

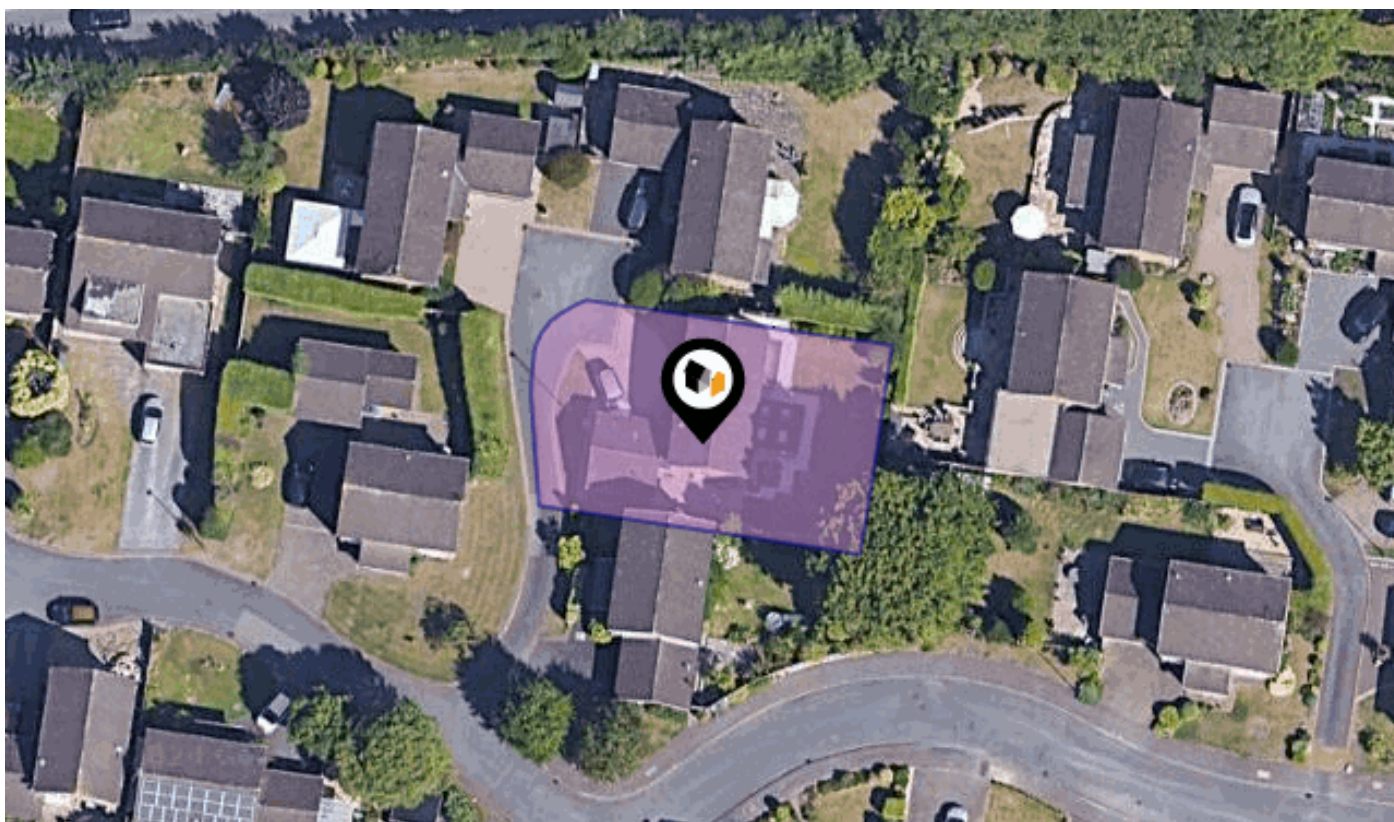


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th July 2024



CHARTERHOUSE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Beautifully Presented And Extended Family Home
- > Four Well-Proportioned Bedrooms, Viewing Essential
- > Ample Off-Road Parking And Double Garage
- > EPC Rating TBC, Standard Construction
- > Council Tax Band F, Freehold

Property Description

SELECT PROPERTY A particularly well-appointed and presented detached family home situated set back from the cul-de-sac within a sought after location within Oakwood. The property has the benefit of an extension to the rear elevation and benefits from two reception rooms, one having feature vaulted ceiling, Velux Windows and French doors, four good sized bedrooms, master bedroom with an en-suite shower room, ample parking and double garage.

