

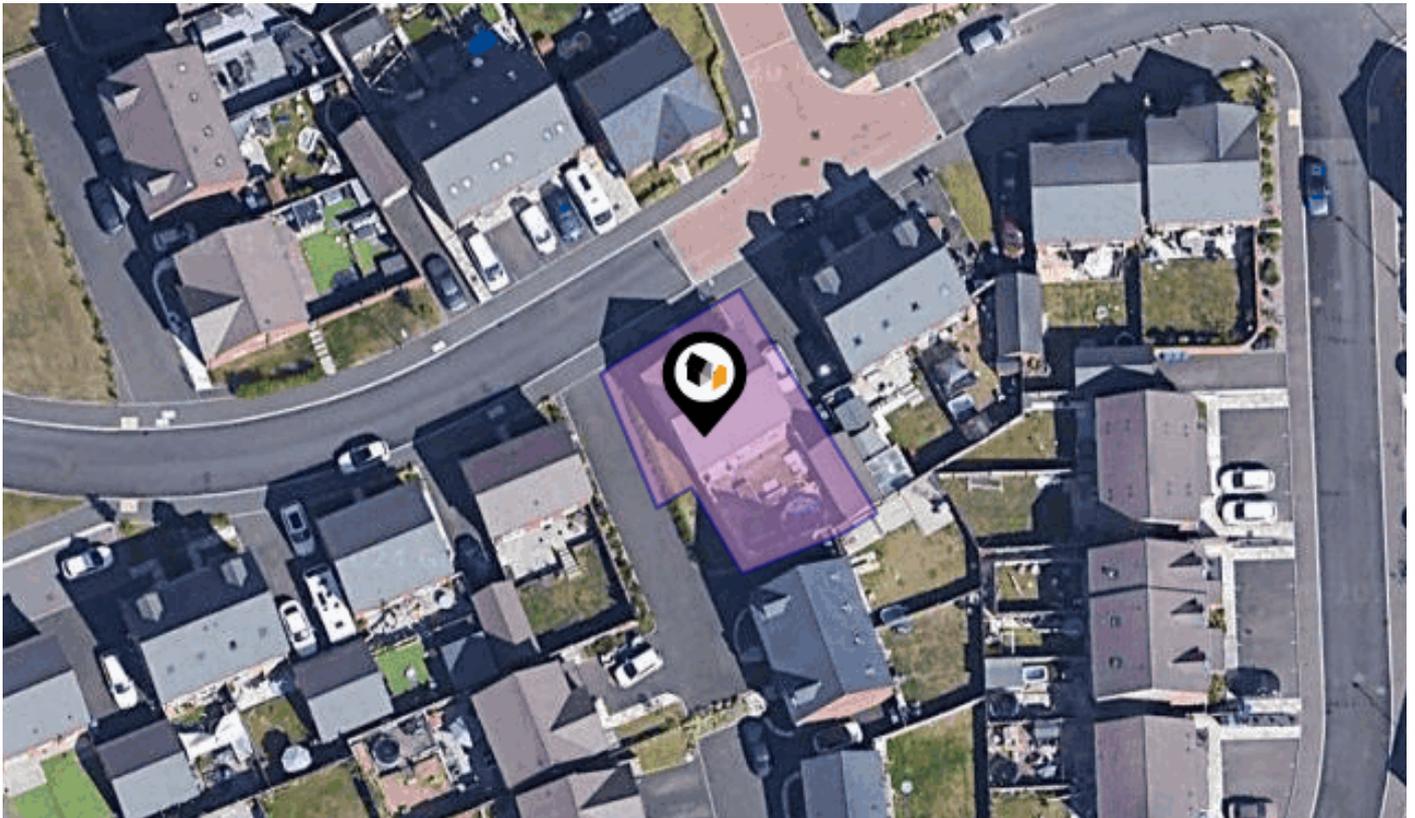


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th June 2024



HARE EDGE DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern And Well Proportioned Detached Family Home
- > Two Reception Rooms, Spacious Dining Kitchen With Integrated Appliances
- > No Upward Chain
- > EPC Rating B, Standard Construction
- > Council Tax Band E, Freehold

Property Description

Ideal for the growing family stands this well proportioned five bedroomed home is offered for sale with no upward chain. Built approximately four years ago by Messrs Persimmon Homes and benefits from two reception rooms, spacious dining kitchen with integrated appliances, driveway and garage.

