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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th January 2025



CRESTA GROVE, OAKWOOD, DERBY, DE21

Hannells

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- > Contemporary Detached Family Home
- > Breakfast Kitchen Fitted 2022
- > EPC Rating D, Standard Construction
- > Council Tax Band D / Freehold
- > Garage & Driveway

Located at the head of a cul-de-sac in the sought-after area of Oakwood, this spacious three-bedroom detached home has been modernised, improved and designed throughout by the current owners with the assistance of an interior designer. Offering a beautiful high specification fitted breakfast kitchen, spacious living room and enclosed rear garden, viewing is recommended! Benefitting from uPVC double glazing, air source heat pump hot water and heating and alarm system (see added notes), the accommodation in brief comprises: Entrance Hall with feature wood effect laminate flooring; cloakroom with W.C; spacious living room with double doors to the breakfast kitchen, feature wood effect flooring and a modern wall mounted feature electric fire with fuel effect mood lighting; well-appointed fitted breakfast kitchen with kitchen island, a range of high quality units, feature work surfaces, feature lighting and integrated appliances; first floor landing; three good sized bedrooms and a modern fitted family bathroom. To the front of the property is a neat lawned fore-garden alongside a driveway providing ample off-road parking and giving access to a good-sized brick garage with eaves storage, power, and lighting. To the rear is an enclosed garden with decked seating area, lawn, and further patio area.

Entrance Hall: (9'9" x 5'2") 2.97 x 1.57

Cloaks/WC: (6'1" x 2'8") 1.85 x 0.81

Living Room: (14'3" x 12'5") 4.34 x 3.78

Breakfast Kitchen: (10'9" x 15'6") 3.27 x 4.72

First Floor Landing: (9'4" x 5'7") 2.84 x 1.70

Bedroom One: (10'11" x 9'0") 3.32 x 2.74

Bedroom Two: (11'9" x 7'11") 3.58 x 2.41

Bedroom Three: (8'7" x 7'3") 2.61 x 2.21

Bathroom: (6'6" x 6'2") 1.98 x 1.88

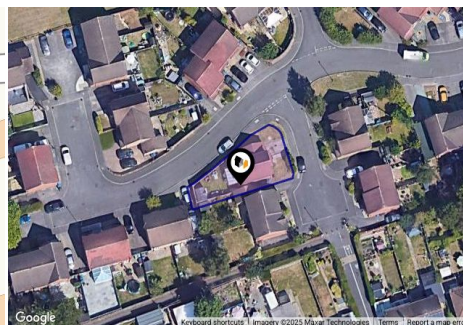
Outside: To the front of the property is a neat lawned fore-garden alongside a driveway providing ample off-road parking and giving access to a good-sized brick garage with eaves storage, power, and lighting. To the rear is an enclosed garden with decked seating area, lawn, and further patio area. Garage: (18'2" x 8'11") 5.53 x 2.72

Please Note - Recently Installed Additions:

Alarm system equipped with zero vision fog and smoke barrier technology. Gas central heating removed and replaced with air source heat pump hot water and heating and air con added to the lounge, bedroom one and bedroom two.

Property Overview

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A Moving Experience



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.06 acres		
Year Built :	2001		
Council Tax :	Band D		
Annual Estimate:	£2,107		
Title Number:	DY339471		

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)

