

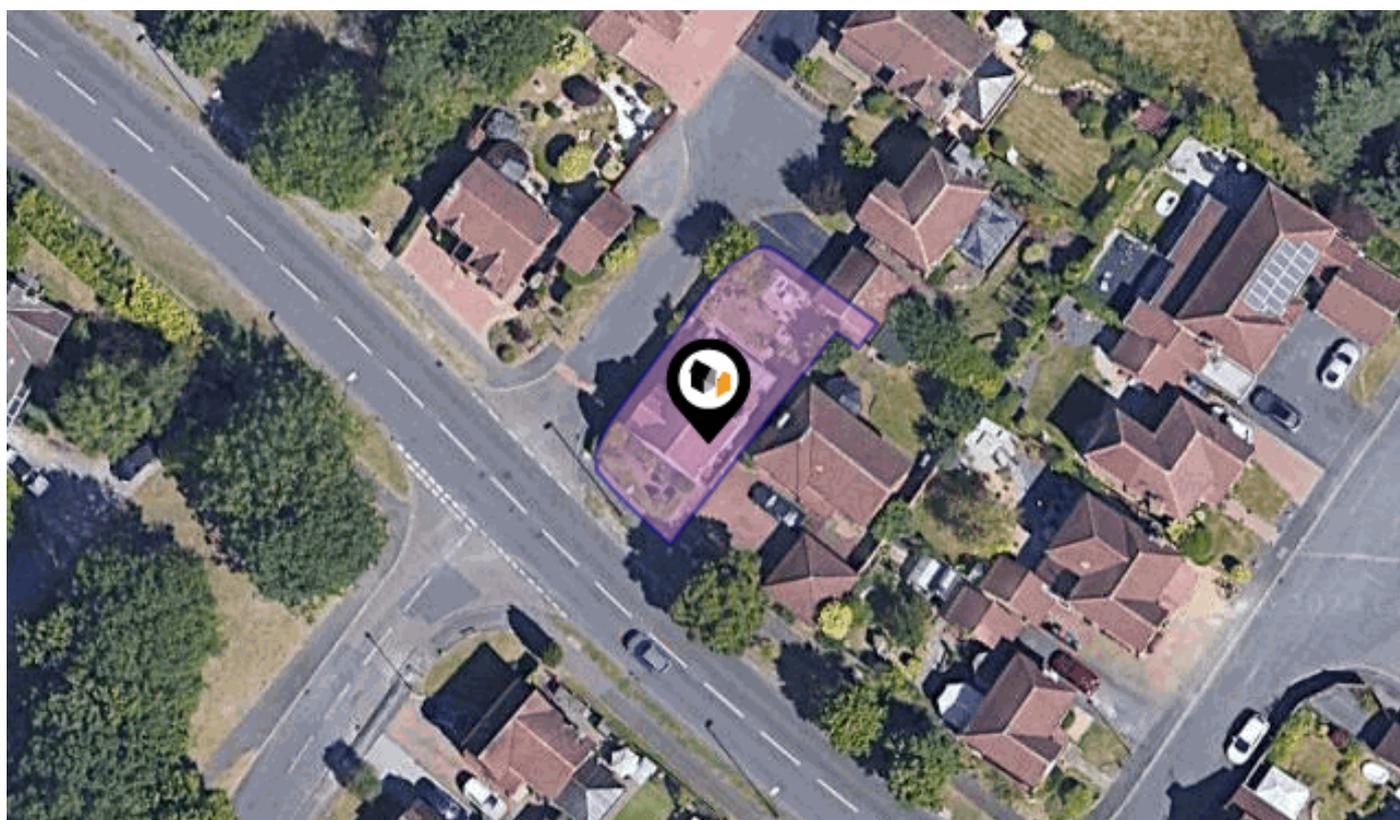


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th November 2024



CHALFONT SQUARE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Well-Appointed, Three-Bedroom Detached Home
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band C
- > Driveway & Garage
- > Spacious Lounge

**** PREMIER PROPERTY **** Located in the sought-after area of Oakwood, this deceptively spacious and well-presented, three-bedroom detached home features a generous lounge, separate dining room, fitted kitchen and a conservatory. With a four-piece bathroom, off-road parking and garage, it **MUST** be viewed! Benefiting from double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious cloakroom with W.C; good sized lounge with door opening out to a double-glazed conservatory over-looking the rear garden; separate dining room; generous fitted kitchen; first floor landing with store cupboard; three ample bedrooms and a fitted four-piece family bathroom with separate shower room. To the front of the property is a good-sized garden space with lawn and mixed flower and shrubbery beds. To the rear is an enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds. The property also has a driveway to the rear providing ample off-road parking and giving access to the brick garage.