Supplemented by gas central heating, UPVC double glazing and briefly comprising:- entrance hallway, cloakroom/wc, living room, snug, refitted dining kitchen with integrated appliances and French doors providing access to the rear garden and a separate utility room. To the first floor are five bedrooms, master bedroom having an en-suite shower room and family bathroom with a three piece suite. Outside to the front elevation is a driveway providing off-road parking together with a detached garage. To the rear is an enclosed garden mainly laid to lawn.

Hare Edge Close is particularly well situated for Oakwood and its range of shops, Doctors, Dentist and transport links. Oakwood is also well situated for road links including the A52, M1 Motorway and A50 respectively providing access to Nottingham East Midlands Airport.

Room Measurement & Details

Hallway: (6'7" x 17'9") 2.01 x 5.41

Cloaks/WC: (3'0" x 5'10") 0.91 x 1.78

Living Room: (10'6" x 16'0") 3.20 x 4.88

Snug: (8'3" x 9'10") 2.51 x 3.00

Dining Kitchen: (26'6" x 10'3") 8.08 x 3.12

Utility Room: (8'4" x 5'4") 2.54 x 1.63

First Floor Landing: (15'2" x 3'4") 4.62 x 1.02

Bedroom One: (10'10" x 14'2") 3.30 x 4.32

En-Suite Shower Room: (6'3" x 5'10") 1.90 x 1.78

Bedroom Two: (8'6" x 13'8") 2.59 x 4.17

Bedroom Three: (8'10" x 10'5") 2.69 x 3.17

Bedroom Four: (9'11" x 8'8") 3.02 x 2.64

Bedroom Five: (7'1" x 8'8") 2.16 x 2.64

Family Bathroom: (5'6" x 8'0") 1.68 x 2.44

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£246
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,388 ft ² / 129 m ²		
Plot Area:	0.07 acres		
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£2,576		
Title Number:	DY545178		
UPRN:	10071160161		

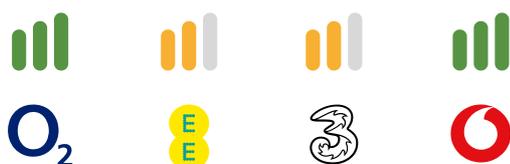
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	53 mb/s	500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