2	67	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

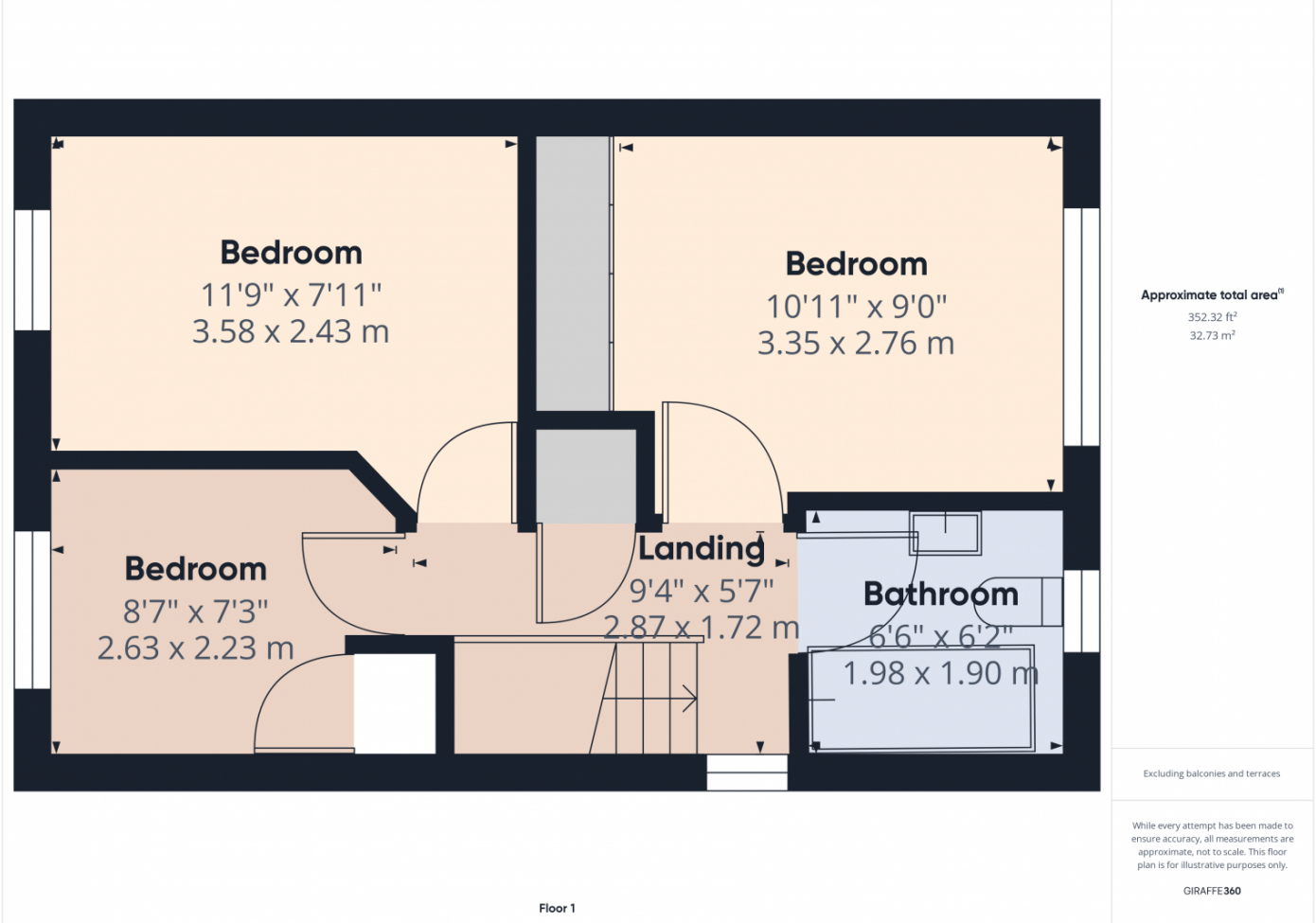




