

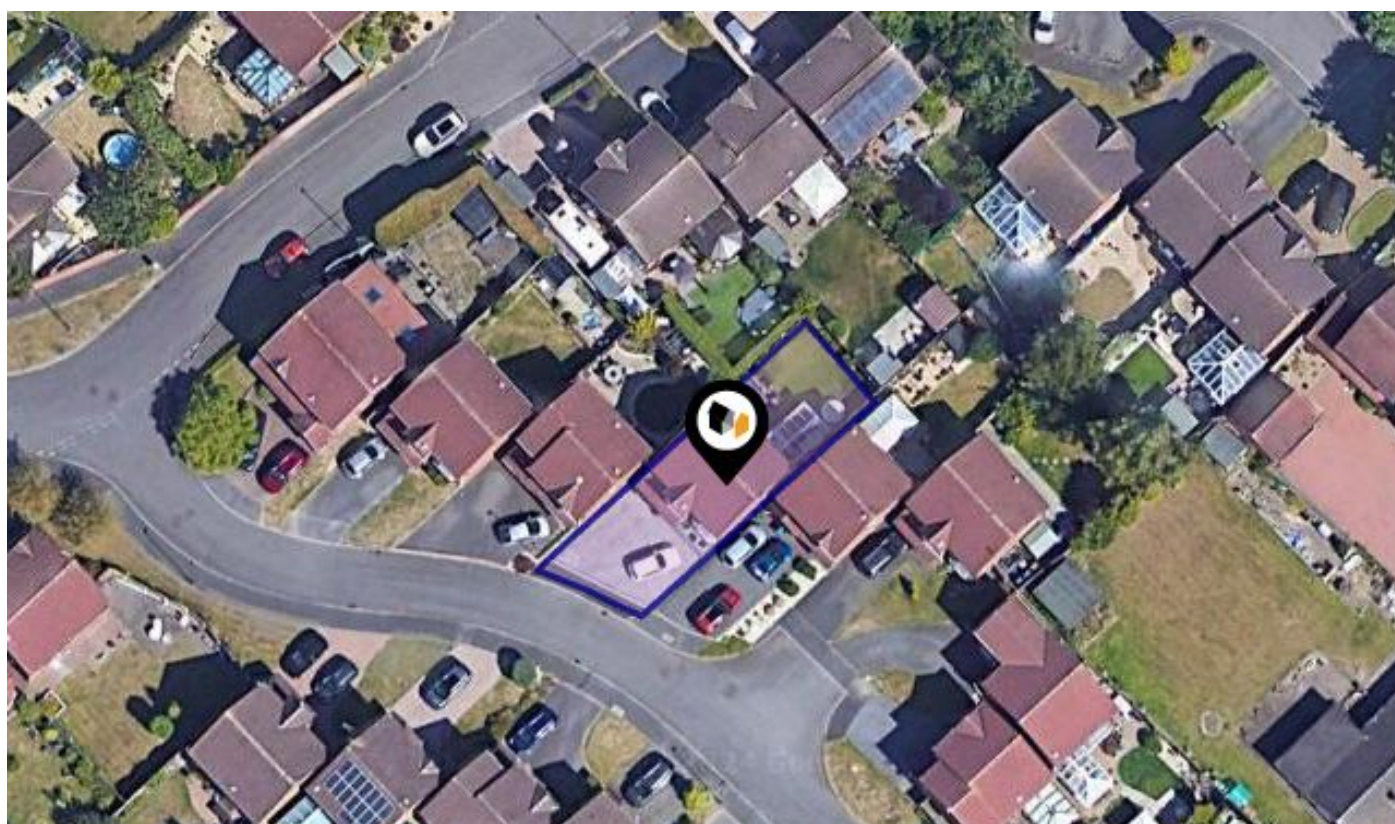


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> December 2024**



**VIOLA CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Particularly Attractive, Much Improved & Well Appointed
- > Versatile Accommodation To The Ground-Floor
- > Open-Plan Lounge, Dining Room & Conservatory With Feature Glass Roof
- > EPC Rating C, Standard Construction
- > Council Tax Band D, Freehold

