

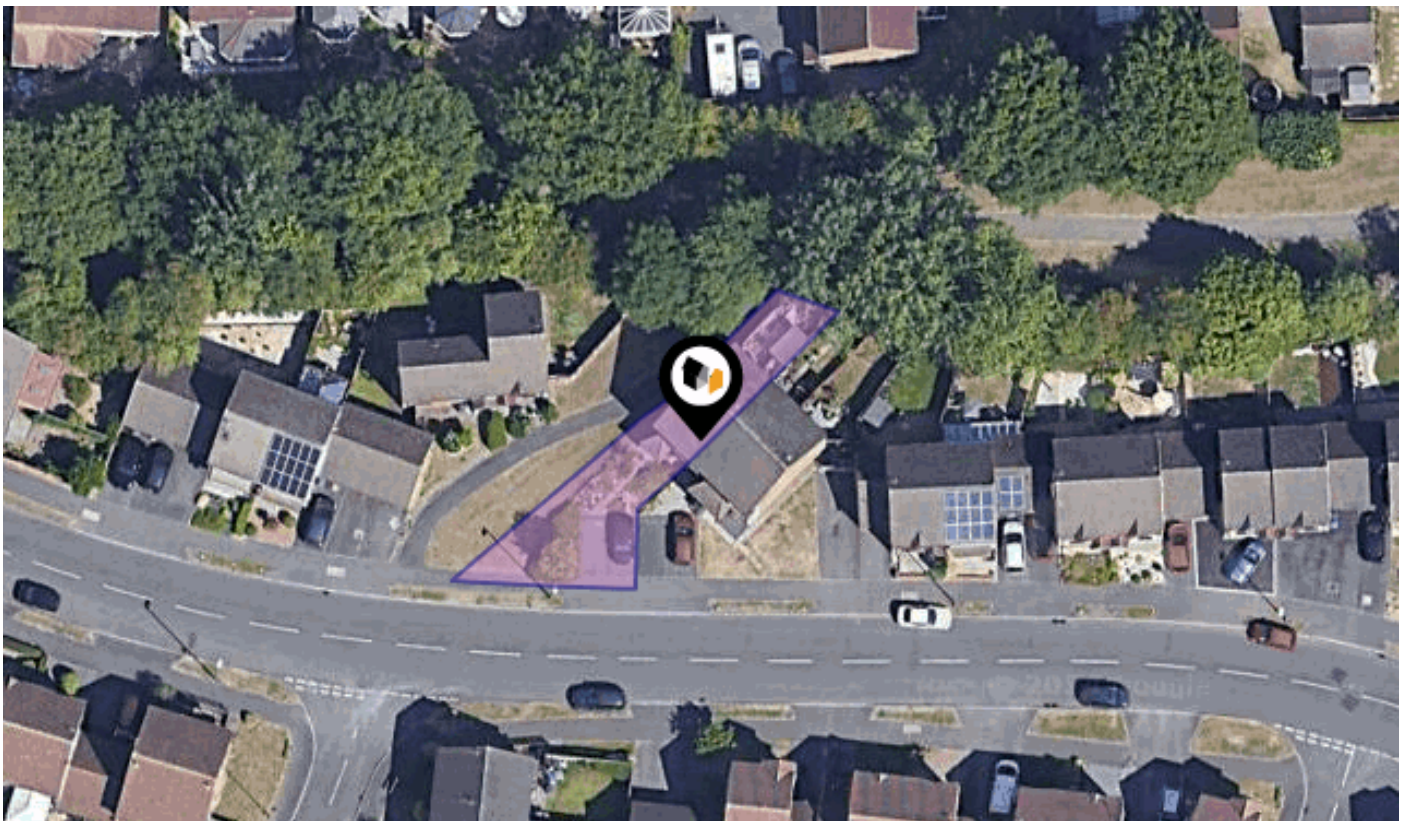


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08th November 2024



SMALLEY DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two-Bedroom, End-Townhouse
- > Set Back From Smalley Drive
- > Two Parking Spaces, No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A modern, two-bedroom end-townhouse set back from Smalley Drive and available with no upward chain. Being ideal for a first time buyer, the property benefits from off-road parking for two vehicles and an enclosed rear garden! The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance lobby, lounge and dining kitchen. To the first floor the landing provides access to two bedrooms and modern shower room. Outside, as previously mentioned, the property is set back from Smalley Drive and provides off-road parking for two vehicles and an enclosed rear garden. Smalley Drive is well situated for Oakwood and its range of shops, schools and transport links together with access to Derby City Centre and road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Lobby:

