

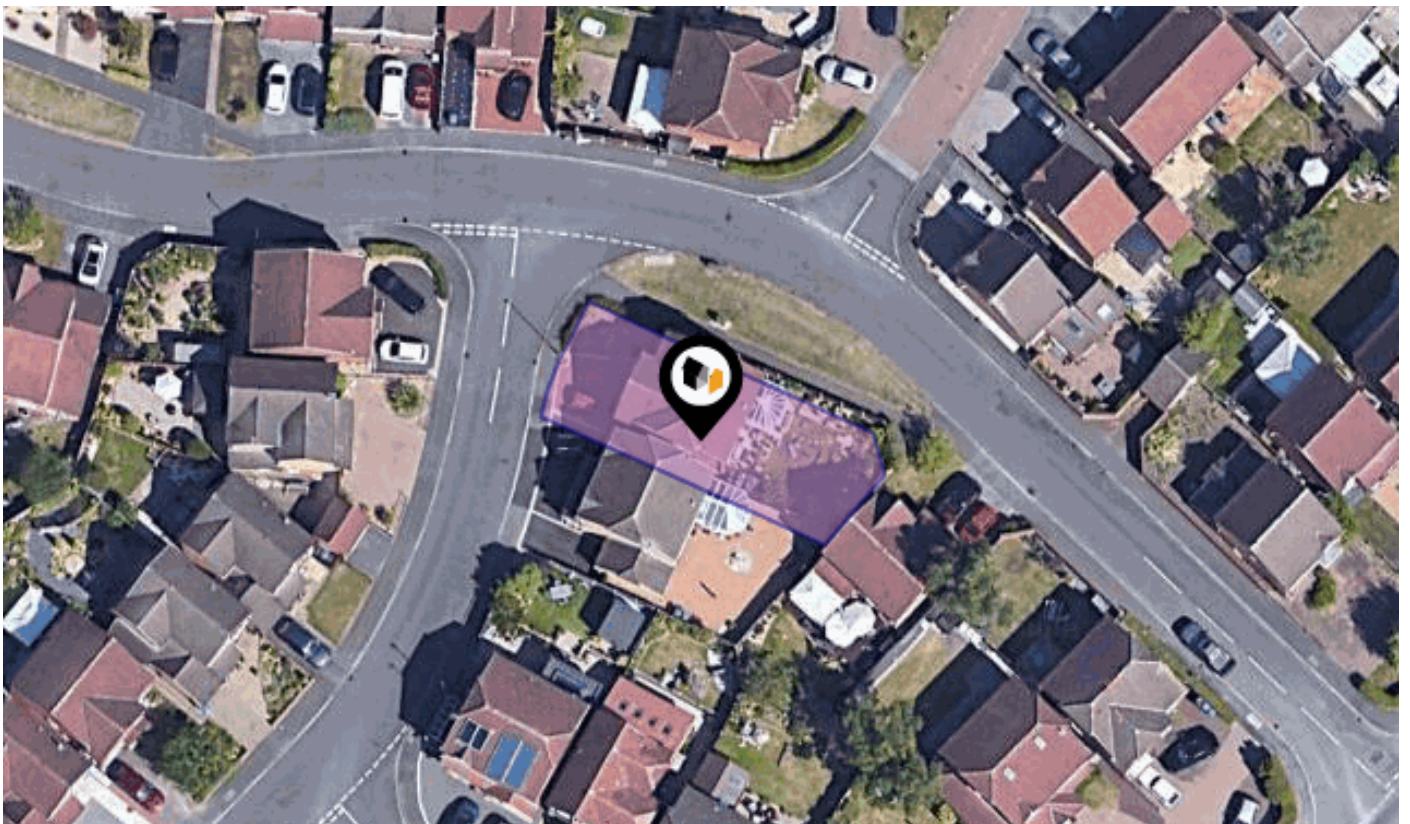


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th September 2024



MONARCH DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Four-Bedroom Detached Home
- > EPC Rating D, Standard Construction
- > Council Tax Band E, Freehold
- > Driveway & Garage
- > Good Sized Lounge

Property Description

**** PREMIER PROPERTY **** Located in the most popular area of Oakwood, this beautifully presented and most spacious four-bedroom detached family home features a generous lounge opening to a spacious dining area, modern fitted breakfast kitchen, master en-suite shower room and a fitted family bathroom. With driveway parking for two vehicles and an integral garage, a viewing is highly advised! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature central fireplace; separate dining area with sliding doors opening to a beautiful conservatory over-looking the rear garden; well-appointed fitted breakfast kitchen; first floor landing; master bedroom with en-suite shower room; three further good-sized bedrooms and a fitted family bathroom. To the front of the property is a neat garden area with lawn and mixed flower and shrubbery beds alongside a double driveway providing ample off-road parking and giving access to an integral garage with power and lighting. To the rear is an enclosed and well stocked garden with patio seating area, lawn, mixed flower and shrubbery beds and an attractive water feature.

