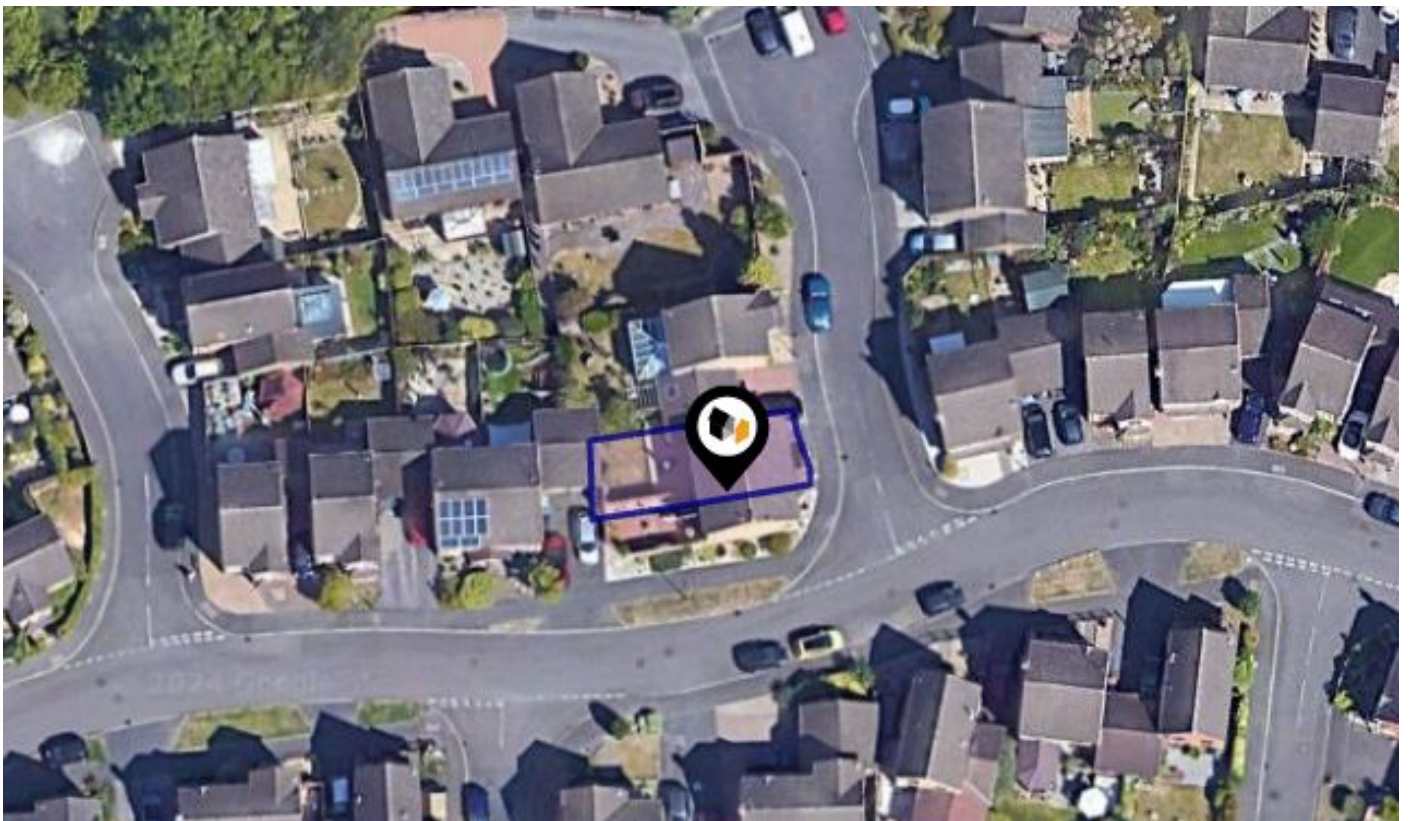




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 07<sup>th</sup> August 2024**