Offered for sale with no upward chain and with excellent local amenities, easy access into the City Centre and good major road connections, this property is offered at a sensible asking price and viewing is highly recommended.

Room Measurement & Details

Entrance Hall:

Cloakroom With W.C: (8'9" x 6'5") 2.67 x 1.96

Lounge: (15'8" x 9'4") 4.78 x 2.84

Dining Room: (9'9" x 7'11") 2.97 x 2.41

Conservatory: (14'5" x 8'5") 4.39 x 2.57

Kitchen: (12'2" x 7'9") 3.71 x 2.36

First Floor Landing:

Bedroom One: (12'10" x 8'9") 3.91 x 2.67

Bedroom Two: (9'9" x 7'7") 2.97 x 2.31

Bedroom Three: (9'8" x 6'8") 2.95 x 2.03

Bedroom: (10'3" x 4'10") 3.12 x 1.47

KFB Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY121700		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



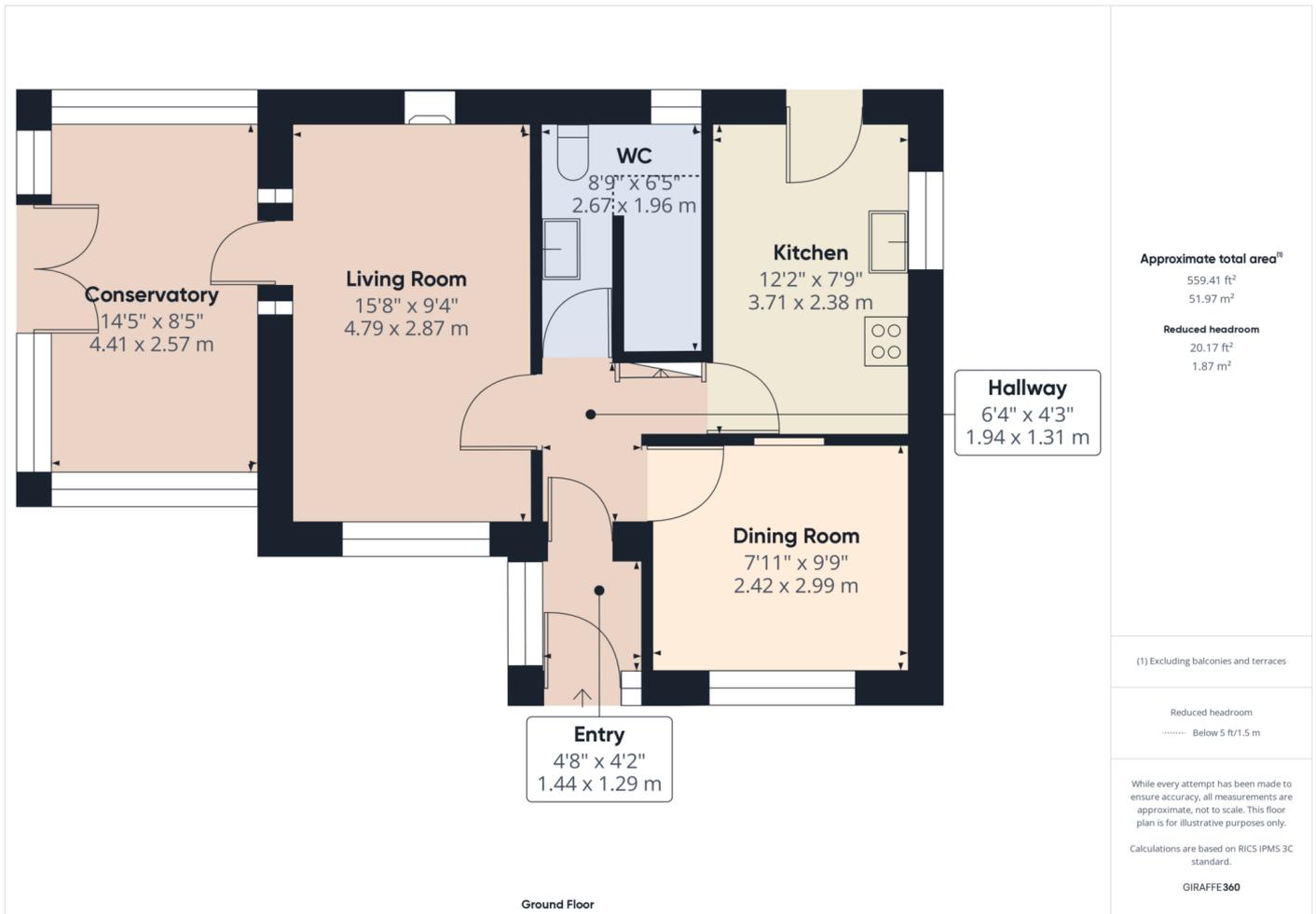




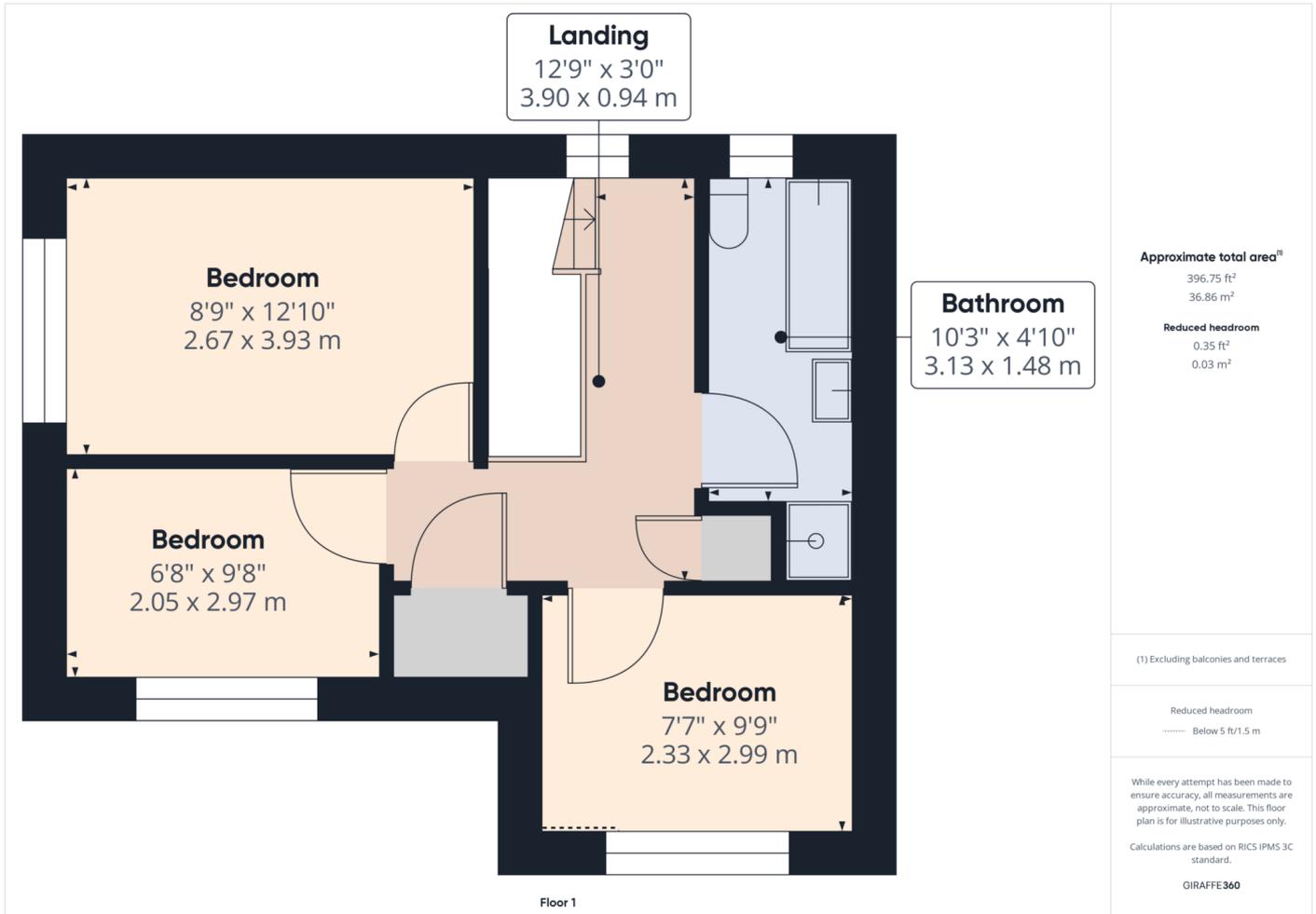
Gallery Photos



CHALFONT SQUARE, OAKWOOD, DERBY, DE21



CHALFONT SQUARE, 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		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

