

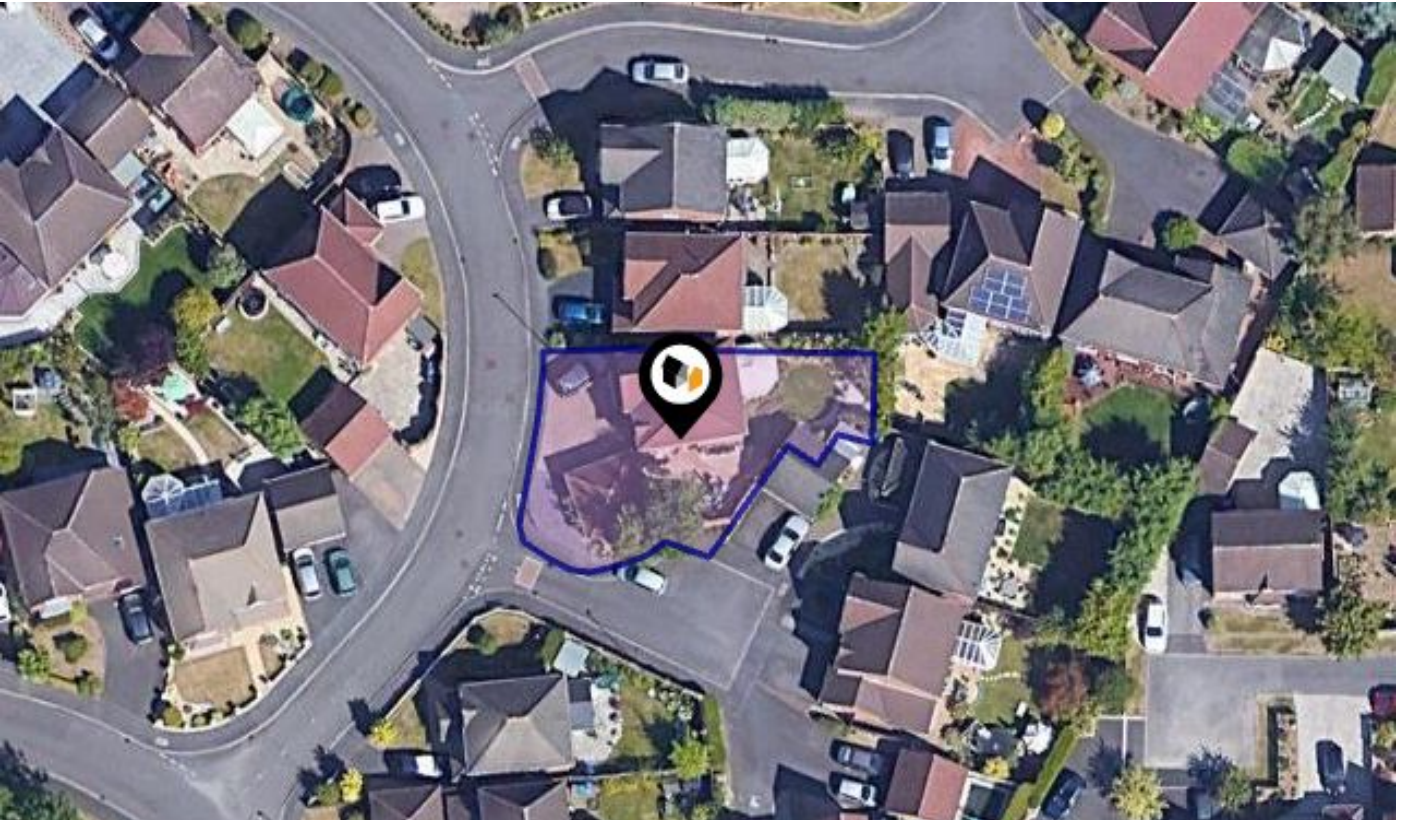


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23<sup>rd</sup> October 2024



## OAKSIDE WAY, OAKWOOD, DERBY, DE21

### Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Modern & Spacious Four-Bedroom Detached Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band E
- > Driveway & Double Garage
- > Vehicle Electric Charging Point

Located in the most sought-after area of Oakwood, this spacious and beautifully well-presented, four-bedroom detached home offers a modern, fitted breakfast kitchen, utility room, a spacious stylish lounge with a feature wall mounted fire, separate dining room and a simply outstanding master en-suite shower room. With a modern fitted family bathroom, beautiful gardens and detached double garage, it MUST be viewed!

