

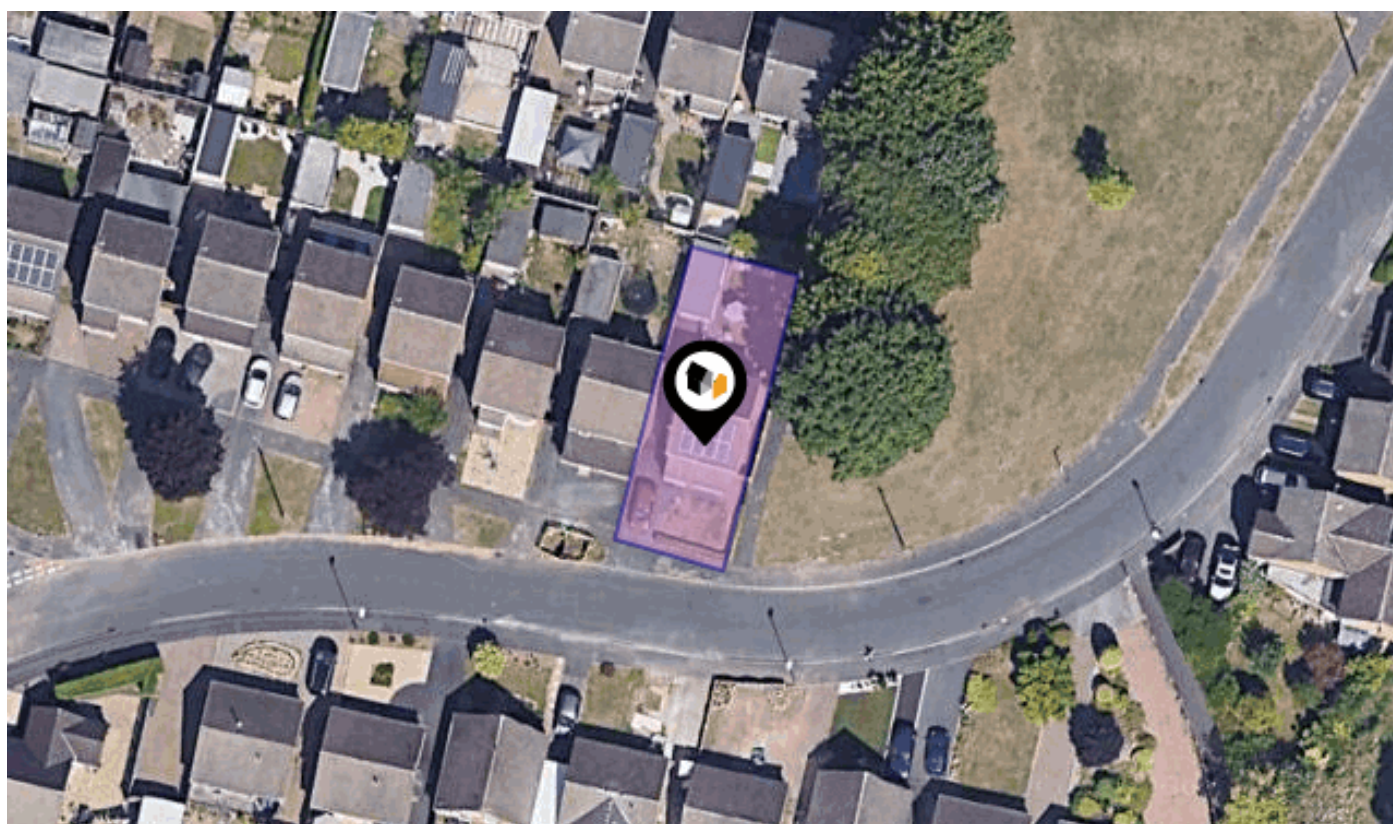


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th August 2024



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Three Bedroom Detached Home
- > Extended Lounge and Open Plan Kitchen & Dining Area
- > No Upward Chain, Solar Panels
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

This well-proportioned, extended and spacious three bedroomed home is available for sale with no upward chain and provides versatile accommodation for the growing family. The property has the benefit of an open plan kitchen and dining area, off-road parking and garage. Viewing is recommended.

The accommodation benefits from gas fired central heating (via a combination central heating boiler), UPVC double glazing, solar panels and briefly comprises:- entrance porch, reception hallway, cloaks/WC, extended lounge and extended open plan kitchen and dining area. To the first floor are three bedrooms and shower room. Outside, there are gardens to both front and rear elevations and a driveway provides off-road parking which continues to the side elevation and a detached garage.

