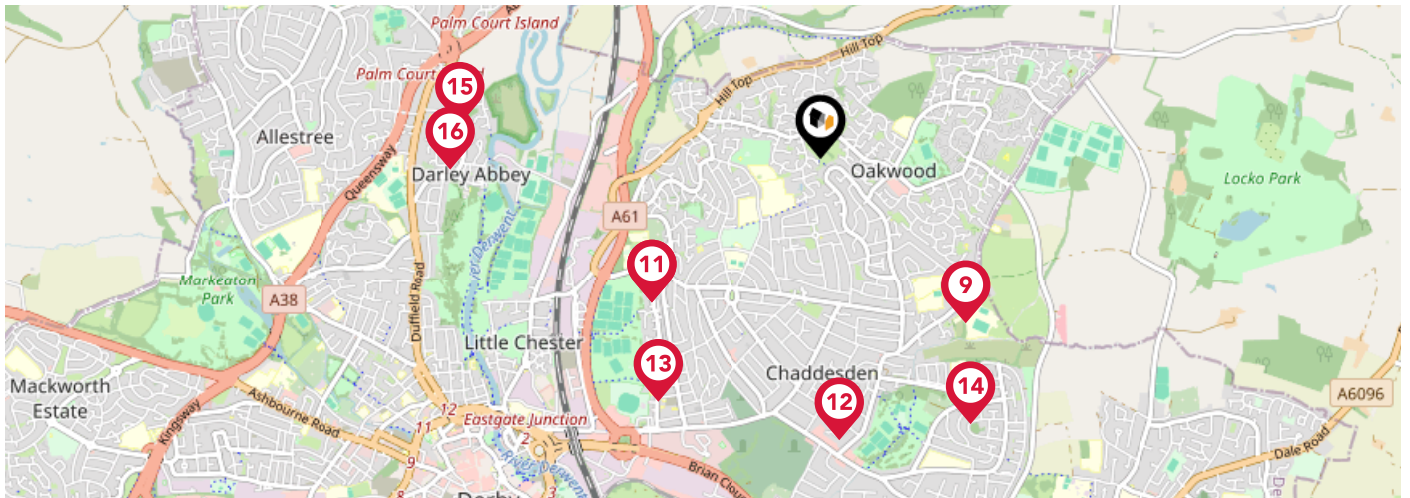


Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Good
Roof:	Pitched 250 mm loft insulation
Roof Energy:	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:	65 m ²

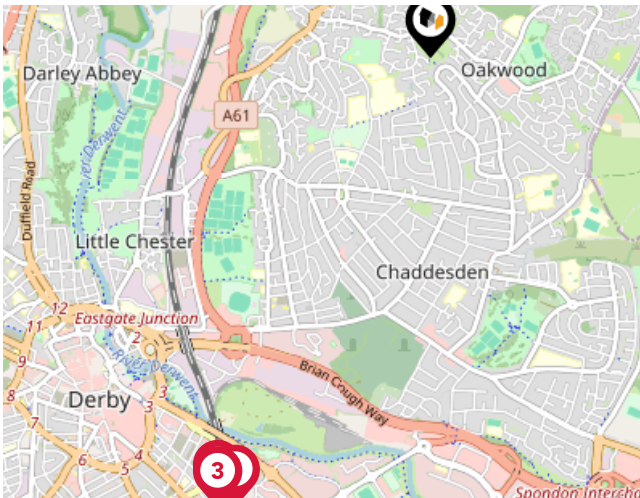


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.4	<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:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.73	<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:0.84	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



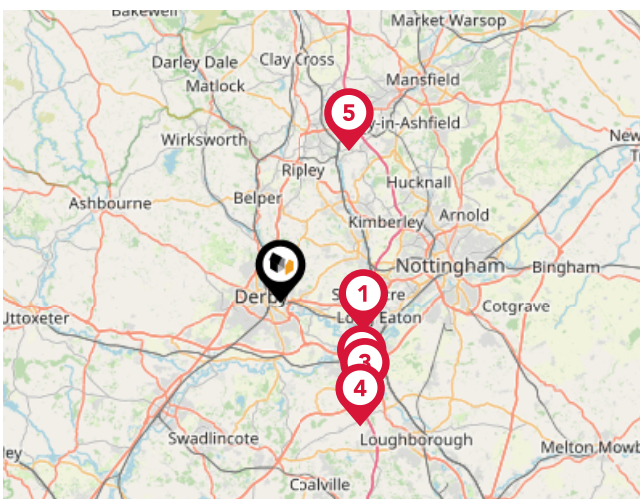
	Nursery	Primary	Secondary	College	Private
<p>9 Lees Brook Community School</p> <p>Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Beaufort Community Primary School</p> <p>Ofsted Rating: Good Pupils: 328 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Giles' School</p> <p>Ofsted Rating: Outstanding Pupils: 118 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Alban's Catholic Voluntary Academy</p> <p>Ofsted Rating: Good Pupils: 353 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Derwent Primary School</p> <p>Ofsted Rating: Good Pupils: 259 Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Chaddesden Park Primary School</p> <p>Ofsted Rating: Good Pupils: 367 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Old Vicarage School</p> <p>Ofsted Rating: Not Rated Pupils: 152 Distance:1.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Walter Evans Church of England Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 444 Distance:1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