Entrance Hall:

Cloakroom: (5'5" x 2'10") 1.65 x 0.86

Lounge: (15'8" x 11'6") 4.78 x 3.51

Dining Room: (9'8" x 9'3") 2.95 x 2.82

Conservatory: (9'9" x 7'10") 2.97 x 2.39

Breakfast Kitchen: (13'9" x 9'3") 4.19 x 2.82

First Floor Landing:

Bedroom One: (12'6" x 11'10") 3.81 x 3.61

En-Suite: (5'3" x 4'6") 1.60 x 1.37

Bedroom Two: (13'10" x 9'11") 4.22 x 3.02

Bedroom Three: (12'10" x 8'10") 3.91 x 2.69

Bedroom Four: (9'6" x 7'9") 2.90 x 2.36

KFB - Key Facts For Buyers

Bathroom: (9'5" x 6'11") 2.87 x 2.11



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,431 ft ² / 133 m ²		
Plot Area:	0.07 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,576		
Title Number:	DY252829		

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)

1 mb/s	80 mb/s	1000 mb/s

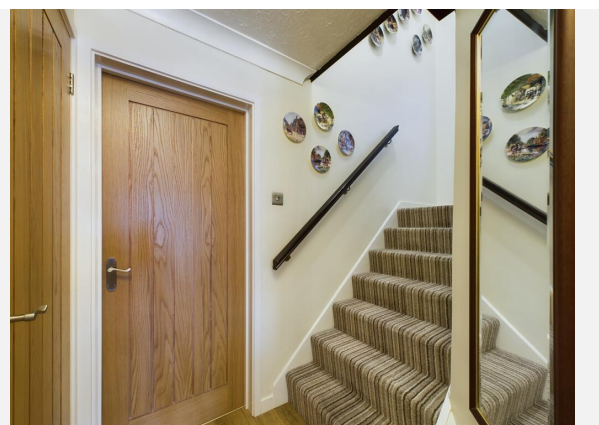
Mobile Coverage: (based on calls indoors)



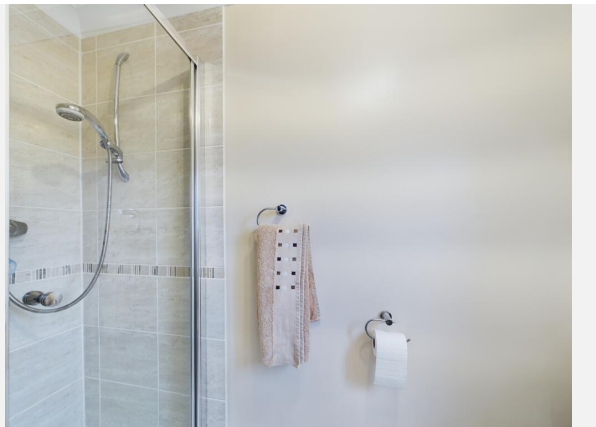
Satellite/Fibre TV Availability:



