

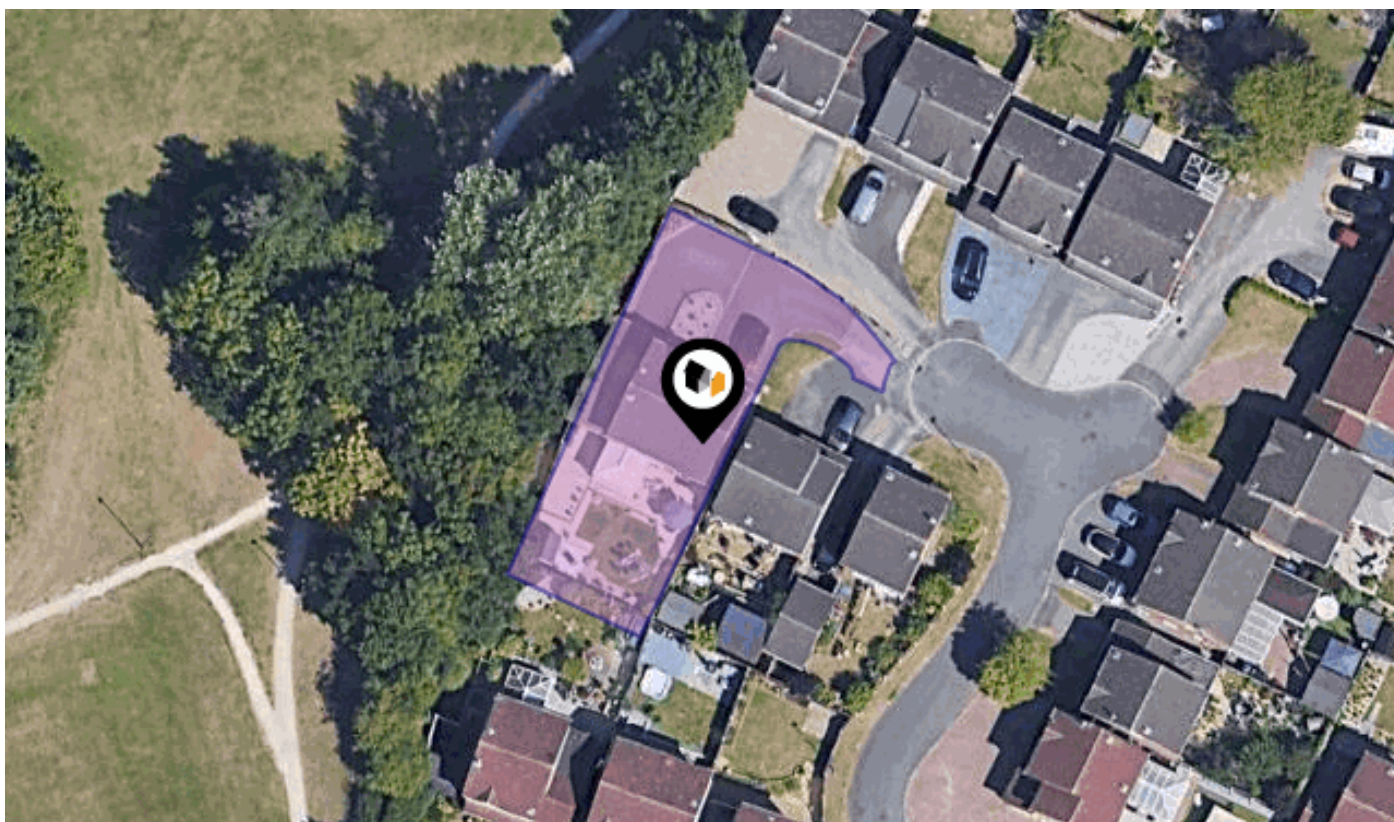


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> September 2024



## REGIS CLOSE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



- > Spacious Extended Four Bedroom Home
- > EPC Rating C/ Council Tax Band C
- > Spacious Lounge & Separate Study
- > Freehold/Standard Construction
- > Driveway & Tandem Garage