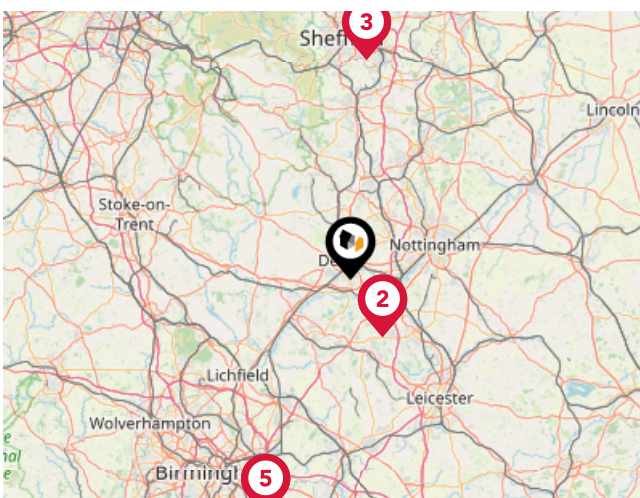
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.19 miles
2	Derby Rail Station	2.21 miles
3	Derby Rail Station	2.24 miles



Trunk Roads/Motorways

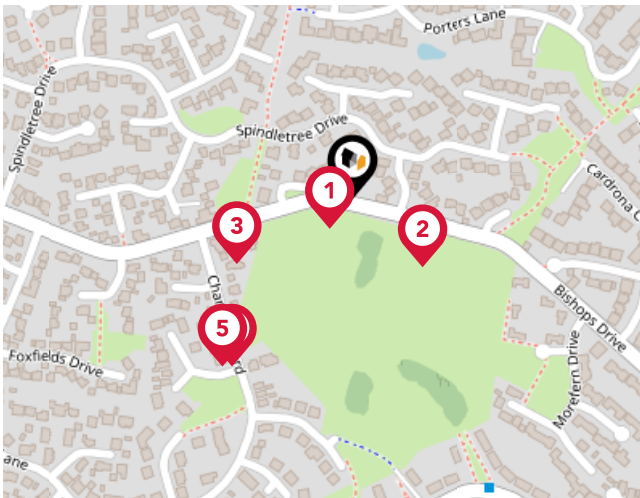
Pin	Name	Distance
1	M1 J25	6.23 miles
2	M1 J24A	8.41 miles
3	M1 J24	9.28 miles
4	M1 J23A	10.45 miles
5	M1 J28	11.85 miles



Airports/Helipads

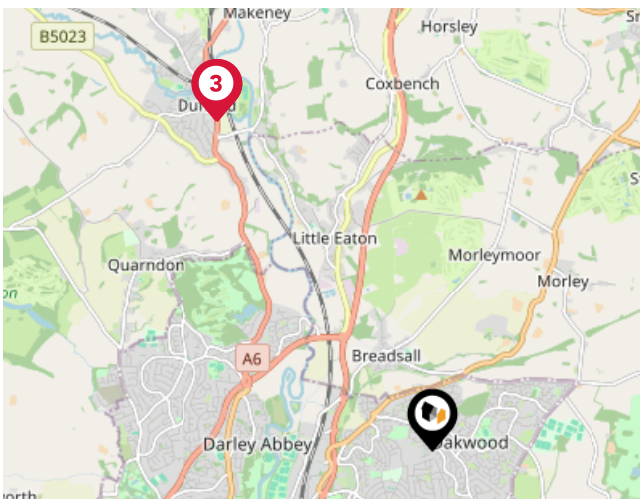
Pin	Name	Distance
1	East Midlands Airport	9.41 miles
2	East Midlands Airport	9.45 miles
3	Sheffield City Airport	31.24 miles
4	Birmingham International Airport Terminal 1	36.16 miles
5	Birmingham International Airport	36.16 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sedgebrook Close	0.02 miles
2	Sedgebrook Close	0.06 miles
3	Chandlers Ford	0.07 miles
4	Gilderdale Way	0.11 miles
5	Gilderdale Way	0.12 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.51 miles
2	Duffield (Ecclesbourne Valley Railway)	3.51 miles
3	Duffield (Ecclesbourne Valley Railway)	3.52 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.

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

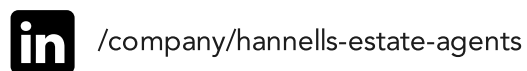
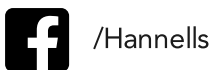


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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