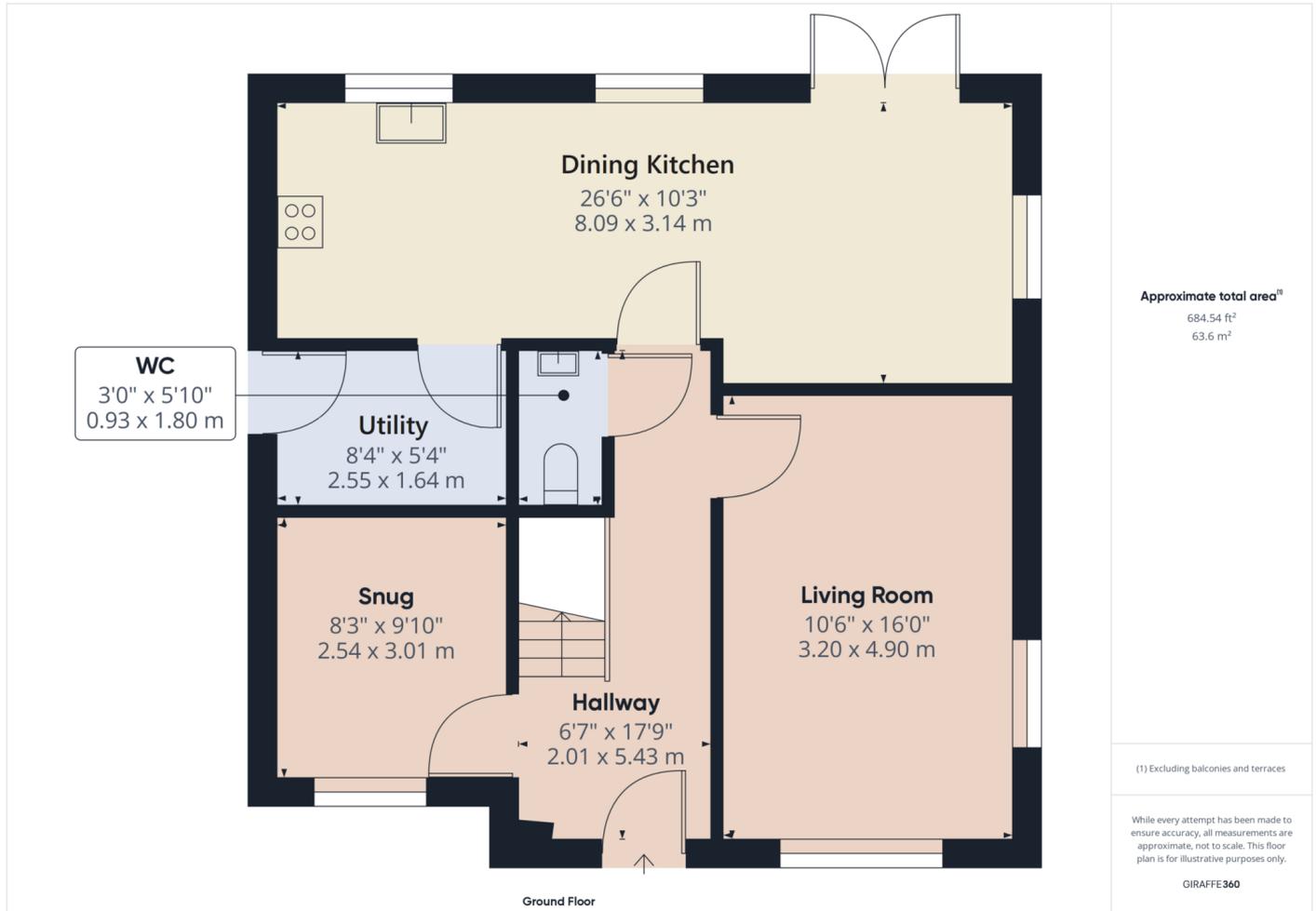




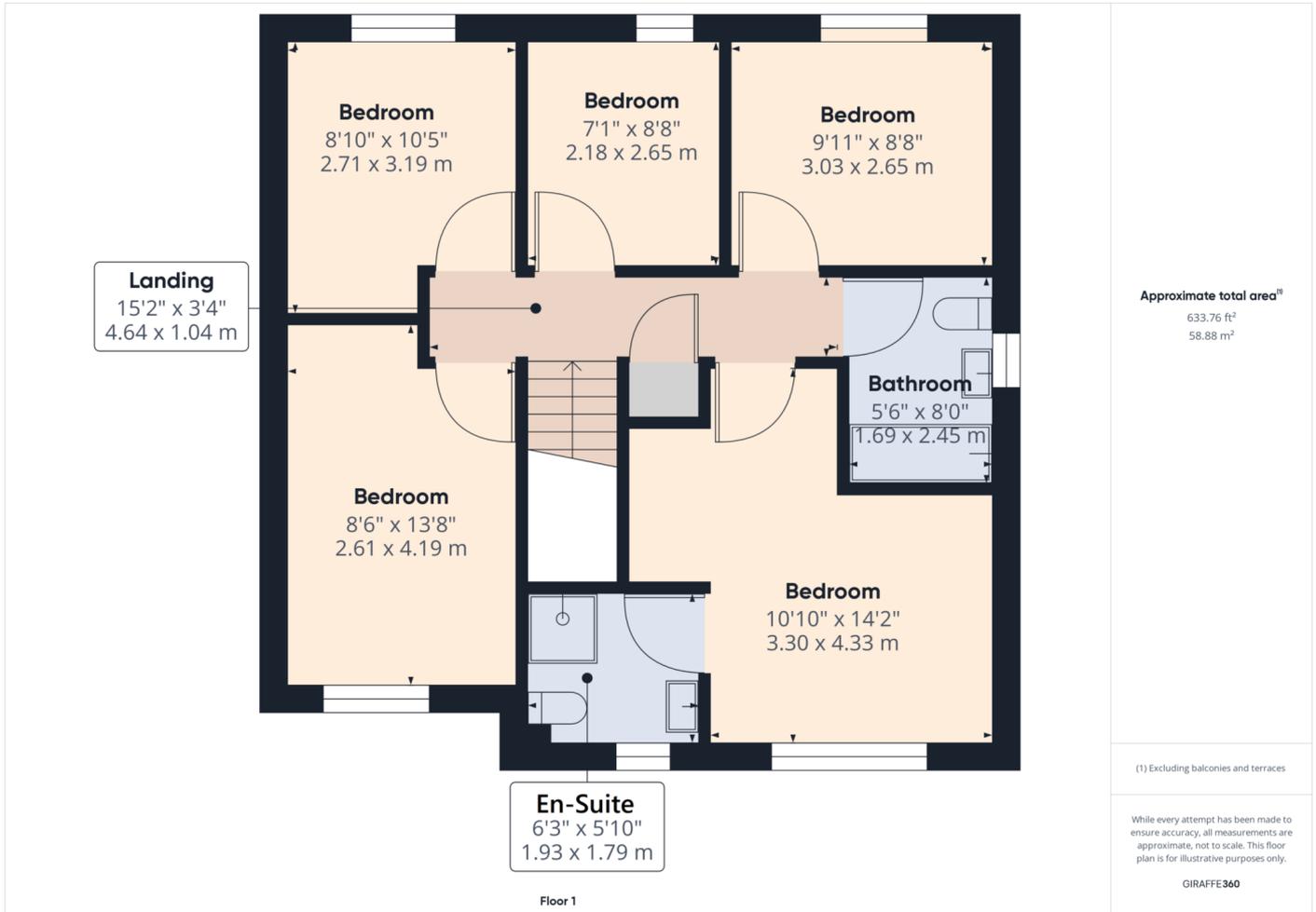
Gallery Photos



HARE EDGE DRIVE, OAKWOOD, DERBY, DE21



HARE EDGE DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Hare Edge Drive, Oakwood, DE21

