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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th August 2024



CHANDLERS FORD, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Superbly Maintained, Four-Bedroom, Detached Property
EPC Rating TBC, Standard Construction
Council Tax Band E, Freehold
Brilliant Location Overlooking Green
Landscaped Front & Rear Gardens
Detached Double Garage

A superbly-maintained, four-bedroom detached family home which occupies an excellent-sized plot, overlooking a pleasant, public green and boasting plenty of kerb appeal. The spacious property features an en-suite shower room, superb landscaped gardens to front and back and a detached double garage! Enjoying the benefits of UPVC double glazing and gas central heating, the accommodation briefly comprises; entrance hallway, cloakroom/WC, lounge with patio doors opening to the garden, additional reception room, fitted kitchen diner with integrated appliances and a separate utility room. To the first floor, there are four bedrooms, of which the main features an en-suite shower room, and a family bathroom. Outside, to the front of the property there is an attractive, low-maintenance garden which is accompanied by an expansive driveway providing off road parking for several vehicles and access to a detached double garage with power and lighting. To the rear, there is a further neat, landscaped garden which features a paved patio, lawn and raised beds housing a selection of plants and shrubs. To the other side of the garage, there is a further paved area.

Entrance Hallway: (13'10" x 6'5") 4.22 x 1.96

Cloakroom/WC: (2'11" x 6'5") 0.89 x 1.96

Lounge: (16'5" x 11'10") 5.00 x 3.61

Reception Room: (8'5" x 11'10") 2.57 x 3.61

Kitchen Diner: (16'5" x 8'5") 5.00 x 2.57

Utility Room: (9'1" x 6'5") 2.77 x 1.96

First Floor Landing: (11'2" x 6'11") 3.40 x 2.11

Bedroom One: (13'3" x 9'6") 4.04 x 2.90

En-Suite Shower Room: (3'1" x 7'9") 0.94 x 2.36

Bedroom Two: (11'6" x 10'1") 3.51 x 3.07

Bedroom Three: (8'10" x 7'5") 2.69 x 2.26

Bedroom Four: (7'4" x 8'5") 2.24 x 2.57

Family Bathroom: (5'11" x 9'6") 1.80 x 2.90

Key Facts For Buyers
Garage: (17'3" x 16'0") 5.26 x 4.88



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,576		
Title Number:	DY288282		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	3 mb/s	80 mb/s	1000 mb/s
Flood Risk:				
• Rivers & Seas	No Risk			
• Surface Water	Medium			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					