Benefitting from uPVC double glazing and gas central heating, along with underfloor heating, the accommodation in brief comprises: Entrance Hal; cloakroom with W.C; spacious lounge with double doors opening to the good sized dining room; uPVC double glazed conservatory; well-appointed fitted breakfast kitchen with integrated appliances; utility room; first floor landing; master bedroom with built in wardrobes; high specification modern en-suite shower room with double walk in shower and underfloor heating; three further good sized bedrooms and a modern fitted family bathroom. To the front of the property is a driveway providing ample off-road parking and giving access to the double detached garage with electric door operated via a remote, power and lighting. To the rear is a generous garden with patio seating area, shaped lawn, further entertaining area and mixed flower and shrubbery beds. To the side is a further patio seating area with gated access to the front.

Reception Hallway: Cloakroom/WC: (4'11" x 4'3") 1.50 x 1.30

Lounge: (20'9" x 12'0") 6.32 x 3.66

Dining Room: (12'2" x 9'5") 3.71 x 2.87

Conservatory: (10'11" x 10'8") 3.33 x 3.25

Breakfast Kitchen: (14'5" x 10'3") 4.39 x 3.12

Utility Room: (6'0" x 4'3") 1.83 x 1.30

First Floor Landing:

Bedroom One: (12'6" x 12'1") 3.81 x 3.68 En-Suite: (10'1" x 5'3") 3.07 x 1.60

Bedroom Two: (11'10" x 8'11") 3.61 x 2.72

Bedroom Three: (11'4" x 7'4") 3.45 x 2.24

Bedroom Four: (8'7" x 6'1") 2.62 x 1.85

**KFB** - Key Facts For Buyers

Bathroom: (7'1" x 5'7") 2.16 x 1.70

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,550 ft <sup>2</sup> / 144 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1995		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,576		
<b>Title Number:</b>	DY264632		

## Local Area

<b>Local Authority:</b>	Derby city
<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>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:





# Gallery Photos





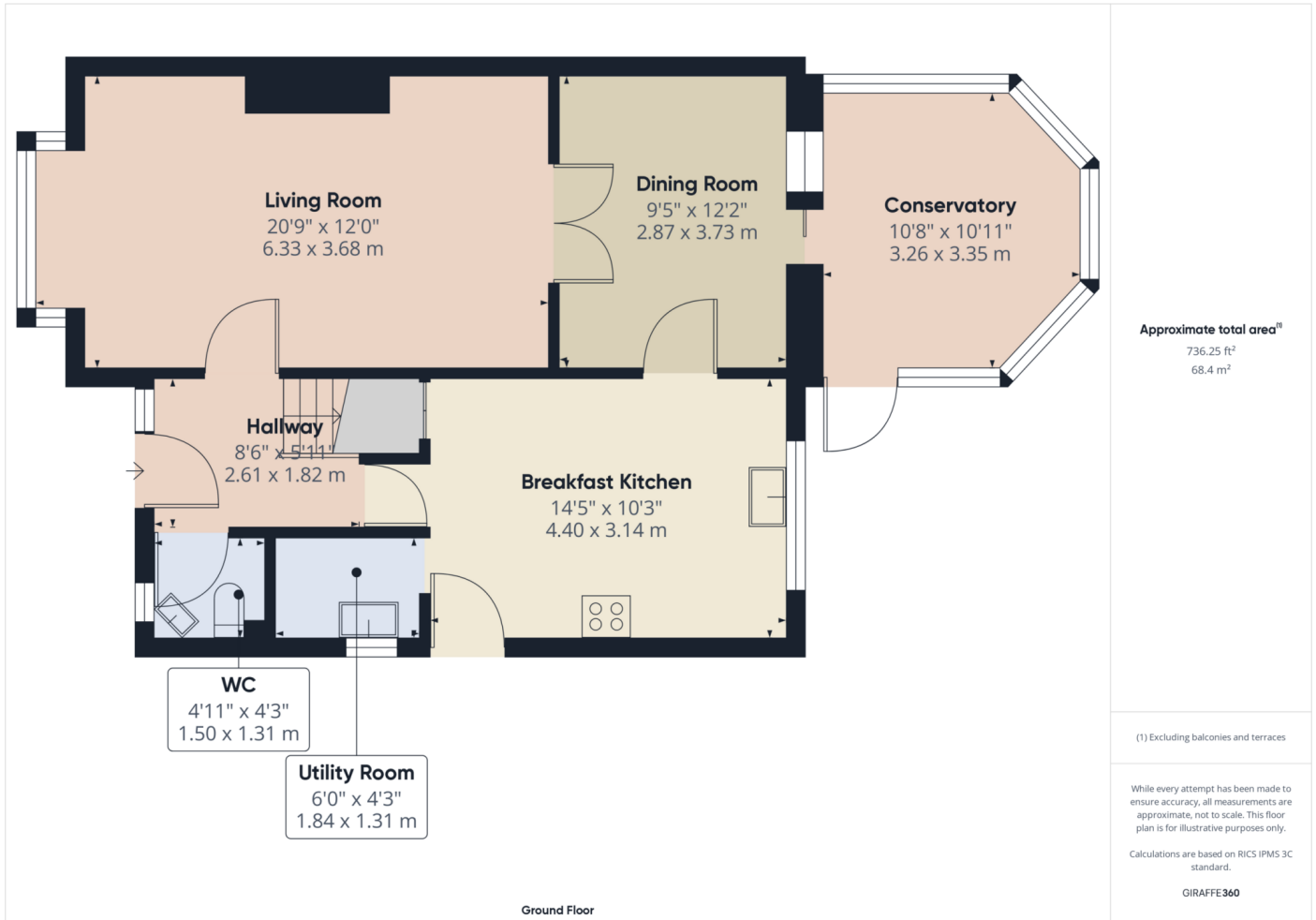






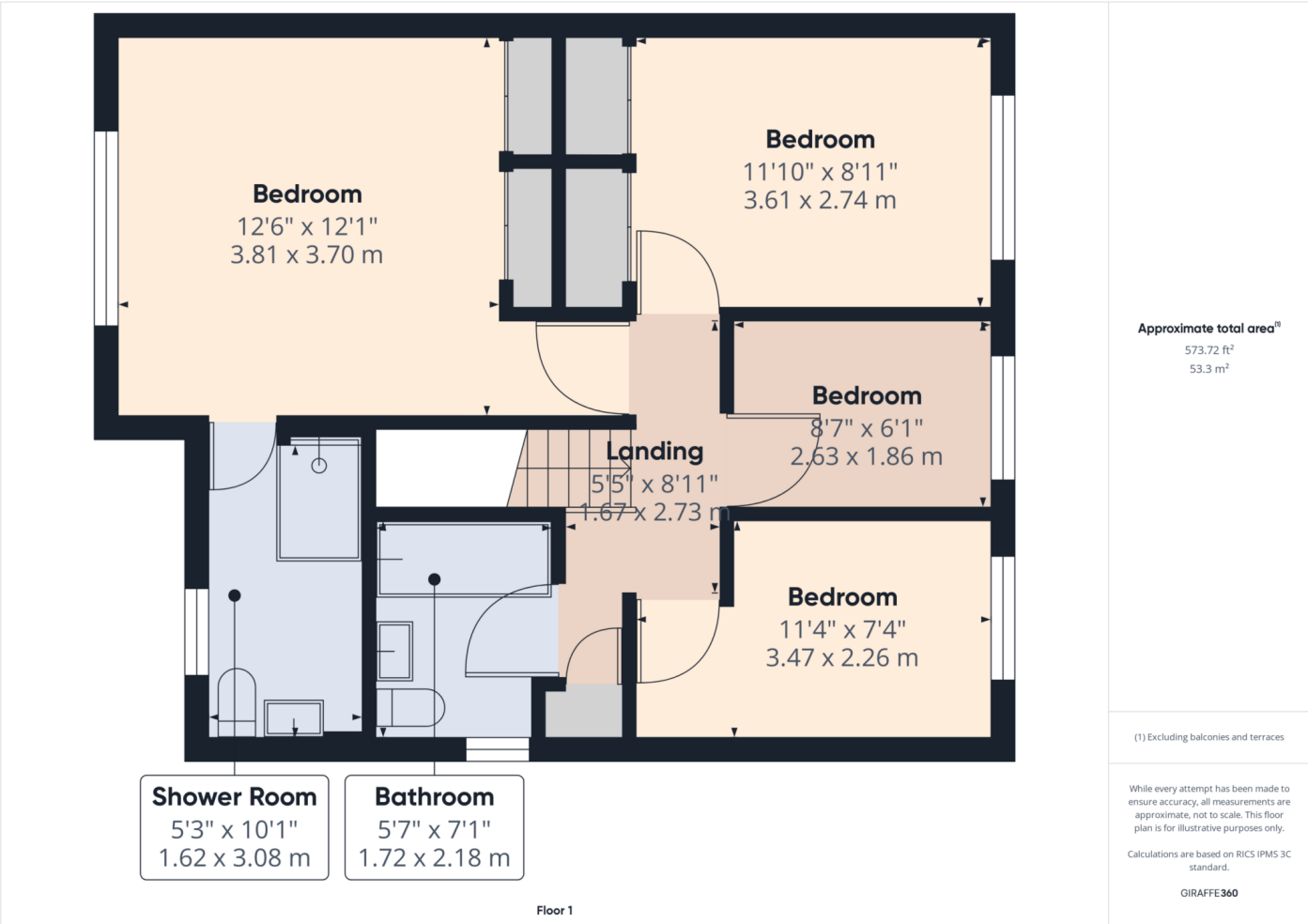


## OAKSIDE WAY, OAKWOOD, DERBY, DE21





## OAKSIDE WAY, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Oakside Way, Oakwood, DE21

Energy rating

# D

Valid until 01.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



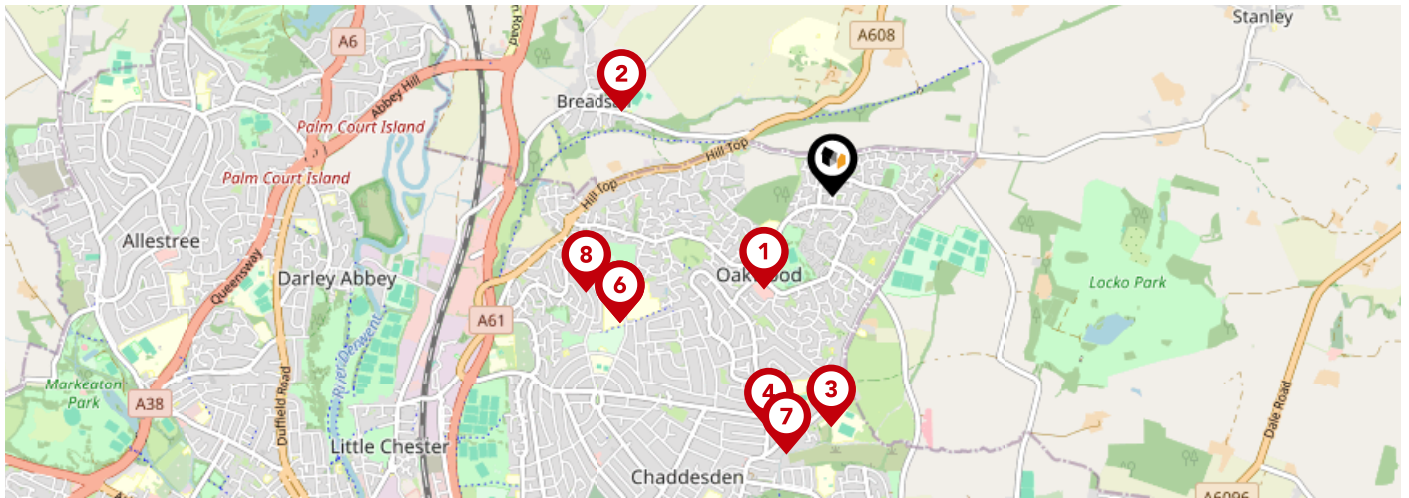