An early viewing is absolutely essential to appreciate this attractive and particularly well appointed detached family home occupying an established cu-de-sac location and offered for sale with no upward chain. With versatile accommodation to the ground-floor and benefitting from an open-plan lounge, dining room and conservatory with a feature glass roof, there's also ample parking and a pleasant, landscaped rear garden! The accommodation is supplemented with gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge with feature fireplace, dining room and opening through to a good size conservatory with feature glass roof, fitted breakfast kitchen, inner lobby providing access to a cloakroom/WC and study/playroom/optional guest bedroom. To the first floor are four bedrooms all having a range of fitted wardrobes, refitted en-suite shower room and stylish family bathroom. Outside, a block paved driveway/frontage provides off-road parking for three vehicles and access to a former garage which provides useful storage space.

Entrance Hall: (6'11" x 3'11") 2.11 x 1.19

Living Room: (16'4" x 15'5") 4.98 x 4.70

Dining Room: (8'5" x 9'0") 2.57 x 2.74

Sun Room: (15'3" x 8'8") 4.65 x 2.64

Kitchen: (8'5" x 14'9") 2.57 x 4.50

Inner Hallway: Cloaks/WC: (3'11" x 4'5") 1.19 x 1.35

Study/Bedroom Five: (11'6" x 7'8") 3.51 x 2.34

First Floor Landing: (2'7" x 9'3") 0.79 x 2.82

Bedroom One: (10'0" x 12'4") 3.05 x 3.76

En-Suite Shower Room: (6'3" x 4'11") 1.90 x 1.50

Bedroom Two: (11'11" x 8'3") 3.63 x 2.51

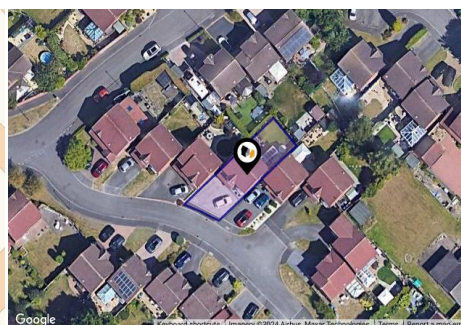
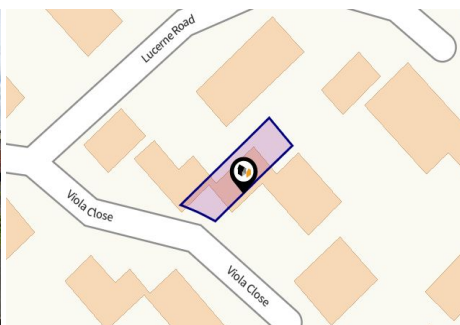
Bedroom Three: (9'7" x 8'11") 2.92 x 2.72

Bedroom Four: (8'8" x 8'0") 2.64 x 2.44

Bathroom: (8'7" x 5'11") 2.62 x 1.80

**KFB** - Key Facts For Buyers

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,107		
Title Number:	DY229734		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1	70	1000
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

