

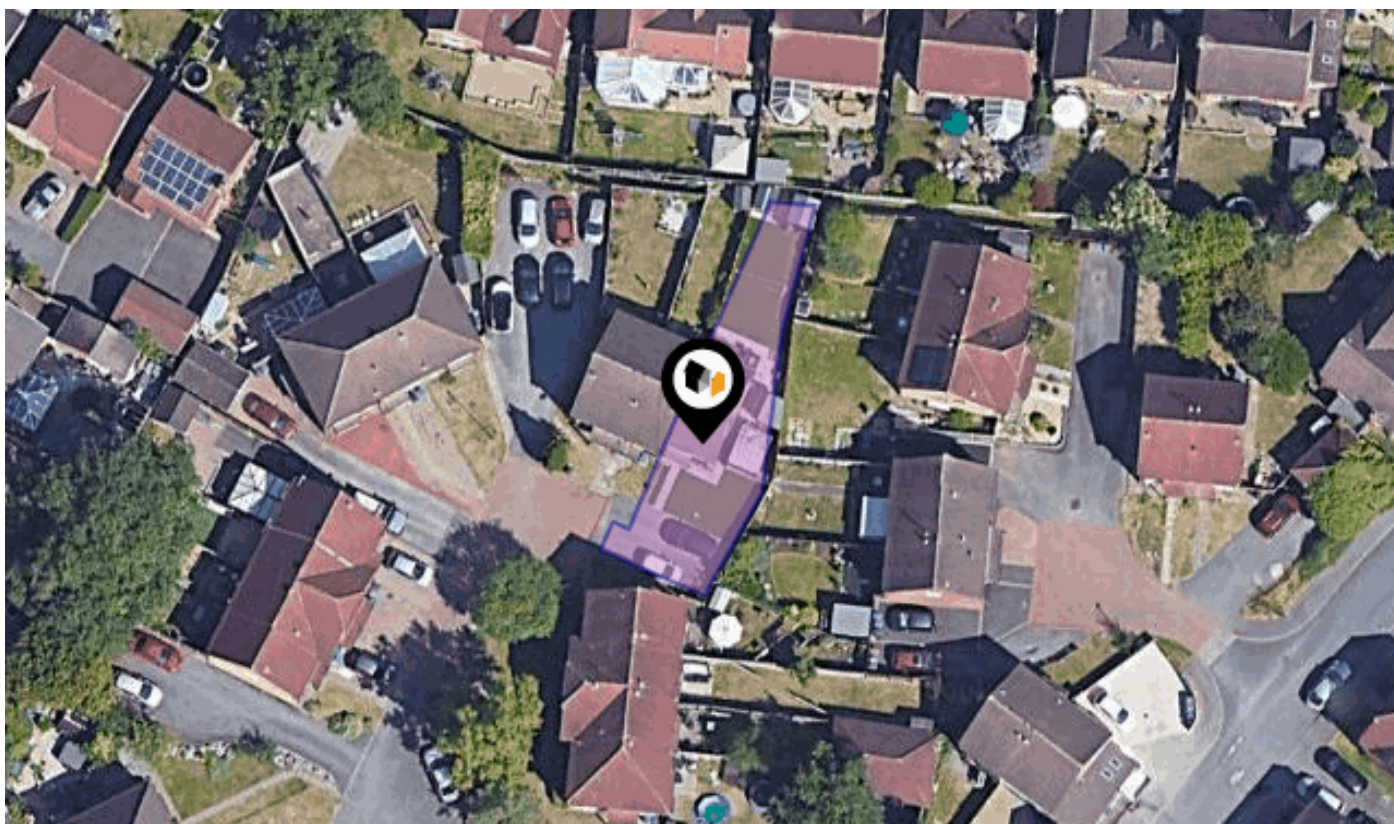


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## NORTHACRE ROAD, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented Town House
- > Ideal For A First Time Buyer
- > Two Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A modern, well-presented, two-bedroom end-townhouse occupying a popular and established residential location in Oakwood. The property has the benefit of gas central heating and UPVC double glazing, (replacement soffits, fascias and guttering 3 years ago) and would ideally suit a first time buyer! The accommodation briefly comprises: Entrance hallway, kitchen and a good sized lounge/diner with patio door opening onto the rear garden. To the first floor are two bedrooms and modern bathroom with white three-piece suite. Outside to the front elevation is a low maintenance, artificial turfed garden and off-road parking. To the rear is a further low maintenance garden being artificial turfed having paved and decked patio areas and enclosed by fencing. Northacre Road is convenient for all of the excellent local amenities on offer in Oakwood including shops, schools, regular bus services and the Springwood Leisure Centre and Oakwood Park. There is good access to all major roads, especially the A52, which gives quick access to both Derby and Nottingham.

