

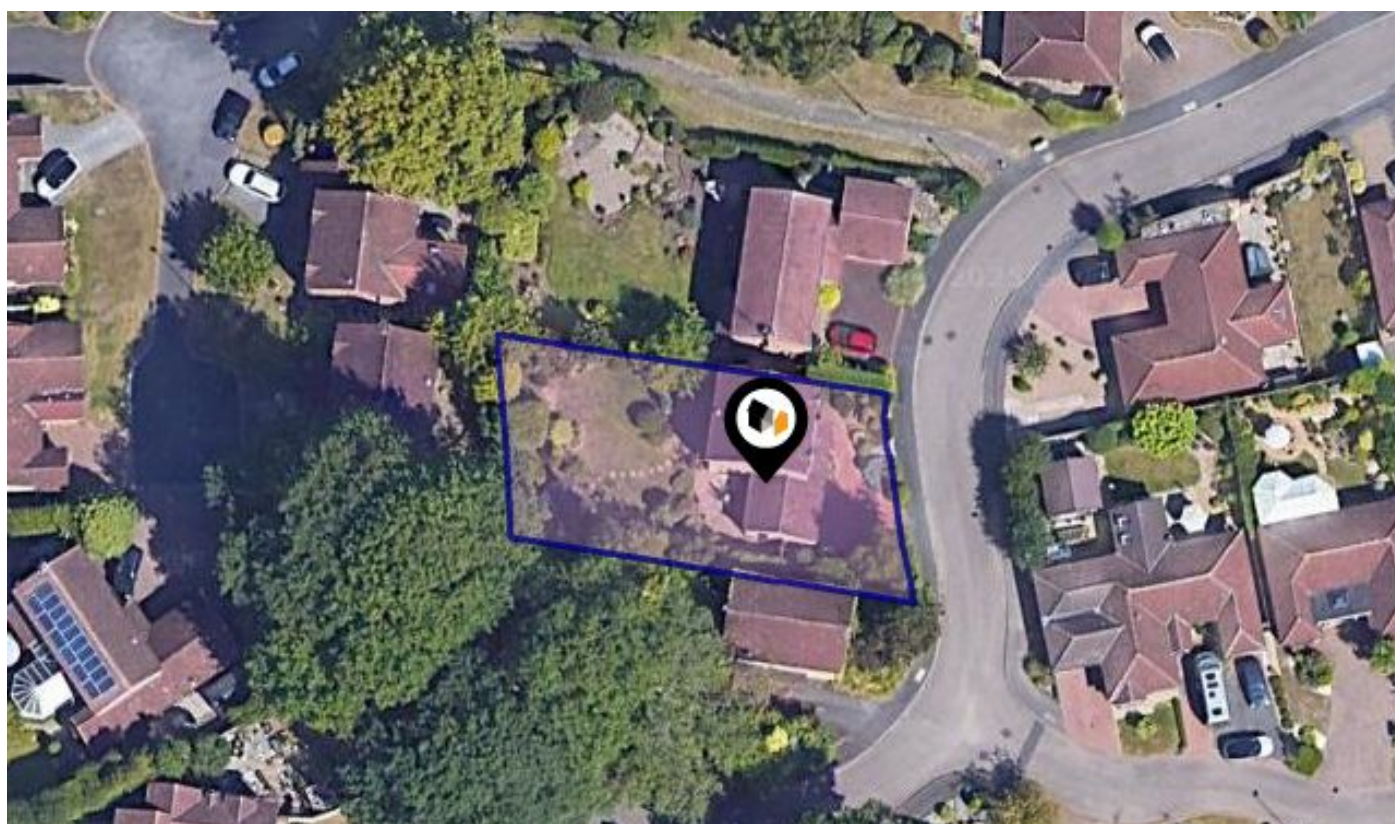


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> February 2025



**FARNCOMBE LANE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Particularly Well-Maintained & Presented Family Home
- > Occupying Much Sought-After Location
- > No Upward Chain, Viewing Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band D, Freehold