Gallery Photos



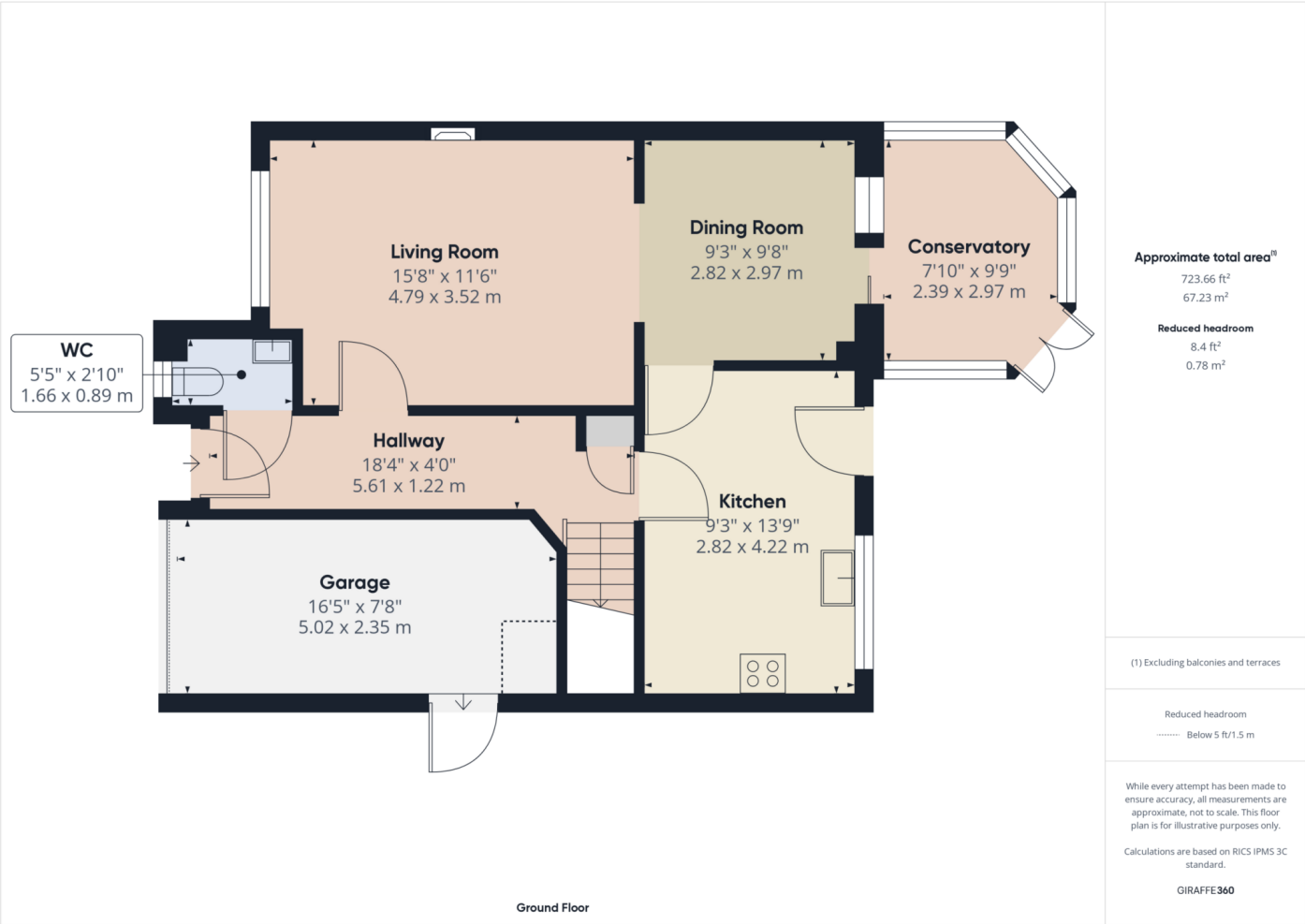
Gallery Photos



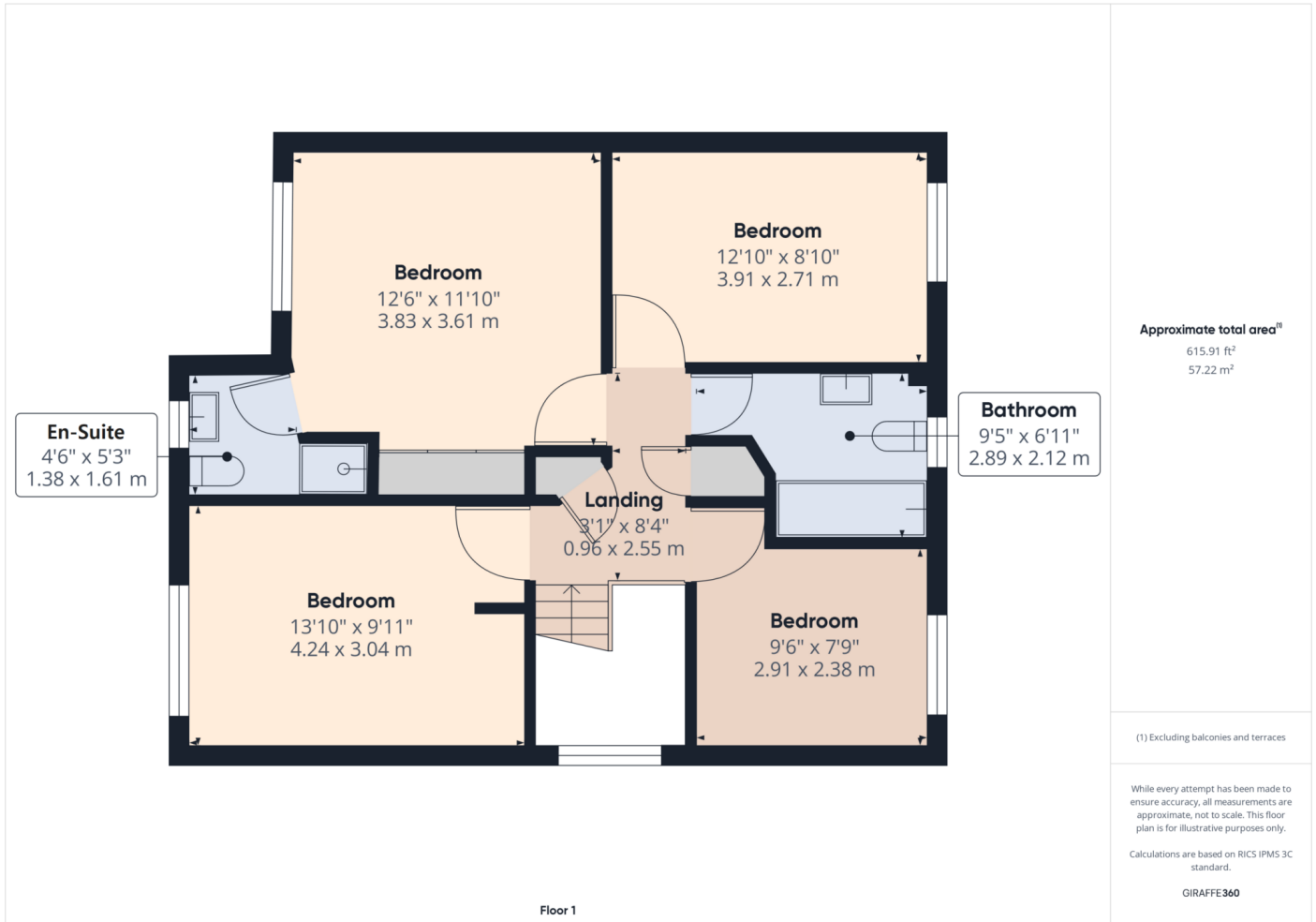
Gallery Photos



MONARCH DRIVE, OAKWOOD, DERBY, DE21



MONARCH DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Monarch Drive, Oakwood, DE21

