

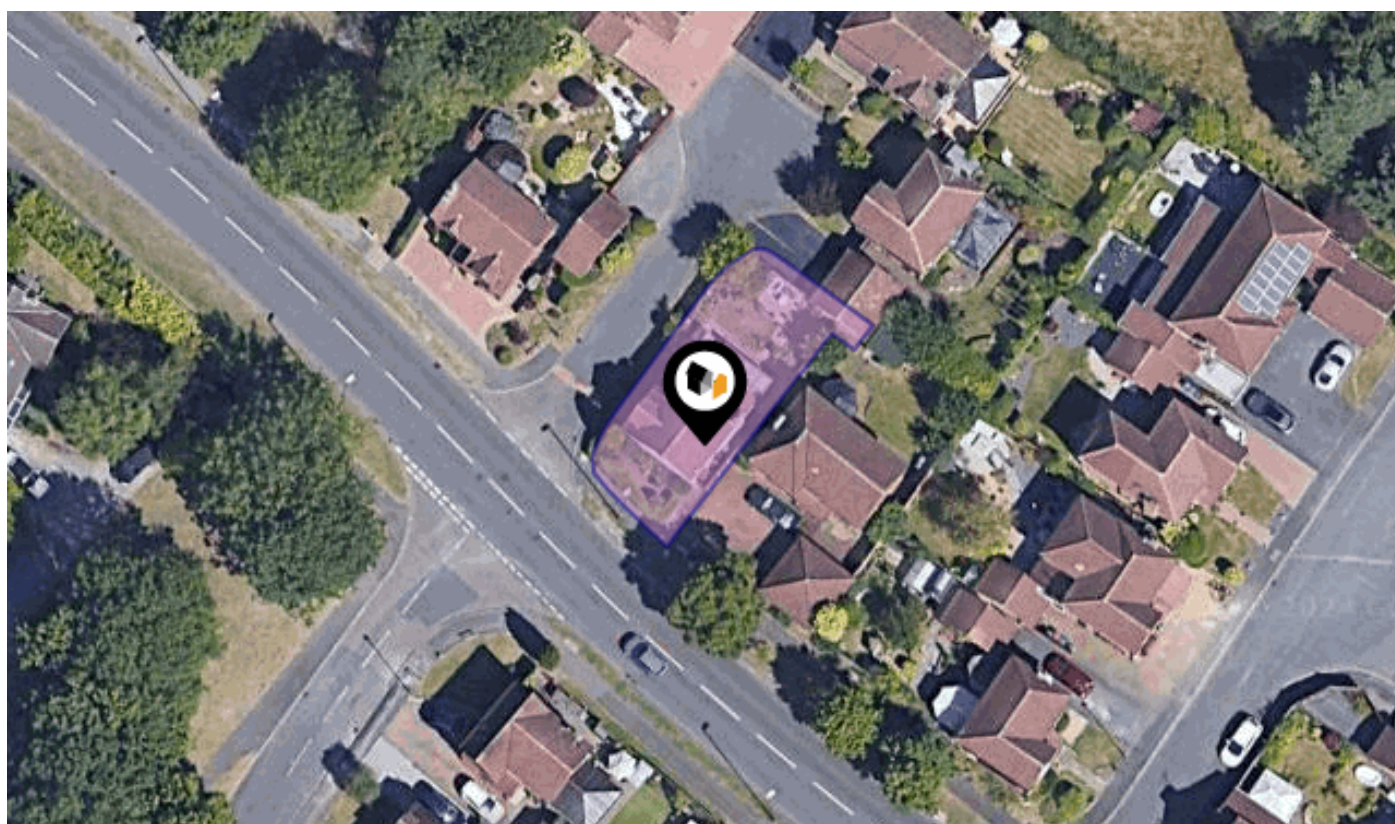


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07<sup>th</sup> November 2024



## CHALFONT SQUARE, OAKWOOD, DERBY, DE21

### Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# 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:

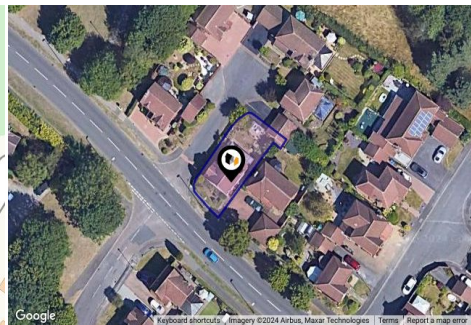
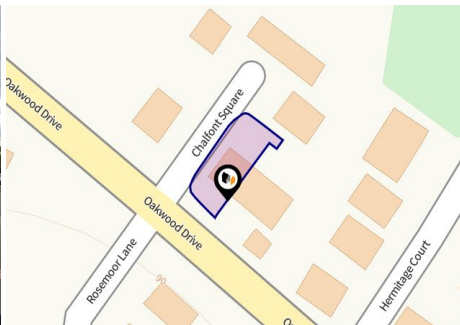
Bedroom One: (12'10" x 8'9") 3.91 x 2.67

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




**KFB** - Key Facts For Buyers










## Property

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

## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	3	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O <sub>2</sub>	EE	3	O <sub>2</sub>			





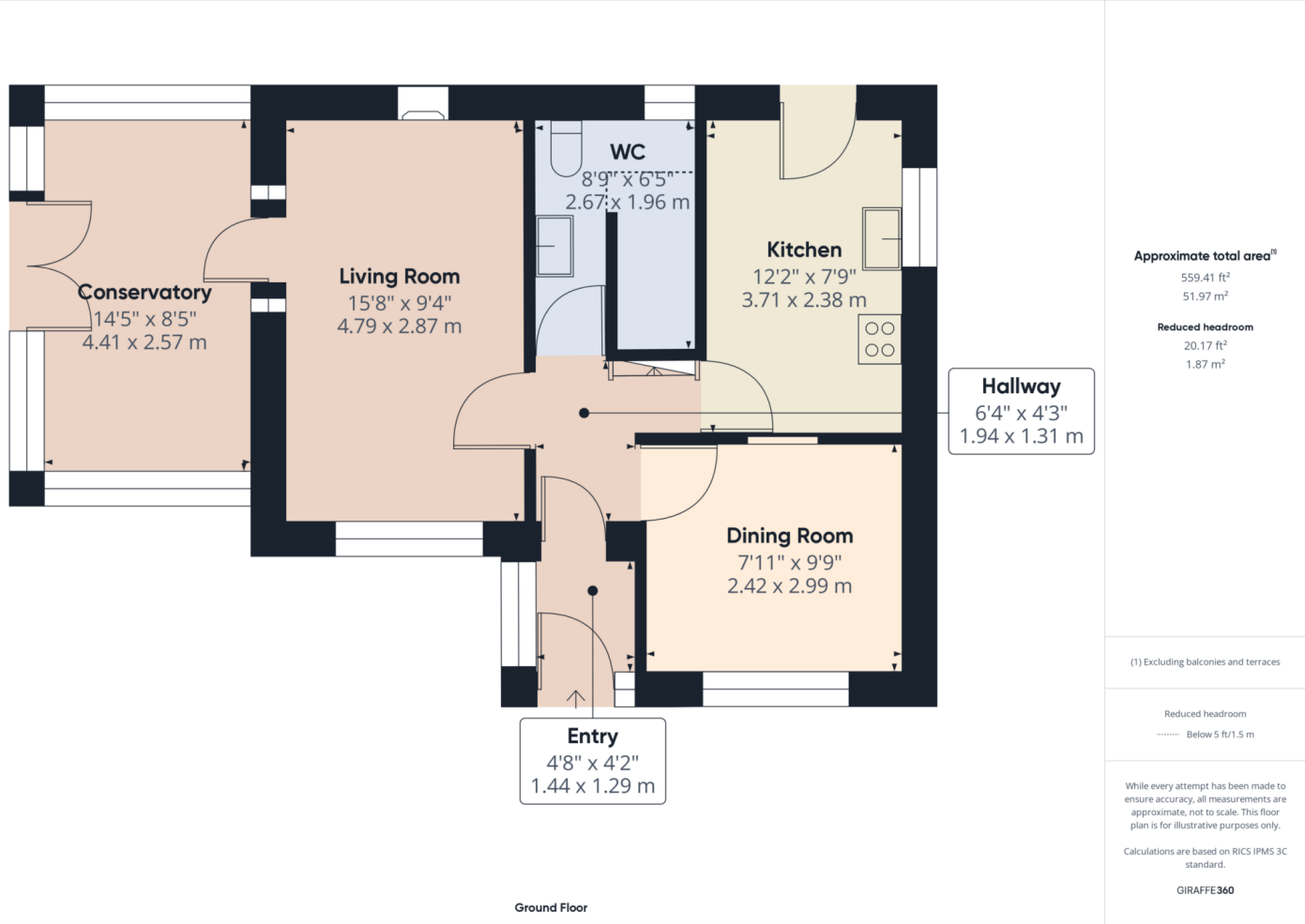