Room Measurement & Details

Entrance Porch:

Reception Hallway:

Cloaks/WC:

Extended Lounge: (20'2" x 10'5") 6.15 x 3.17

Open Plan Kitchen and Dining Area:

Kitchen Area: (15'4" x 9'5") 4.67 x 2.87

Dining Area: (10'10" x 8'3") 3.30 x 2.51

First Floor Landing:

Bedroom One: (11'4" x 9'1") 3.48 x 2.77

Bedroom Two: (12'1" x 7'6") 3.68 x 2.29

Bedroom Three: (11'1" x 5'5") 3.38 x 1.65 Plus overstairs storage

Shower Room: (7'4" x 5'5") 2.24 x 1.65

Outside:

There are gardens to both front and rear elevations, the front is mainly laid to lawn. A driveway to the side elevation provides off-road parking and this continues to the side elevation and leads to the garage having up and over door, light and power. The rear garden is laid mainly to lawn having a paved patio area and fenced boundaries.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY70929		

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)

7 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



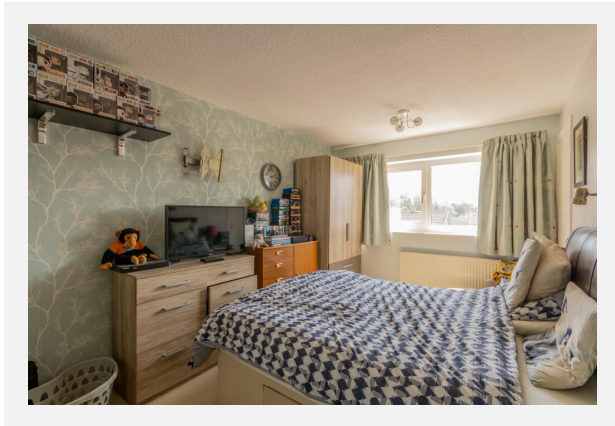
Satellite/Fibre TV Availability:



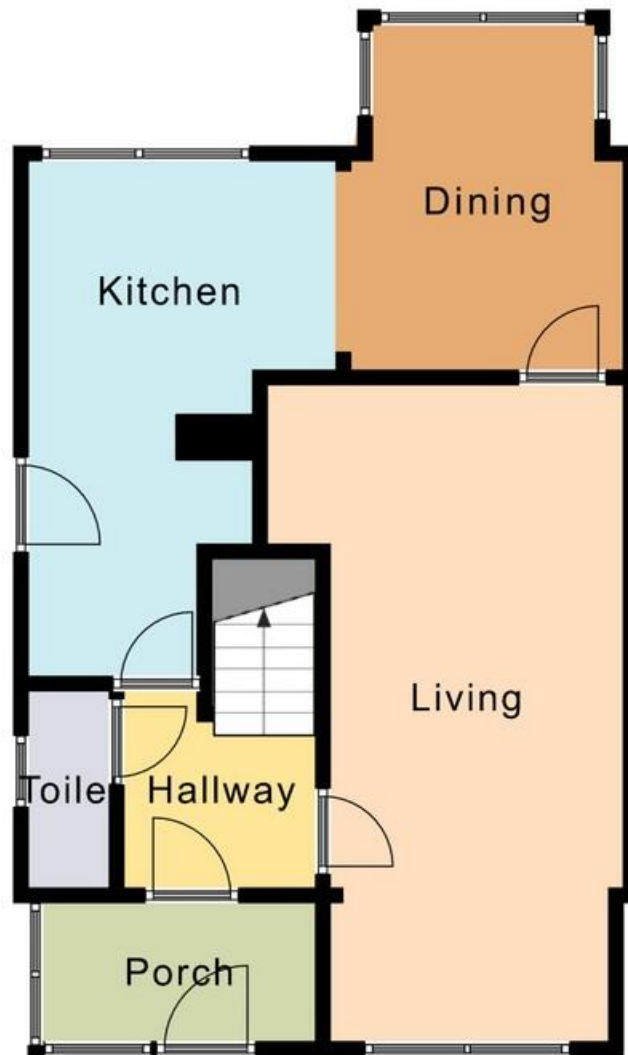
Gallery Photos



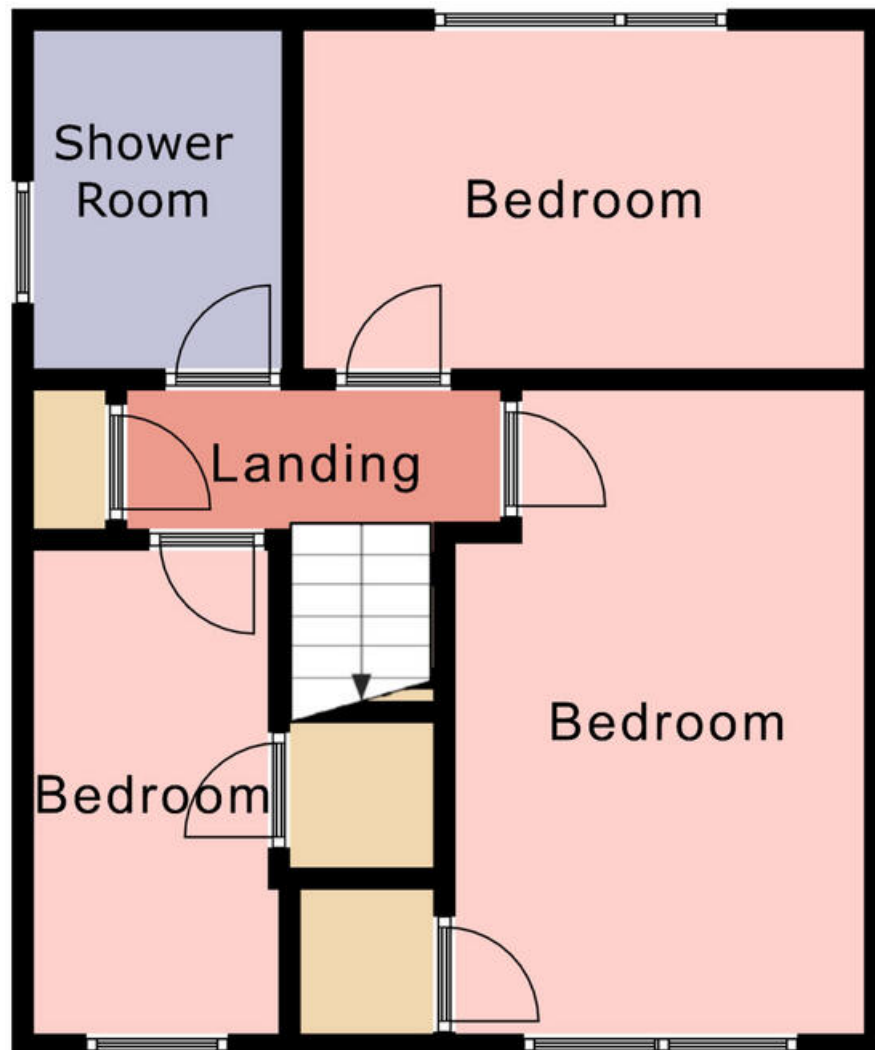
Gallery Photos



OREGON WAY, CHADDESSEN, DERBY, DE21



OREGON WAY, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Oregon Way, Chaddesden, DE21

