

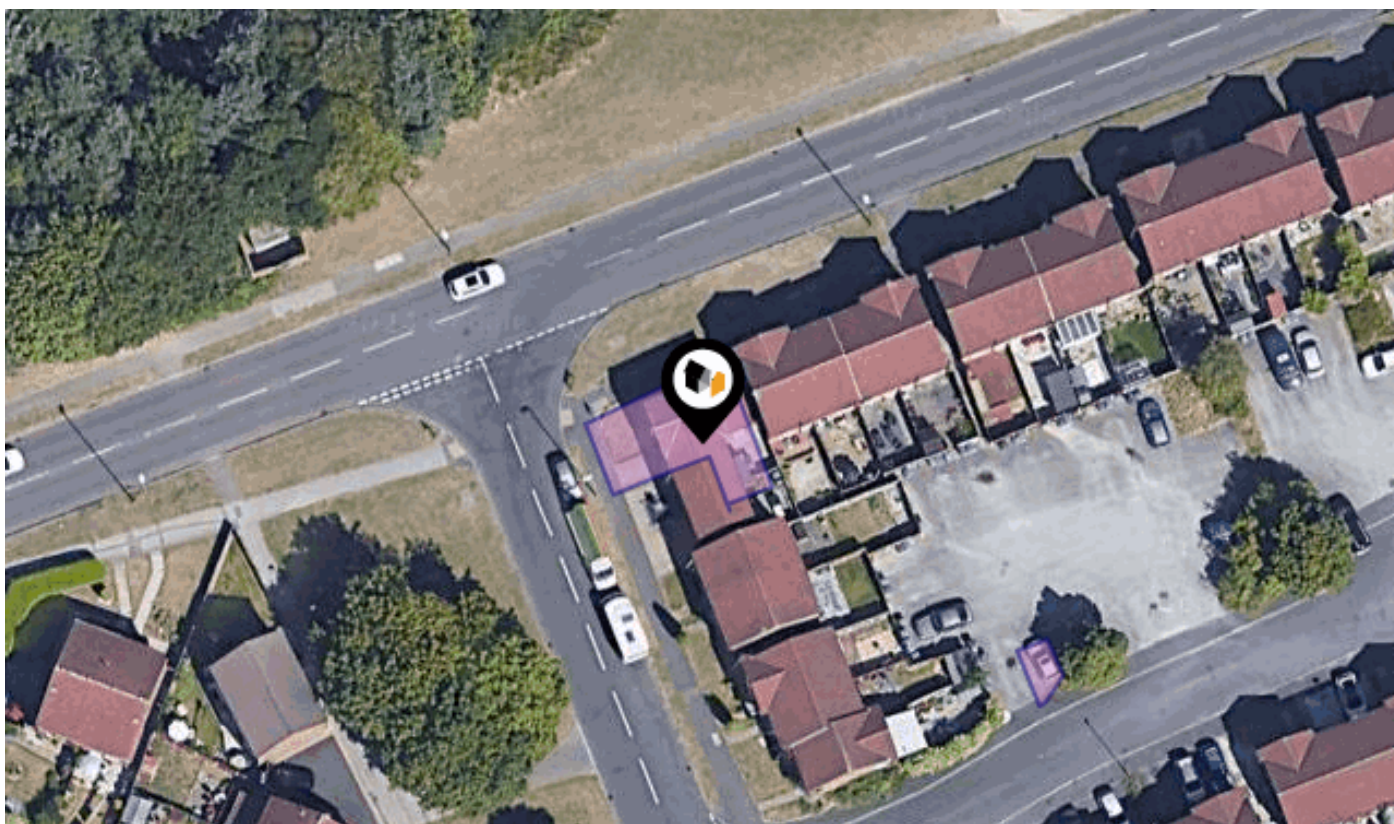


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25<sup>th</sup> September 2024



## DANEBRIDGE CRESCENT, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Two-Bedroom Semi-Detached Home
- > Corner Plot Position Close to Oakwood Park
- > Ideal First Time Buy With Allocated Parking
- > EPC Rating E, Brick Construction
- > Council Tax Band A, Freehold

### Property Description

A two-bedroom, semi-detached home occupying a corner plot position, ideal for the first time buyer and being well situated for Oakwood and its range of amenities. The property benefits from an enclosed rear garden and an allocated parking space to the rear!