Lounge: (15'1" x 10'0") 4.60 x 3.05

Dining Kitchen: (11'11" x 10'0") 3.63 x 3.05

First Floor Landing:

Bedroom One: (10'0" x 10'0") 3.05 x 3.05

Bedroom Two: (10'0" x 5'11") 3.05 x 1.80

Shower Room: (7'0" x 5'1") 2.13 x 1.55

Outside:

The property is set back from Smalley Drive and provides off-road parking for two vehicles together with a garden area. The rear garden is enclosed and mostly paved.



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 559 ft ² / 52 m ² | | |
| Plot Area: | 0.05 acres | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,639 | | |
| Title Number: | DY242974 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 2 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



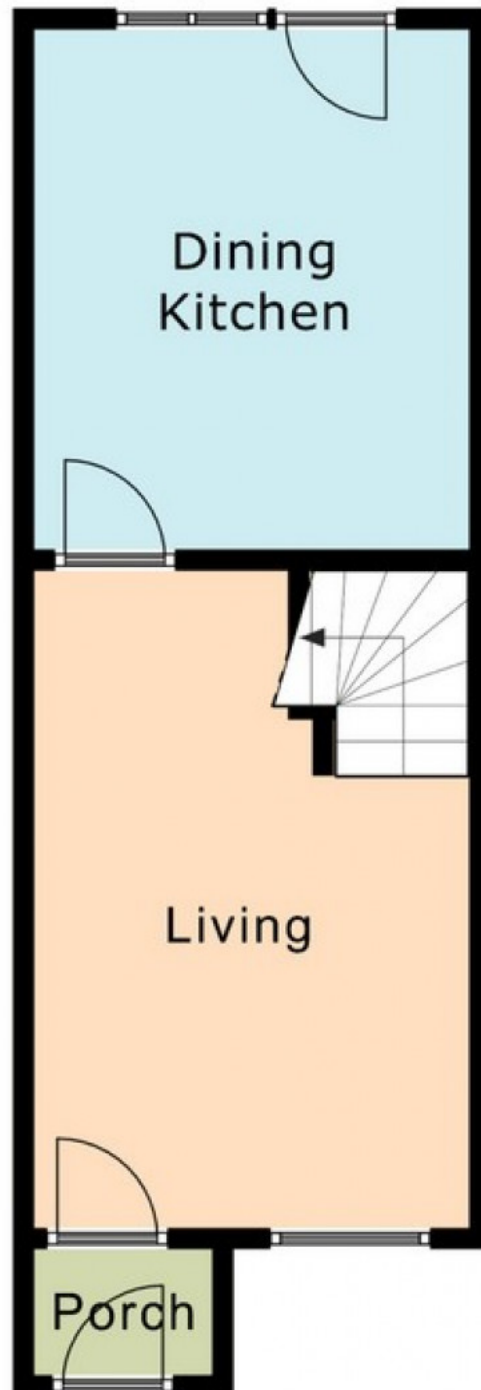
Gallery Photos



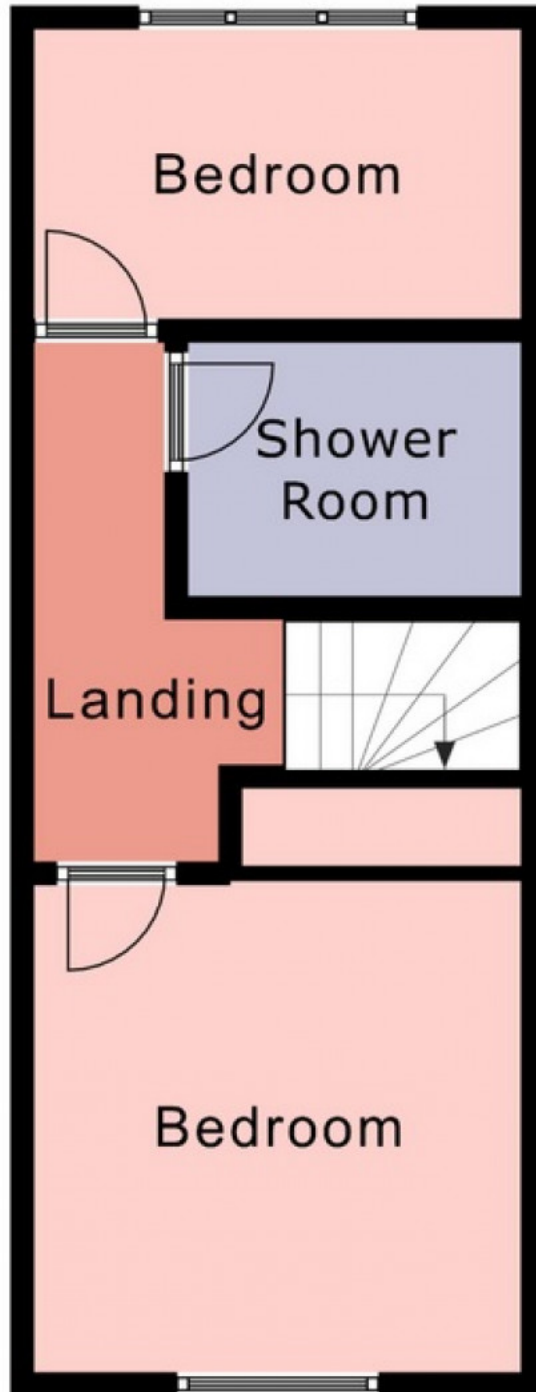
Gallery Photos



SMALLEY DRIVE, OAKWOOD, DERBY, DE21



SMALLEY DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

C

Valid until 04.11.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 72 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