Located in the sought after area of Oakwood, this most spacious and beautifully well-presented four bedroom detached home offers a generous lounge, study, modern open plan living/dining/kitchen, conservatory, two en-suite shower rooms, family bathroom and a large tandem garage with electric roller door, power and lighting. With a beautifully maintained rear garden and ample off-road parking, it MUST be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature fireplace and bay window; separate study; modern and well-appointed open plan living/dining/kitchen with a range of high quality wall, base and drawer units and French doors opening to the good sized uPVC double glazed conservatory; utility room; cloakroom with W.C; first floor landing; master bedroom with a range of fitted bedroom furniture; en-suite shower room; double second bedroom with a second en-suite shower room; two further good sized bedrooms and a fitted family bathroom. To the front of the property is a generous double driveway providing ample off-road parking and giving access to the tandem garage with electric roller door, power, lighting and uPVC double glazed opening to the rear garden. To the rear is a well-maintained enclosed garden with patio seating areas, lawn and mixed flower and shrubbery beds.

Entrance Hall:

Lounge: (17'2" x 11'2") 5.23 x 3.40

Study: (7'7" x 6'6") 2.31 x 1.98

Living/Dining/Kitchen: (26'4" x 9'6") 8.03 x 2.90

Conservatory: (10'2" x 10'0") 3.10 x 3.05

Utility Room: (9'7" x 7'7") 2.92 x 2.31

Cloakroom: (4'8" x 3'4") 1.42 x 1.02

First Floor Landing:

Double Bedroom One: (18'10" x 7'7") 5.74 x 2.31 - En-Suite Shower Room: (7'5" x 4'6") 2.26 x 1.37

Double Bedroom Two: (12'3" x 8'11") 3.73 x 2.72 - En-Suite Shower Room: (5'1" x 4'10") 1.55 x 1.47

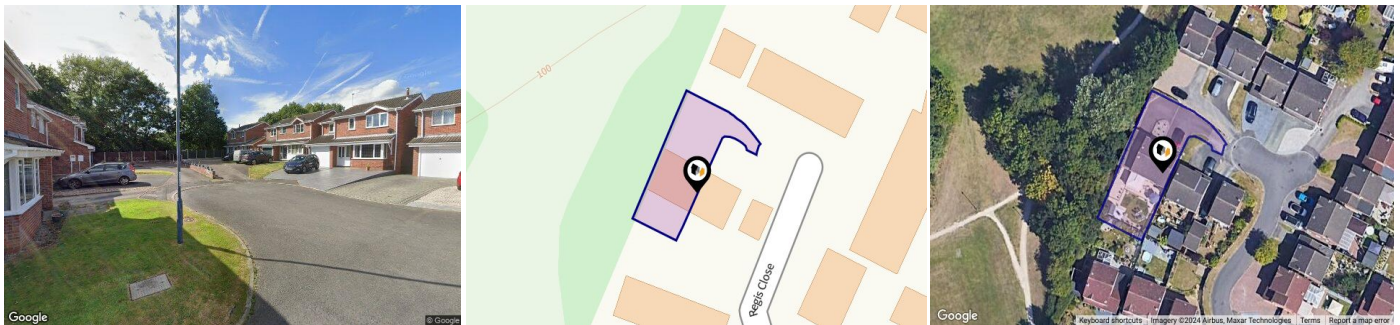
Double Bedroom Three: (10'6" x 9'10") 3.20 x 3.00

Bedroom Four: (8'11" x 7'0") 2.72 x 2.13

Family Bathroom: (6'2" x 5'4") 1.88 x 1.63

**KFB** - Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,873		
<b>Title Number:</b>	DY172207		

## 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>2</b> mb/s	<b>74</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: *Regis Close, Oakwood, Derby, DE21*

Reference - 10/04/01905
<b>Decision:</b> Permitted
<b>Date:</b> 04th October 2004
<b>Description:</b> Extension To Dwelling House (Conservatory)