The accommodation benefits from UPVC double glazing and electric storage heating and in brief comprises: entrance lobby, spacious lounge with feature electric fire and modern breakfast kitchen. To the first floor are two bedrooms and bathroom with three piece suite. Outside, the property is situated on a corner plot with side gated access to the rear garden which is fully paved for ease maintenance with a wooden shed for storage. There is communal parking to the rear providing and allocated parking space for one vehicle. Danebridge Crescent is well situated for Oakwood and its amenities which include a range of shops, schools, transport links together with a dentist and doctors. An early viewing is recommended.

### Room Measurement & Details

#### Entrance Lobby:

Lounge: (15'7" x 12'6") 4.75 x 3.81

Breakfast Kitchen: (12'5" x 7'5") 3.78 x 2.26

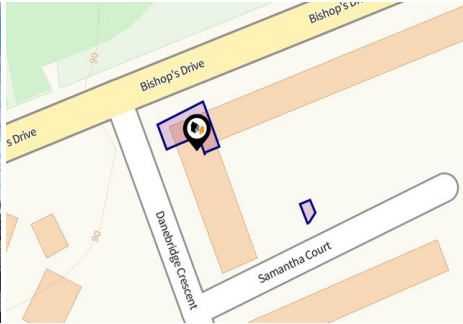
#### First Floor Landing:

Bedroom One: (15'2" x 9'5") 4.62 x 2.87

Bedroom Two: (7'10" x 6'2") 2.39 x 1.88

Bathroom: (7'9" x 6'2") 2.36 x 1.88

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	581 ft <sup>2</sup> / 54 m <sup>2</sup>
Plot Area:	0.02 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY220851

Tenure: Freehold

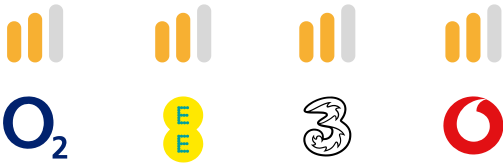
## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