The accommodation is supplemented by gas fired central heating (boiler fitted in 2023), UPVC double glazing and briefly comprises:- entrance porch, large and welcoming reception hallway, cloakroom/WC, spacious lounge with feature fireplace, fitted dining kitchen opening to the sitting room with vaulted ceiling, Velux windows and French doors to the rear garden together with separate utility room.

To the first floor, there are four well-proportioned bedrooms, master bedroom having en-suite shower room and family bathroom with three piece suite. Outside, to the front of the property there is a block paved driveway providing off-road parking for several vehicles and access to a double garage with up and over door. To the rear, there is an impressive enclosed garden which features a paved patio area, block paved patio area, lawn and well-stocked surrounding beds having a variety of established plants, shrubs and trees.

Room Measurement & Details

Entrance Porch: (5'0" x 8'1") 1.52 x 2.46
Entrance Hallway: (6'0" x 15'0") 1.83 x 4.57
Cloaks/WC: (9'0" x 5'1") 2.74 x 1.55
Living Room: (18'0" x 11'8") 5.49 x 3.56
Sitting Room: (12'0" x 9'6") 3.66 x 2.90
Kitchen: (11'0" x 19'0") 3.35 x 5.79
Utility Room: (9'0" x 5'1") 2.74 x 1.55
First Floor Landing: (6'0" x 11'8") 1.83 x 3.56
Bedroom One: (11'0" x 12'6") 3.35 x 3.81
En-Suite Shower Room: (6'0" x 7'0") 1.83 x 2.13
Bedroom Two: (9'0" x 10'4") 2.74 x 3.15
Bedroom Three: (8'0" x 9'1") 2.44 x 2.77
Bedroom Four: (8'0" x 8'7") 2.44 x 2.62
Bathroom: (6'0" x 8'4") 1.83 x 2.54

Property Overview



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,636 ft ² / 152 m ² | | |
| Plot Area: | 0.12 acres | | |
| Year Built : | 1983-1990 | | |
| Council Tax : | Band F | | |
| Annual Estimate: | £3,044 | | |
| Title Number: | DY116814 | | |

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)

| | | |
|------------------|-------------------|------------------|
| 4 mb/s | 45 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

