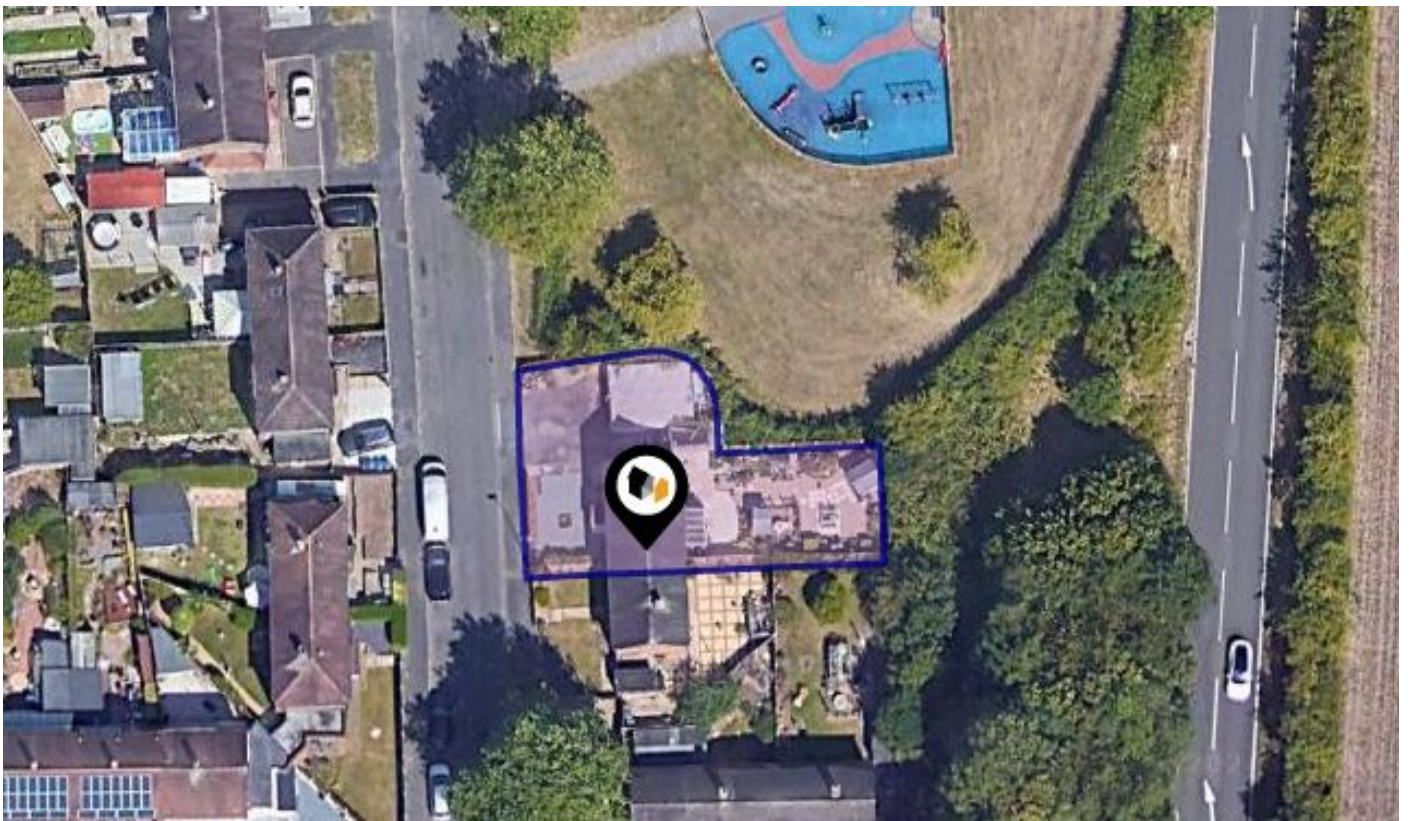




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15<sup>th</sup> August 2024



**OREGON WAY, CHADDESSEN, DERBY, DE21**

## Hannells

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

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chaddesden@hannells.co.uk

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### Useful Information:

- > Well-Proportioned, Three Bedroomed Semi-Detached Home
- > Larger Than Average Plot With Ample Parking And Double Garage
- > Adjacent To Open Space/Park To The Side Elevation
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A well-proportioned, three bedroomed semi-detached home, ideal for the first time buyers or growing family and occupying a popular location adjacent to open land/park to the side elevation. The property has the benefit of ample off-road parking, a detached double garage and an enclosed rear garden and an early viewing is highly recommended.