### Room Measurement & Details

#### Entrance Hallway:

Kitchen: (8'11" x 5'7") 2.72 x 1.70

Lounge Diner: (15'8" x 11'9") 4.78 x 3.58

First Floor Landing (with access to the loft space being boarded with ladder and light):

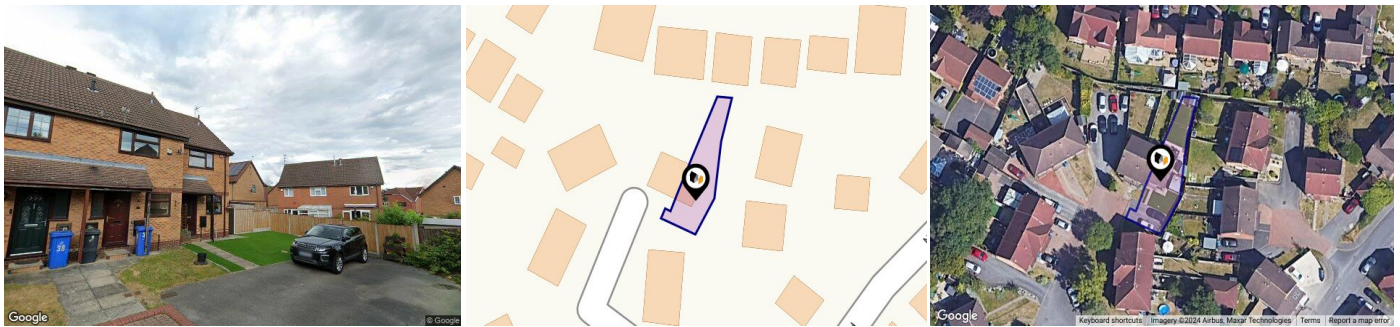
Bedroom One: (11'9" x 9'1") 3.58 x 2.77

Bedroom Two: (11'9" x 8'2") 3.58 x 2.49

Bathroom (With A Three Piece Suite): (6'5" x 5'5") 1.96 x 1.65

#### Outside:

There are gardens to both front and rear elevations with gated access to the side elevation leading to the rear which is arranged for ease of maintenance being enclosed by fencing (replaced in 2021) and incorporating a decked and paved patio area with artificial turf beyond. There is the benefit of parking to the front elevation.



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	581 ft <sup>2</sup> / 54 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY220176		

## 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)

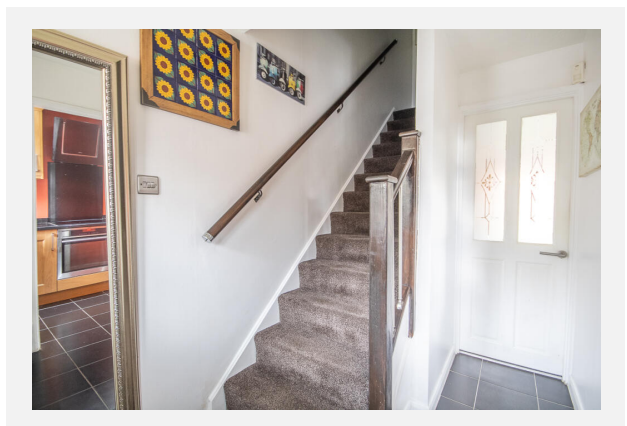
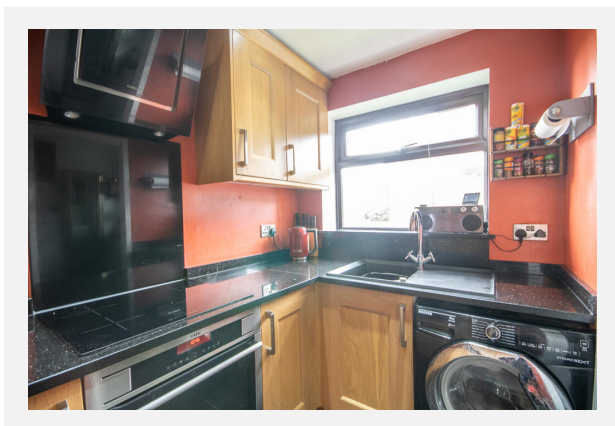