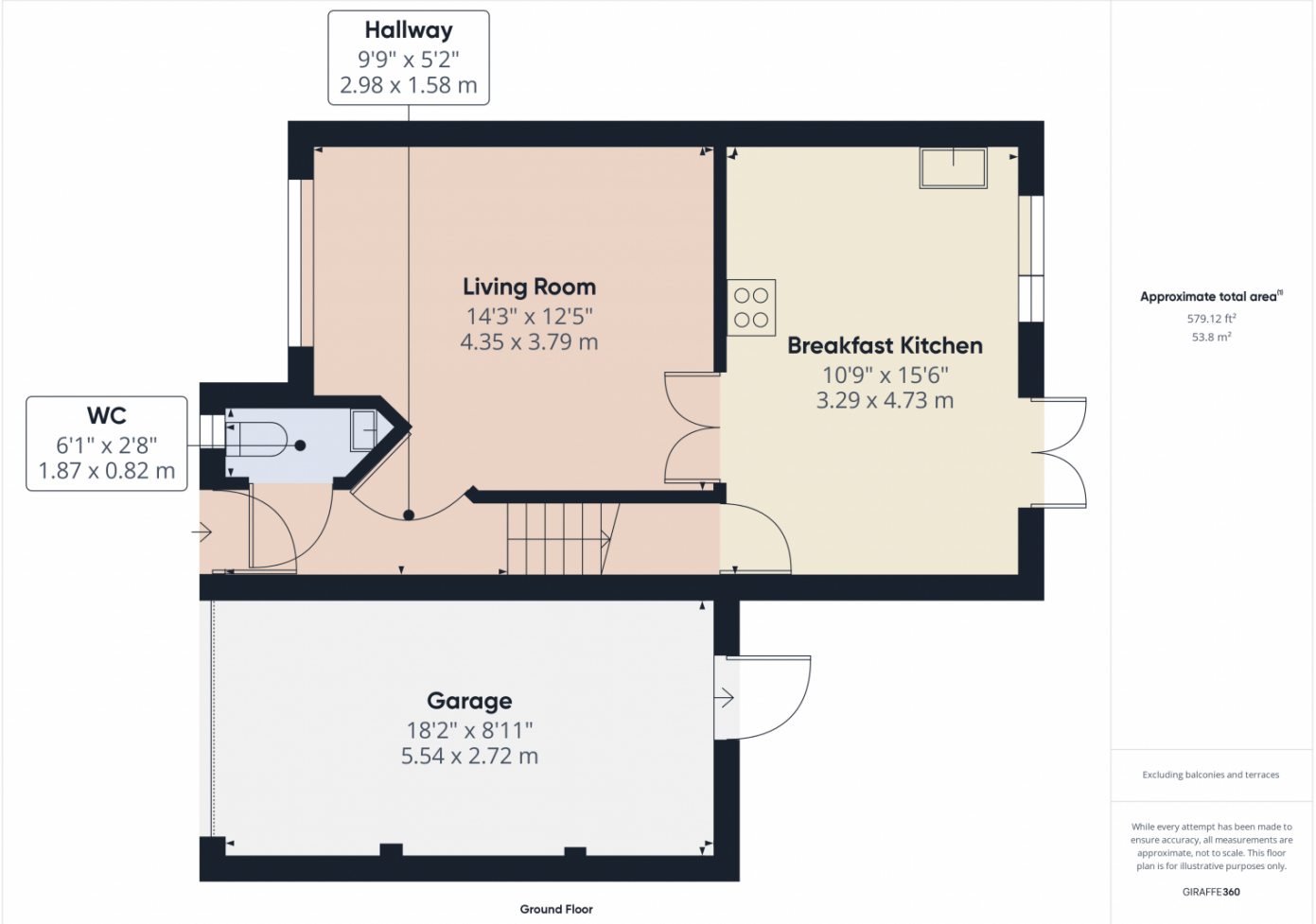




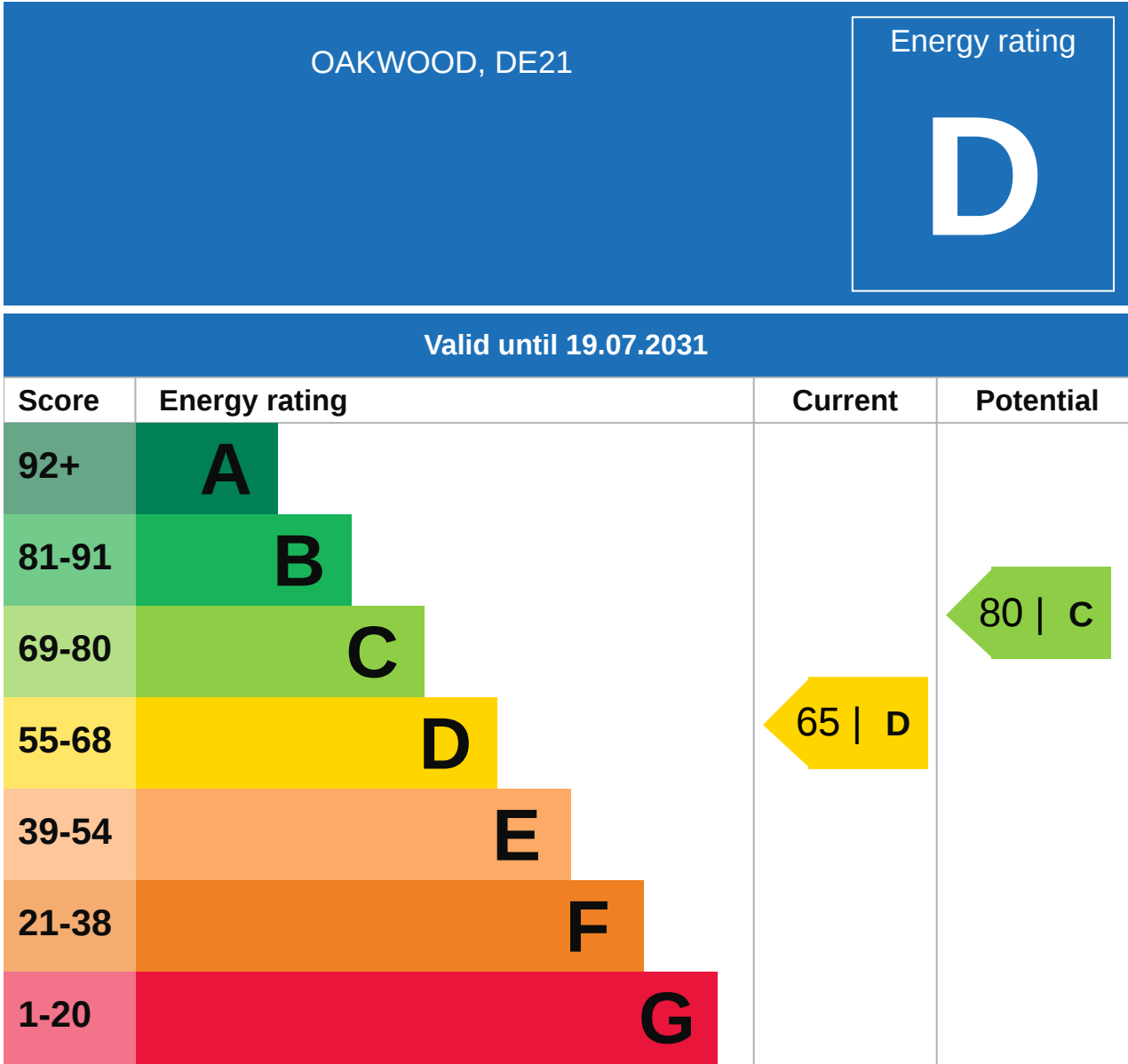