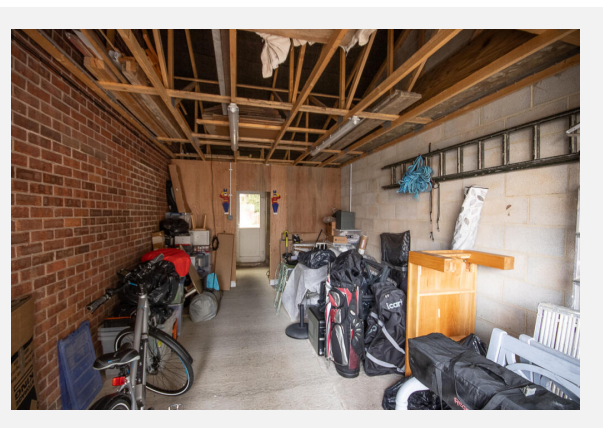
  

Reference - 05/10/00519
<b>Decision:</b> Permitted
<b>Date:</b> 22nd June 2010
<b>Description:</b> Extension To Dwelling House (Garage - Amendments To Previously Approved Planning Permission Code No. DER/06/08/00889/Pri)

# Gallery Photos



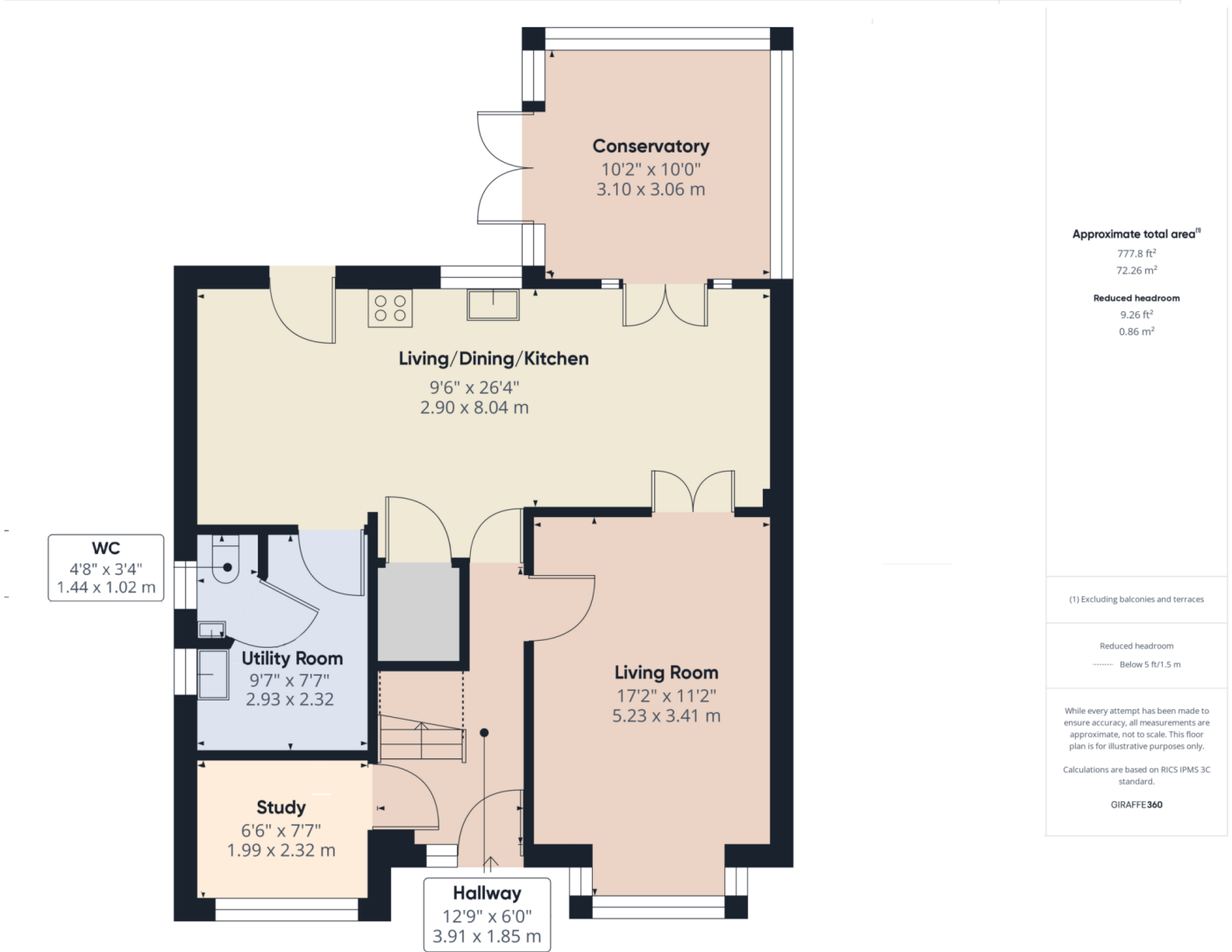




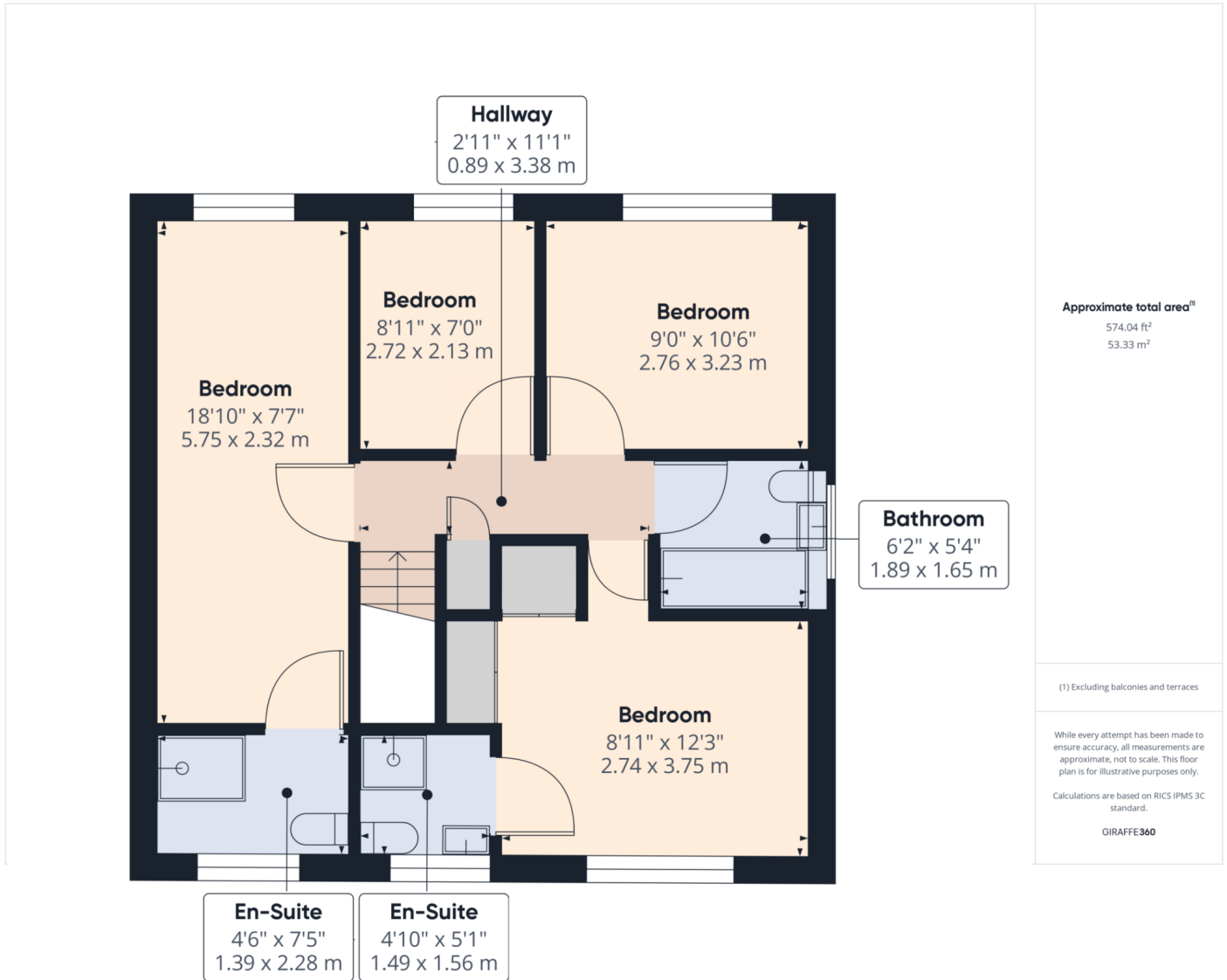