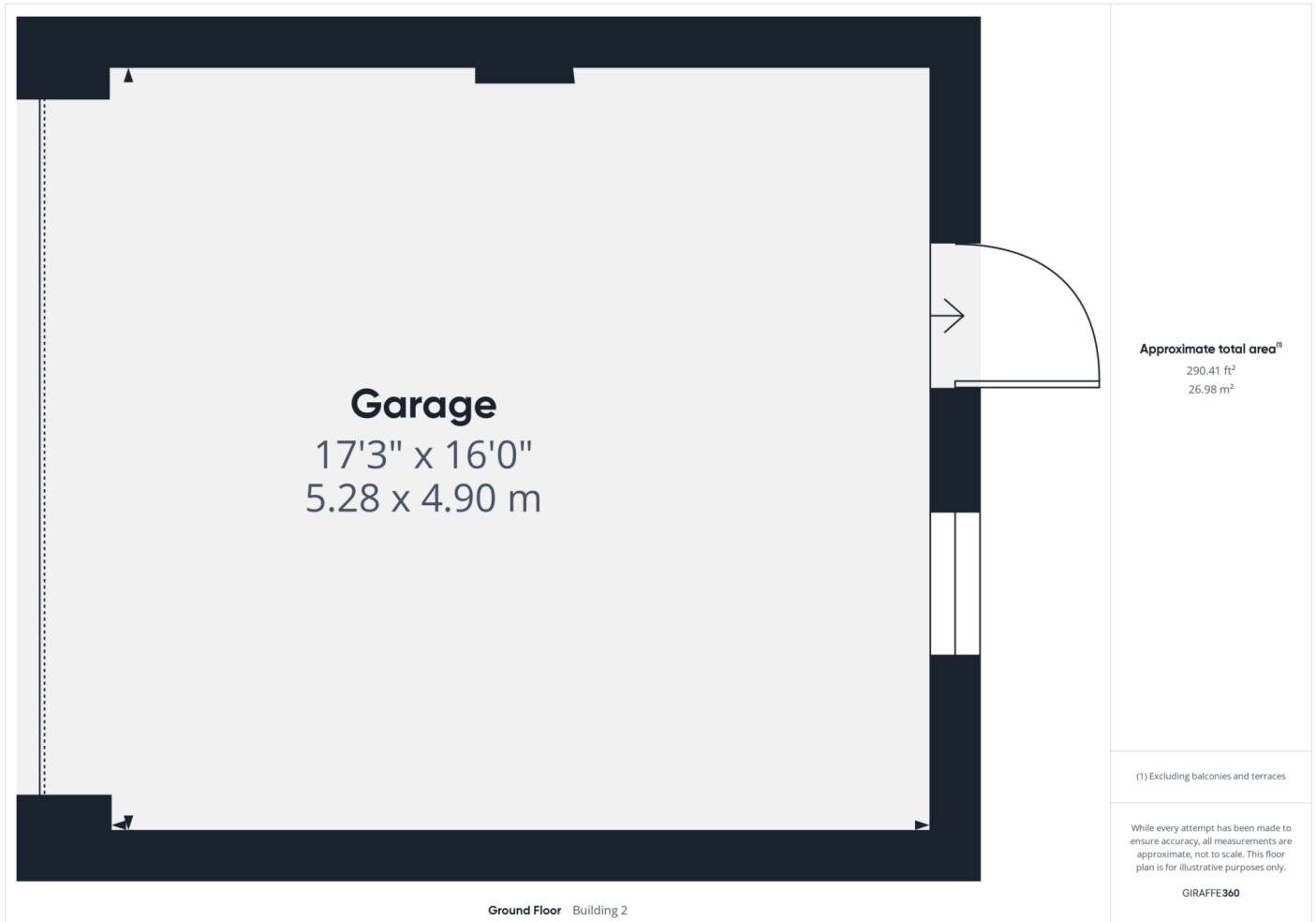
Gallery Photos



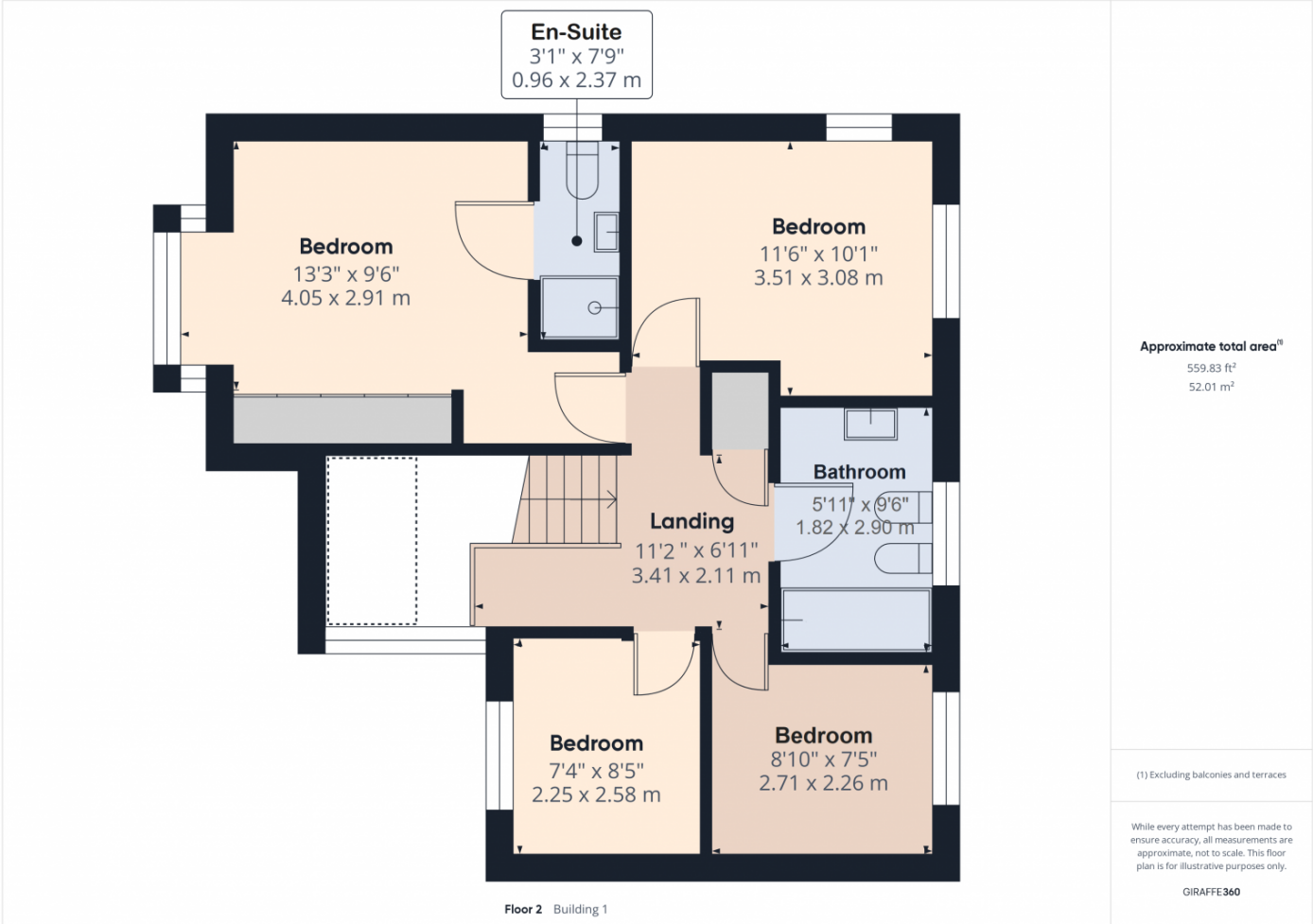