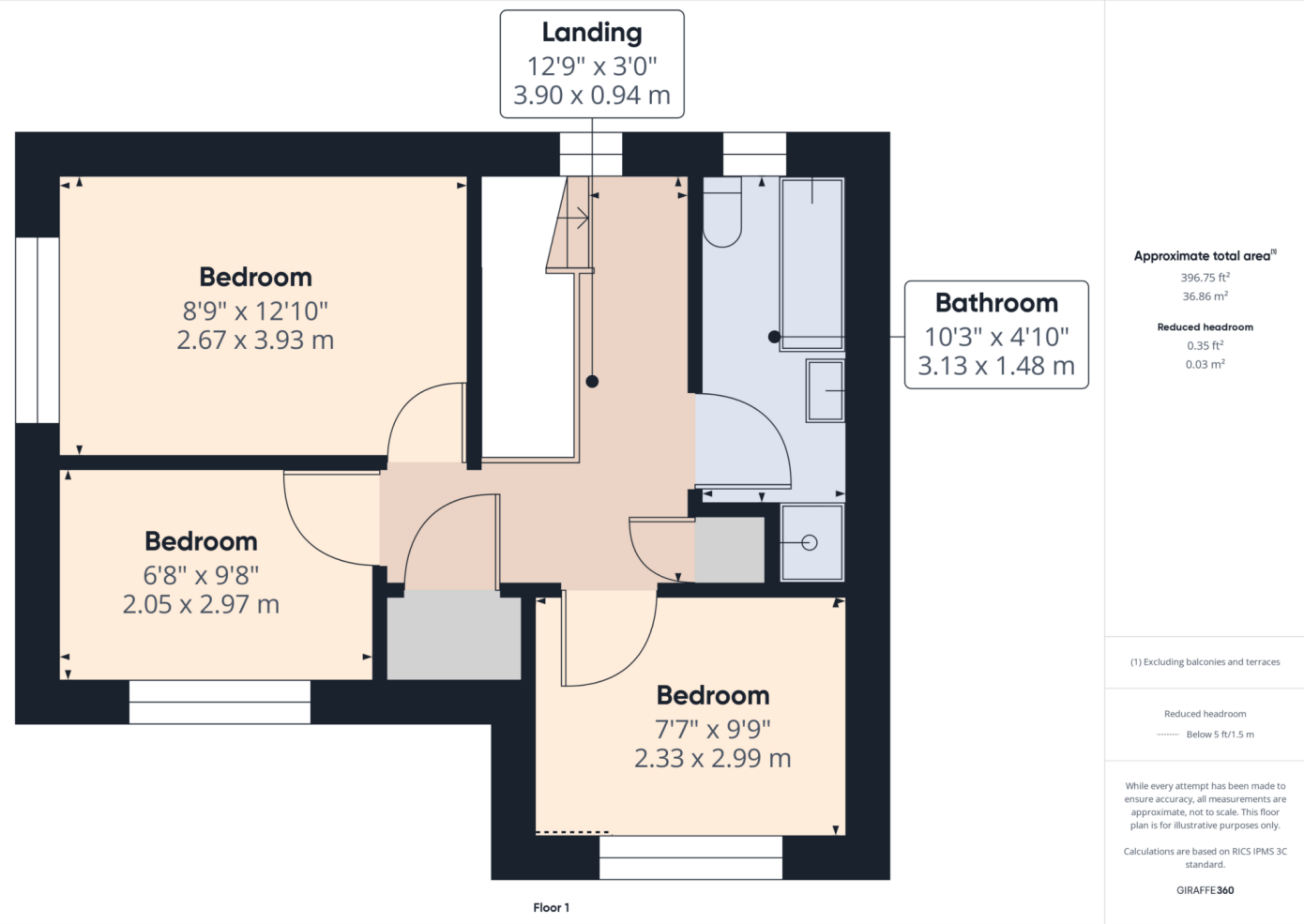




**CHALFONT SQUARE, OAKWOOD, DERBY, DE21**

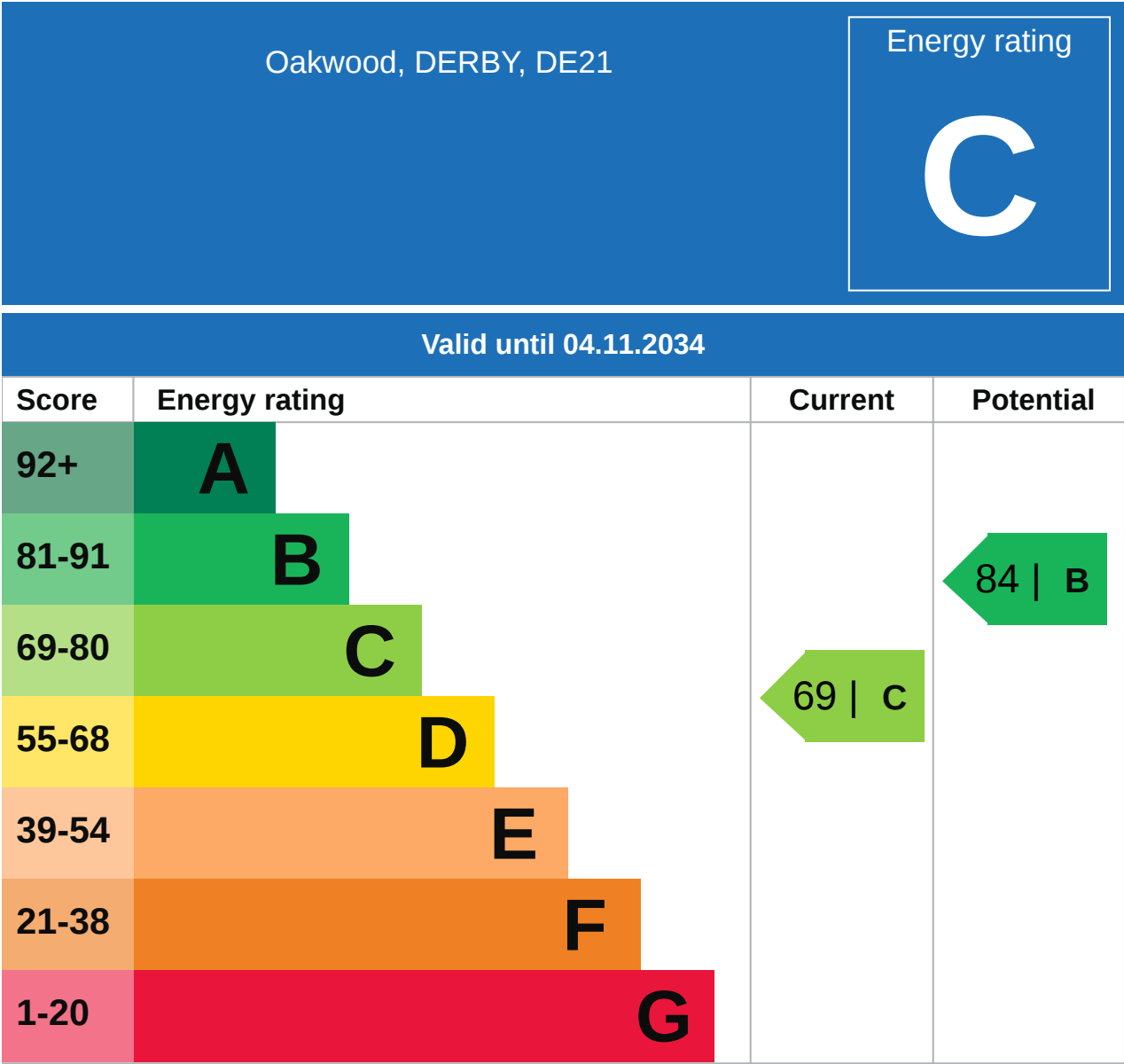


**CHALFONT SQUARE, OAKWOOD, DERBY, DE21**



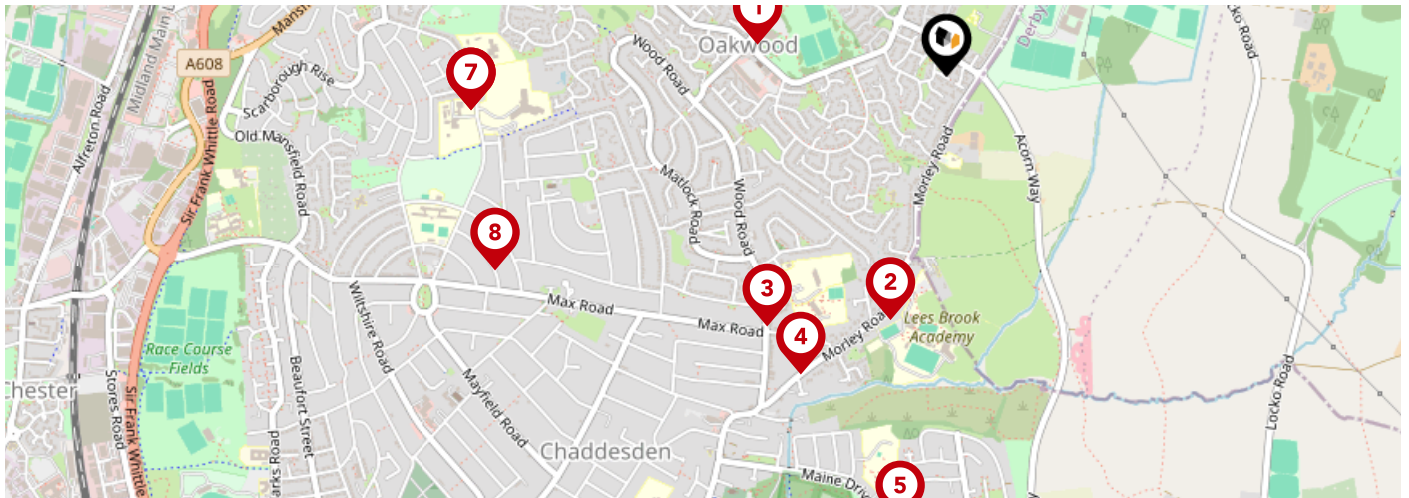


