

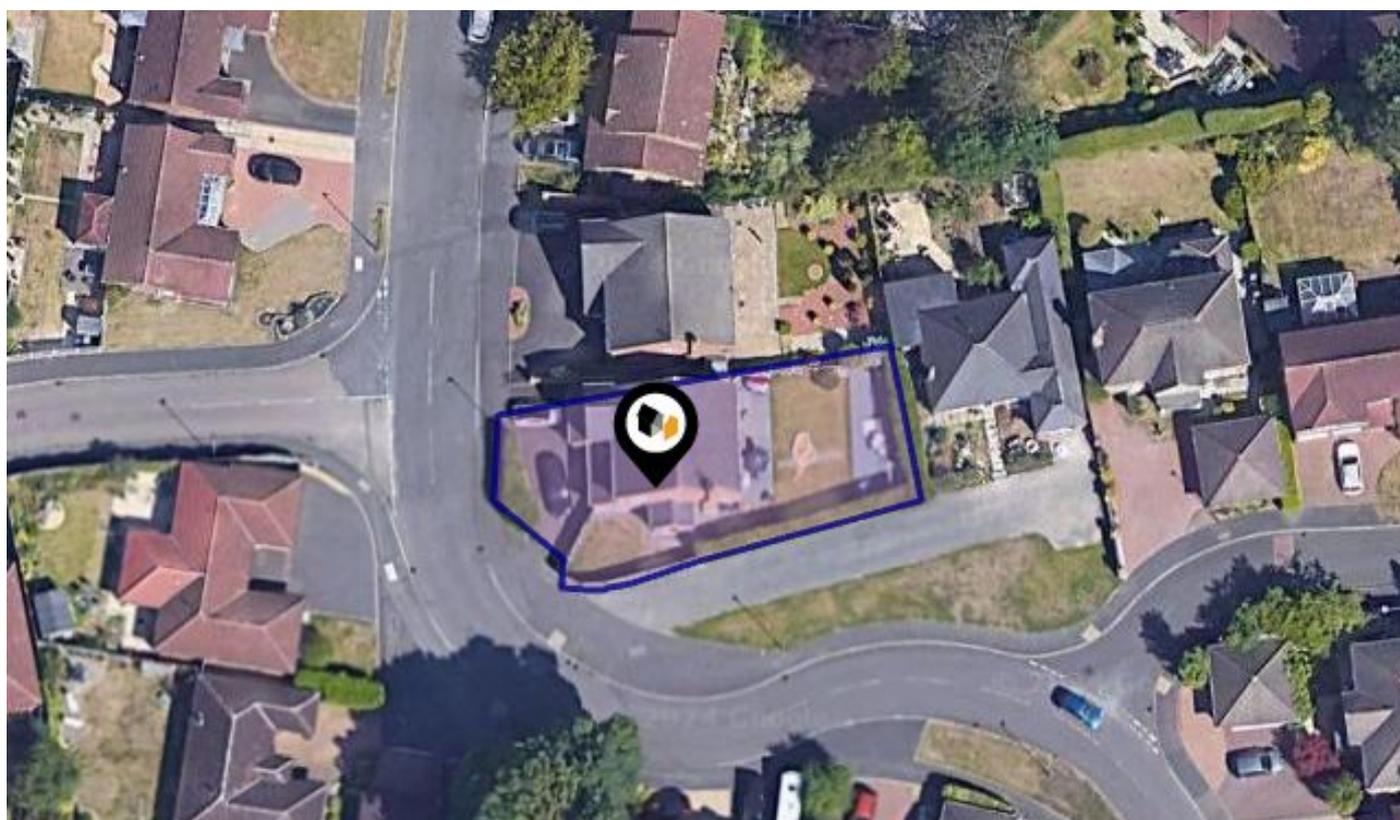


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10<sup>th</sup> January 2025



**PORTERS LANE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Four Bedroom Standard Construction Detached Property
- > Viewing Highly Recommended
- > Wonderful Open Plan Living Accommodation
- > EPC Rating C, Standard Construction
- > Council Tax F, Freehold