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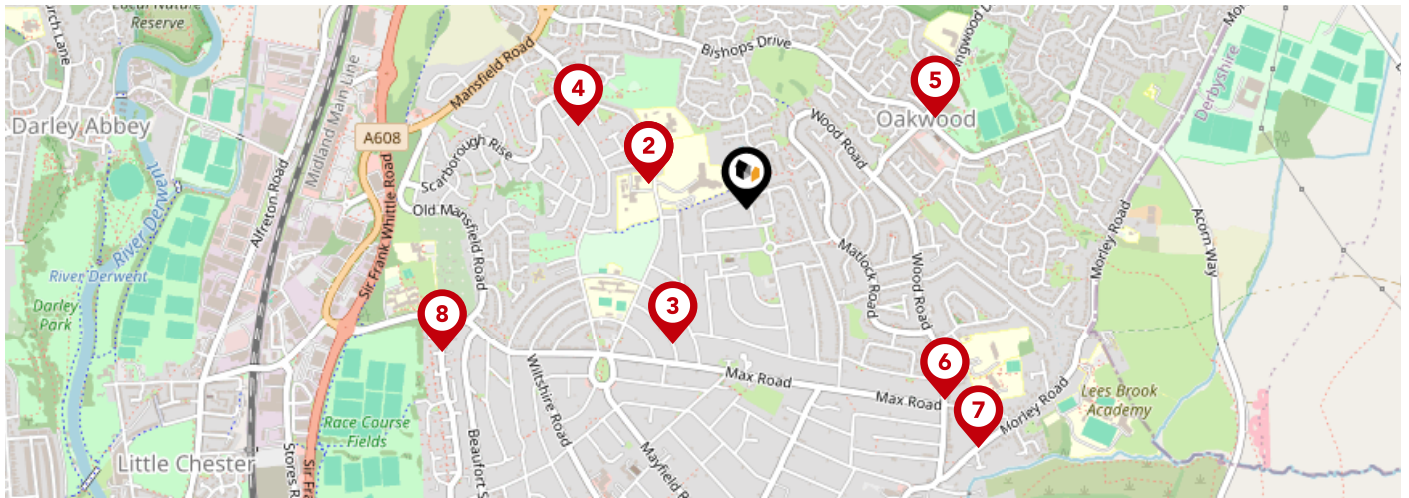