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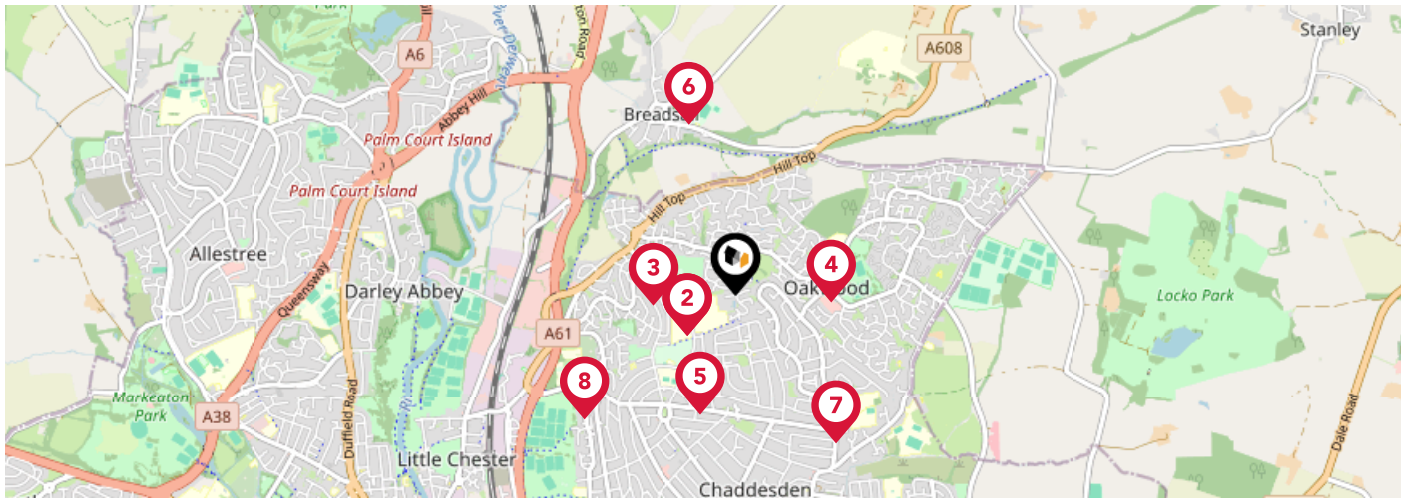