# Property

## EPC - Additional Data



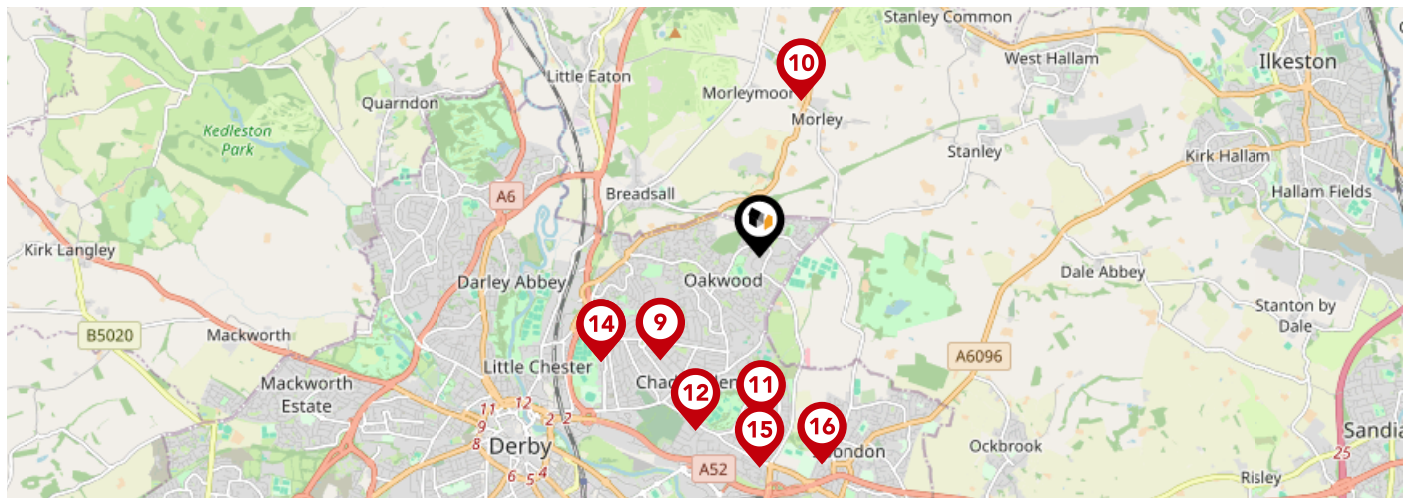
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	ECO assessment
<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 installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 7% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	144 m <sup>2</sup>



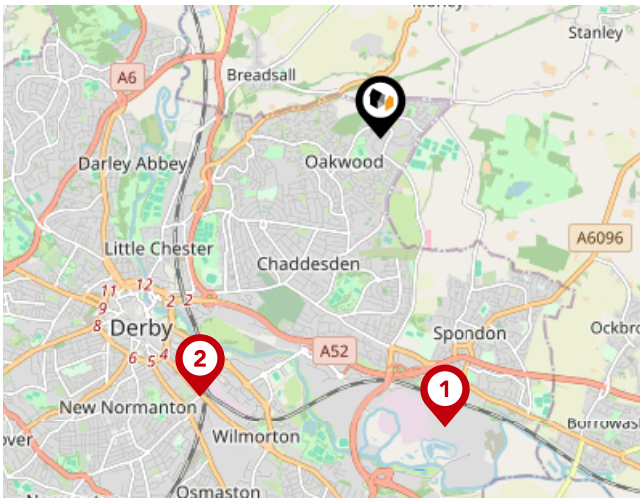
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.08	<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:1.1	<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:1.1	<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:1.17	<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:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