Energy rating

B

Valid until 10.02.2030

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

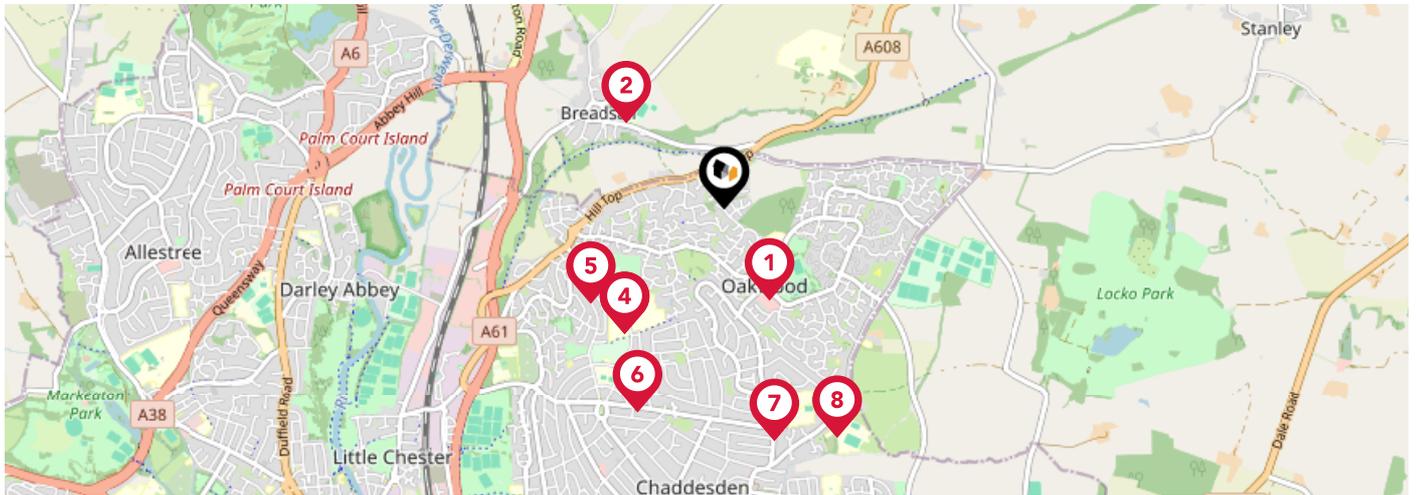
Property

EPC - Additional Data

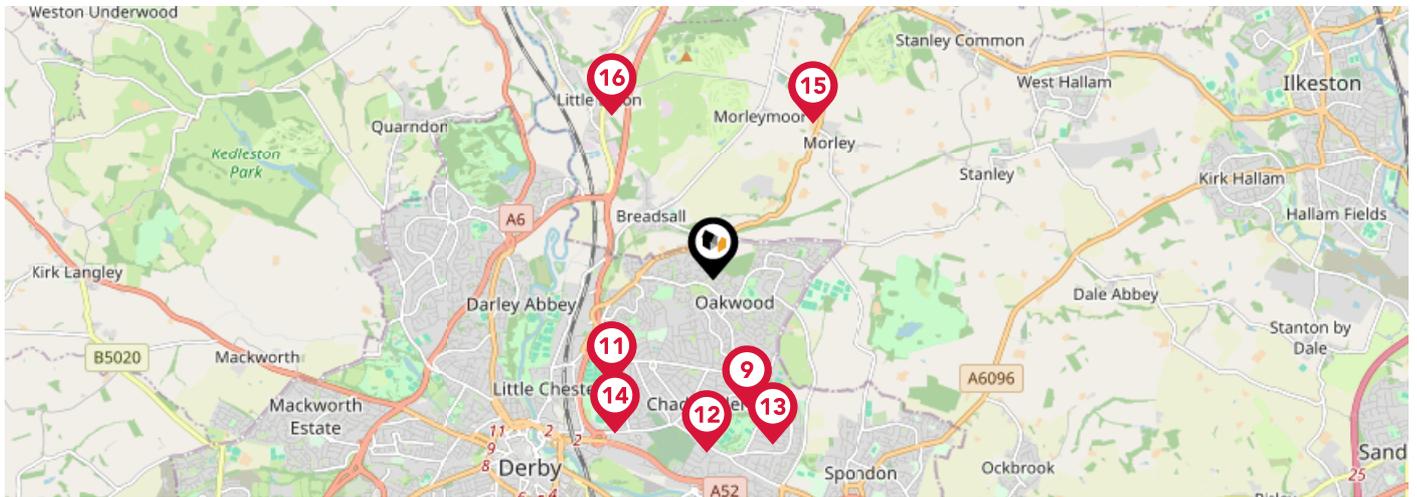


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m ² ·K
Total Floor Area:	129 m ²

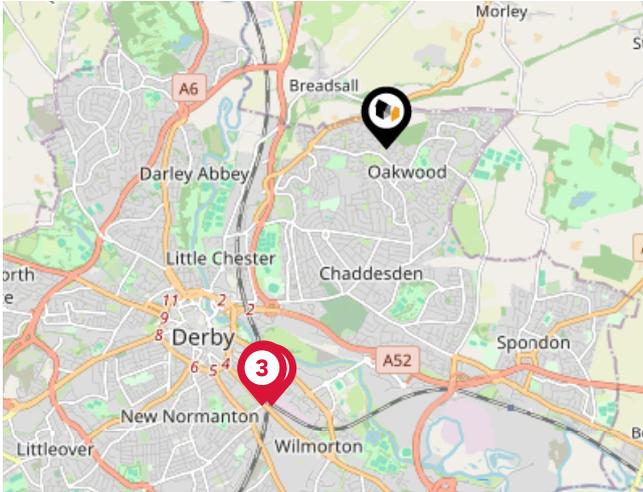


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



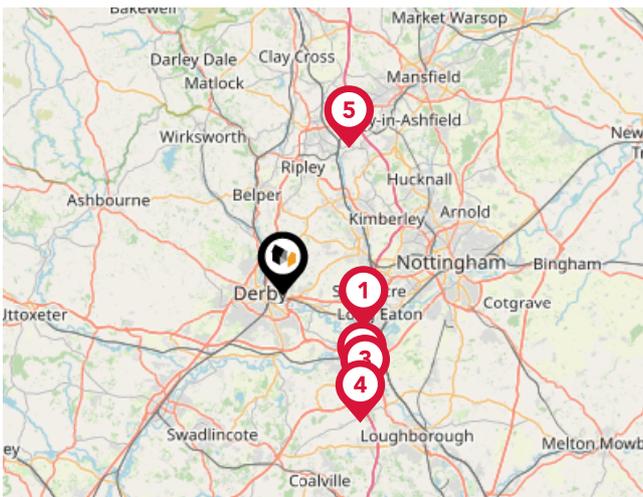
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Little Eaton Primary School Ofsted Rating: Good Pupils: 212 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