**\*\*SELECT PROPERTY\*\*** A modern detached family home occupying an enviable corner plot position in a sought after location. The generous accommodation has been modified and improved to create an impressive sized accommodation and being ideal for a growing family. This fantastic home benefits from a home security alarm system, uPVC double glazing, gas central heating, two reception rooms, four double bedrooms, two en-suites, family bathroom, shower room, landscaped garden, off-road parking including a single garage used as storage (partially converted to create a home office). This property simply must be viewed! In brief, the accommodation comprises; entrance hallway with Porcelanosa floor tiles, home office, dual aspect lounge, ground floor shower room with fitted units, a useful utility room with a range of units and a integrated washing machine, stunning open plan living kitchen/diner with integrated fridge freezer and dish-washer, built-in oven and microwave in tower, induction hob, extractor fan and Quartz work surfaces, The living area features a exposed brick chimney housing a log burner stove creating the room a real 'wow factor' and having bi-folding doors leading onto the garden. To the first floor can be found four bedrooms with the master bedroom having fitted wardrobes and en-suite shower room, three further double bedrooms, bedroom two also with en-suite shower and a modern fitted family bathroom with a white three piece suite. To the front of the property is an in and out driveway providing off-road parking together with a single garage with power/lighting and electric roller door. At the rear of the property can be found a good sized, landscaped enclosed garden, mainly laid to lawn with patio and decked seating areas and having secure gated access leading to the front of the property.

Entrance Hallway: (7'10" x 21'1") 2.39 x 6.42  
Office: (7'5" x 10'11") 2.26 x 3.33  
Living Room: (15'6" x 11'3") 4.72 x 3.43  
Further Hallway: (7'10" x 16'9") 2.39 x 5.11  
Dining Kitchen: (12'7" x 27'11") 3.84 x 8.51  
Utility Room: (8'1" x 5'9") 2.46 x 1.75  
Garage: (11'10" x 11'3") 3.61 x 3.43  
Shower Room: (7'11" x 6'2") 2.41 x 1.88  
First Floor Landing: (7'10" x 19'0") 2.39 x 5.79  
Bedroom One: (12'10" x 15'6") 3.91 x 4.72  
En-Suite Shower Room: (8'2" x 2'10") 2.49 x 0.86  
Bedroom Two: (12'6" x 11'6") 3.81 x 3.51  
En-Suite Shower Room: (3'3" x 9'3") 0.99 x 2.82  
Bedroom Three: (12'6" x 12'5") 3.81 x 3.78  
Bedroom Four: (8'11" x 11'11") 2.72 x 3.63  
Family Bathroom: (7'9" x 8'2") 2.36 x 2.49

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Plot Area:</b>	0.12 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,576		
<b>Title Number:</b>	DY13588		

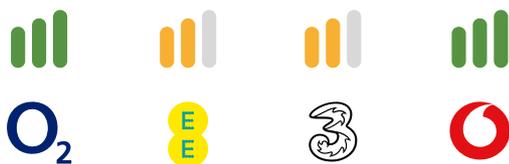
## Local Area

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

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

<b>5</b> mb/s	<b>48</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History This Address

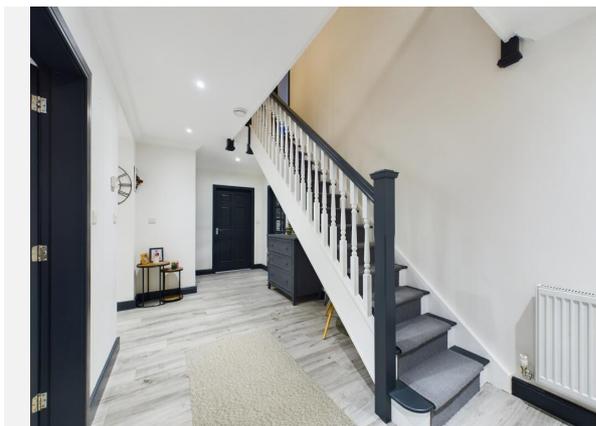


Planning records for: *Porters Lane, Oakwood, Derby, DE21*

Reference - 06/11/00749
<b>Decision:</b> Permitted
<b>Date:</b> 15th July 2011
<b>Description:</b> Residential Development (Plot B-Amendments To Previously Approved Application Code No.DER/12/09/01435/Pri)
Reference - 22/01710/FUL
<b>Decision:</b> Pending Consideration
<b>Date:</b> 03rd November 2022
<b>Description:</b> Single storey side extension (playroom and home office)