The property benefits from UPVC double glazing and gas central heating and the accommodation in brief comprises; entrance porch, reception hallway, spacious lounge lounge/dining room, sun lounge, kitchen and cloakroom/WC. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, the property is set back from Oregon Way and has gardens to both front and rear elevations both front and rear elevations, the rear enjoys a degree of privacy and there is a double width driveway providing ample off-road parking together with a double detached garage.

Oregon Way is well situated for Chaddesden and Spondon respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. An early viewing is highly recommended.

### Room Measurement & Details

Entrance Porch:

Reception Hallway:

Cloakroom:

Spacious Lounge/Dining Room: (17'0" x 13'1") 5.18 x 3.99

Sun Lounge: (9'0" x 6'0") 2.74 x 1.83

Kitchen: (10'0" x 10'0") 3.05 x 3.05

First Floor Landing:

Double Bedroom One: (11'1" x 10'0") 3.38 x 3.05

Double Bedroom Two: (10'1" x 10'0") 3.07 x 3.05

Bedroom Three: (9'10" x 7'0") 3.00 x 2.13

Bathroom: (6'0" x 5'1") 1.83 x 1.55

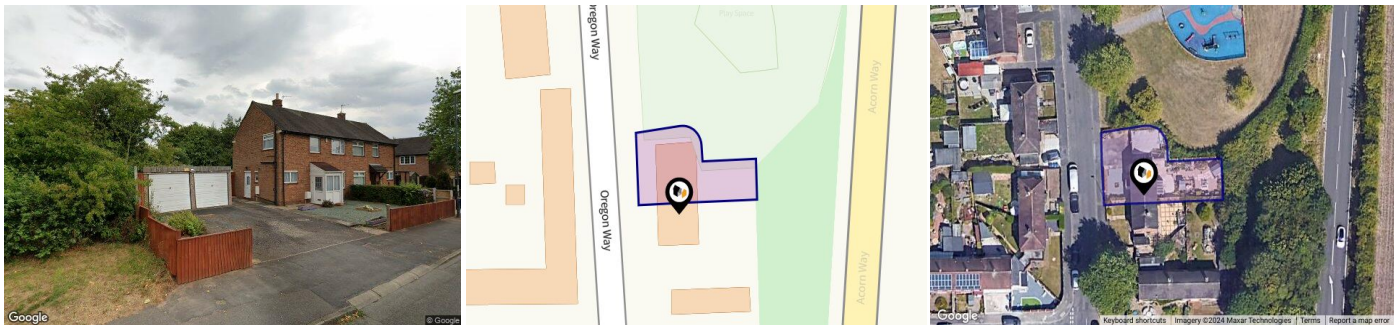
#### Outside:

There are gardens to both front and rear elevations, the front is arranged for ease of maintenance having coloured slate. A double width driveway provides ample off-road parking and provide access to a DETACHED DOUBLE GARAGE with twin up and over doors, light and power. There is an enclosed and pleasant rear garden which enjoys a degree of privacy and incorporates a decked patio area, gravelled area, artificial turf, fenced boundaries and summerhouse. Brick built outhouse.

