

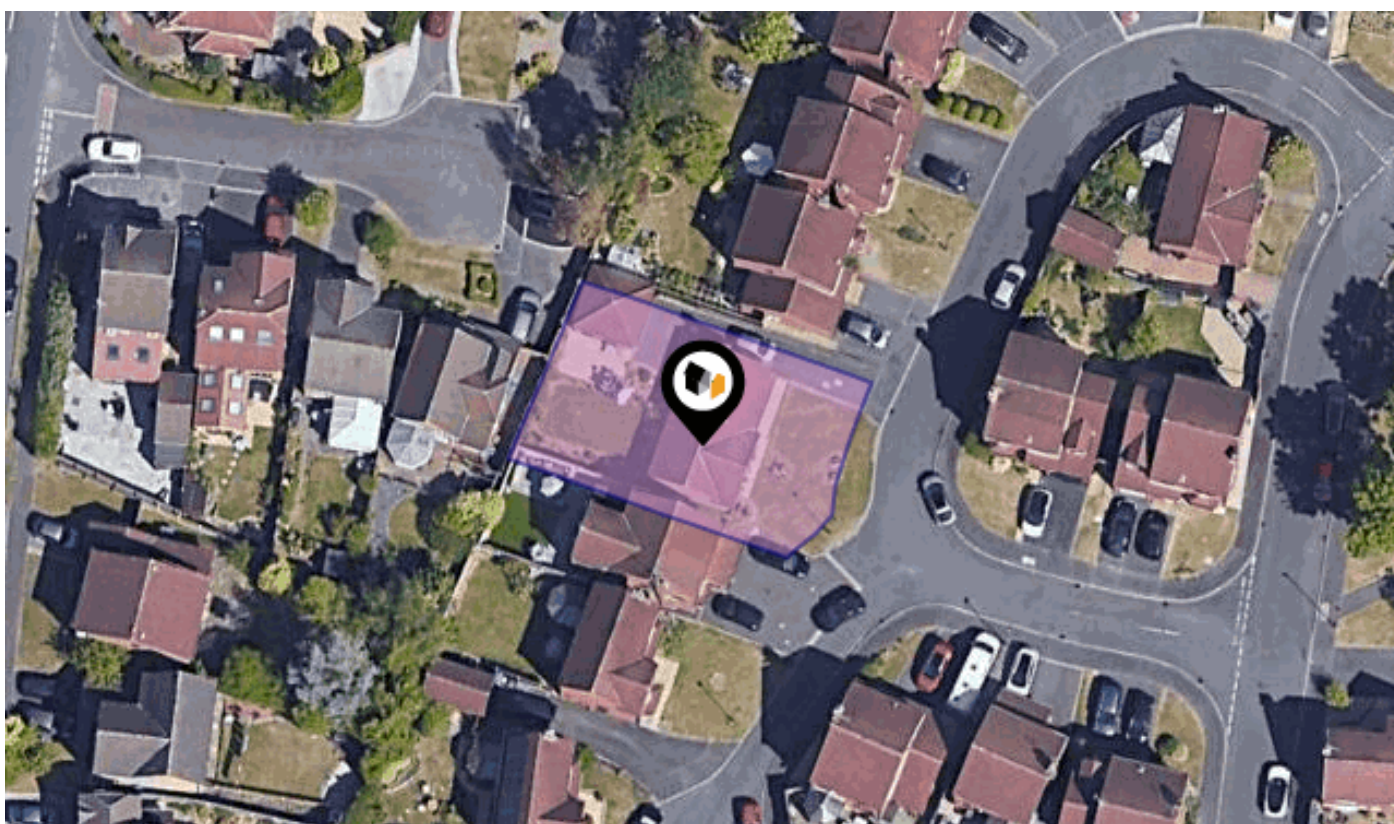


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th February 2025



BAYLEAF CRESCENT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modernised & Spacious Detached Bungalow
- > Refitted Kitchen, Two Double Bedrooms (Master With En-Suite)
- > Ample Parking And Double Detached Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