### Property Description

A modern detached family home occupying an enviable position in a sought-after location. The generous accommodation has been particularly well-maintained and would be ideal for a growing family. The property is available with no upward chain and an early viewing is highly recommended! The accommodation is supplemented by a home security alarm system, uPVC double glazing, gas central heating, two reception rooms, four good size bedrooms, en-suite to master bedroom and family bathroom. There is a block paved driveway, double garage with remote control electric door and a mature and extensive rear garden. Farncombe lane is a sought after established cul-de-sac being well situated for Oakwood and its amenities together with country walks near by and is also well placed for three noted golf courses to include Breadsall Priory, Morley Hayes and Horsley Lodge country clubs. Viewing is recommended.

### Room Measurement & Details

Reception Hallway:

Cloakroom/WC:

Lounge: (23'0" x 11'1") 7.01 x 3.38

Fitted Breakfast Kitchen: (14'0" x 8'1") 4.27 x 2.46

Dining Room: (14'0" x 7'10") 4.27 x 2.39

First Floor Landing:

Master Bedroom: (10'10" x 9'0") 3.30 x 2.74

Double Bedroom Two: (9'10" x 10'0") 3.00 x 3.05

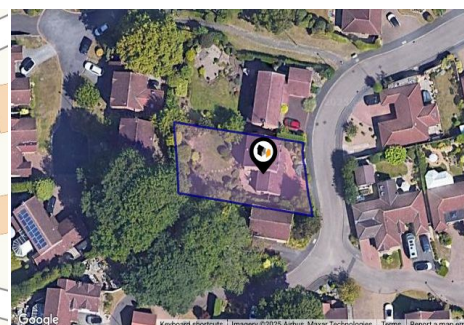
Bedroom Three: (11'10" x 7'1") 3.61 x 2.16

Bedroom Four: (10'0" x 8'0") 3.05 x 2.44

Family Bathroom: (8'1" x 6'1") 2.46 x 1.85

Outside:

The property occupies a mature plot with gardens to both front and rear elevations, the front incorporates a double width block paved shaped driveway providing off-road parking and leads to a DOUBLE GARAGE 18' x 15'1" with electric remote control door, light and power. There is gated access to the side elevation leading to the mature and good size rear garden having a full width paved patio area with lawned area beyond having a selection of plants and shrubs. There is a summerhouse at the head of the garden.






## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£2,107		
Title Number:	DY157568		