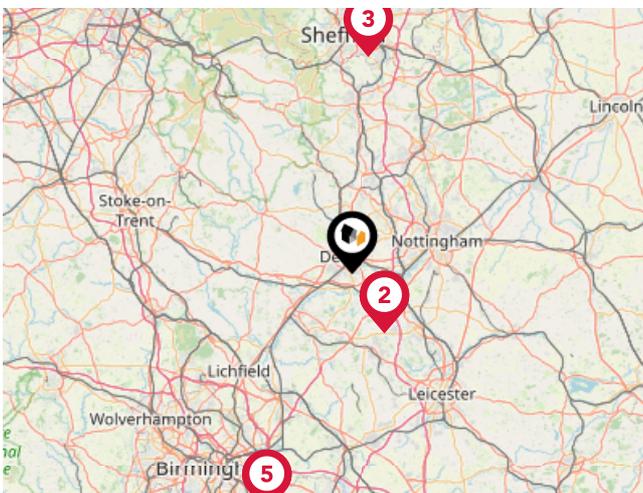
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.52 miles
2	Derby Rail Station	2.53 miles
3	Derby Rail Station	2.56 miles



Trunk Roads/Motorways

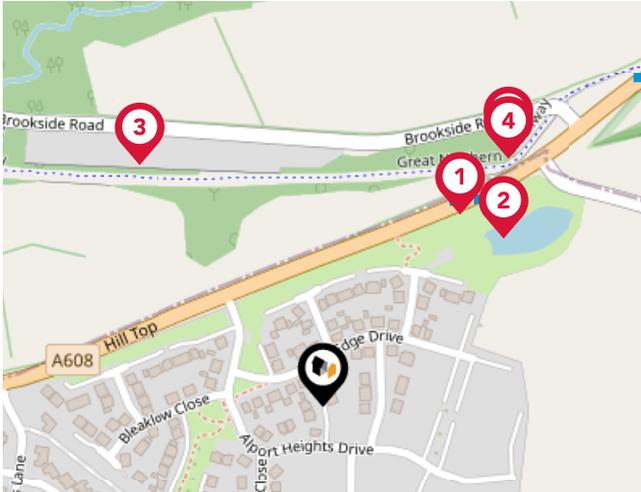
Pin	Name	Distance
1	M1 J25	6.19 miles
2	M1 J24A	8.52 miles
3	M1 J24	9.4 miles
4	M1 J23A	10.61 miles
5	M1 J28	11.53 miles



Airports/HELIPADS

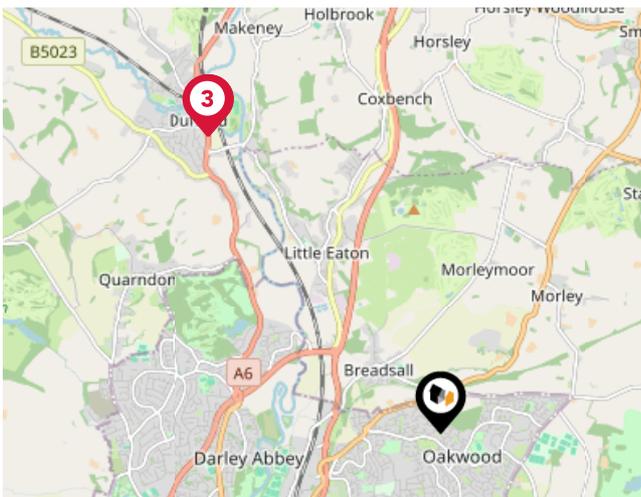
Pin	Name	Distance
1	East Midlands Airport	9.59 miles
2	East Midlands Airport	9.63 miles
3	Sheffield City Airport	30.94 miles
4	Birmingham International Airport Terminal 1	36.48 miles
5	Birmingham International Airport	36.48 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lime Lane	0.13 miles
2	Lime Lane	0.14 miles
3	128 Brookside Road	0.17 miles
4	Greenway	0.17 miles
5	Greenway	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.36 miles
2	Duffield (Ecclesbourne Valley Railway)	3.37 miles
3	Duffield (Ecclesbourne Valley Railway)	3.38 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.



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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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