Property EPC - Certificate

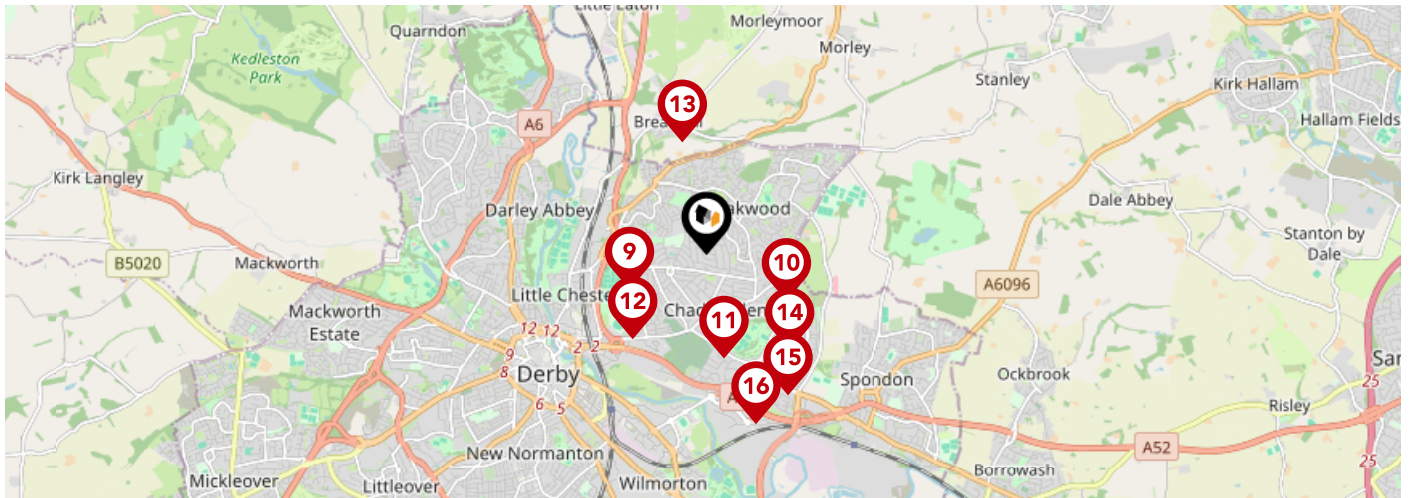










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

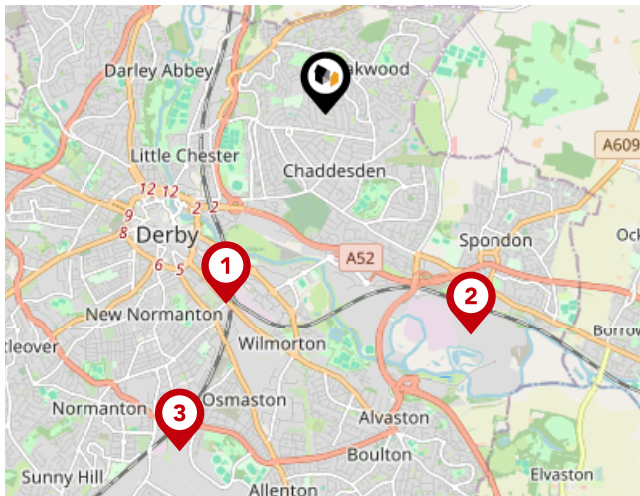


		Nursery	Primary	Secondary	College	Private
1	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	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"/>
8	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



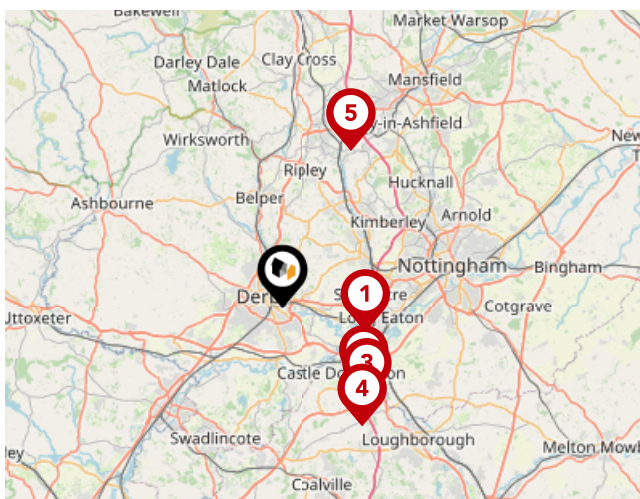
		Nursery	Primary	Secondary	College	Private
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.83	<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:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1	<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:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.14	<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:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