## 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)

5	48	-
mb/s	mb/s	mb/s
		

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



### Satellite/Fibre TV Availability:





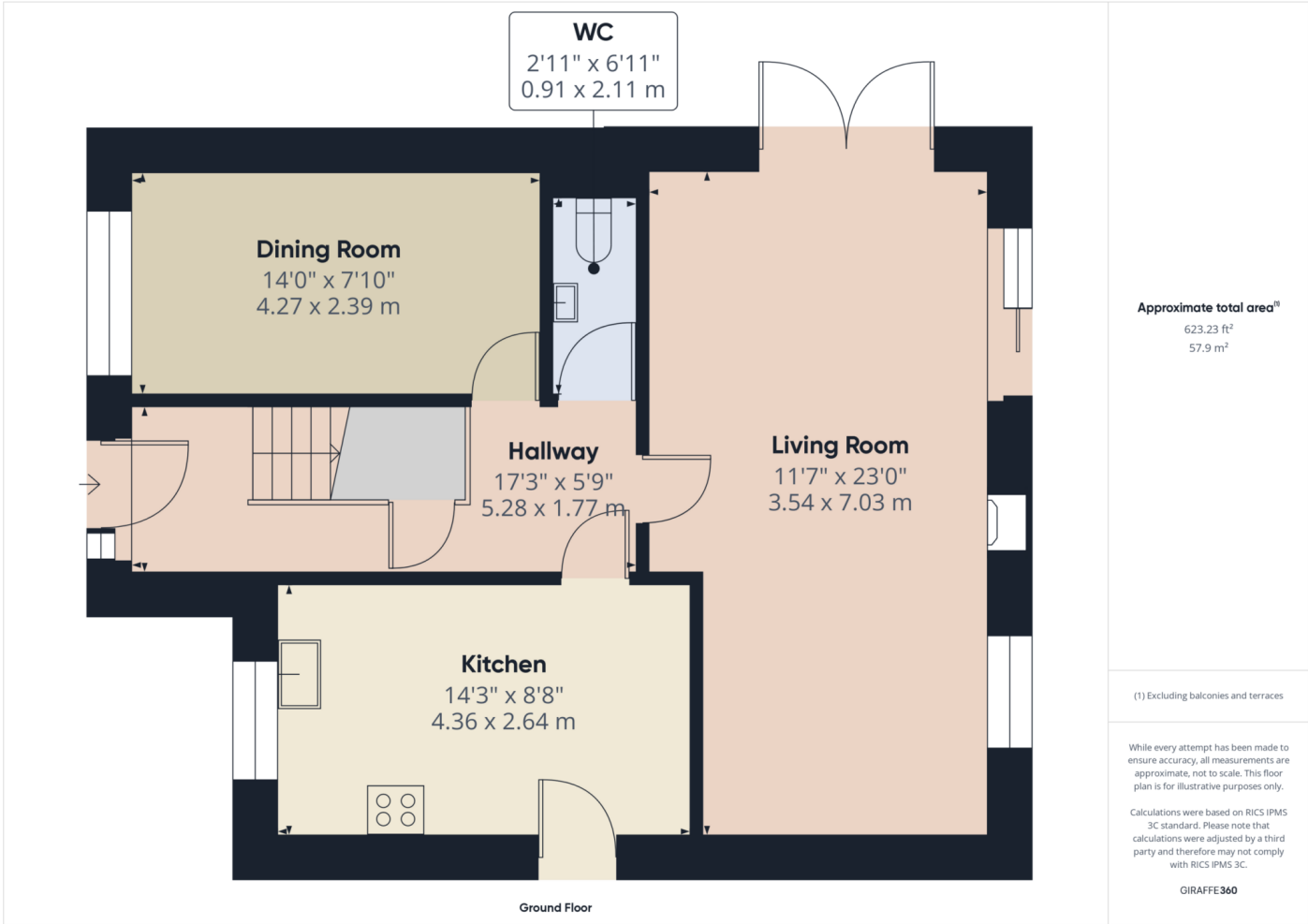