# Property EPC - Certificate



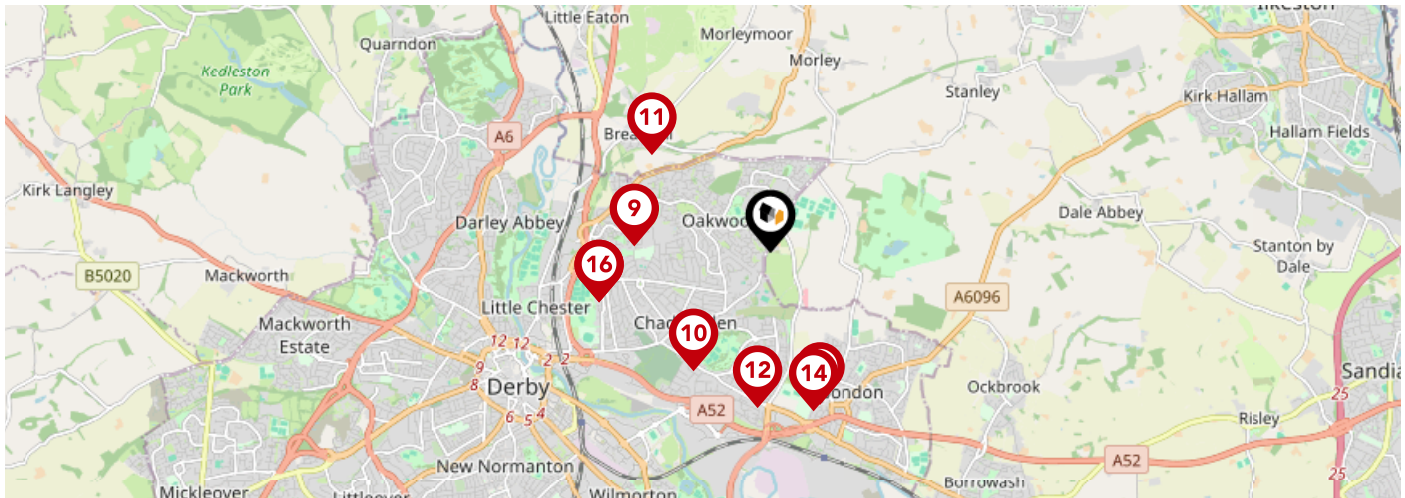
## Additional EPC Data









<b>Property Type:</b>	Detached 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>	None
<b>Total Floor Area:</b>	80 m <sup>2</sup>