2	76	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

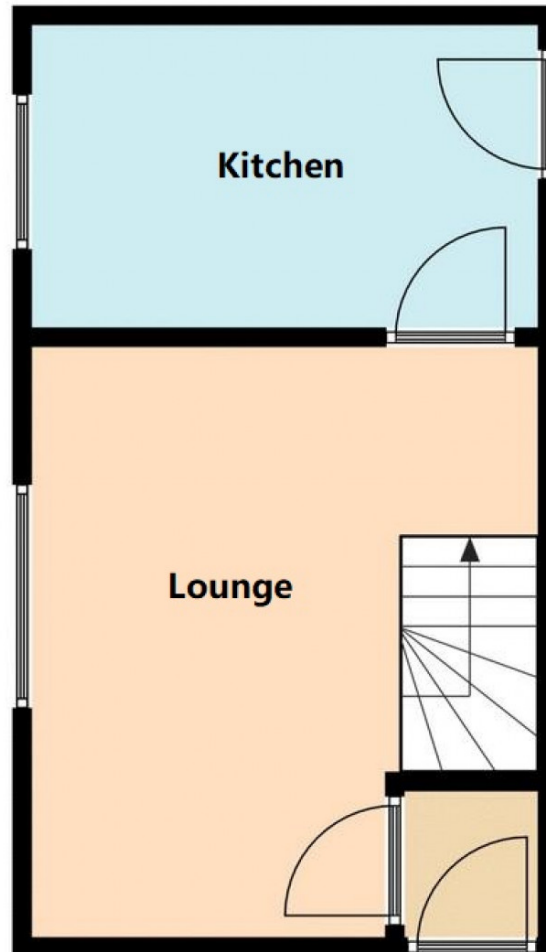




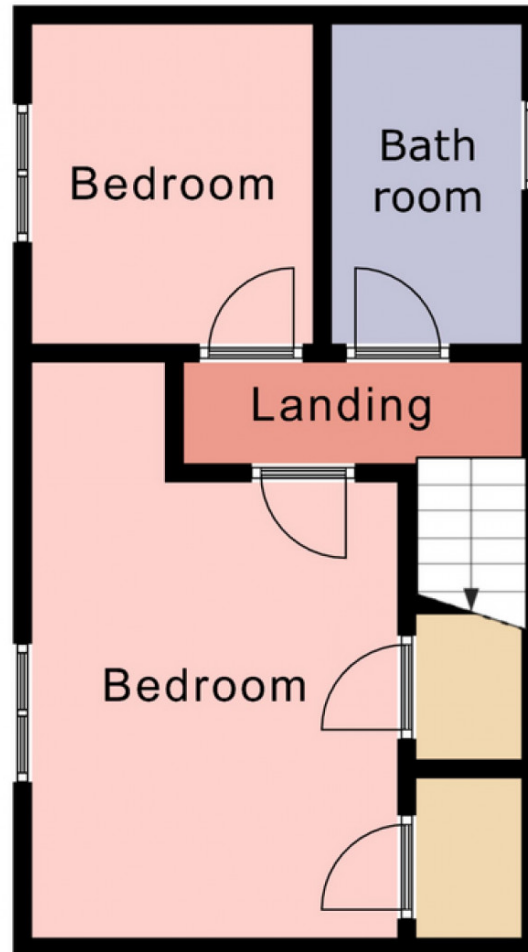




**DANEBRIDGE CRESCENT, OAKWOOD, DERBY, DE21**



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# Property EPC - Certificate



Danebridge Crescent, Oakwood, DE21

Energy rating

**E**

Valid until 24.05.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	53   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