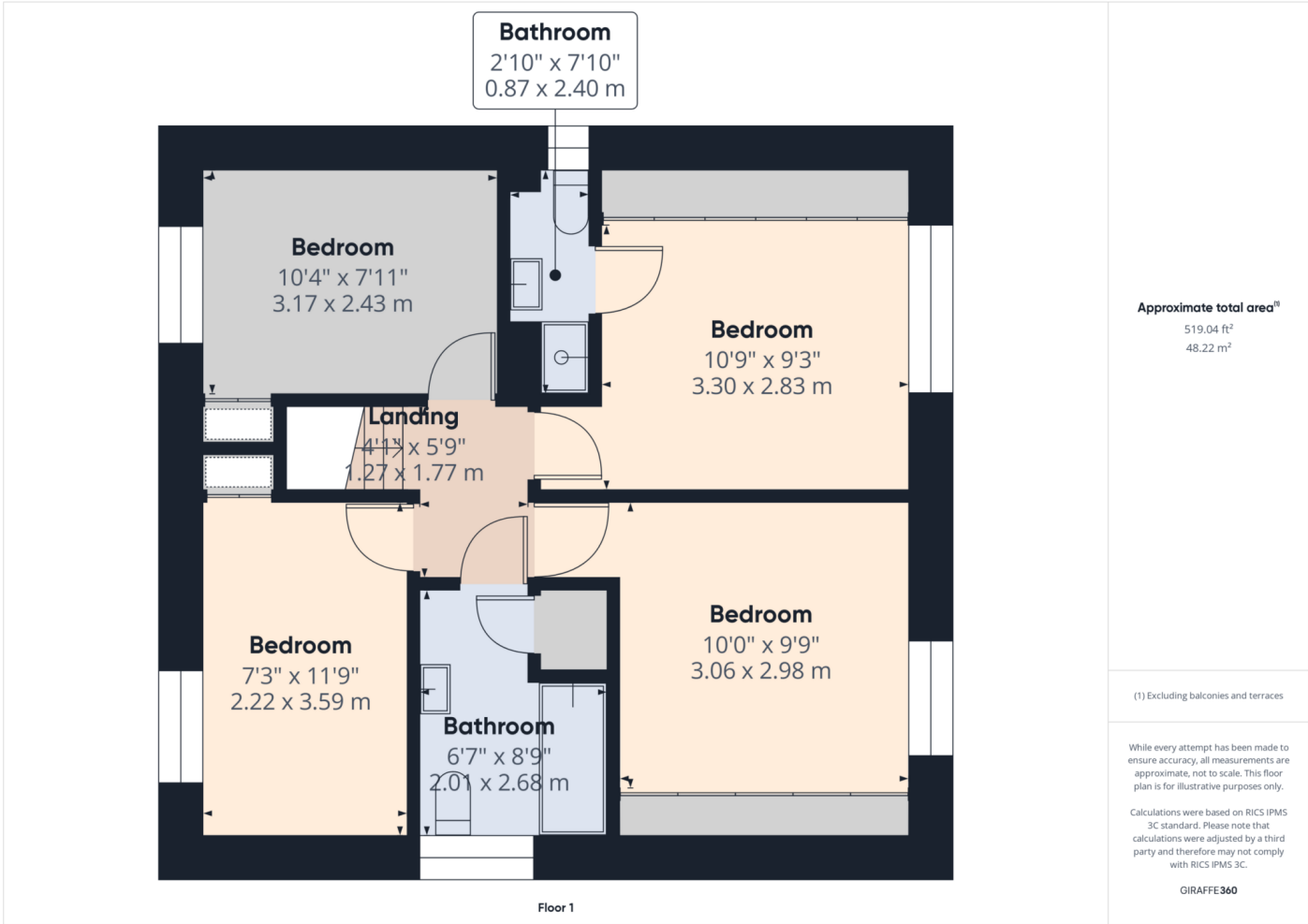




**FARNCOMBE LANE, OAKWOOD, DERBY, DE21**

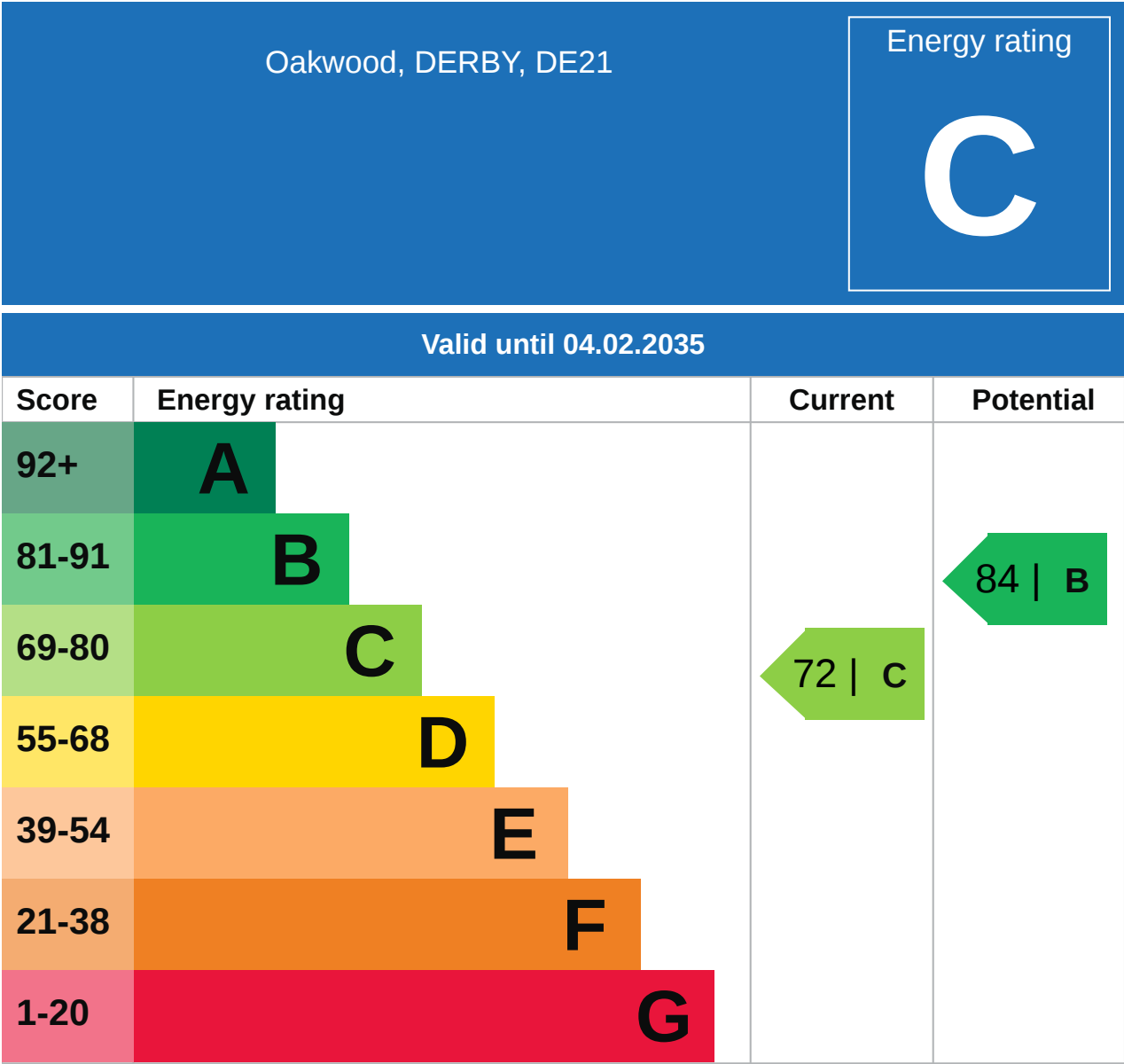


**FARNCOMBE LANE, OAKWOOD, DERBY, DE21**



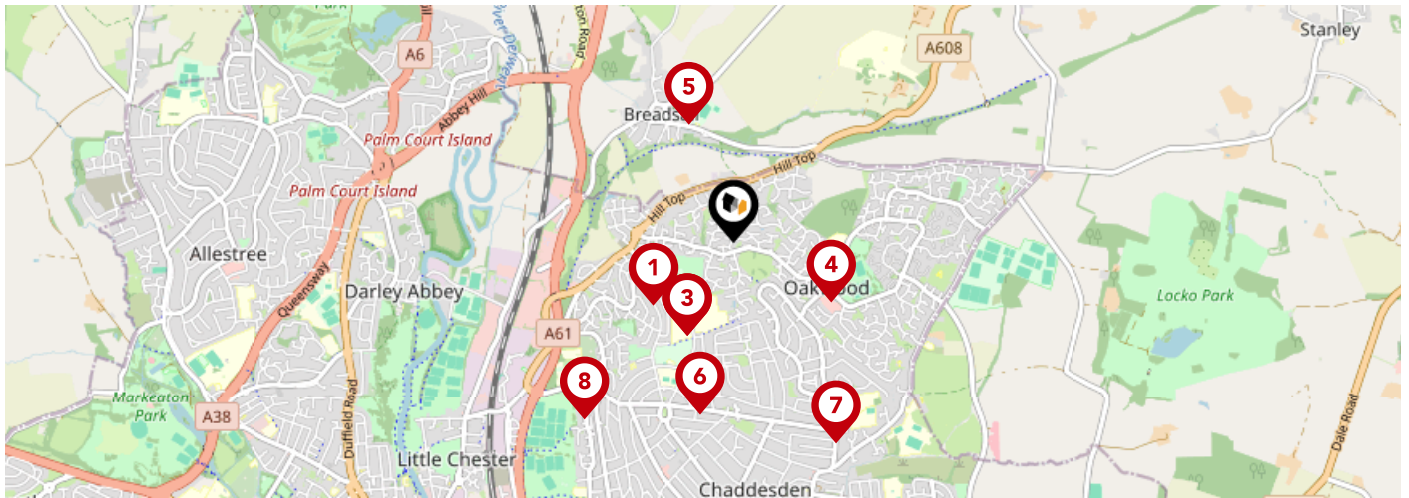


Property  
**EPC - Certificate**



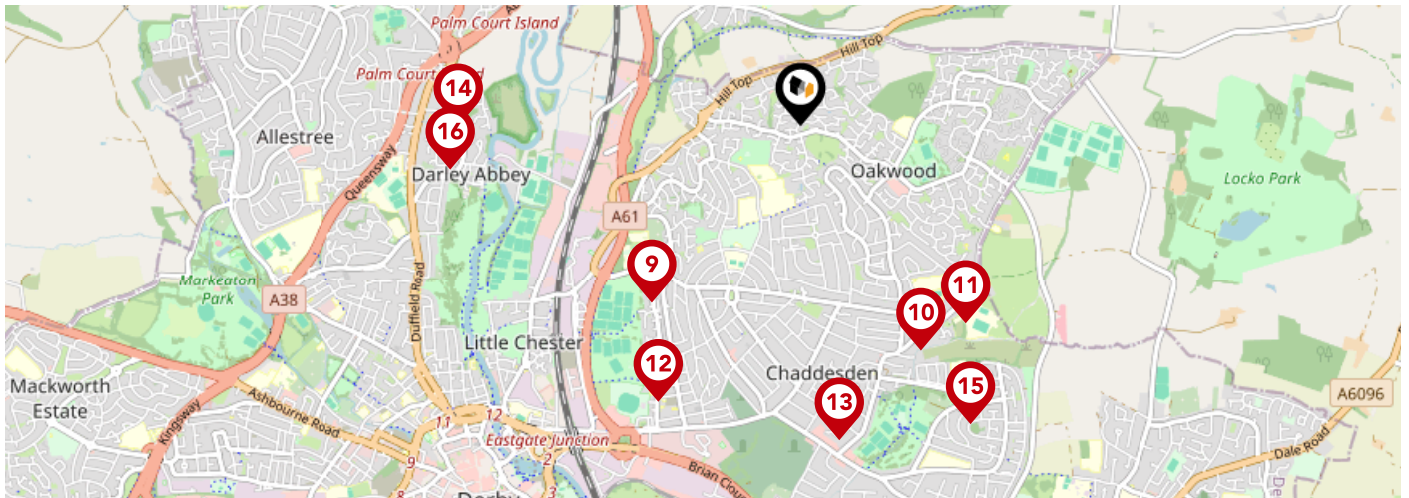
## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	112 m <sup>2</sup>



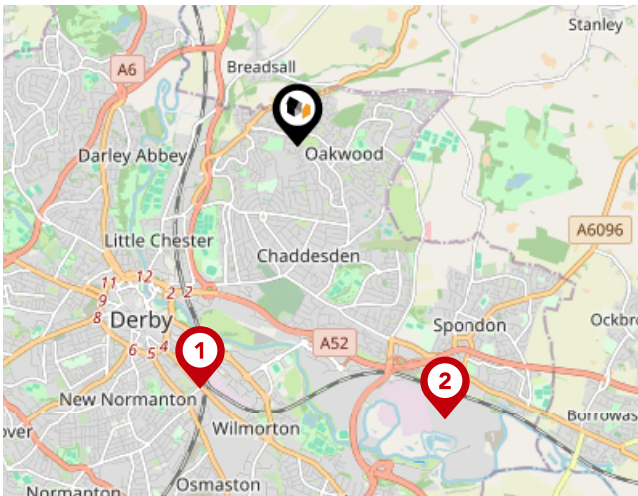
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.46	<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:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:0.57	<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:0.79	<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:1.01	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