## HASGILL CLOSE, OAKWOOD, DERBY, DE21

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



### Useful Information:

- > Well-Presented Two Double Bedroomed Semi-Detached Home
- > Planning Permission Granted To Extend Current Accommodation (Plans Available)
- > Driveway And Garage, Sought After Cul-De-Sac
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A modern and well-presented two double bedroomed semi-detached home with the benefit of planning permission granted for conversion of the garage, extend the kitchen, bedroom and en-suite. The property is situated within a small and sought after cul-de-sac off Gilderdale Way and viewing is recommended. The accommodation benefits from gas fired central heating, UPVC double glazing (with some windows and front door being replaced in October 2023) and briefly comprises- entrance lobby, lounge and fitted dining kitchen. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. Outside, there is a small garden to the front elevation, enclosed rear garden, driveway and garage.

Hasgill Close is well situated for local amenities including shops, schools, and transport links together with easy access for Derby City Centre and further road links.

### Room Measurement & Details

#### Entrance Lobby:

Lounge: (13'11" x 12'1") 4.24 x 3.68

Fitted Dining Kitchen: (12'1" x 9'0") 3.68 x 2.74

First Floor Landing (with access to part boarded roof space):

Double Bedroom One: (10'1" x 8'0") 3.07 x 2.44

Double Bedroom Two: (9'1" x 8'0") 2.77 x 2.44

Bathroom: (6'0" x 6'0") 1.83 x 1.83

#### Outside:

There is a small garden area to the front elevation arranged for ease of maintenance incorporating decorative slate. A driveway provides off-road parking and provides access to a GARAGE 18'1" x 8' with roller door, light, power and courtesy door to the rear garden. The rear garden is enclosed and has a paved patio area with lawned area beyond, fenced boundaries and cold water tap.

#### Please Note:

Since the EPC was carried out some windows and the front door have been replaced.

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 839 ft<sup>2</sup> / 78 m<sup>2</sup>  
**Plot Area:** 0.03 acres  
**Year Built :** 1996-2002  
**Council Tax :** Band B  
**Annual Estimate:** £1,639  
**Title Number:** DY255829

**Tenure:** Freehold

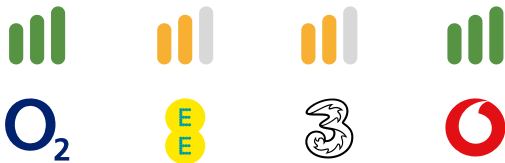
## Local Area

**Local Authority:** Derby city  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas: No Risk  
• Surface Water: Very Low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *Hasgill Close, Oakwood, Derby, DE21*

Reference - 22/01601/FUL	
<b>Decision:</b>	Pending Consideration
<b>Date:</b>	13th October 2022
<b>Description:</b>	First floor side extension to dwelling house (bedroom and en-suite)