# Gallery Photos







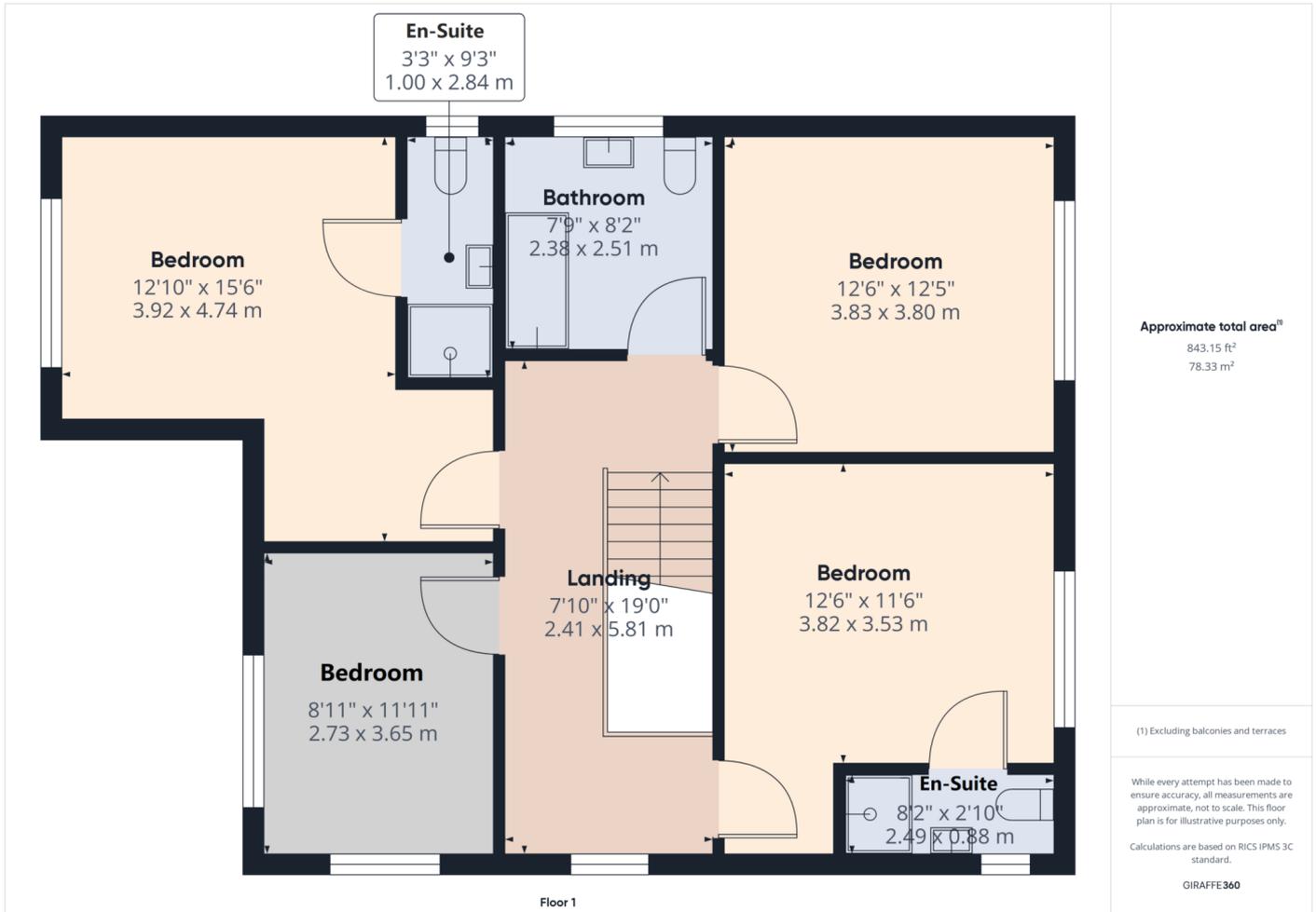
# Gallery Photos

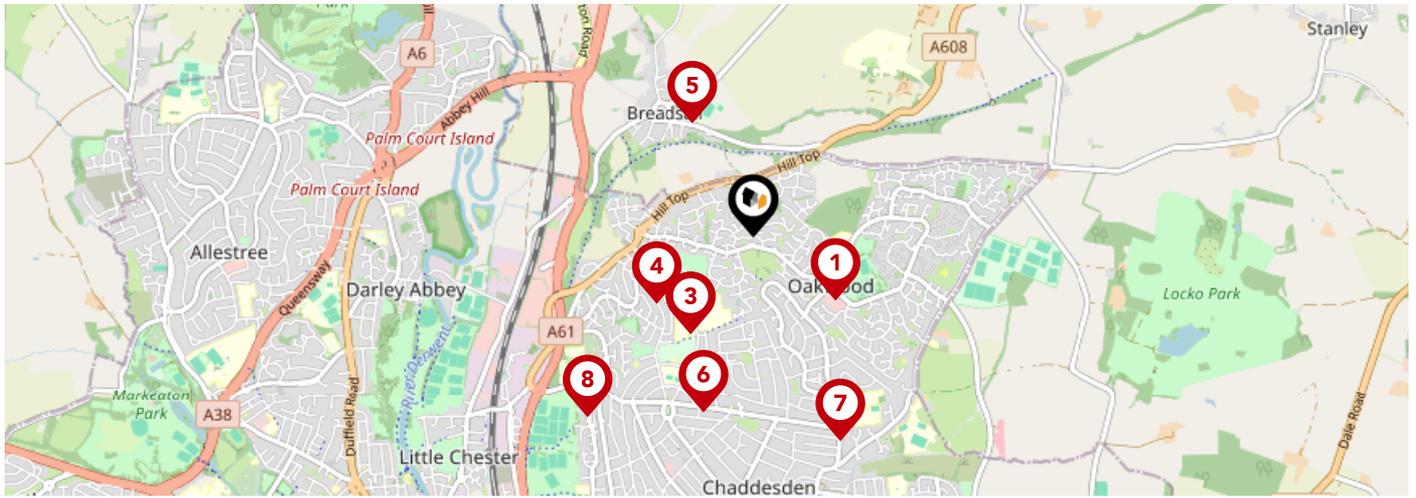


## PORTERS LANE, OAKWOOD, DERBY, DE21



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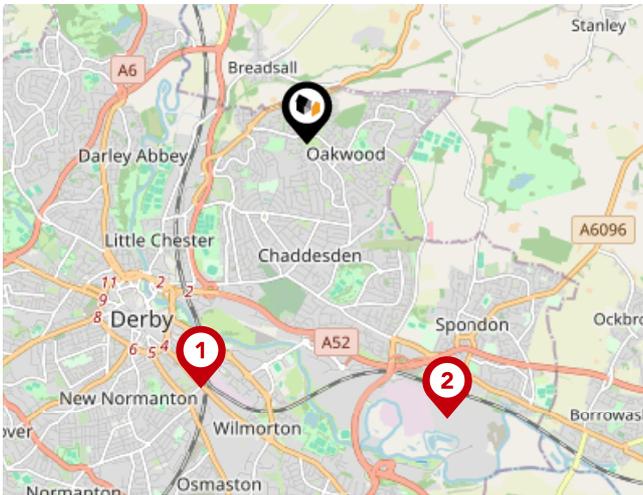