**KFB** - Key Facts For Buyers



# Property Overview



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>
<b>Plot Area:</b>	0.1 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,405
<b>Title Number:</b>	DY100501

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Derby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>7</b> mb/s	<b>71</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

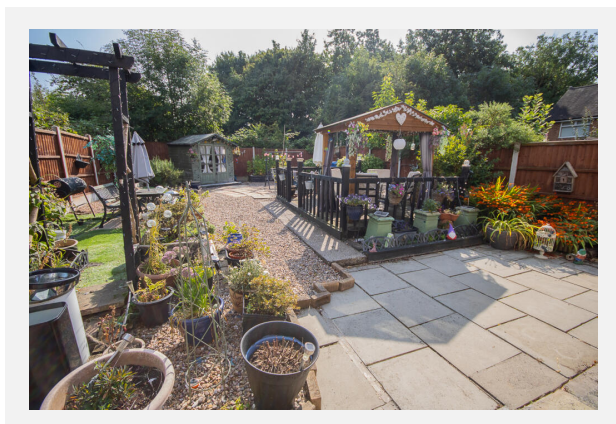


Planning records for: *Oregon Way, Chaddesden, Derby, DE21*

<b>Reference - 12/04/02265</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	23rd December 2004
<b>Description:</b>	Extension To Dwelling House (Conservatory) And Erection Of Detached Garage