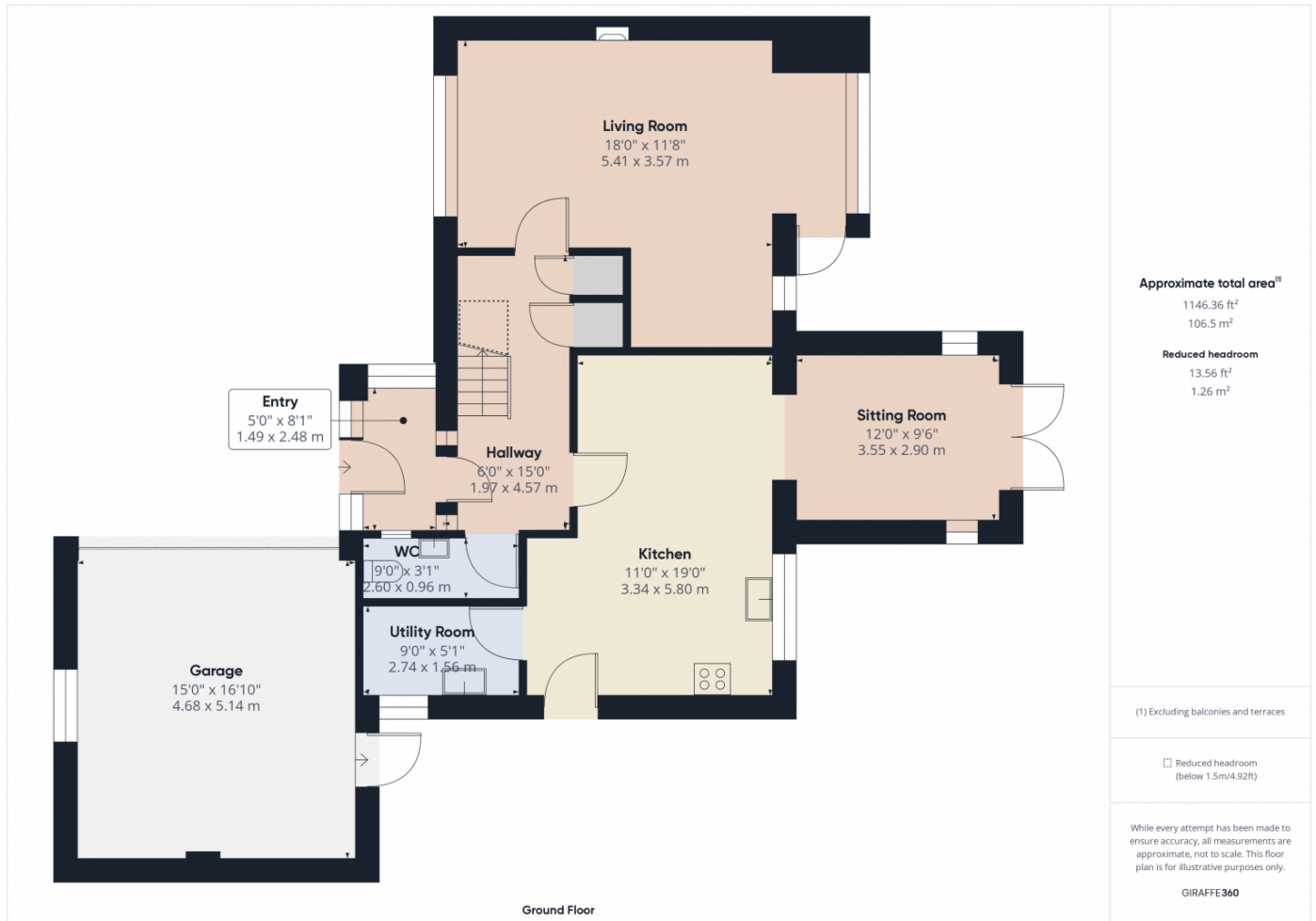




Gallery Photos

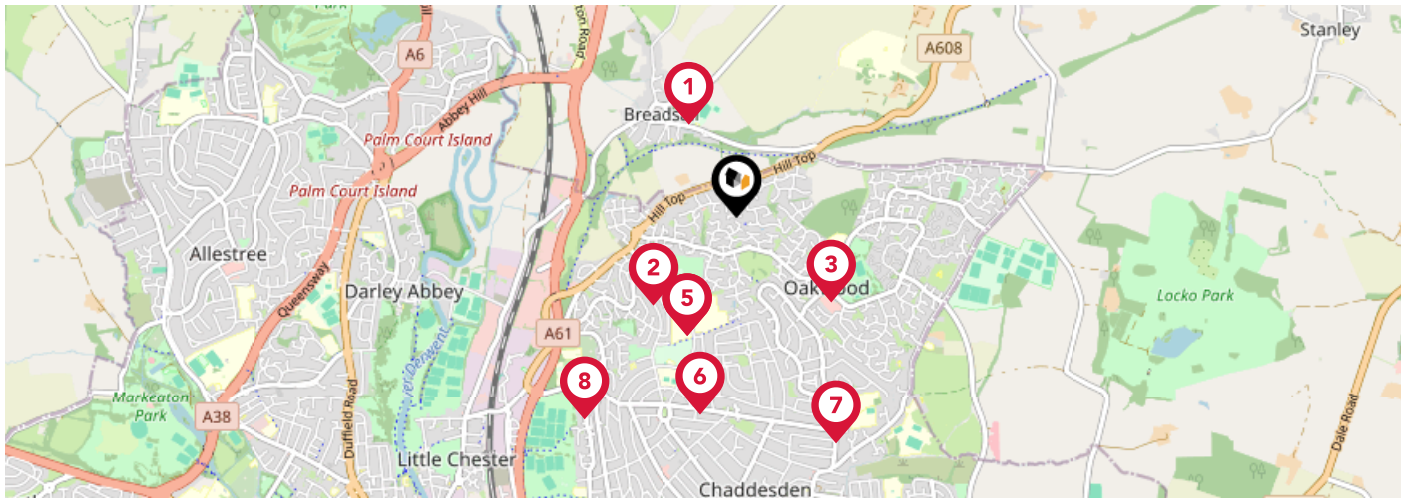


CHARTERHOUSE CLOSE, OAKWOOD, DERBY, DE21

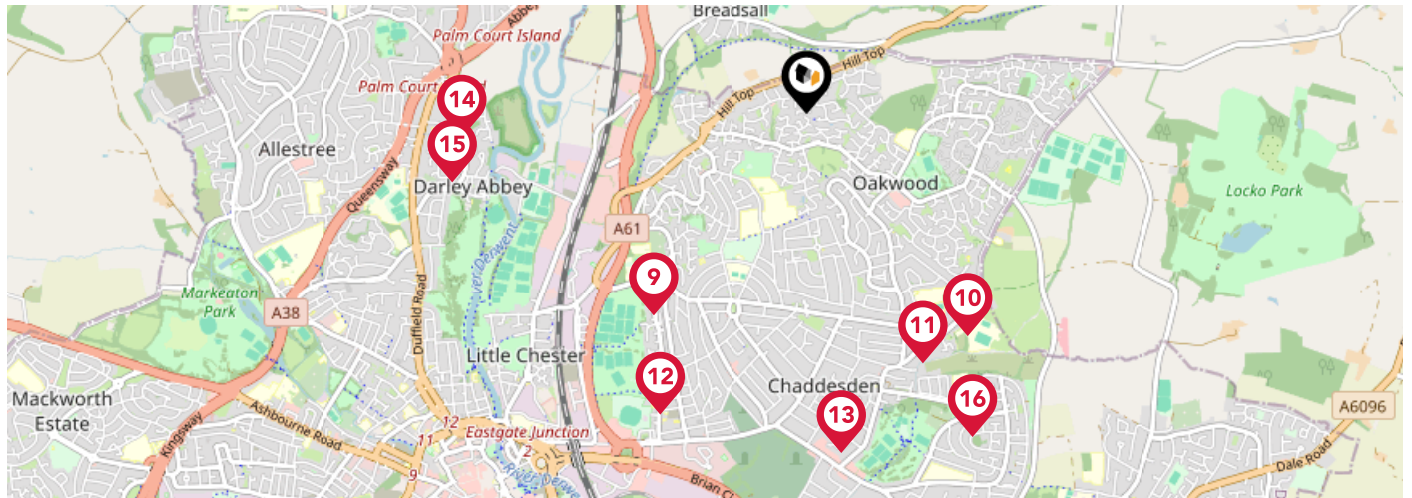


CHARTERHOUSE CLOSE, OAKWOOD, DERBY, DE21



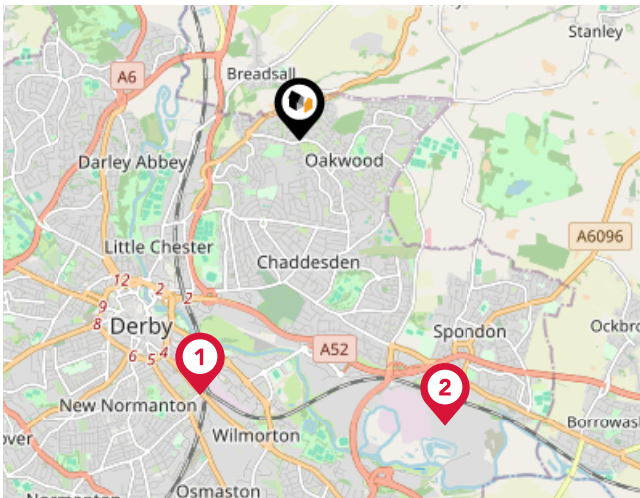


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.57 | <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:0.9 | <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:1.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



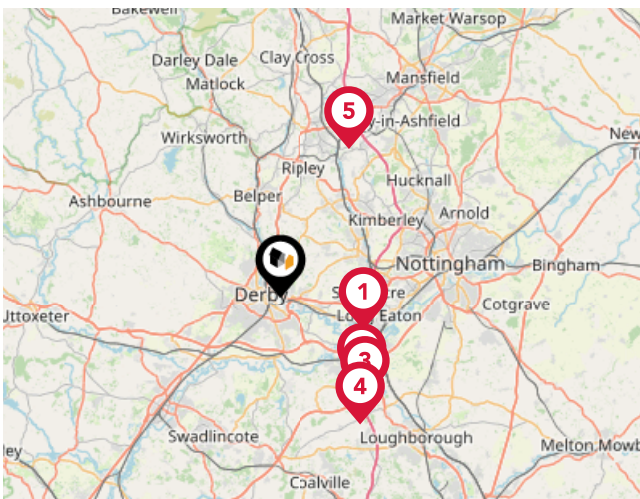
| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance: 1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance: 1.23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance: 1.23 | <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: 1.49 | <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: 1.52 | <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: 1.55 | <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: 444 Distance: 1.61 | <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: 1.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