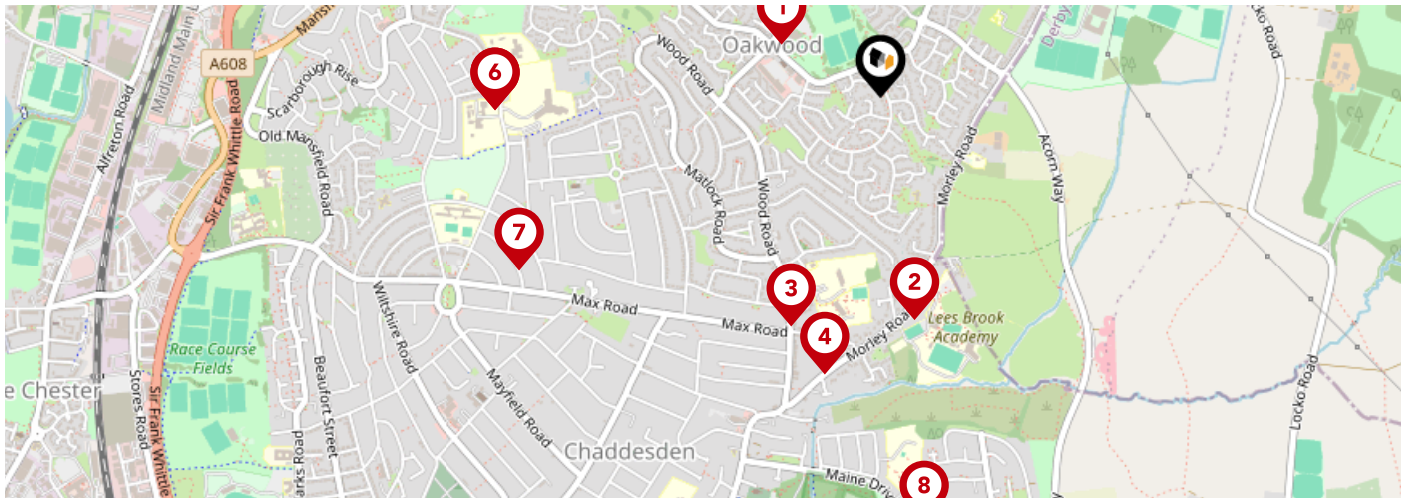
## EPC - Additional Data



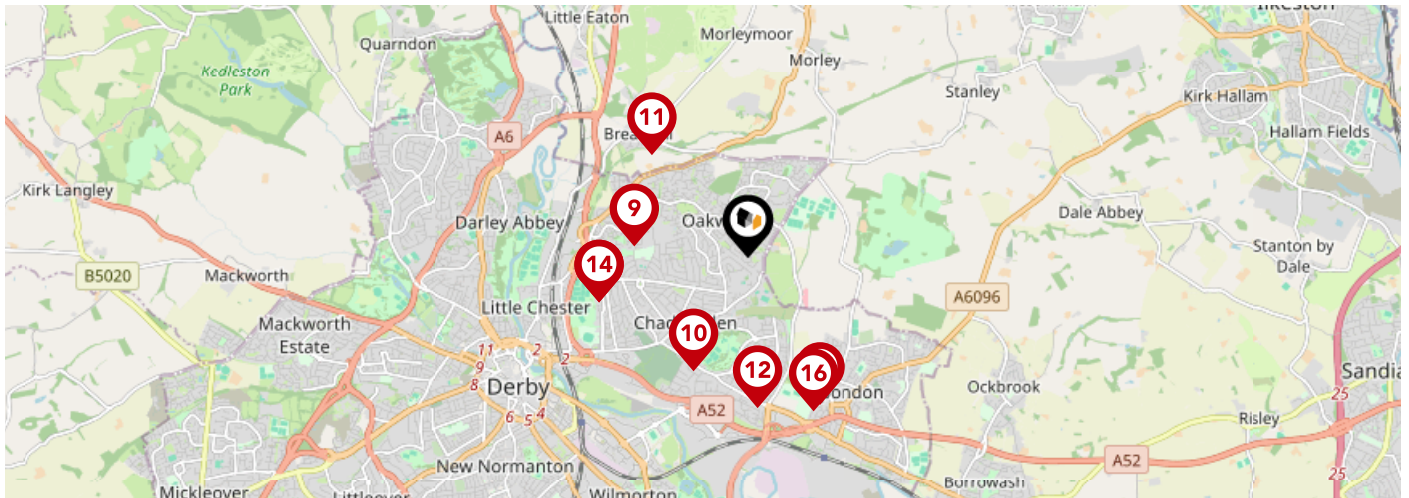
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<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, 400+ mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	54 m <sup>2</sup>

# Area Schools

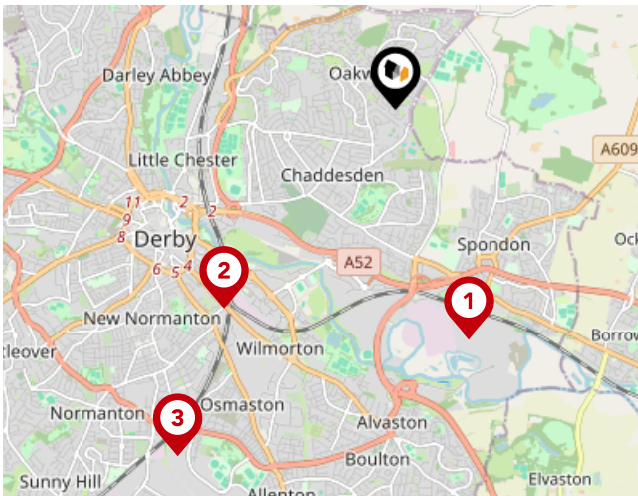


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.51	<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:0.55	<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:0.63	<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:0.86	<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:0.86	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



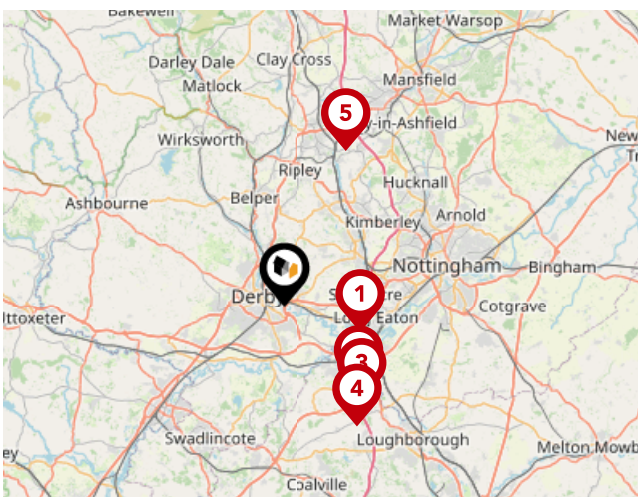
		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.26	<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:1.36	<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:1.38	<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:1.38	<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:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