# Gallery Photos

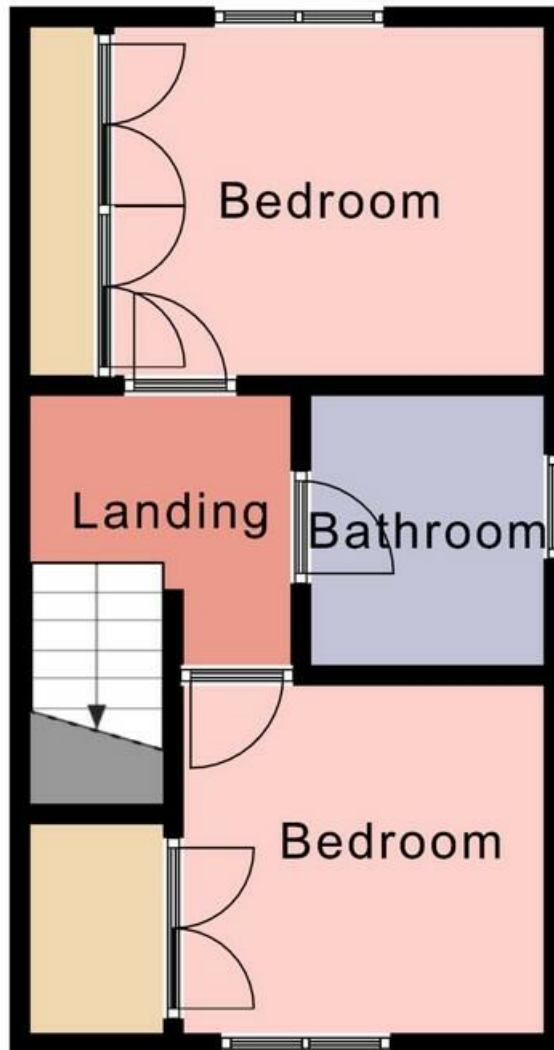




**HASGILL CLOSE, OAKWOOD, DERBY, DE21**



**HASGILL CLOSE, OAKWOOD, DERBY, DE21**





# Property EPC - Certificate



Hasgill Close, Oakwood, DE21

Energy rating

**E**

Valid until 28.06.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	52   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