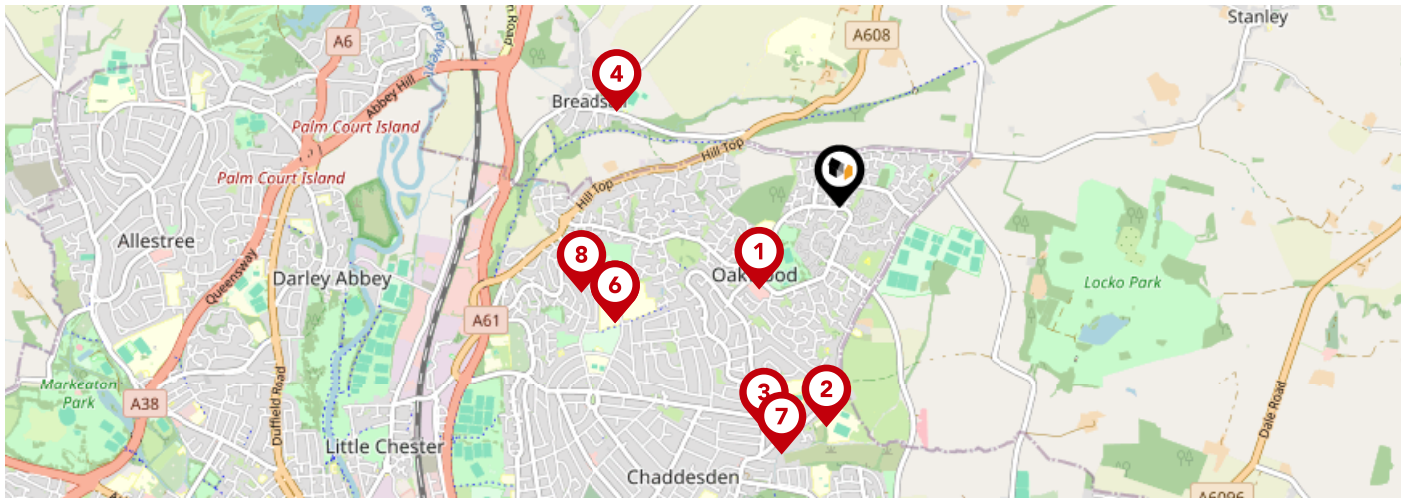
Property

EPC - Additional Data

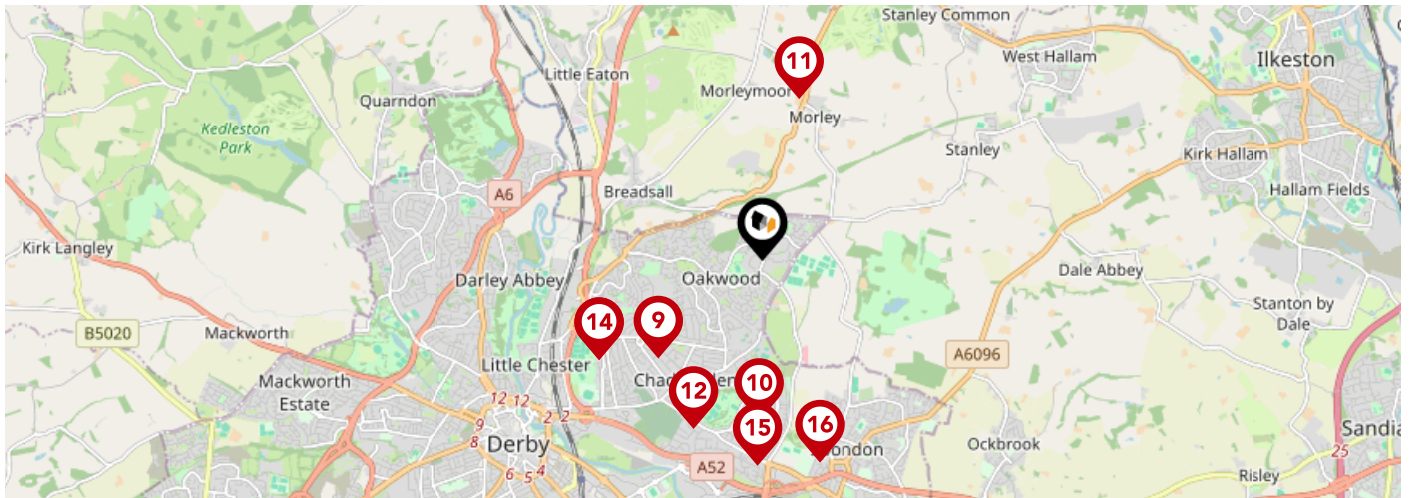


Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | End-terrace house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 86% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 52 m ² |

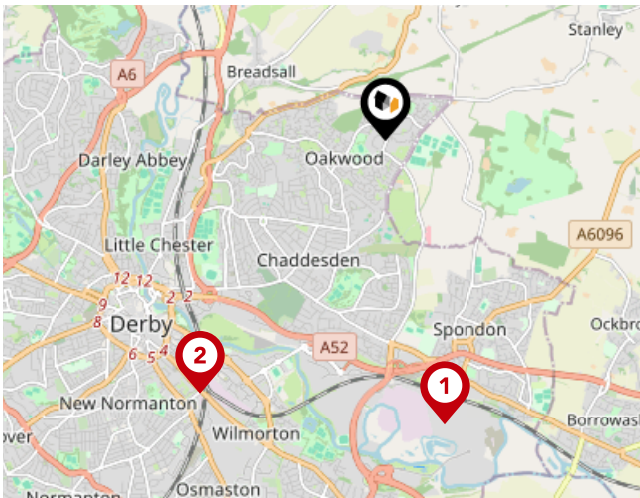


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.51 | <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:0.98 | <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:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.22 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