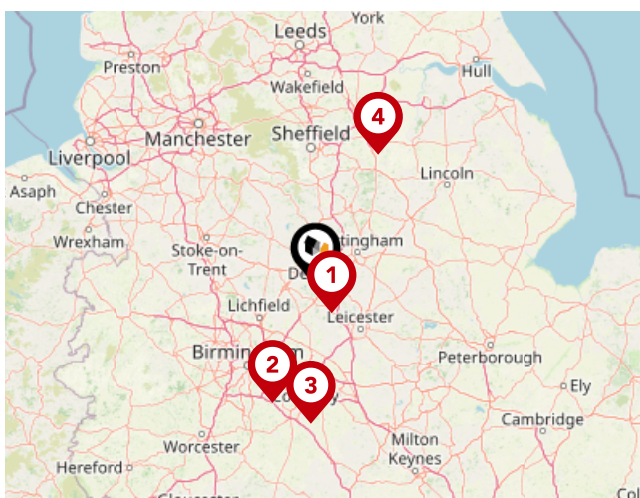
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.91 miles
2	Spondon Rail Station	2.36 miles
3	Peartree Rail Station	3.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.2 miles
2	M1 J24A	8.23 miles
3	M1 J24	9.08 miles
4	M1 J23A	10.21 miles
5	M1 J28	12.18 miles

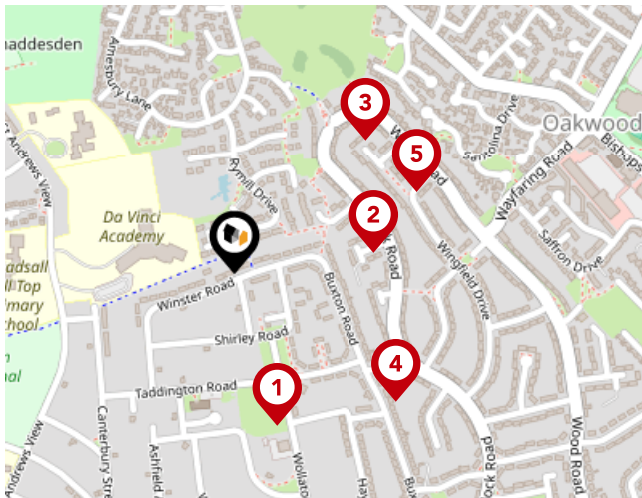


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.2 miles
2	Birmingham Airport	35.83 miles
3	Baginton	39.64 miles
4	Finningley	41.42 miles

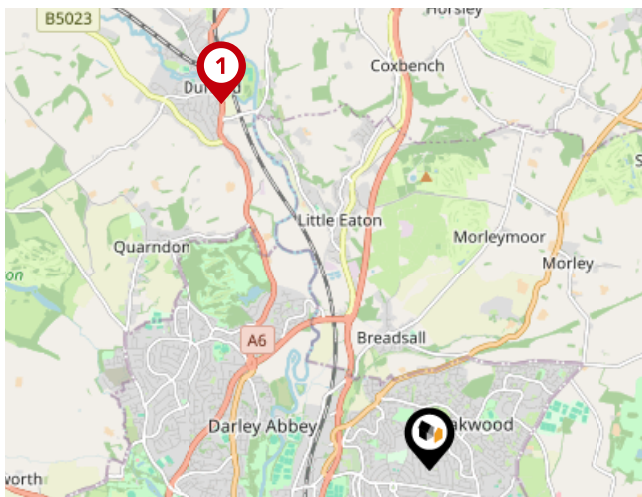
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wollaton Road	0.18 miles
2	Birchover Rise	0.16 miles
3	Topley Gardens	0.21 miles
4	Brassington Road	0.23 miles
5	Fernilee Gardens	0.22 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.77 miles
2	Tram Park & Ride	7.66 miles
3	Toton Lane Tram Stop	7.66 miles



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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

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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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