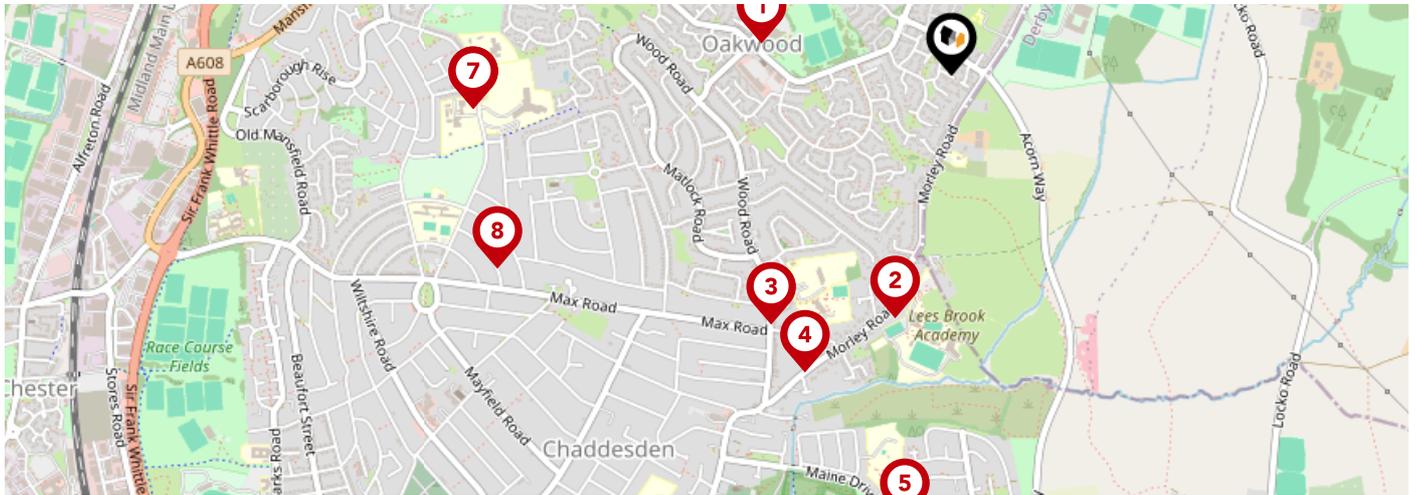
EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
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 all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	80 m ²

Area Schools

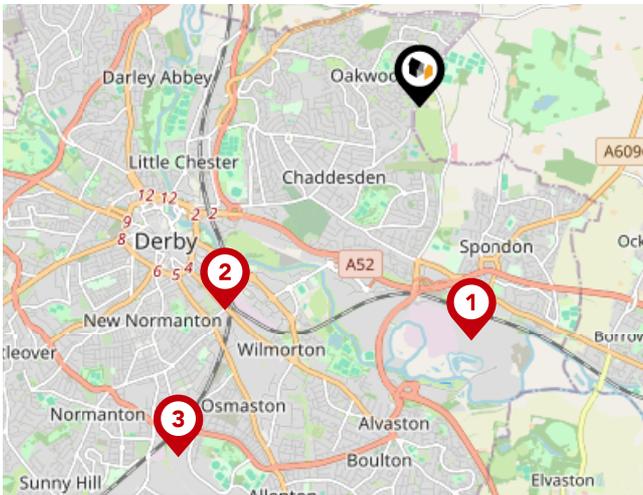


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.56	<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:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