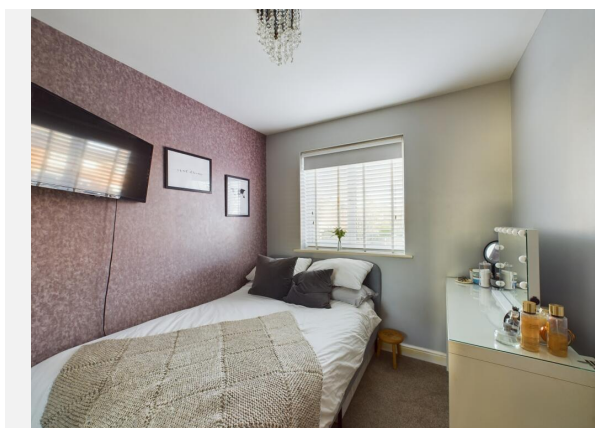
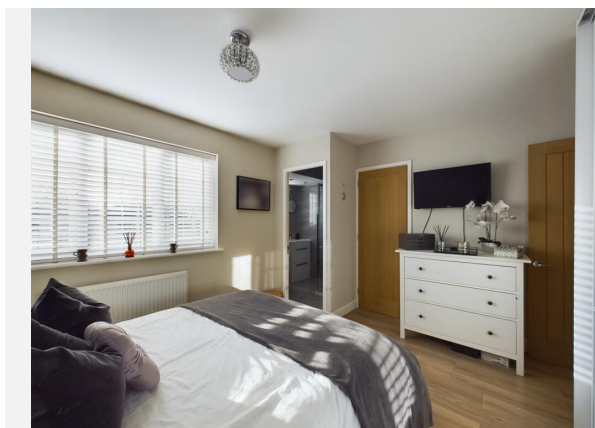
## This Address



Planning records for: *Viola Close, Oakwood, Derby, DE21*

Reference - 02/14/00184	
Decision:	Permitted
Date:	13th February 2014
Description:	Single Storey Rear Extension (Projecting Beyond The Rear Wall Of The Original House By 5.0M, Maximum Height 3.2M, Height To Eaves 2.2M) To Dwelling House