Energy rating

D

Valid until 13.09.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

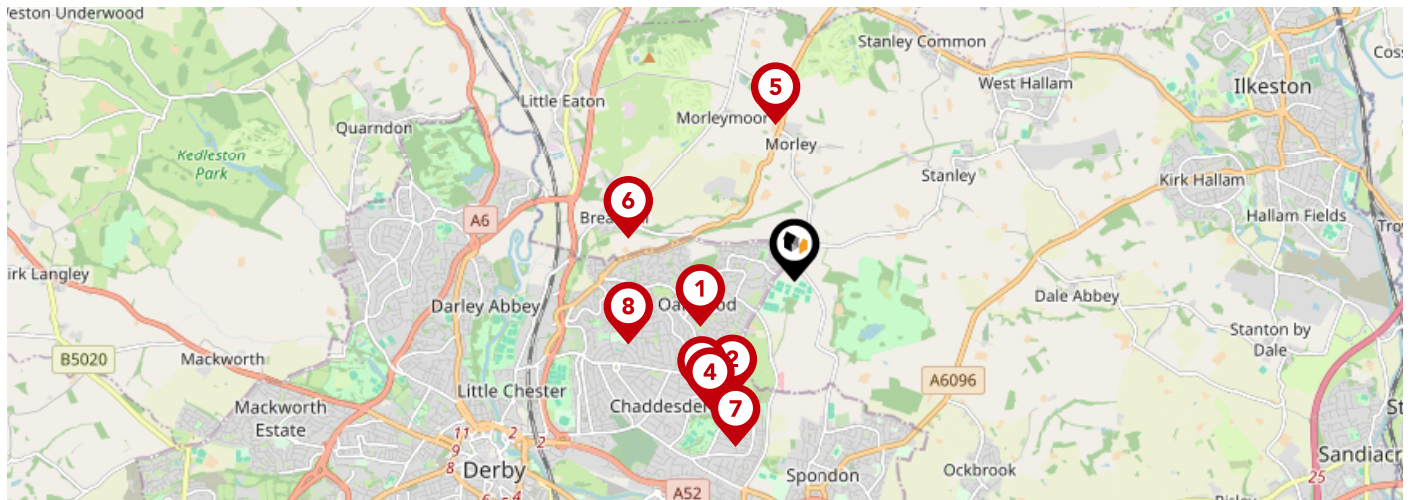
Property

EPC - Additional Data

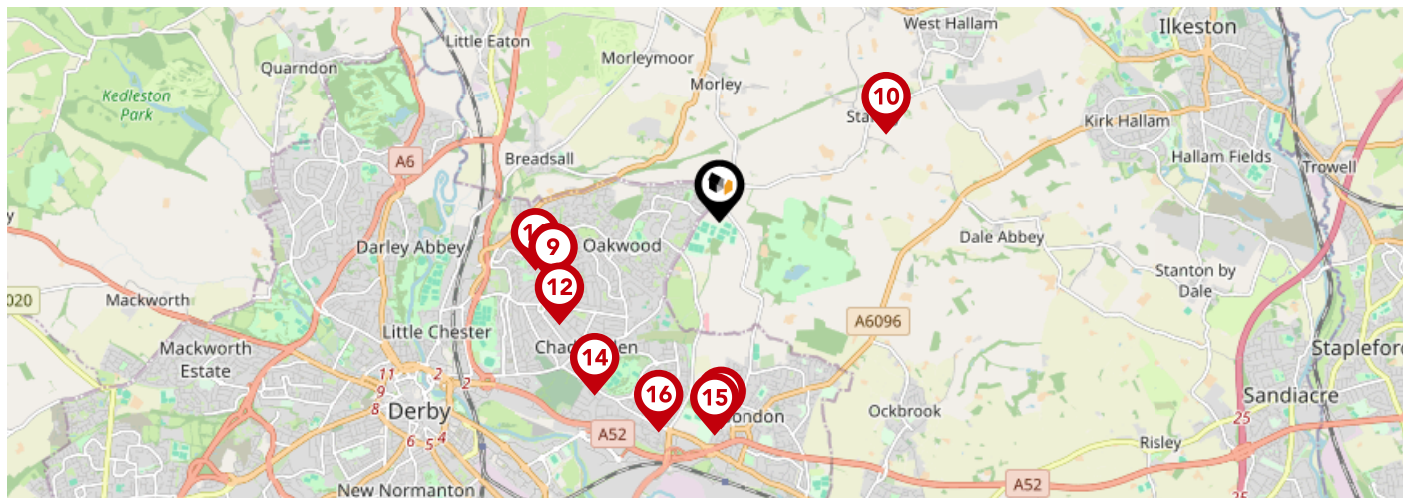


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 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:	No low energy lighting
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	133 m ²

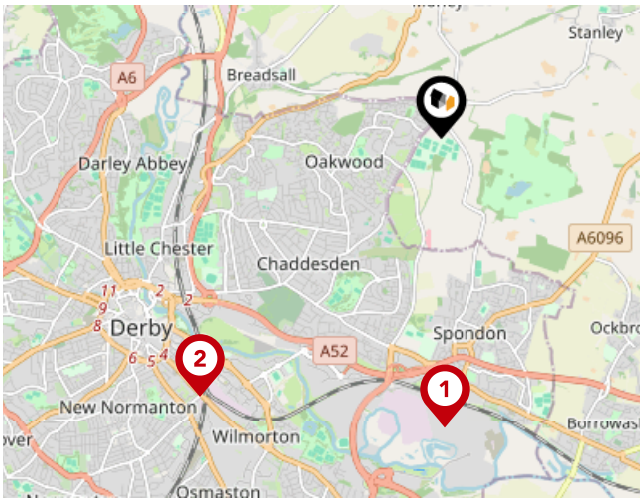


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.41	<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:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