## REGIS CLOSE, OAKWOOD, DERBY, DE21



## REGIS CLOSE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

**C**

Valid until 21.08.2034

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

# Property

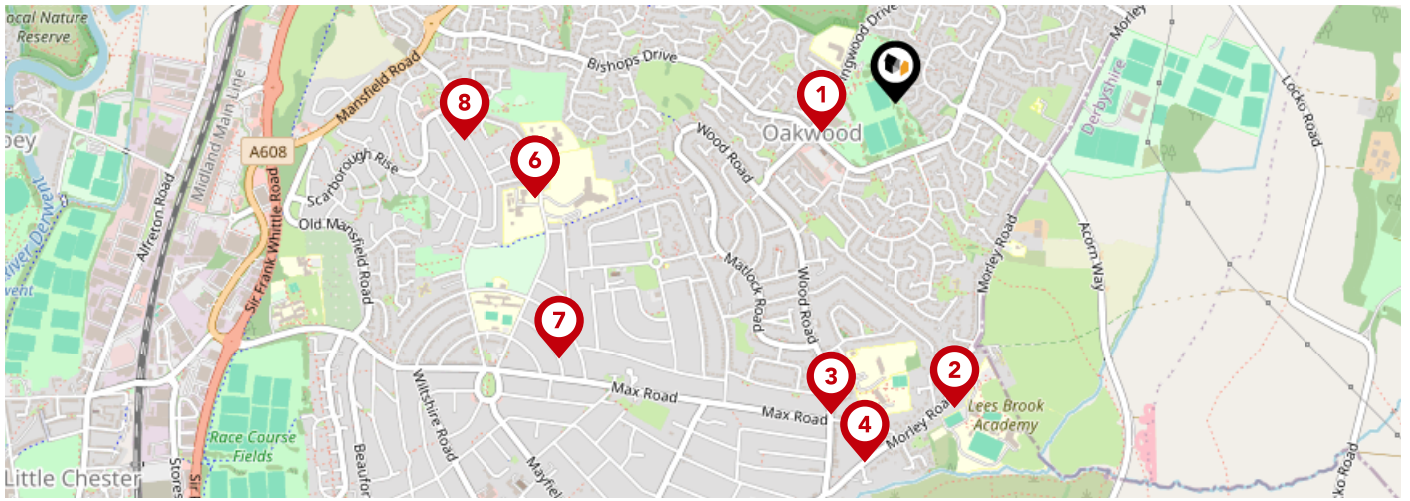
## EPC - Additional Data



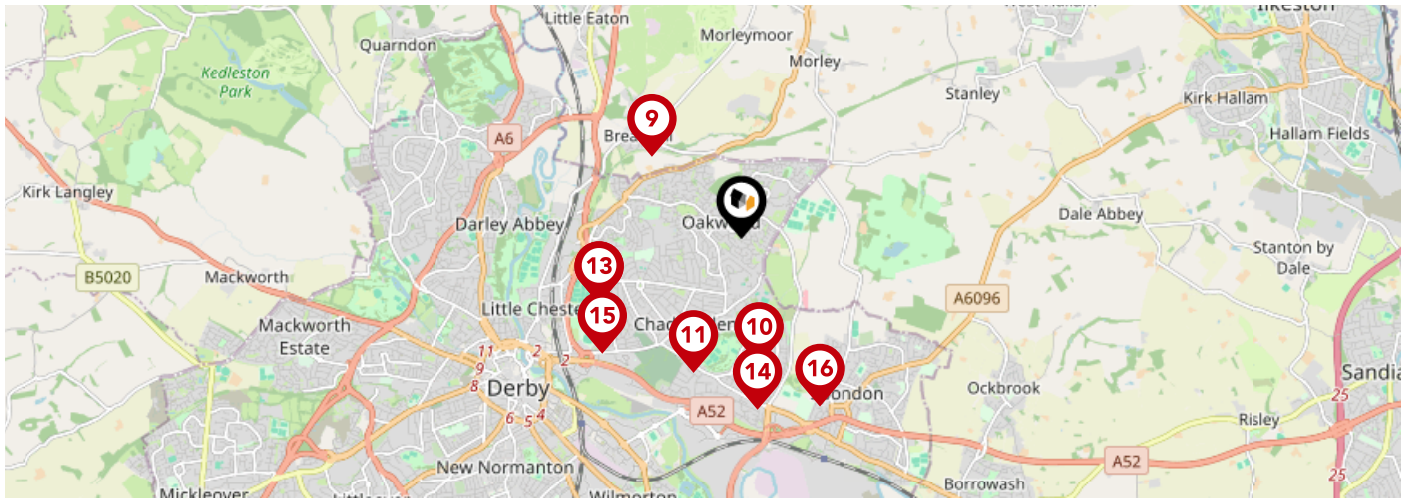
### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	131 m <sup>2</sup>