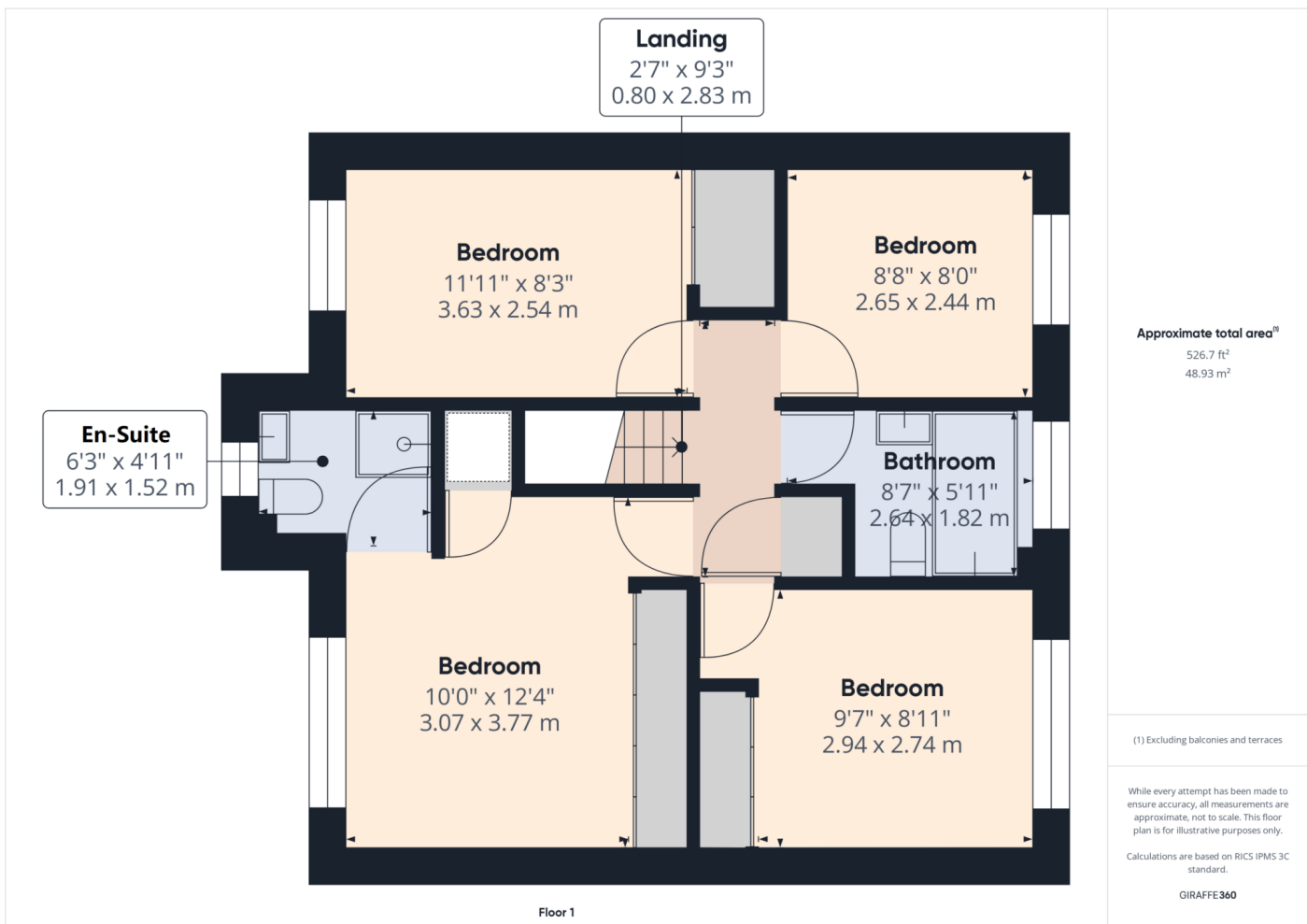




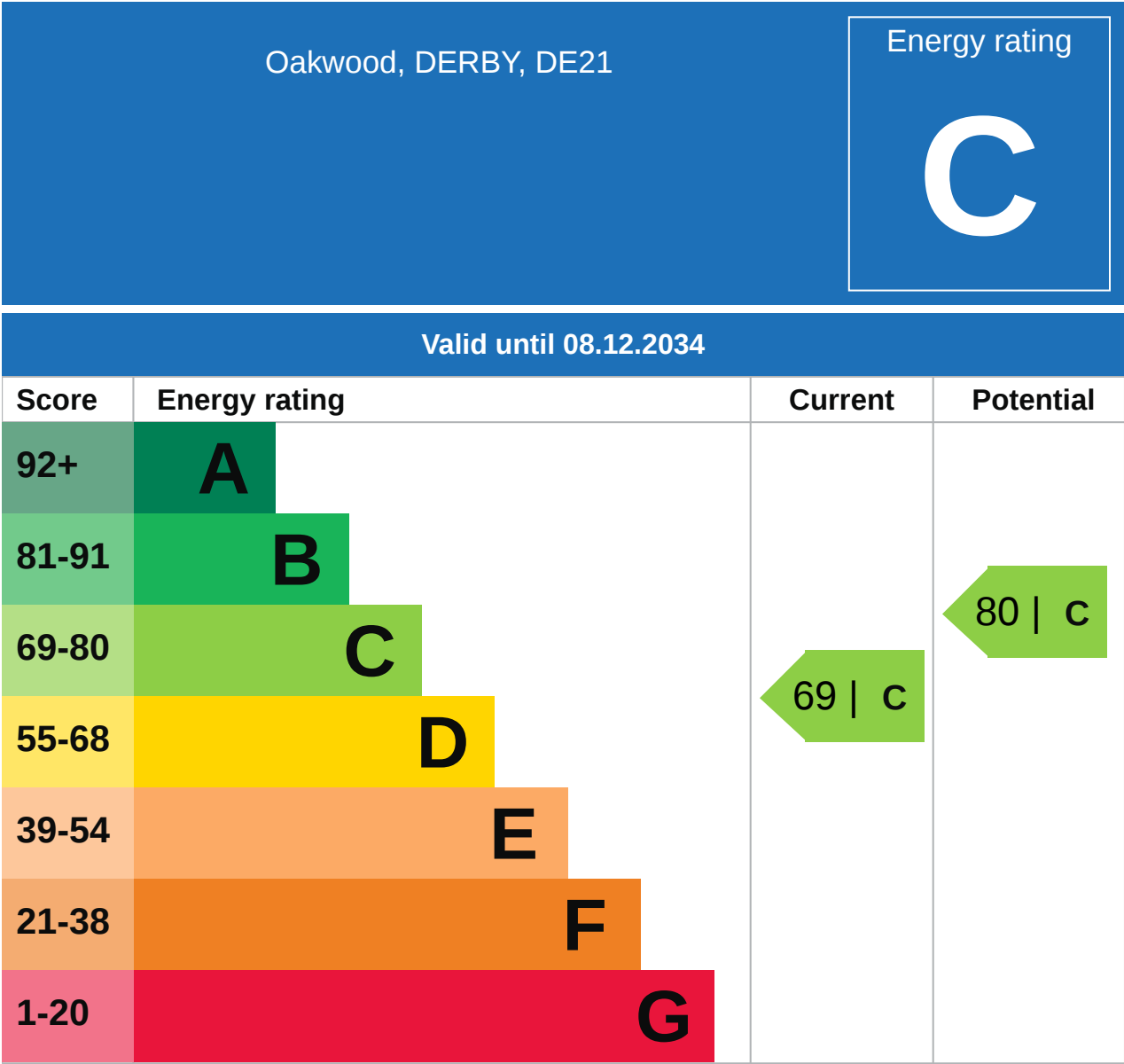
**VIOLA CLOSE, OAKWOOD, DERBY, DE21**



## VIOLA CLOSE, OAKWOOD, DERBY, DE21

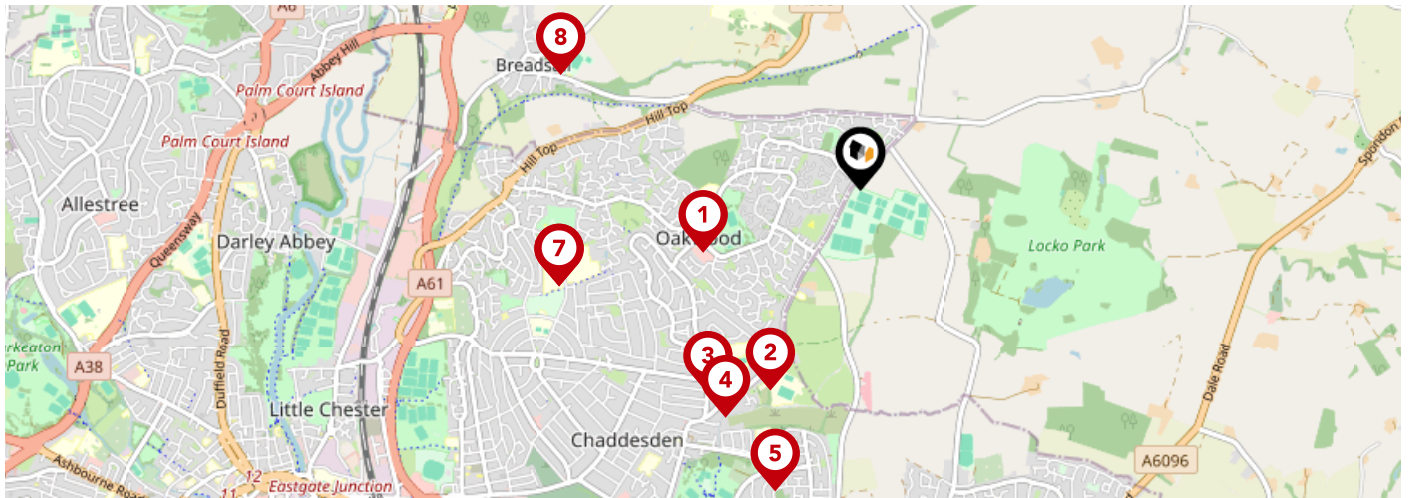


# Property EPC - Certificate

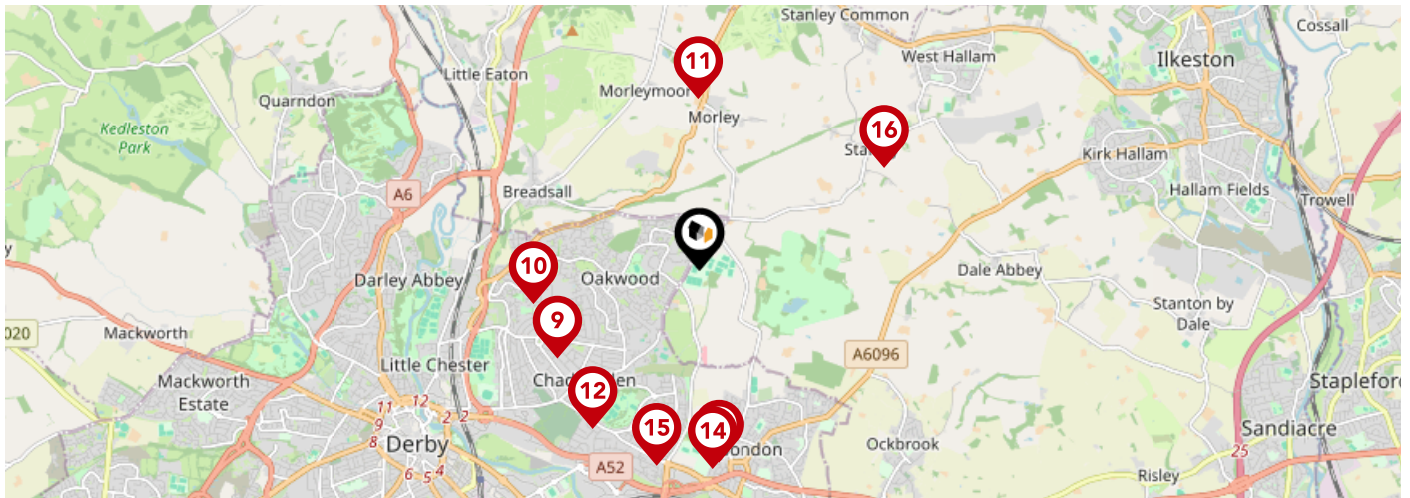










## Additional EPC Data

<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>	103 m <sup>2</sup>

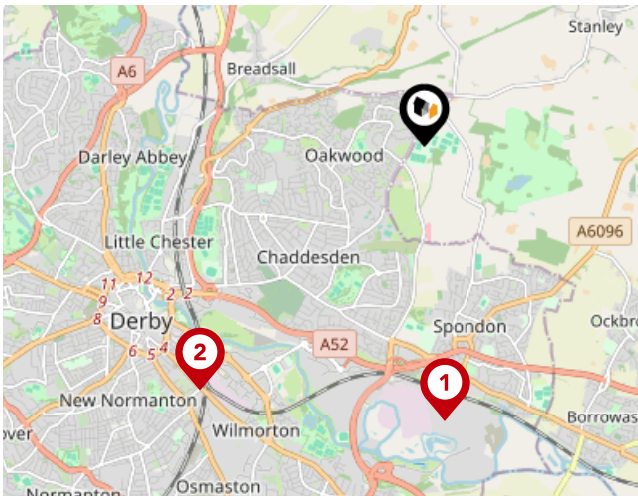


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.98	<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:1.14	<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:1.18	<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:1.4	<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:1.41	<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:1.41	<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:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