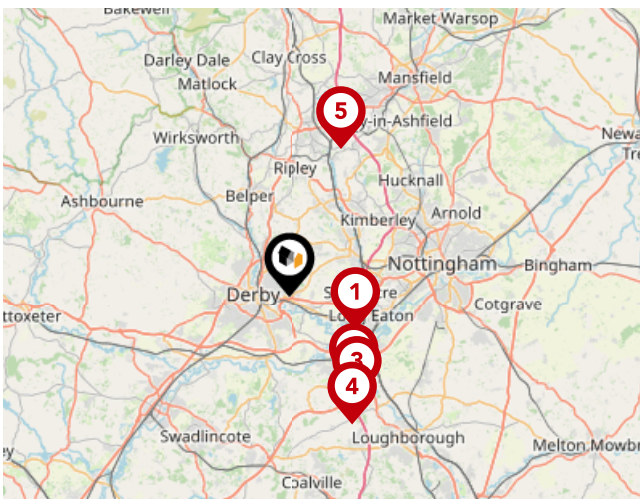
		Nursery	Primary	Secondary	College	Private
	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 85 Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance: 1.7	<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: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance: 1.85	<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: 345 Distance: 1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance: 1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance: 1.97	<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	2.59 miles
2	Derby Rail Station	3.16 miles
3	Duffield Rail Station	4.1 miles



Trunk Roads/Motorways

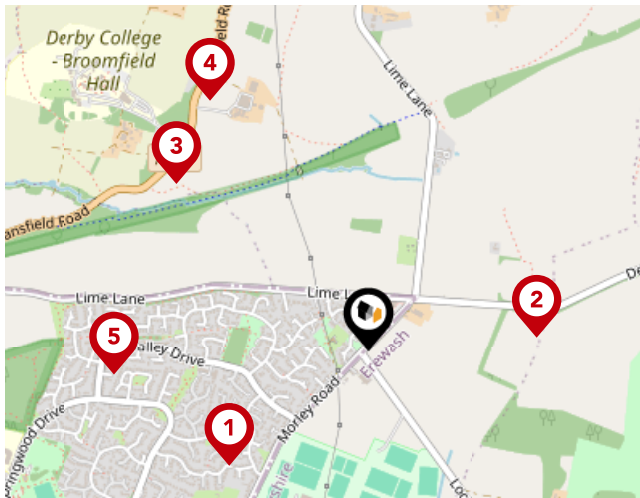
Pin	Name	Distance
1	M1 J25	5.24 miles
2	M1 J24A	7.86 miles
3	M1 J24	8.79 miles
4	M1 J23A	10.11 miles
5	M1 J28	11.14 miles



Airports/Helipads

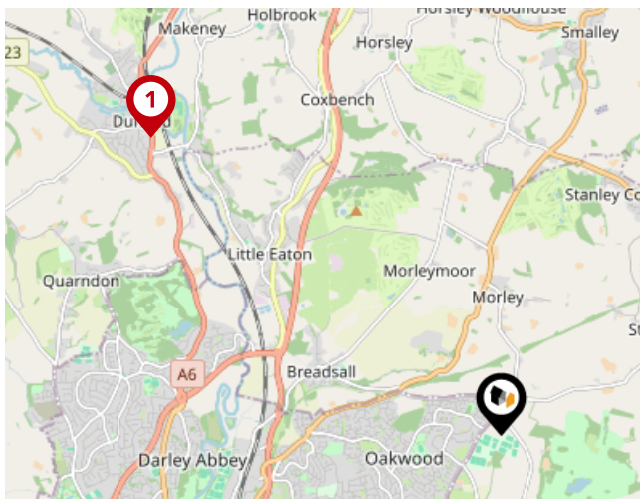
Pin	Name	Distance
1	East Mids Airport	9.19 miles
2	Baginton	40.33 miles
3	Birmingham Airport	36.86 miles
4	Finningley	40.32 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Saundersfoot Way	0.41 miles
2	North Lodge	0.38 miles
3	Broomfield Hall Campus	0.57 miles
4	Broomfield Cottages	0.66 miles
5	Smalley Drive	0.57 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.1 miles
2	Tram Park & Ride	6.59 miles
3	Toton Lane Tram Stop	6.59 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

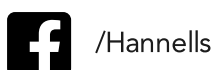


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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