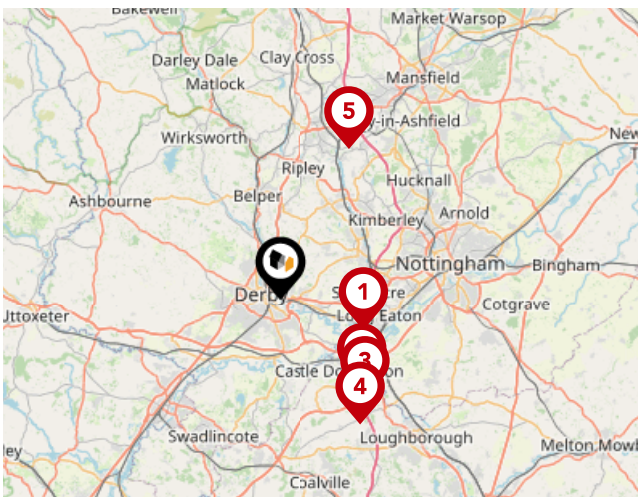
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance: 1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 121   Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Walter Evans Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 449   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	2.33 miles
2	Spondon Rail Station	2.77 miles
3	Duffield Rail Station	3.37 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.36 miles
2	M1 J24A	8.57 miles
3	M1 J24	9.45 miles
4	M1 J23A	10.61 miles
5	M1 J28	11.75 miles

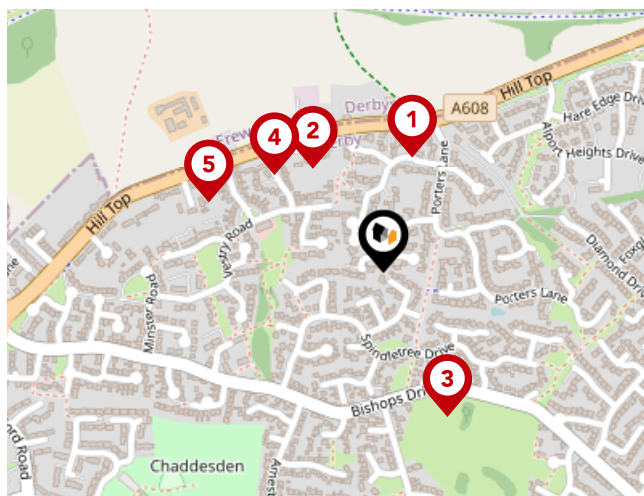


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.62 miles
2	Birmingham Airport	36.27 miles
3	Baginton	40.11 miles
4	Finningley	41 miles

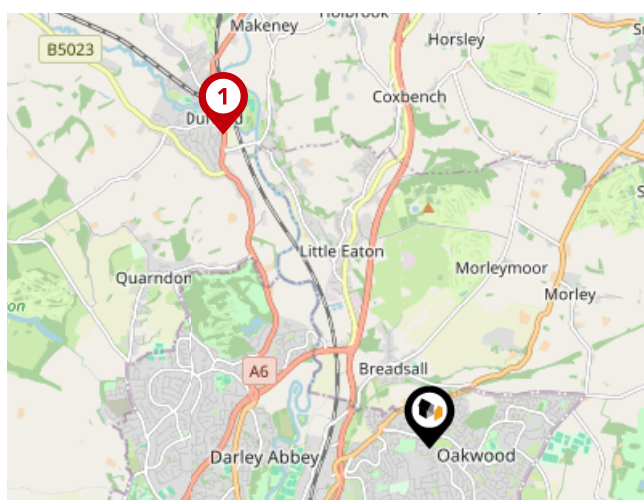
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Windmill Inn	0.13 miles
2	Car Showroom	0.14 miles
3	Sedgebrook Close	0.18 miles
4	Car Showroom	0.16 miles
5	Nearwood Drive	0.21 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.36 miles
2	Tram Park & Ride	7.78 miles
3	Toton Lane Tram Stop	7.78 miles





## Hannells

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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

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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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