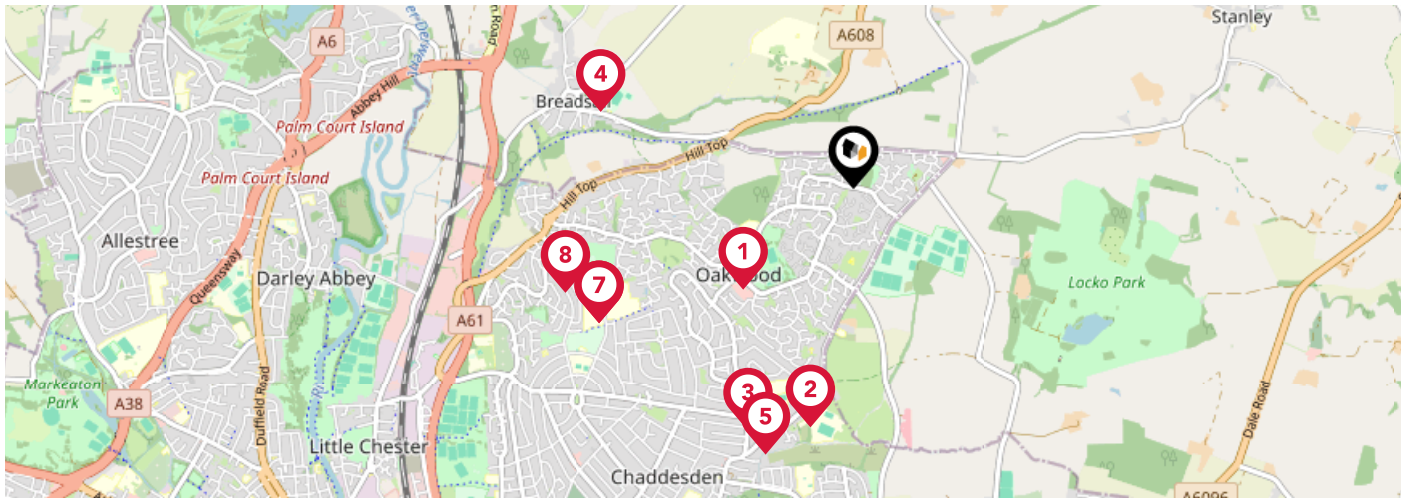
# Property

## EPC - Additional Data

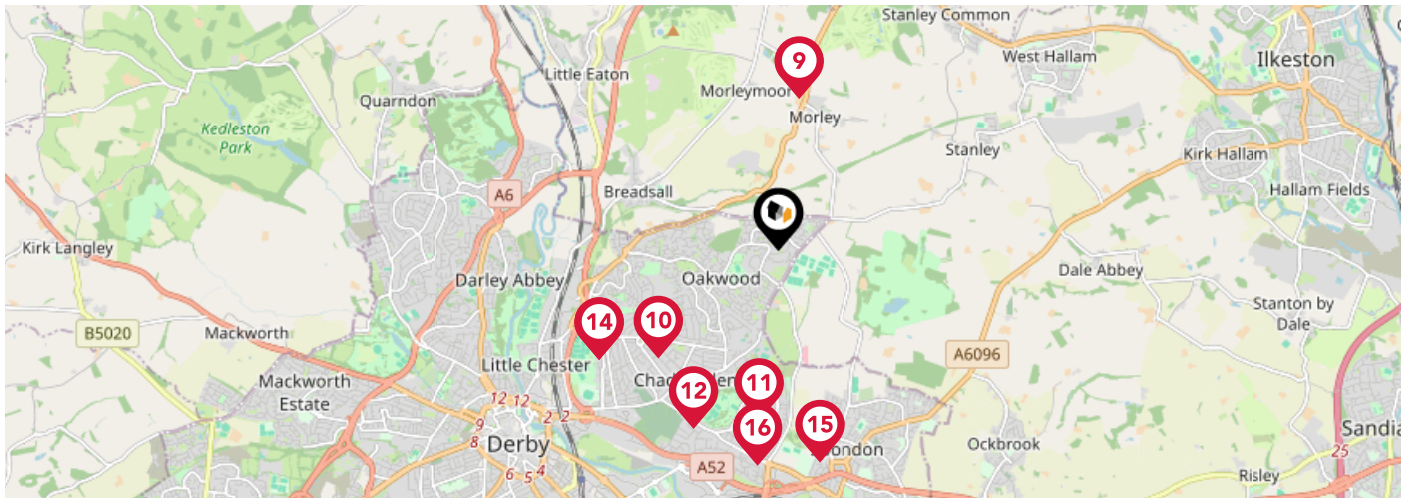


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

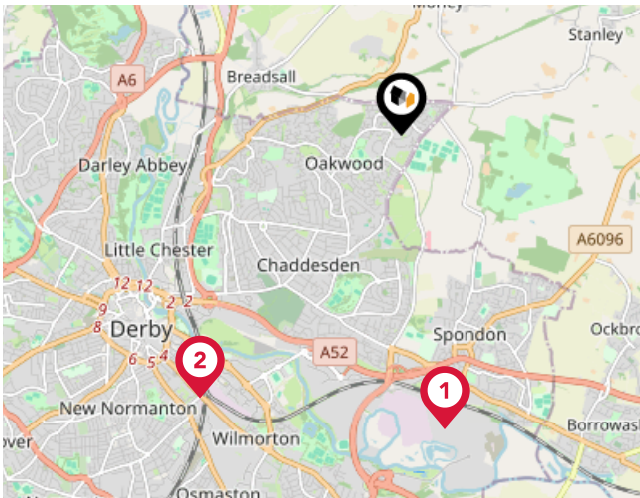


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Community School</b> Ofsted Rating: Good   Pupils: 1105   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



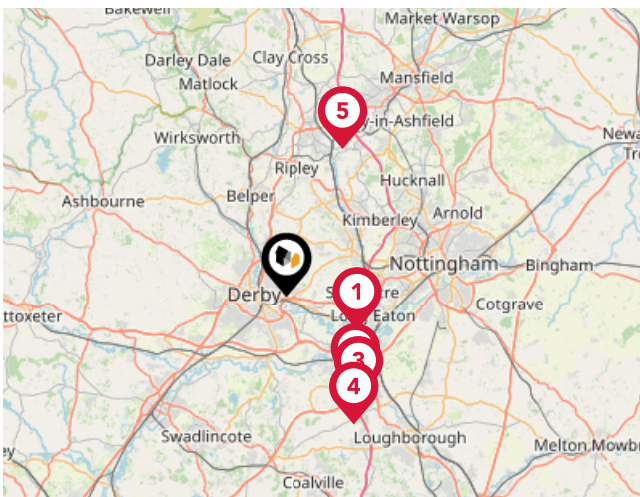
		Nursery	Primary	Secondary	College	Private
	<b>Morley Primary School</b> Ofsted Rating: Outstanding   Pupils: 81   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 437   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 367   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 328   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