Energy rating

C

Valid until 18.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

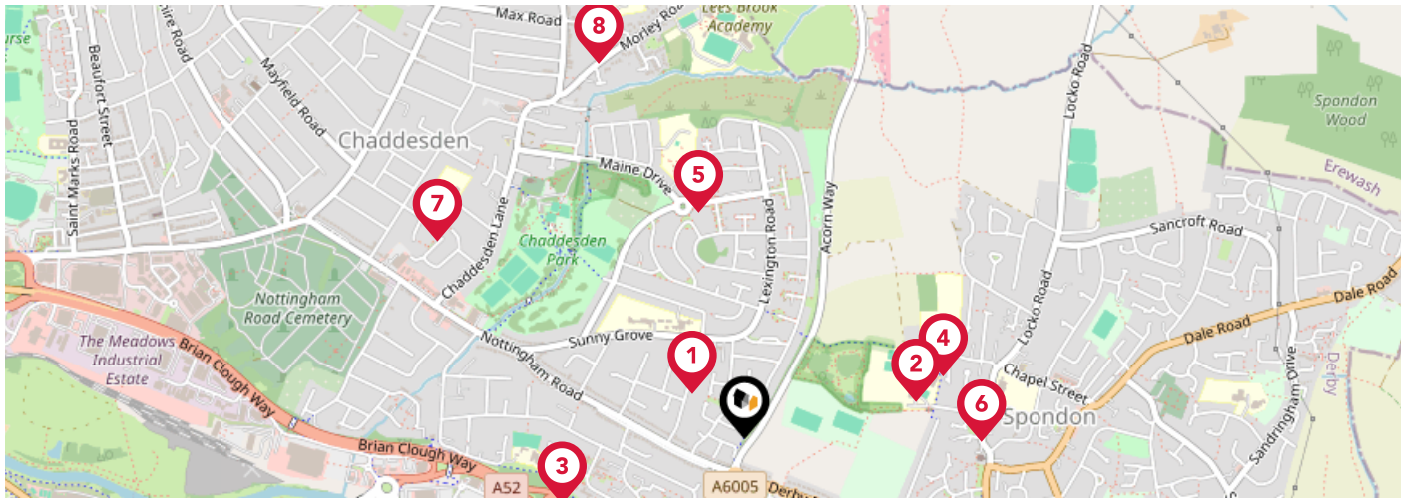
EPC - Additional Data



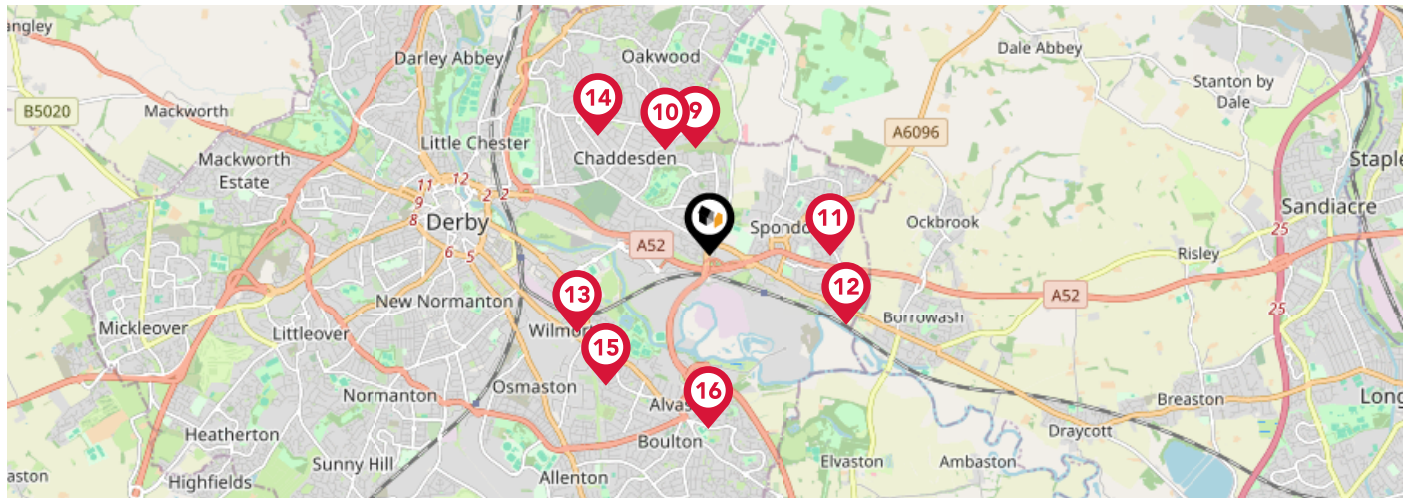
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

Area Schools

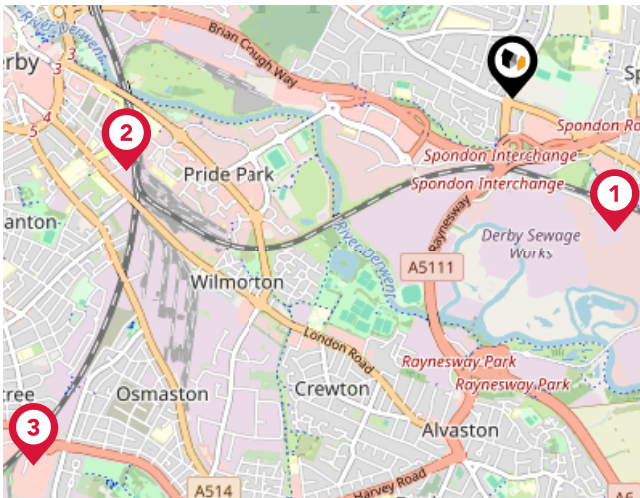


		Nursery	Primary	Secondary	College	Private
1	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.81	<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: 323 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



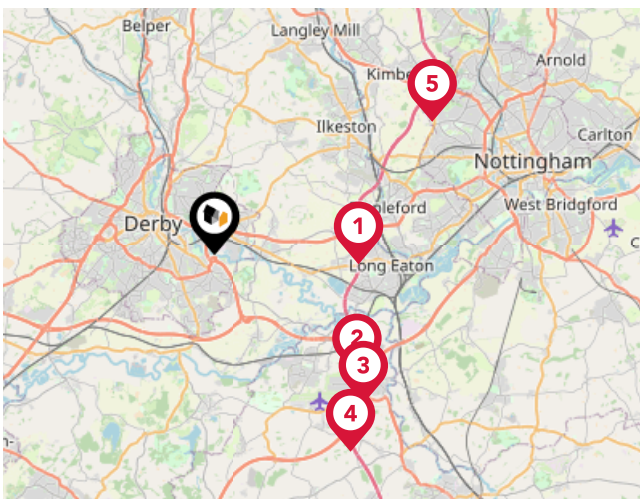
		Nursery	Primary	Secondary	College	Private
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires improvement Pupils: 638 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