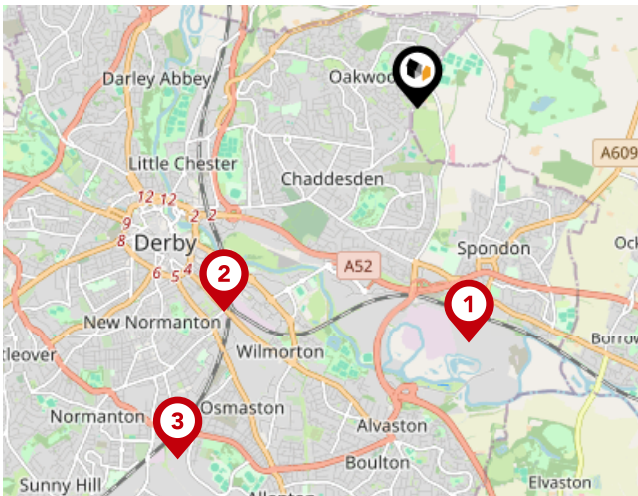
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Academy</b>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





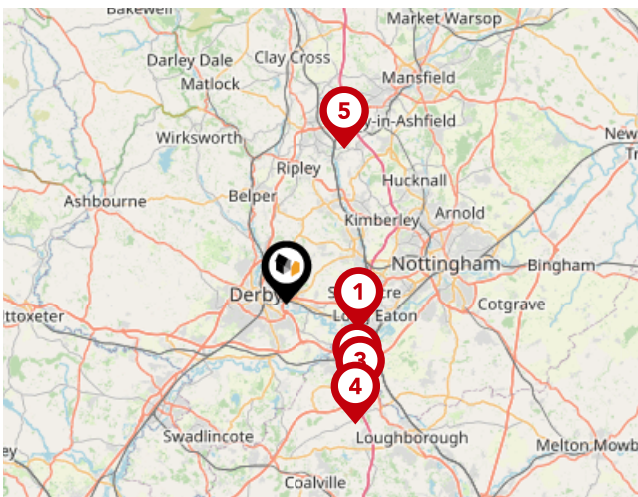
		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.26	<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:1.37	<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:1.41	<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:1.43	<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:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.59	<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:1.59	<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

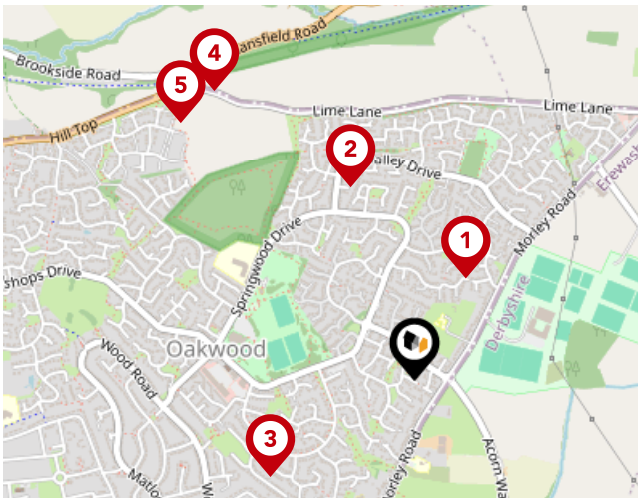


## Airports/Helipads

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

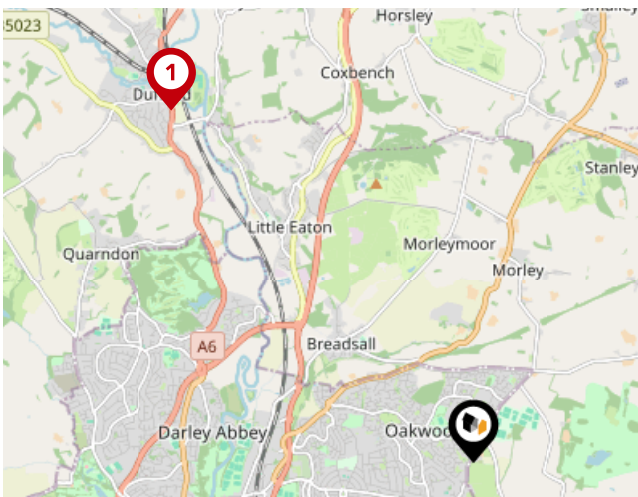
# Area

## 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



/hannellsestateagents



/hannells



/company/hannells-estate-agents

# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hannells

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