# Gallery Photos

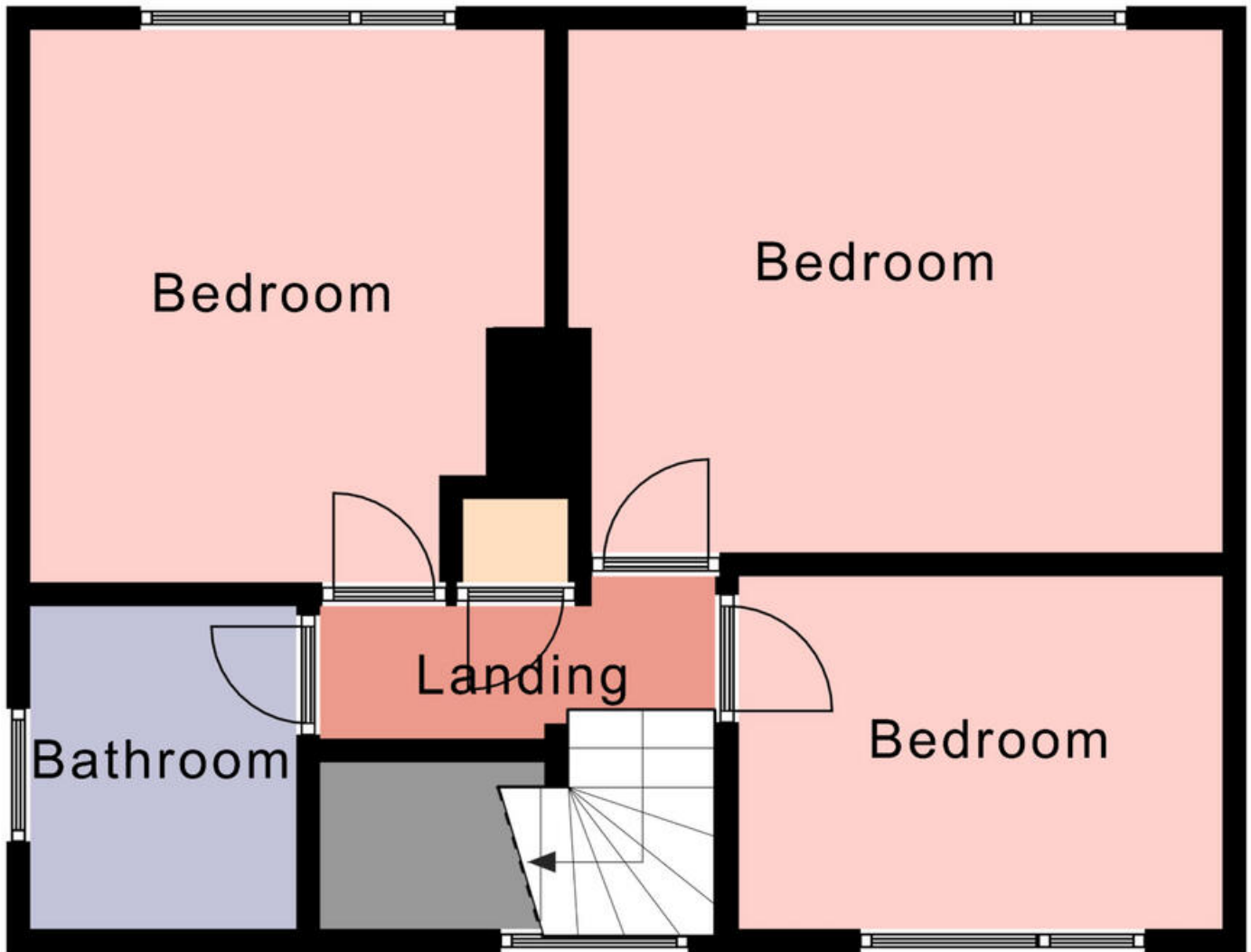




**OREGON WAY, CHADDESSEN, DERBY, DE21**



**OREGON WAY, CHADDESSEN, DERBY, DE21**



# Property EPC - Certificate



Oregon Way, Chaddesden, DE21

Energy rating

**C**

Valid until 22.03.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	69   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