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



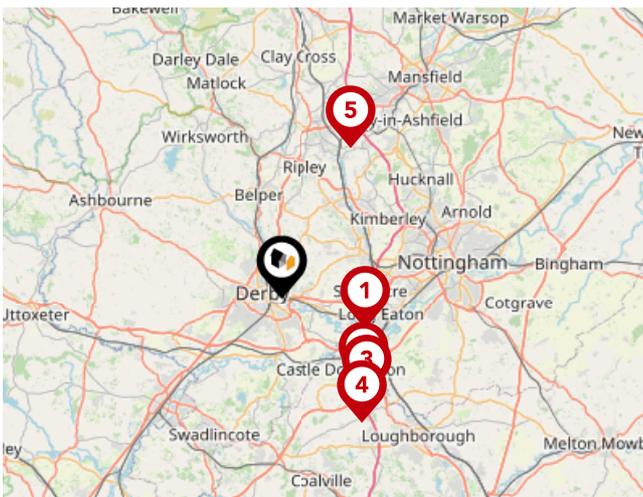
	Nursery	Primary	Secondary	College	Private
<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.12	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 121   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Walter Evans Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.65	<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	2.38 miles
2	Spondon Rail Station	2.76 miles
3	Duffield Rail Station	3.39 miles



## Trunk Roads/Motorways

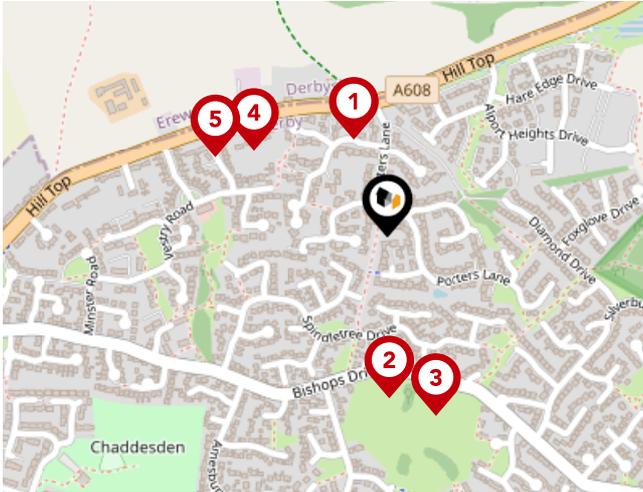
Pin	Name	Distance
1	M1 J25	6.3 miles
2	M1 J24A	8.54 miles
3	M1 J24	9.42 miles
4	M1 J23A	10.59 miles
5	M1 J28	11.7 miles



## Airports/Helipads

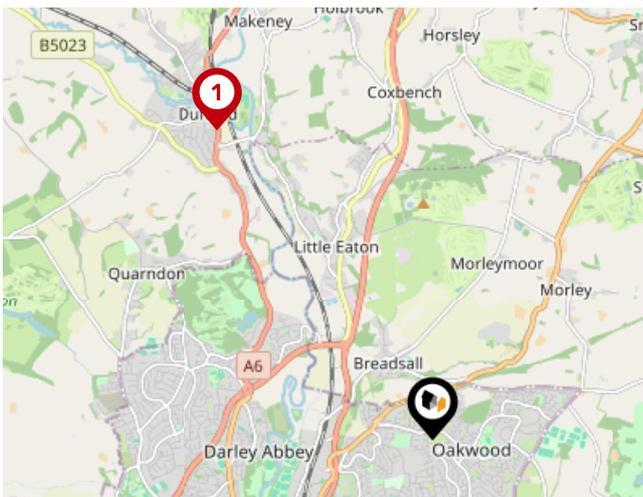
Pin	Name	Distance
1	East Mids Airport	9.6 miles
2	Birmingham Airport	36.31 miles
3	Baginton	40.14 miles
4	Finningley	40.95 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Windmill Inn	0.12 miles
2	Sedgebrook Close	0.18 miles
3	Sedgebrook Close	0.21 miles
4	Car Showroom	0.18 miles
5	Car Showroom	0.21 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.38 miles
2	Tram Park & Ride	7.72 miles
3	Toton Lane Tram Stop	7.72 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.



# 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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