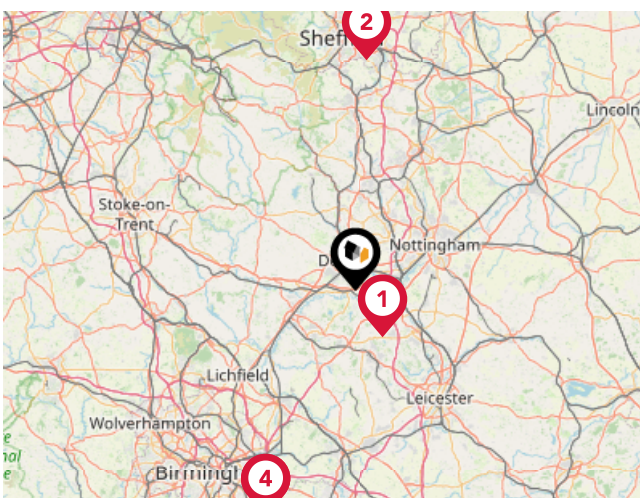
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.75 miles
2	Derby Rail Station	1.76 miles
3	Peartree Rail Station	2.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.12 miles
2	M1 J24A	6.68 miles
3	M1 J24	7.51 miles
4	M1 J23A	8.6 miles
5	M1 J26	9.09 miles

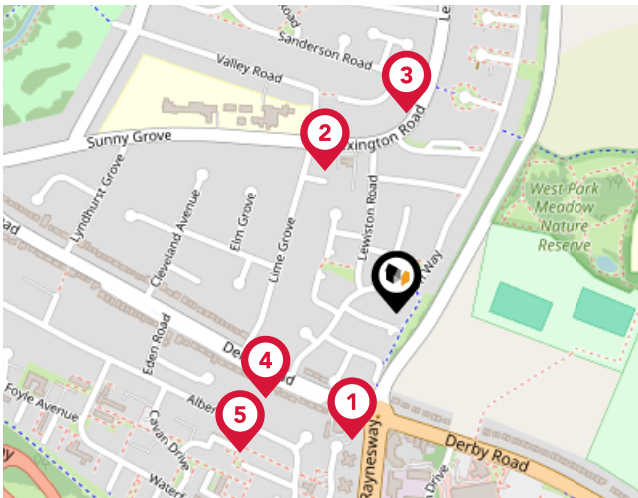


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.59 miles
2	Sheffield City Airport	32.88 miles
3	Birmingham International Airport Terminal 1	34.85 miles
4	Birmingham International Airport	34.85 miles

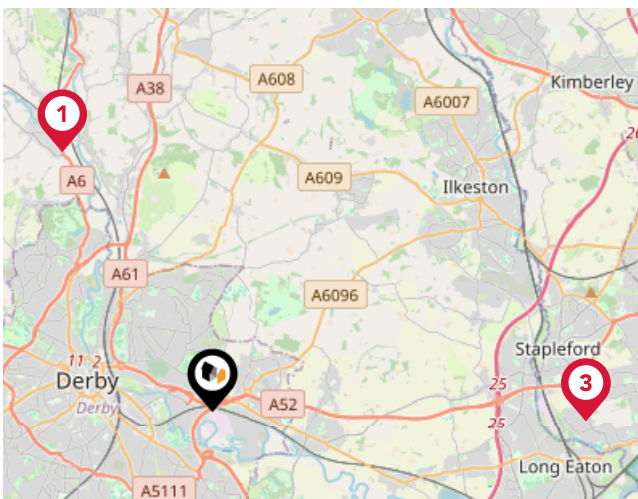
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Raynesway	0.15 miles
2	Lewiston Road	0.18 miles
3	Grant Avenue	0.22 miles
4	Lime Grove	0.17 miles
5	Albert Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.38 miles
2	Tram Park & Ride	6.66 miles
3	Toton Lane Tram Stop	6.66 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

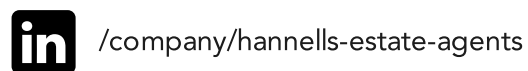
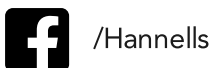


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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