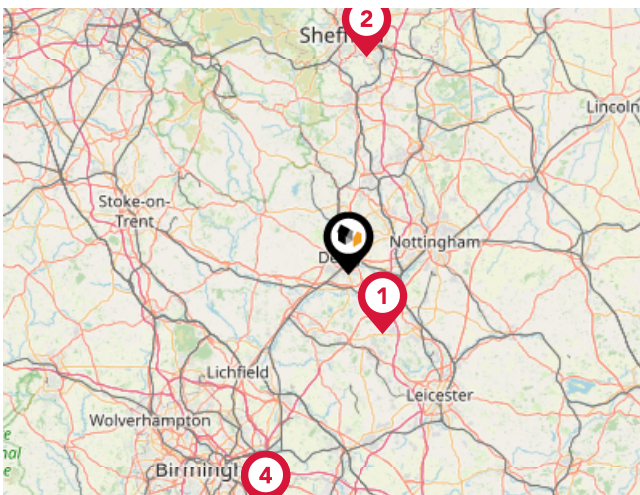
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Derby Rail Station | 2.44 miles |
| 2 | Spondon Rail Station | 2.86 miles |
| 3 | Duffield Rail Station | 3.29 miles |



Trunk Roads/Motorways

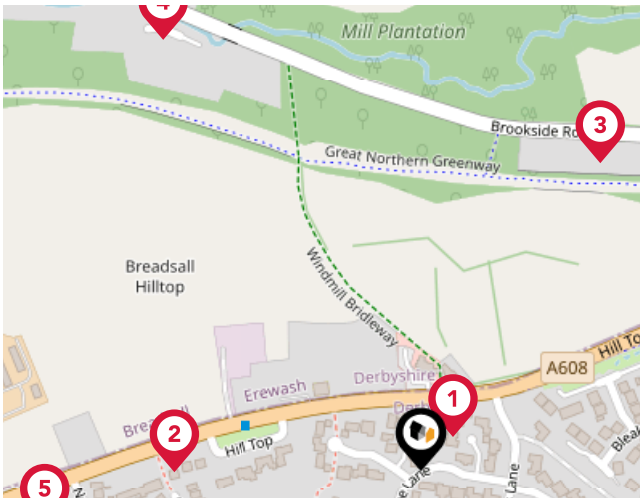
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J25 | 6.38 miles |
| 2 | M1 J24A | 8.64 miles |
| 3 | M1 J24 | 9.52 miles |
| 4 | M1 J23A | 10.7 miles |
| 5 | M1 J28 | 11.65 miles |



Airports/Helipads

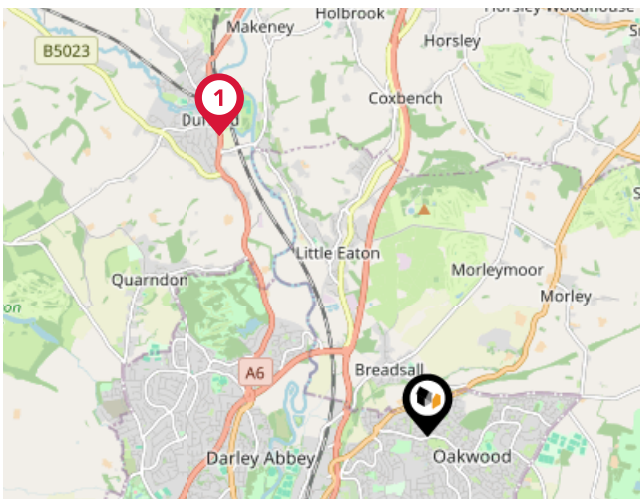
| Pin | Name | Distance |
|-----|---|-------------|
| 1 | East Midlands Airport | 9.7 miles |
| 2 | Sheffield City Airport | 30.99 miles |
| 3 | Birmingham International Airport Terminal 1 | 36.38 miles |
| 4 | Birmingham International Airport | 36.38 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Windmill Inn | 0.03 miles |
| 2 | Car Showroom | 0.14 miles |
| 3 | 128 Brookside Road | 0.2 miles |
| 4 | Breadsall Primary School | 0.28 miles |
| 5 | Nearwood Drive | 0.21 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 3.27 miles |
| 2 | Tram Park & Ride | 7.79 miles |
| 3 | Toton Lane Tram Stop | 7.79 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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