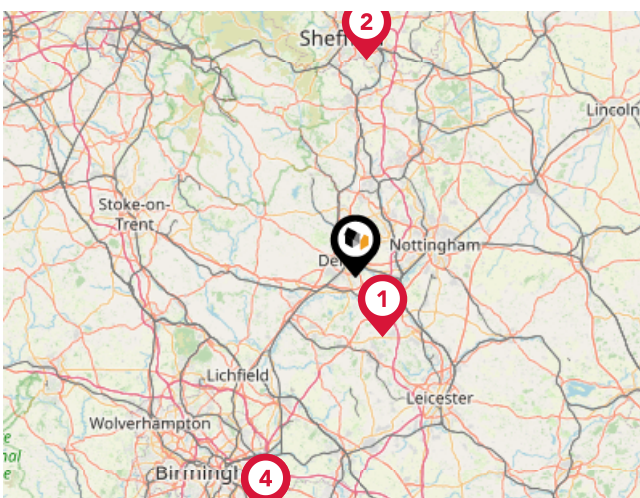
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.65 miles
2	Derby Rail Station	2.96 miles
3	Duffield Rail Station	3.82 miles



## Trunk Roads/Motorways

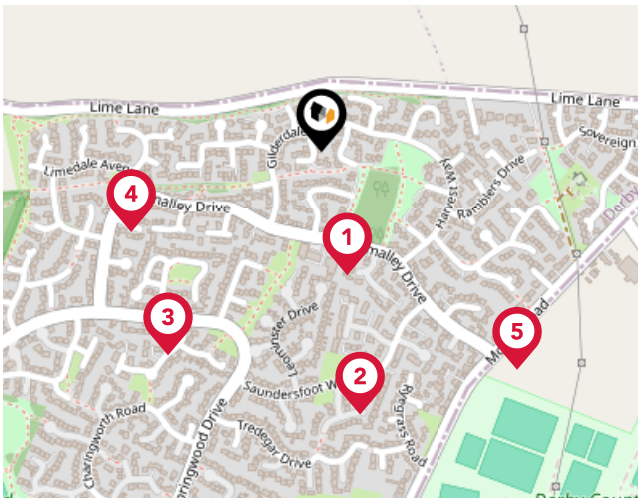
Pin	Name	Distance
1	M1 J25	5.57 miles
2	M1 J24A	8.1 miles
3	M1 J24	9.02 miles
4	M1 J23A	10.3 miles
5	M1 J28	11.23 miles



## Airports/Helipads

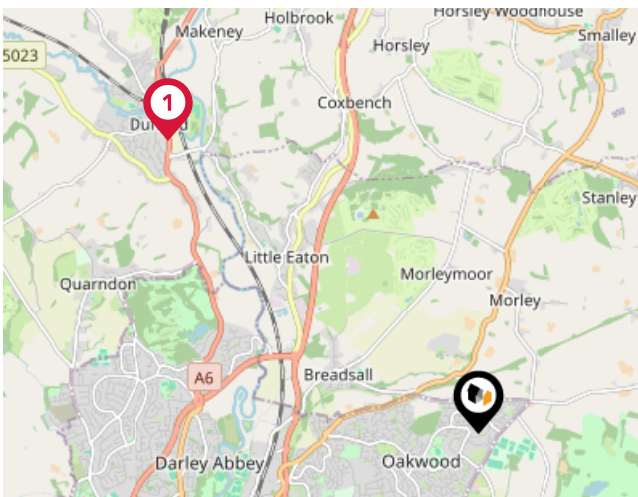
Pin	Name	Distance
1	East Midlands Airport	9.36 miles
2	Sheffield City Airport	30.86 miles
3	Birmingham International Airport Terminal 1	36.76 miles
4	Birmingham International Airport	36.76 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Hallgate Close	0.14 miles
2	Saundersfoot Way	0.3 miles
3	Northacre Road	0.28 miles
4	Smalley Drive	0.23 miles
5	Smalley Drive End	0.33 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.82 miles
2	Tram Park & Ride	6.94 miles
3	Toton Lane Tram Stop	6.94 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.



## 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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#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