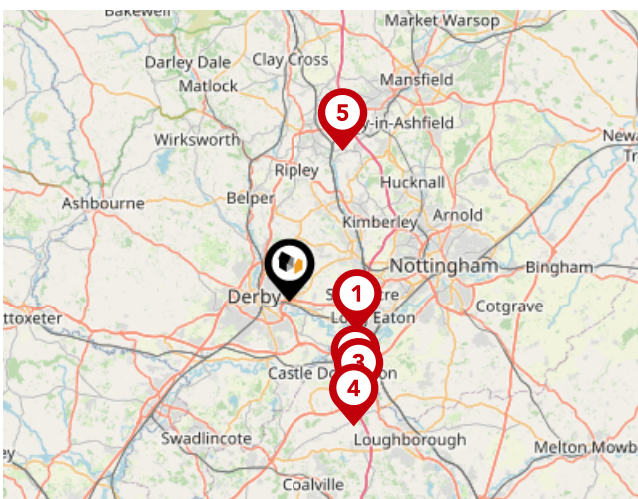
		Nursery	Primary	Secondary	College	Private
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Primary School</b> Ofsted Rating: Outstanding   Pupils: 82   Distance: 1.53	<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: 1.71	<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: 1.72	<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: 1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 85   Distance: 1.88	<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	2.46 miles
2	Derby Rail Station	2.96 miles
3	Duffield Rail Station	4.08 miles



## Trunk Roads/Motorways

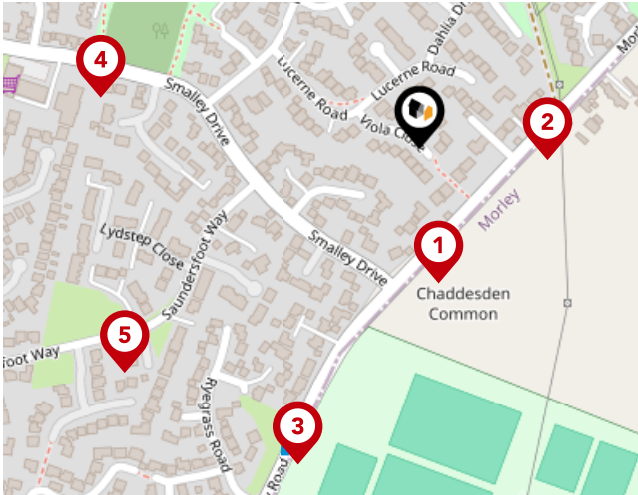
Pin	Name	Distance
1	M1 J25	5.31 miles
2	M1 J24A	7.84 miles
3	M1 J24	8.76 miles
4	M1 J23A	10.06 miles
5	M1 J28	11.31 miles



## Airports/Helipads

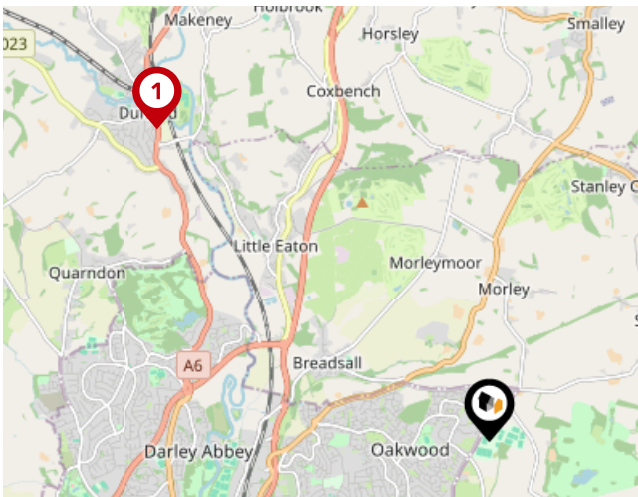
Pin	Name	Distance
1	East Mids Airport	9.12 miles
2	Baginton	40.18 miles
3	Birmingham Airport	36.68 miles
4	Finningley	40.5 miles

## Area Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Smalley Drive End	0.08 miles
2	Morley Road	0.07 miles
3	Rye Grass Road	0.19 miles
4	Hallgate Close	0.18 miles
5	Saundersfoot Way	0.21 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.08 miles
2	Tram Park & Ride	6.69 miles
3	Toton Lane Tram Stop	6.69 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.

## 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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