Property Description

**** PREMIER PROPERTY **** Located in the sought-after area of Oakwood, this spacious, well-presented and modernised detached bungalow has two generous double bedrooms, master en-suite and a modern, well-appointed fitted bathroom. With a stylish fitted kitchen, large detached double garage and being offered with no upward chain, it **MUST** be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with built-in store cupboard housing a combination boiler; spacious lounge with sliding doors opening to the rear garden and central feature fireplace; modern well-appointed fitted kitchen; generous double bedroom one with modern en-suite shower room; second good sized double bedroom and a well fitted bathroom with white suite and illuminating vanity mirror. To the front of the property is a lawned garden area alongside a driveway providing ample off-road parking and giving access to the double detached garage at the rear. To the rear is a well maintained and good-sized garden space with patio seating area, lawn and mixed flower and shrubbery beds. Bayleaf Crescent is well situated for Oakwood and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

Room Measurement & Details

Entrance Hall: (3'8" x 10'10") 1.12 x 3.30

Lounge: (19'9" x 10'3") 6.02 x 3.12

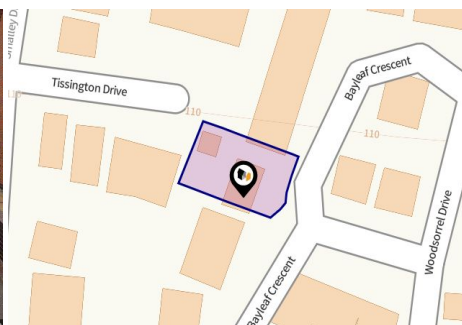
Kitchen: (10'5" x 7'1") 3.17 x 2.16

Bedroom One: (11'2" x 12'7") 3.40 x 3.84

En-Suite Shower Room: (7'1" x 5'2") 2.16 x 1.57

Bedroom Two: (10'3" x 10'5") 3.12 x 3.17

Bathroom: (6'3" x 6'9") 1.90 x 2.06



Property

Type:	Detached
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.1 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY228848

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



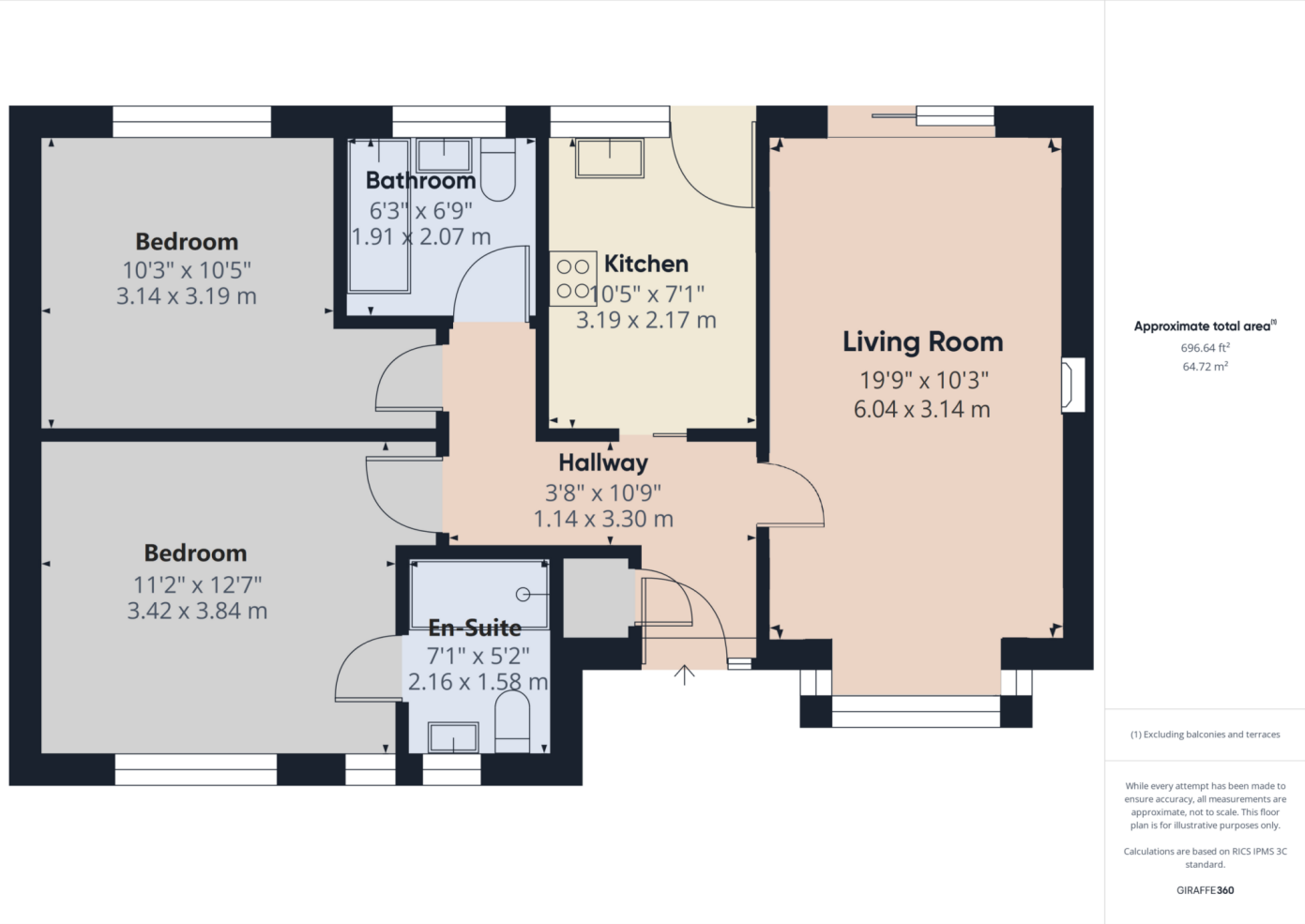
Satellite/Fibre TV Availability:



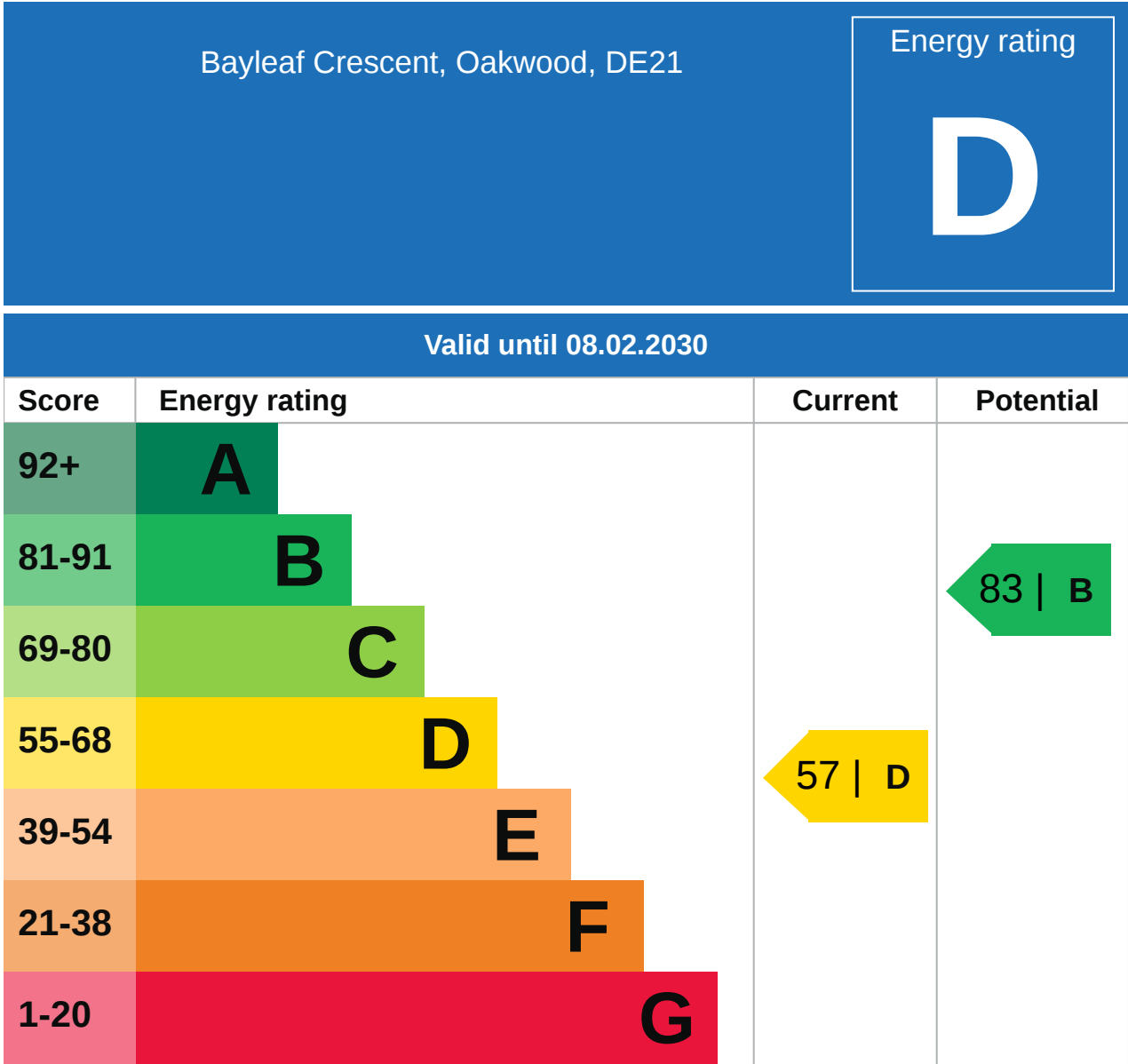




BAYLEAF CRESCENT, OAKWOOD, DERBY, DE21

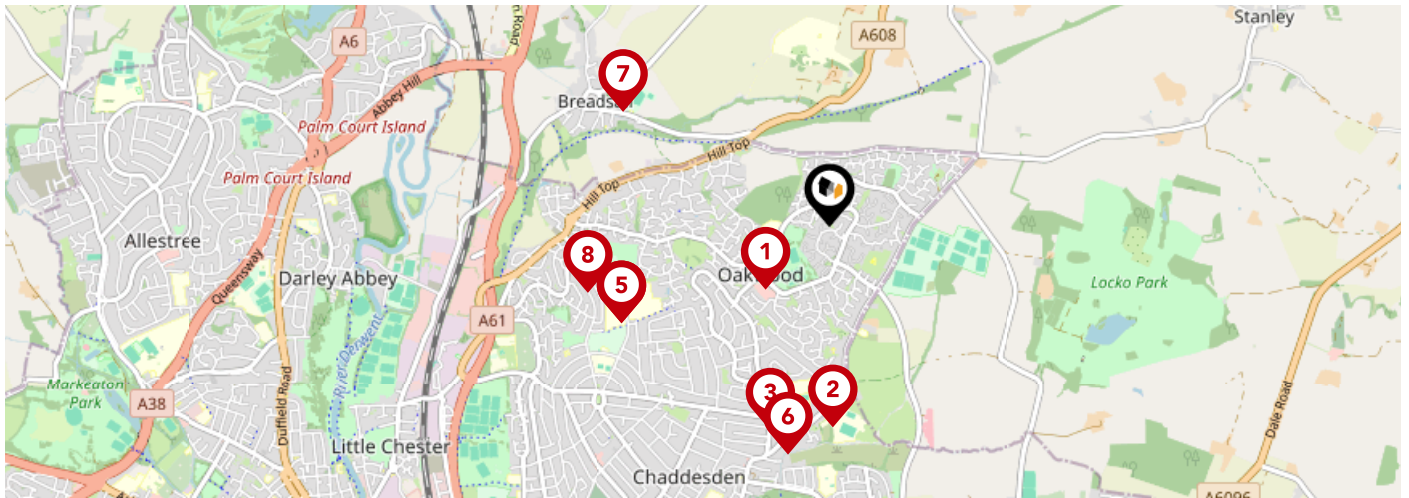


Property EPC - Certificate

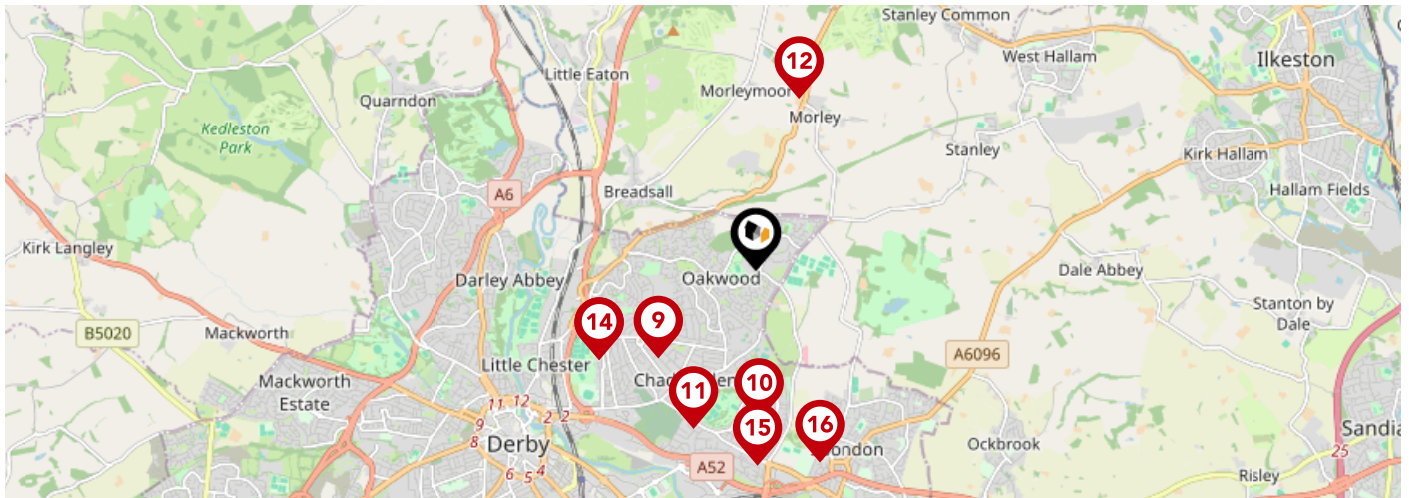










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 