# Area Schools

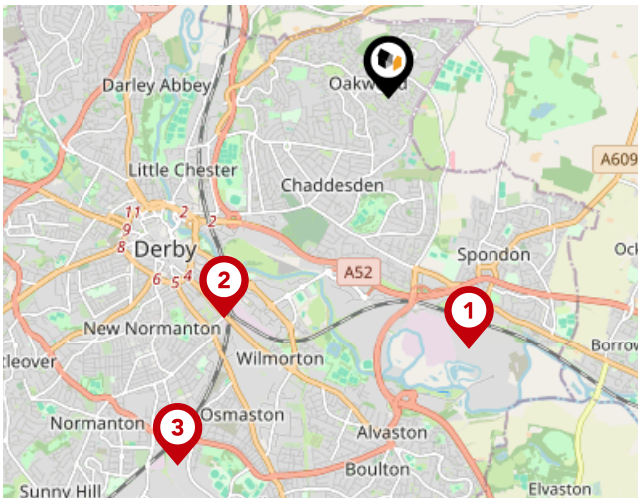


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.69	<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: 265   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



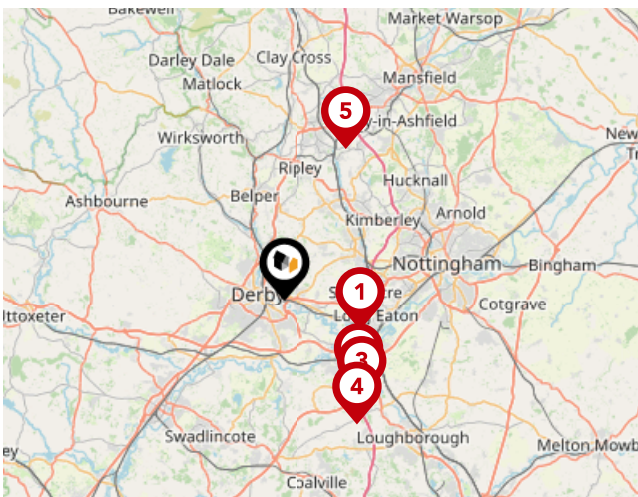
		Nursery	Primary	Secondary	College	Private
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.14	<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: 345   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.4	<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: 269   Distance:1.4	<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: 631   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.61	<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: 343   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