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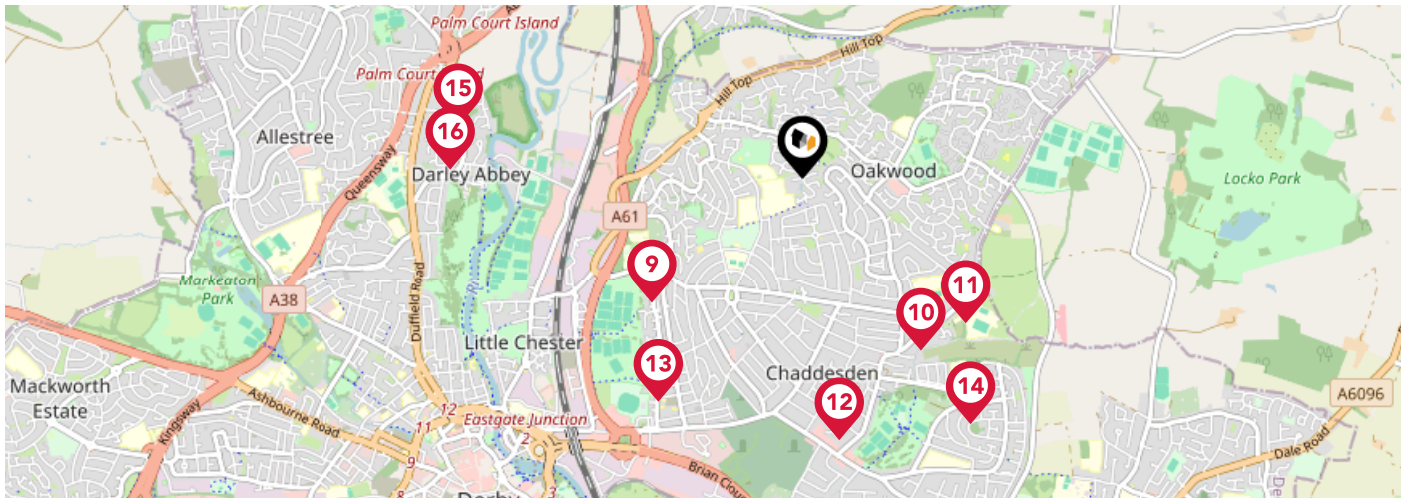


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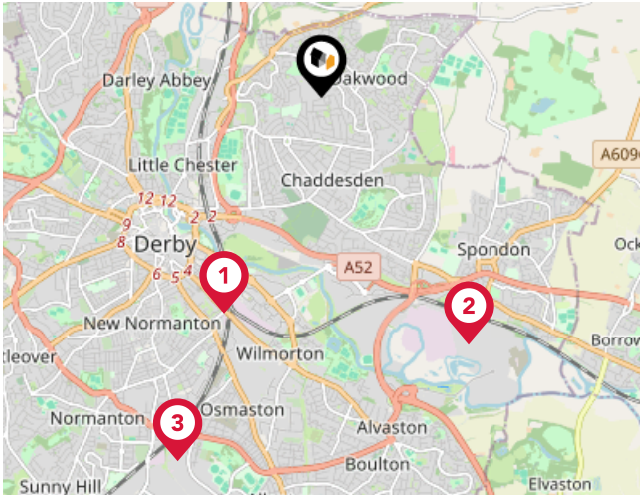


		Nursery	Primary	Secondary	College	Private
1	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.56	<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: 114 Distance:0.79	<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: 265 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



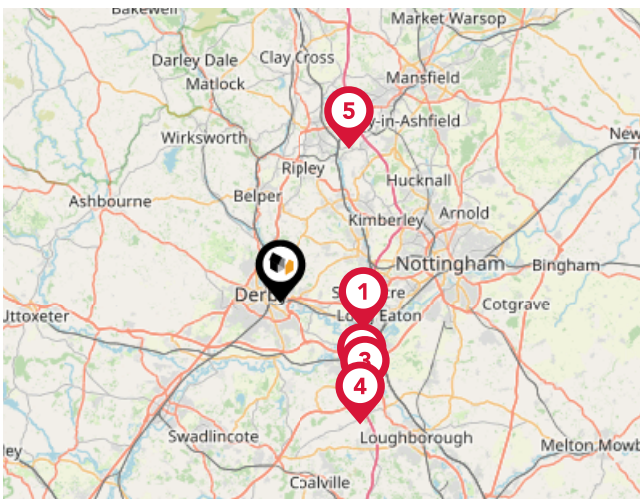
		Nursery	Primary	Secondary	College	Private
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 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: 449 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