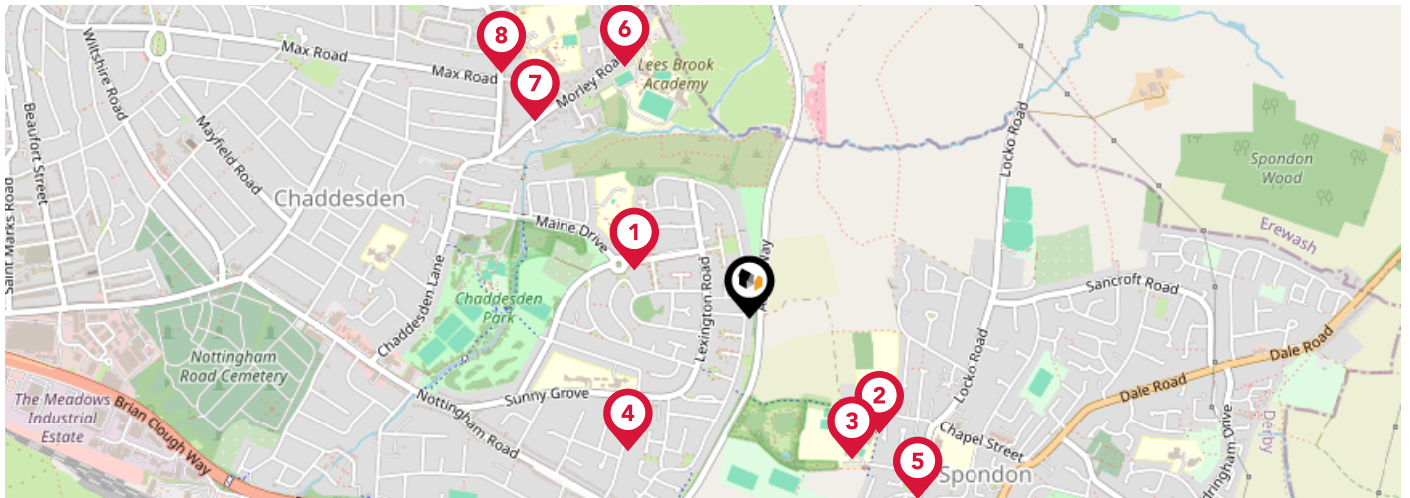
## EPC - Additional Data



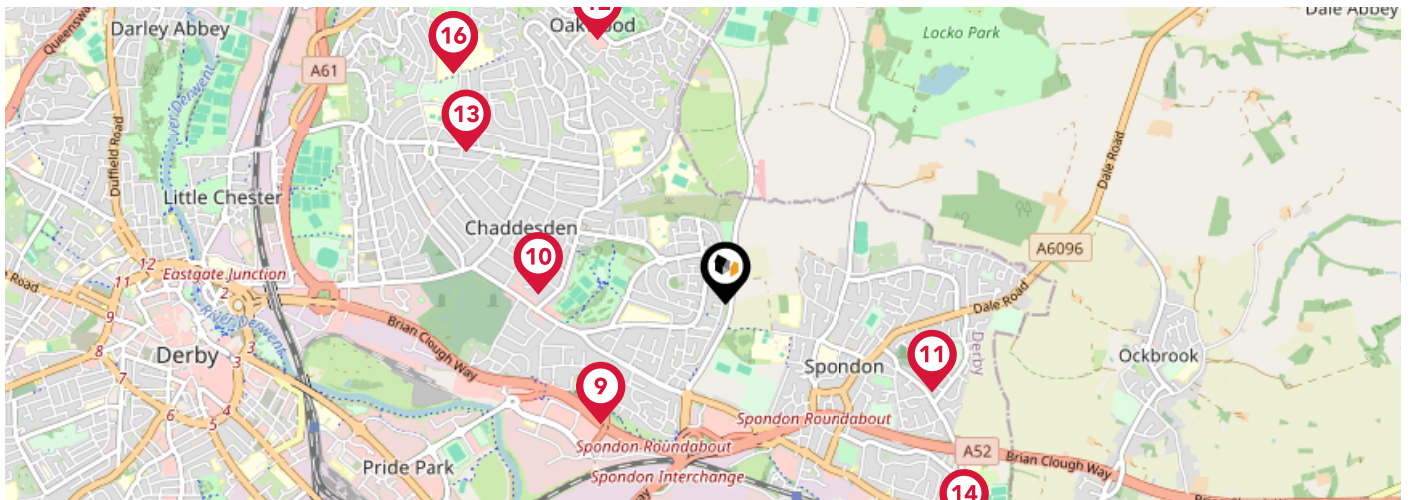
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<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, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 89% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

# Area Schools

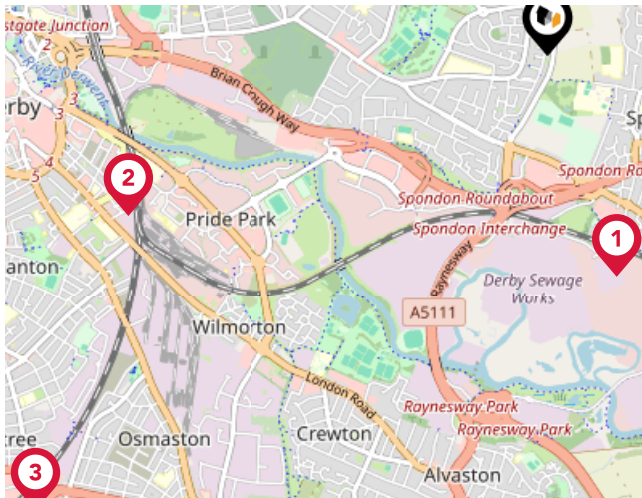


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



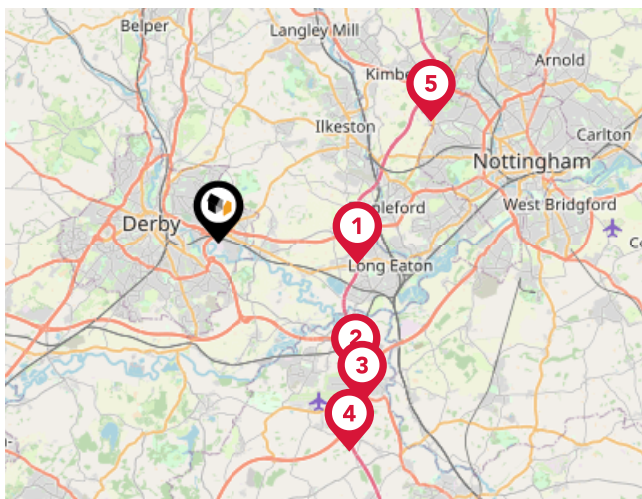
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:1.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