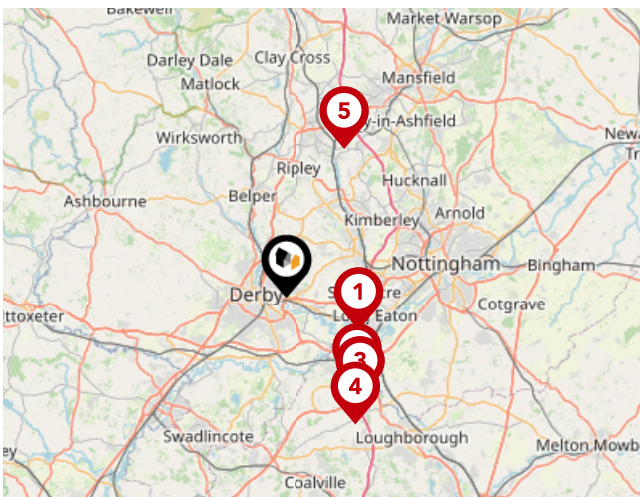
| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.48 | <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:1.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.84 | <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:1.87 | <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 | 2.81 miles |
| 3 | Duffield Rail Station | 3.78 miles |



Trunk Roads/Motorways

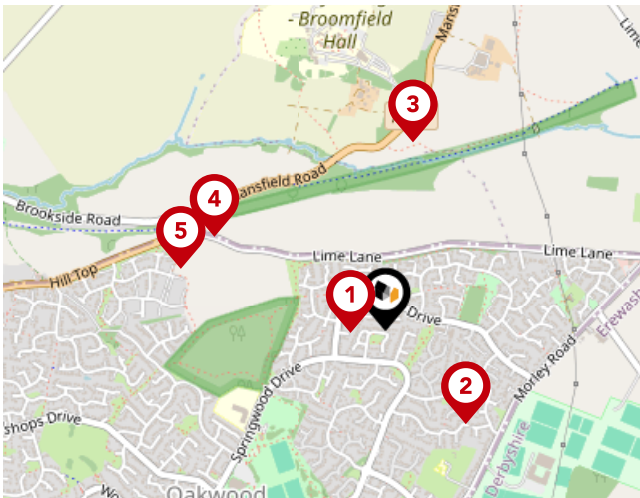
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J25 | 5.66 miles |
| 2 | M1 J24A | 8.12 miles |
| 3 | M1 J24 | 9.03 miles |
| 4 | M1 J23A | 10.29 miles |
| 5 | M1 J28 | 11.35 miles |



Airports/Helipads

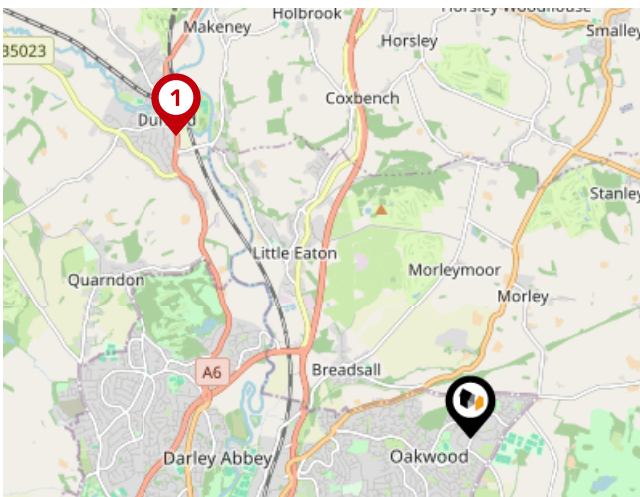
| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | East Mids Airport | 9.34 miles |
| 2 | Baginton | 40.25 miles |
| 3 | Birmingham Airport | 36.64 miles |
| 4 | Finningley | 40.57 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Smalley Drive | 0.08 miles |
| 2 | Saundersfoot Way | 0.27 miles |
| 3 | Broomfield Hall Campus | 0.43 miles |
| 4 | Brookside Road Top | 0.44 miles |
| 5 | Lime Lane | 0.48 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 3.78 miles |
| 2 | Tram Park & Ride | 7.04 miles |
| 3 | Toton Lane Tram Stop | 7.04 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

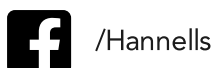


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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