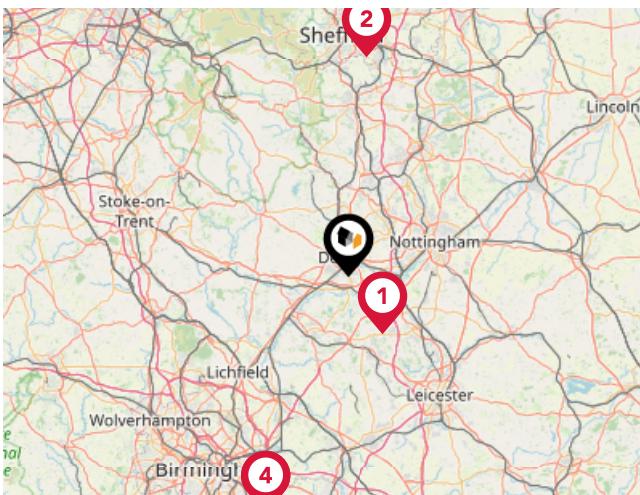
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.12 miles
2	Spondon Rail Station	2.56 miles
3	Peartree Rail Station	3.49 miles



Trunk Roads/Motorways

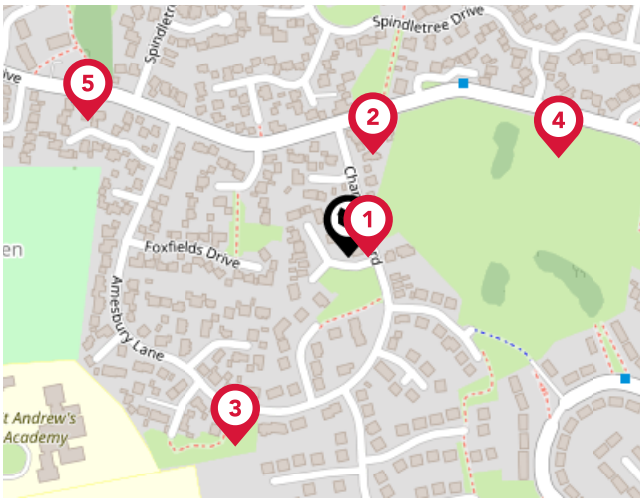
Pin	Name	Distance
1	M1 J25	6.27 miles
2	M1 J24A	8.4 miles
3	M1 J24	9.26 miles
4	M1 J23A	10.41 miles
5	M1 J28	11.97 miles



Airports/Helipads

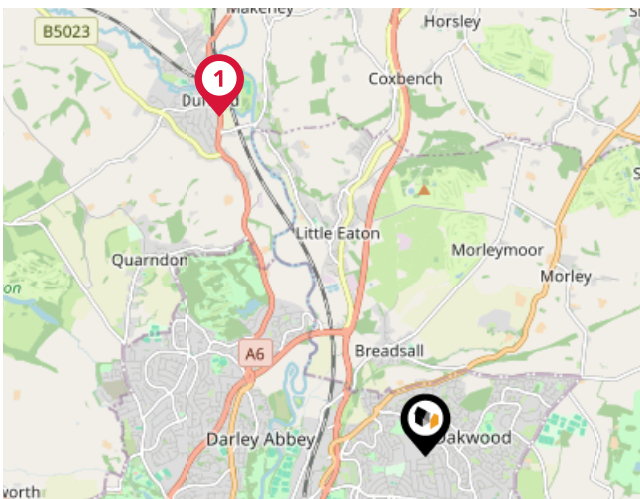
Pin	Name	Distance
1	East Midlands Airport	9.41 miles
2	Sheffield City Airport	31.34 miles
3	Birmingham International Airport Terminal 1	36.05 miles
4	Birmingham International Airport	36.05 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gilderdale Way	0.01 miles
2	Chandlers Ford	0.06 miles
3	Amesbury Lane	0.12 miles
4	Sedgebrook Close	0.13 miles
5	Spindletree Drive	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.56 miles
2	Tram Park & Ride	7.72 miles
3	Toton Lane Tram Stop	7.72 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.



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

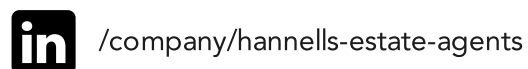
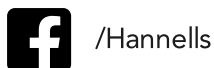


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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