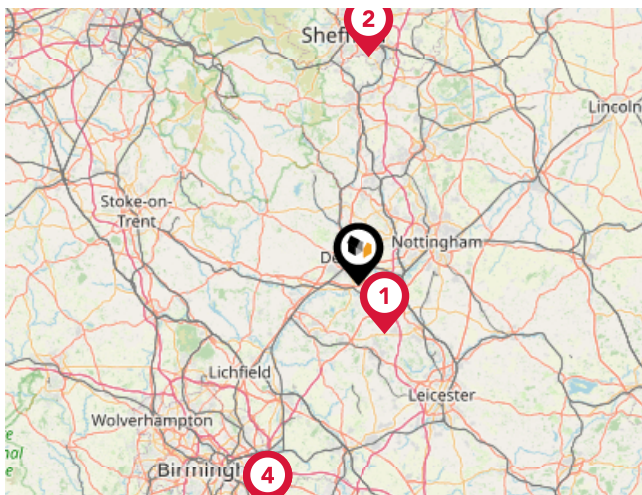
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.04 miles
2	Derby Rail Station	2.02 miles
3	Peartree Rail Station	3.07 miles



## Trunk Roads/Motorways

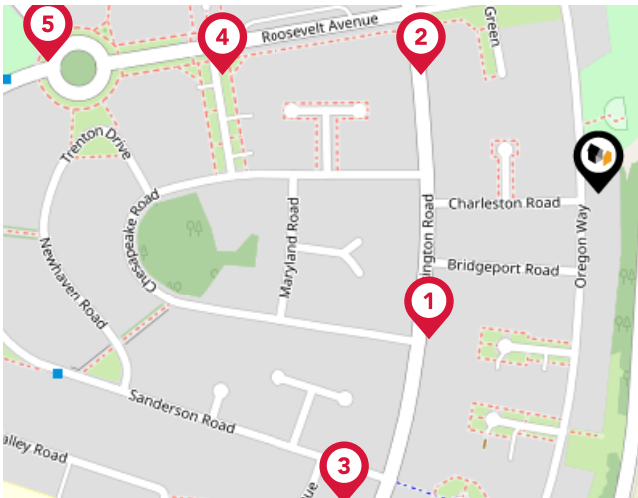
Pin	Name	Distance
1	M1 J25	5.01 miles
2	M1 J24A	6.83 miles
3	M1 J24	7.69 miles
4	M1 J23A	8.85 miles
5	M1 J26	8.75 miles



## Airports/Helipads

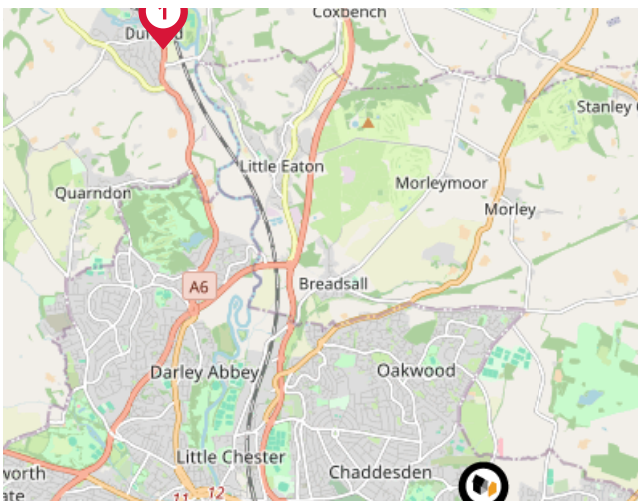
Pin	Name	Distance
1	East Midlands Airport	7.86 miles
2	Sheffield City Airport	32.48 miles
3	Birmingham International Airport Terminal 1	35.28 miles
4	Birmingham International Airport	35.28 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Chesapeake Road	0.13 miles
2	Winslow Green	0.12 miles
3	Grant Avenue	0.22 miles
4	Roosevelt Avenue	0.22 miles
5	Trenton Green	0.32 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.12 miles
2	Tram Park & Ride	6.53 miles
3	Toton Lane Tram Stop	6.53 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

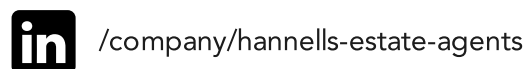
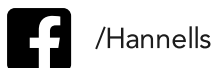


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# 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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