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:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²



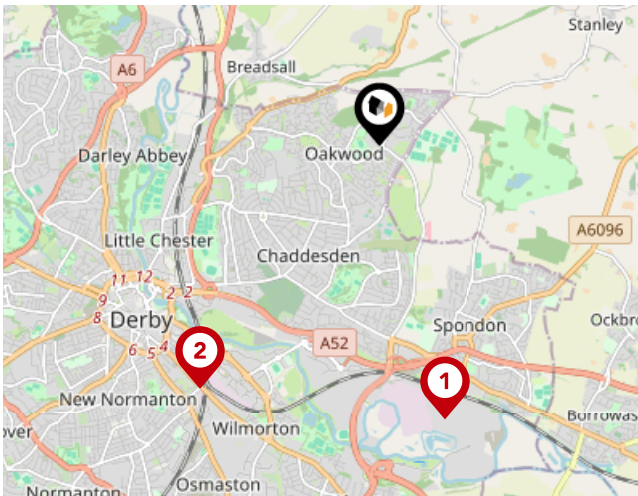
		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.17	<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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.6	<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:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

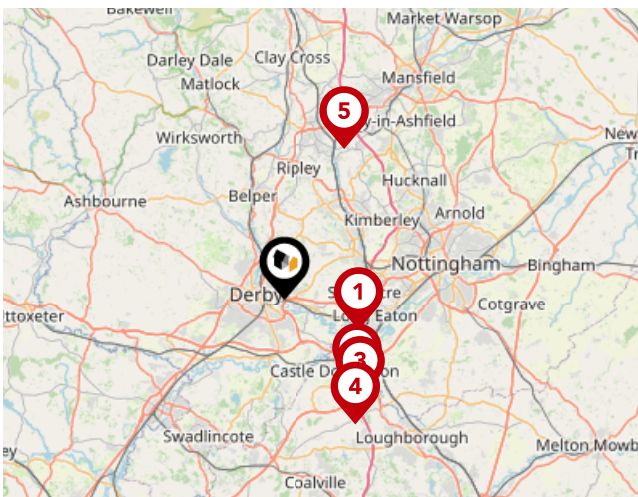
Area

Transport (National)