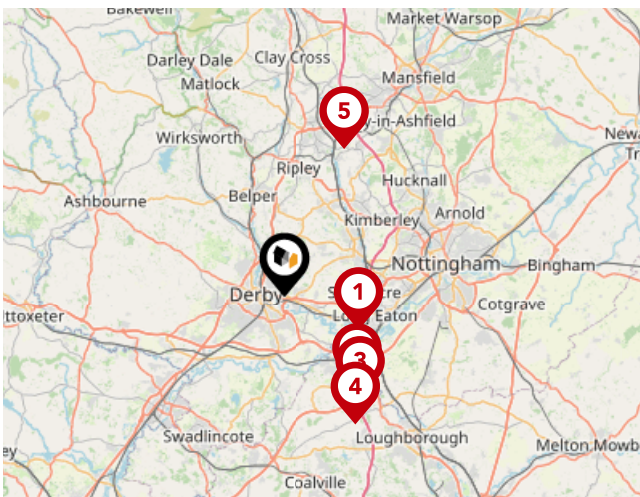
		Nursery	Primary	Secondary	College	Private
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Primary School</b> Ofsted Rating: Outstanding   Pupils: 82   Distance: 1.45	<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: 1.48	<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: 1.65	<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: 1.69	<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: 1.69	<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: 1.89	<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: 1.93	<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	2.65 miles
2	Derby Rail Station	2.82 miles
3	Duffield Rail Station	3.71 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.72 miles
2	M1 J24A	8.19 miles
3	M1 J24	9.1 miles
4	M1 J23A	10.36 miles
5	M1 J28	11.33 miles

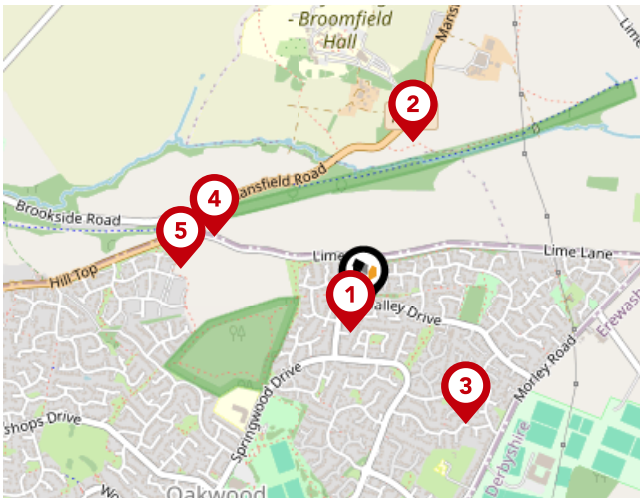


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.4 miles
2	Birmingham Airport	36.66 miles
3	Baginton	40.29 miles
4	Finningley	40.55 miles

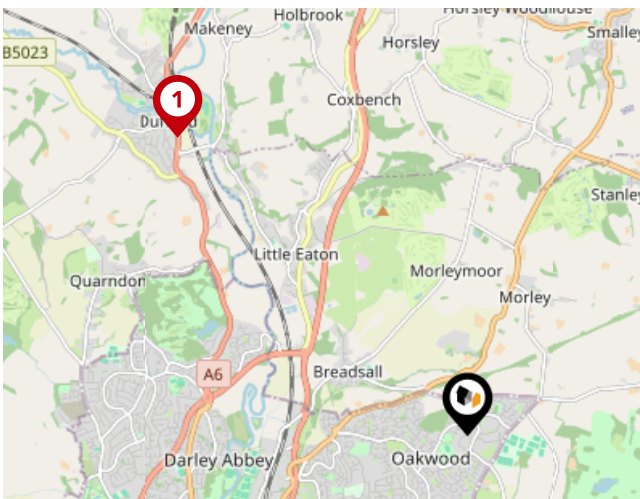


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Smalley Drive	0.06 miles
2	Broomfield Hall Campus	0.39 miles
3	Saundersfoot Way	0.34 miles
4	Brookside Road Top	0.37 miles
5	Lime Lane	0.42 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.71 miles
2	Tram Park & Ride	7.1 miles
3	Toton Lane Tram Stop	7.11 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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#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