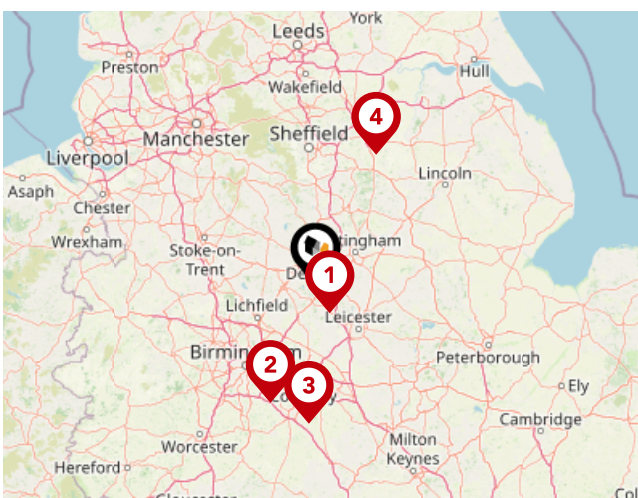
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.16 miles
2	Derby Rail Station	2.35 miles
3	Peartree Rail Station	3.66 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.61 miles
2	M1 J24A	7.85 miles
3	M1 J24	8.73 miles
4	M1 J23A	9.94 miles
5	M1 J28	11.85 miles

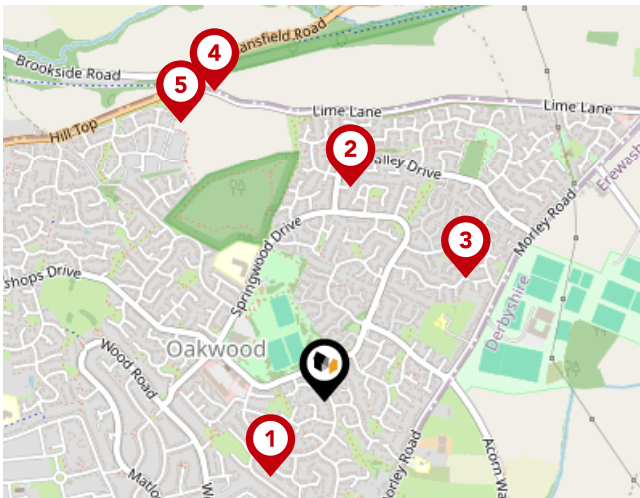


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.97 miles
2	Birmingham Airport	36.14 miles
3	Baginton	39.76 miles
4	Finningley	41.07 miles

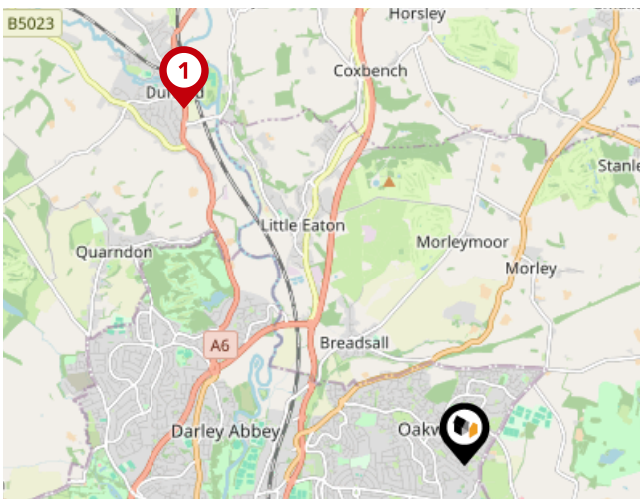


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Danebridge Crescent	0.21 miles
2	Smalley Drive	0.48 miles
3	Saundersfoot Way	0.42 miles
4	Brookside Road Top	0.73 miles
5	Lime Lane	0.7 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.05 miles
2	Tram Park & Ride	7.05 miles
3	Toton Lane Tram Stop	7.05 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.

# 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.



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# Hannells

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