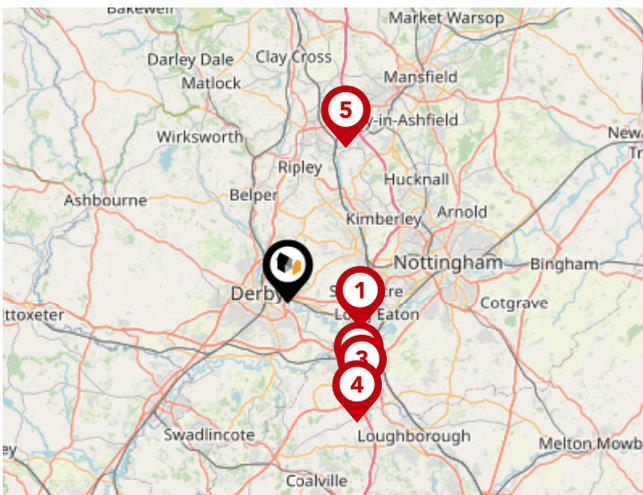
		Nursery	Primary	Secondary	College	Private
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.37	<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:1.41	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.59	<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:1.59	<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	2.15 miles
2	Derby Rail Station	2.52 miles
3	Peartree Rail Station	3.8 miles



Trunk Roads/Motorways

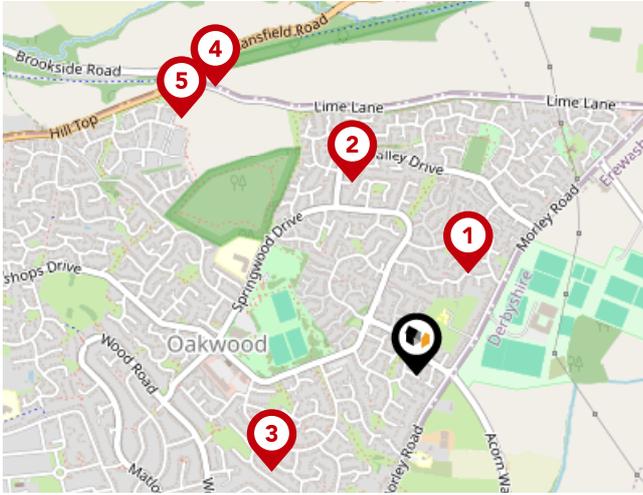
Pin	Name	Distance
1	M1 J25	5.43 miles
2	M1 J24A	7.74 miles
3	M1 J24	8.64 miles
4	M1 J23A	9.87 miles
5	M1 J28	11.74 miles



Airports/Helipads

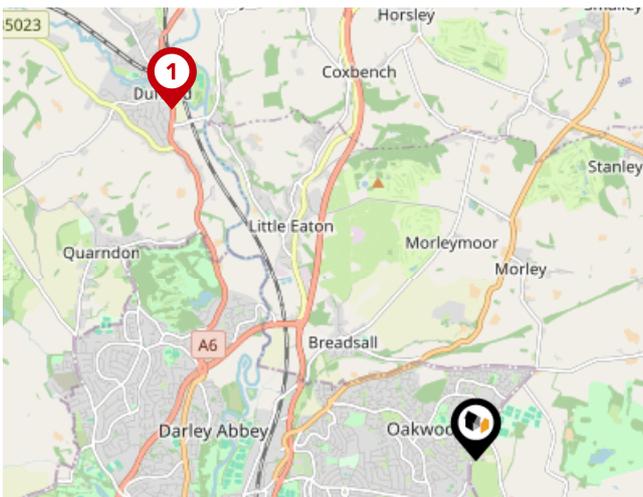
Pin	Name	Distance
1	East Mids Airport	8.91 miles
2	Baginton	39.81 miles
3	Birmingham Airport	36.25 miles
4	Finningley	40.94 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Saundersfoot Way	0.25 miles
2	Smalley Drive	0.46 miles
3	Danebridge Crescent	0.39 miles
4	Brookside Road Top	0.79 miles
5	Lime Lane	0.78 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.15 miles
2	Tram Park & Ride	6.86 miles
3	Toton Lane Tram Stop	6.86 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



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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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