### Satellite/Fibre TV Availability:





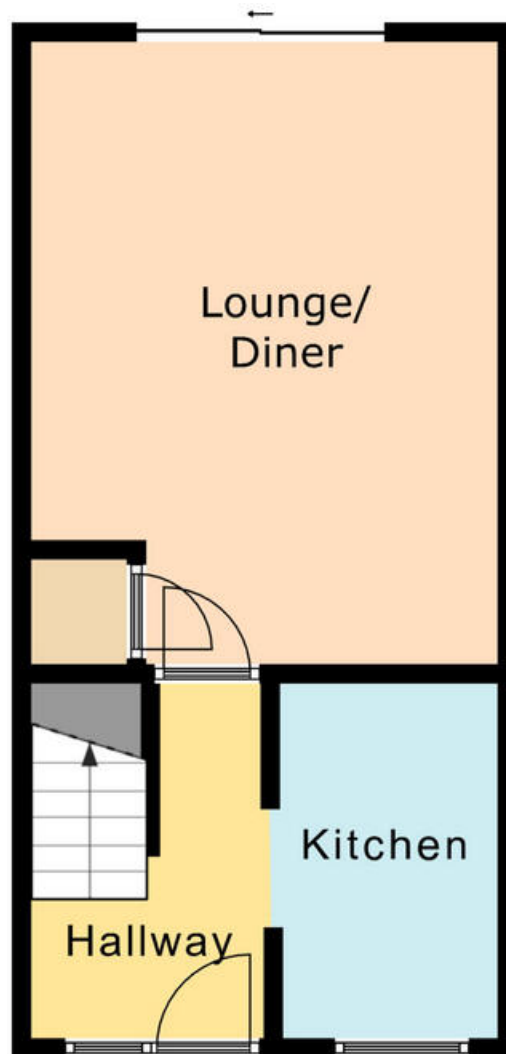
# Gallery Photos



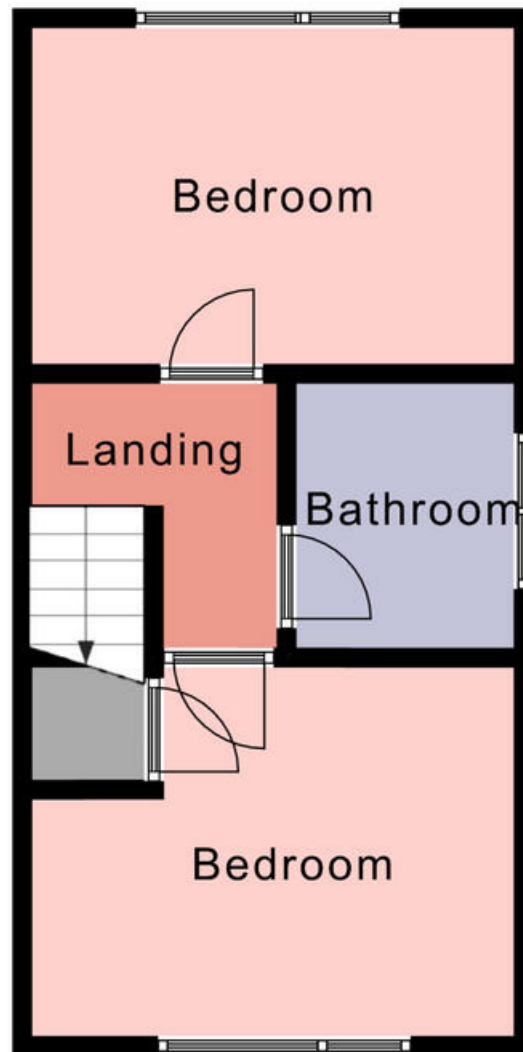




**NORTHACRE ROAD, OAKWOOD, DERBY, DE21**



**NORTHACRE ROAD, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

# D

Valid until 14.10.2034

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



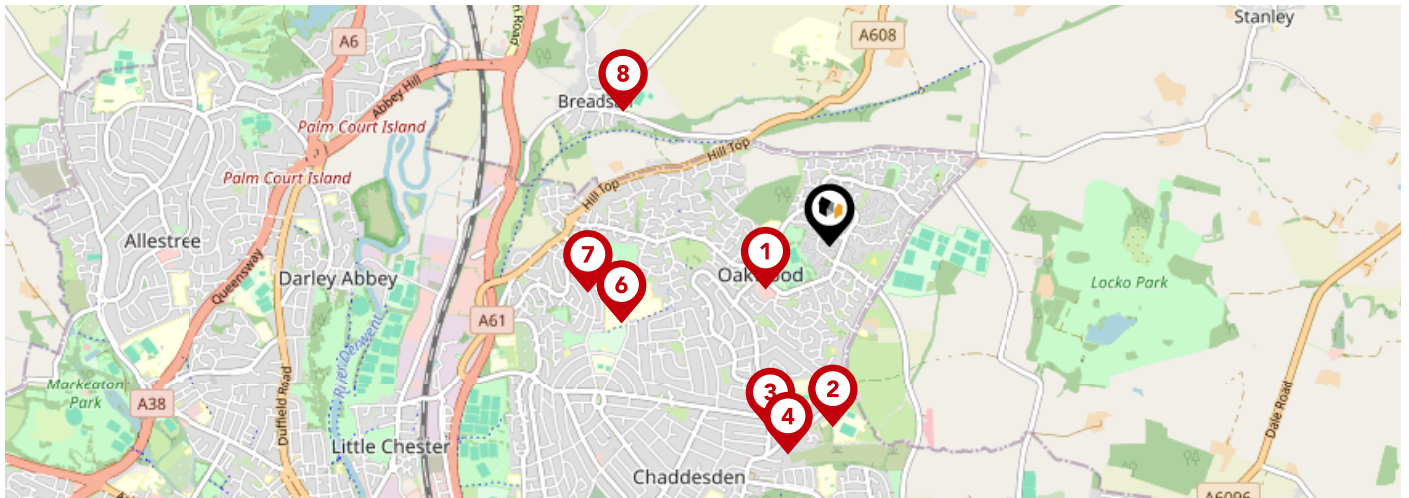
# Property

## EPC - Additional Data

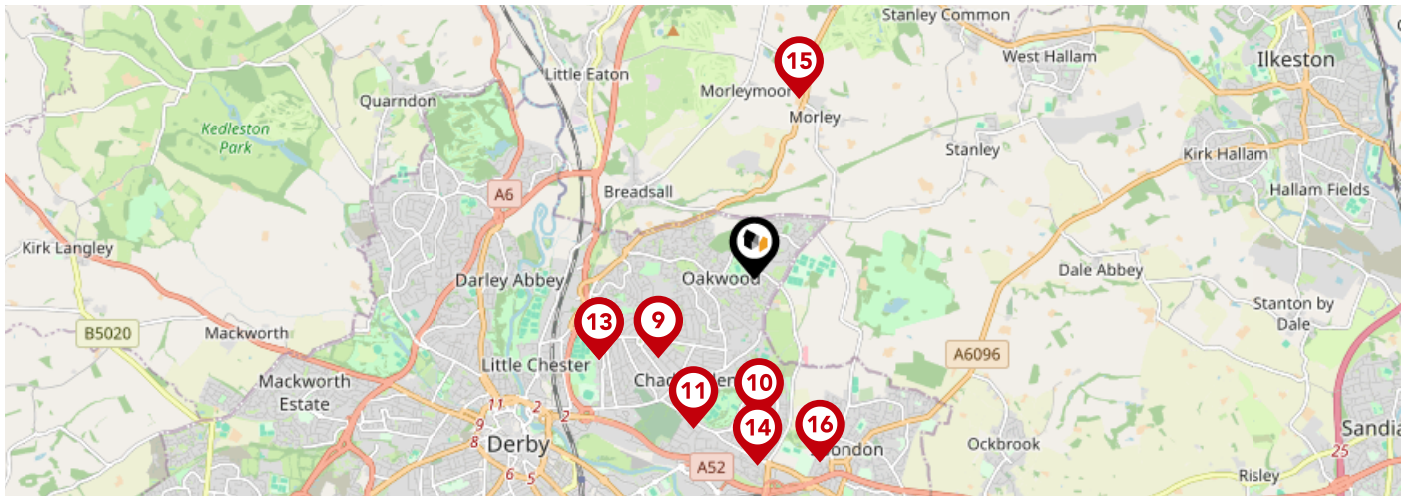


### Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<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 all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	54 m <sup>2</sup>

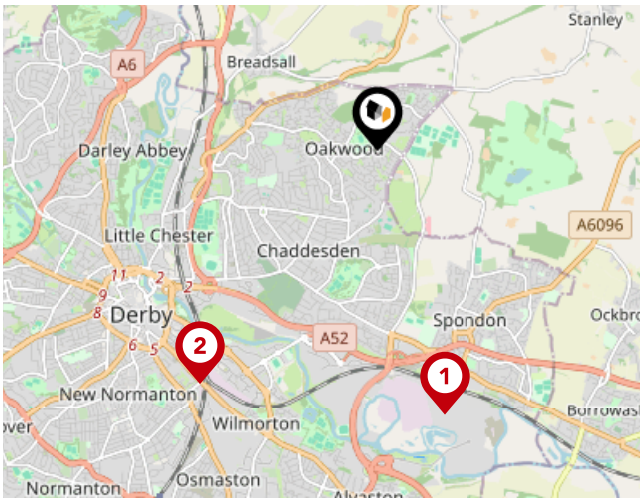


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.81	<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:0.86	<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:0.95	<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:0.99	<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:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