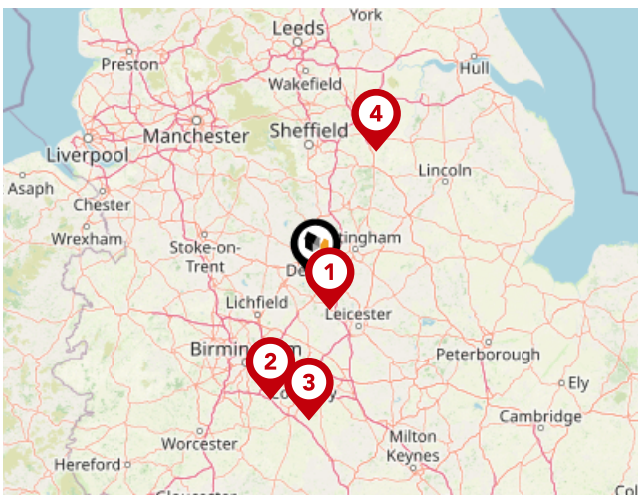
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.52 miles
2	Derby Rail Station	2.7 miles
3	Duffield Rail Station	3.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.69 miles
2	M1 J24A	8.1 miles
3	M1 J24	9 miles
4	M1 J23A	10.25 miles
5	M1 J28	11.46 miles

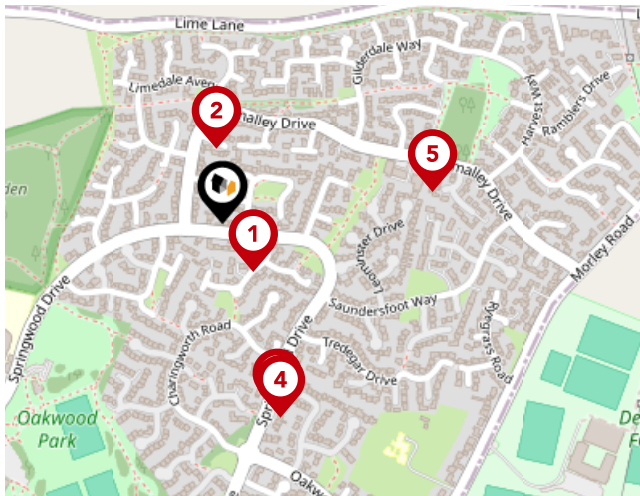


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.29 miles
2	Birmingham Airport	36.53 miles
3	Baginton	40.15 miles
4	Finningley	40.68 miles

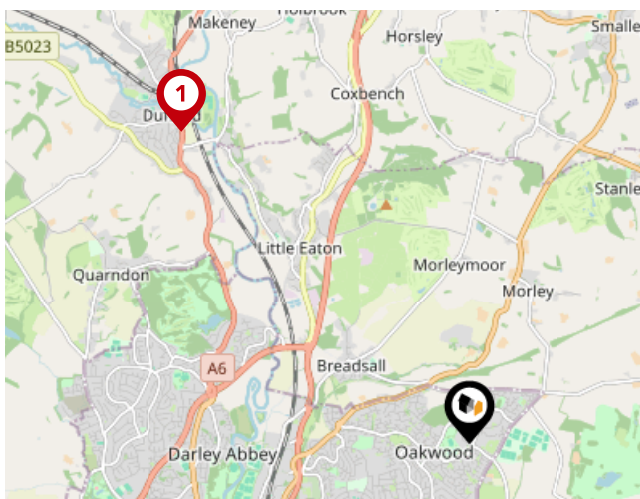
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Northacre Road	0.06 miles
2	Smalley Drive	0.09 miles
3	Charingworth Road	0.22 miles
4	Charingworth Road	0.23 miles
5	Hallgate Close	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.8 miles
2	Tram Park & Ride	7.08 miles
3	Toton Lane Tram Stop	7.09 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

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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