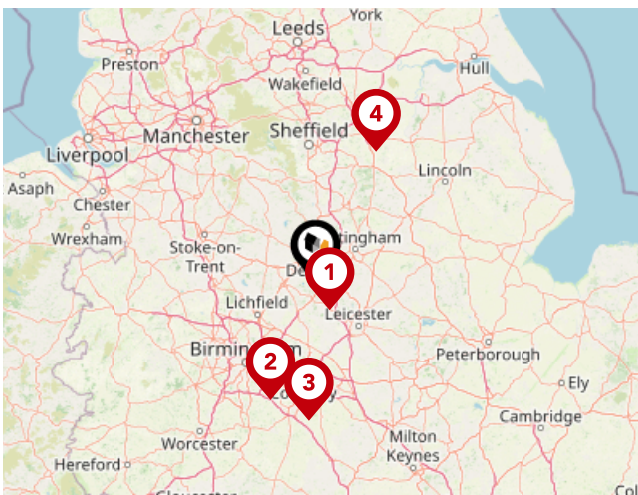
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.35 miles
2	Derby Rail Station	2.45 miles
3	Peartree Rail Station	3.78 miles



## Trunk Roads/Motorways

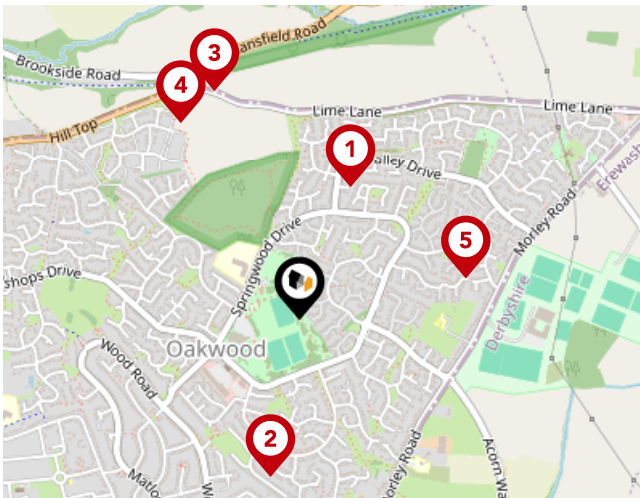
Pin	Name	Distance
1	M1 J25	5.72 miles
2	M1 J24A	8.02 miles
3	M1 J24	8.91 miles
4	M1 J23A	10.12 miles
5	M1 J28	11.7 miles



## Airports/Helipads

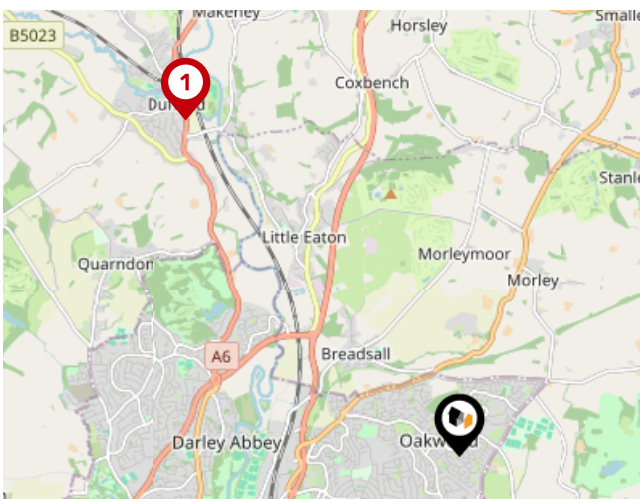
Pin	Name	Distance
1	East Mids Airport	9.15 miles
2	Birmingham Airport	36.29 miles
3	Baginton	39.94 miles
4	Finningley	40.92 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Smalley Drive	0.32 miles
2	Danebridge Crescent	0.36 miles
3	Brookside Road Top	0.55 miles
4	Lime Lane	0.51 miles
5	Saundersfoot Way	0.38 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.88 miles
2	Tram Park & Ride	7.15 miles
3	Toton Lane Tram Stop	7.15 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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