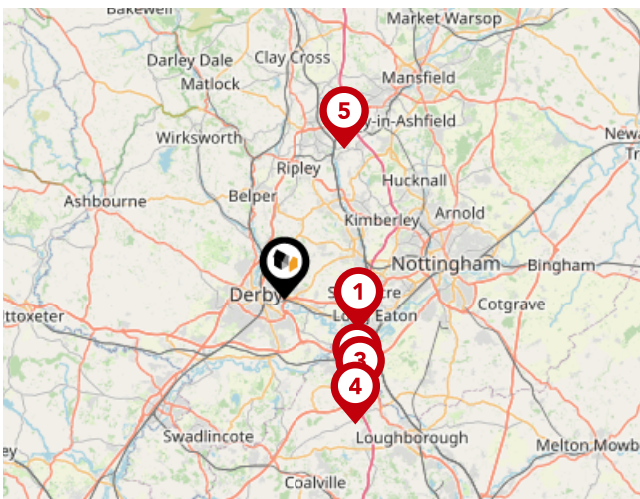
		Nursery	Primary	Secondary	College	Private
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.26	<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:1.44	<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:1.56	<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:1.56	<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:1.67	<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:1.67	<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:1.73	<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	2.44 miles
2	Derby Rail Station	2.63 miles
3	Duffield Rail Station	3.86 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.66 miles
2	M1 J24A	8.04 miles
3	M1 J24	8.93 miles
4	M1 J23A	10.18 miles
5	M1 J28	11.54 miles

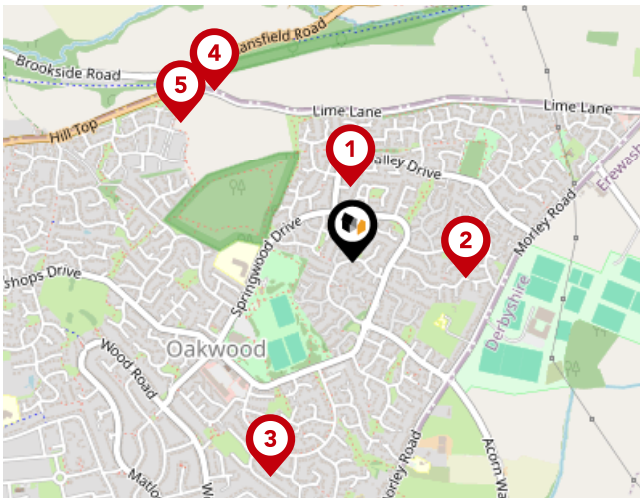


## Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	9.22 miles
2	Birmingham Airport	36.45 miles
3	Baginton	40.07 miles
4	Finningley	40.76 miles

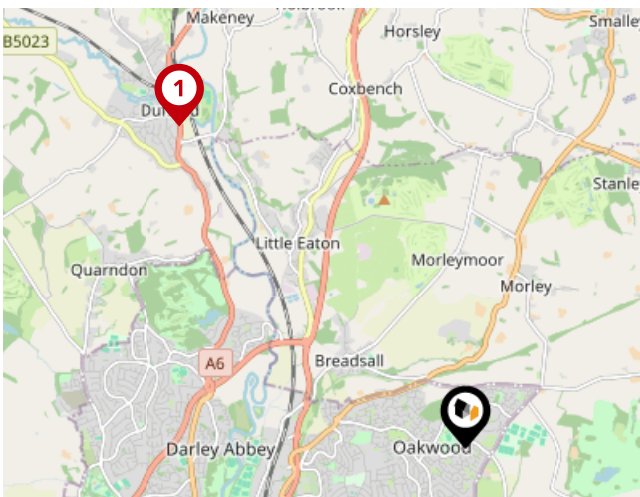


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Smalley Drive	0.17 miles
2	Saundersfoot Way	0.25 miles
3	Danebridge Crescent	0.51 miles
4	Brookside Road Top	0.49 miles
5	Lime Lane	0.49 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.85 miles
2	Tram Park & Ride	7.06 miles
3	Toton Lane Tram Stop	7.07 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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