

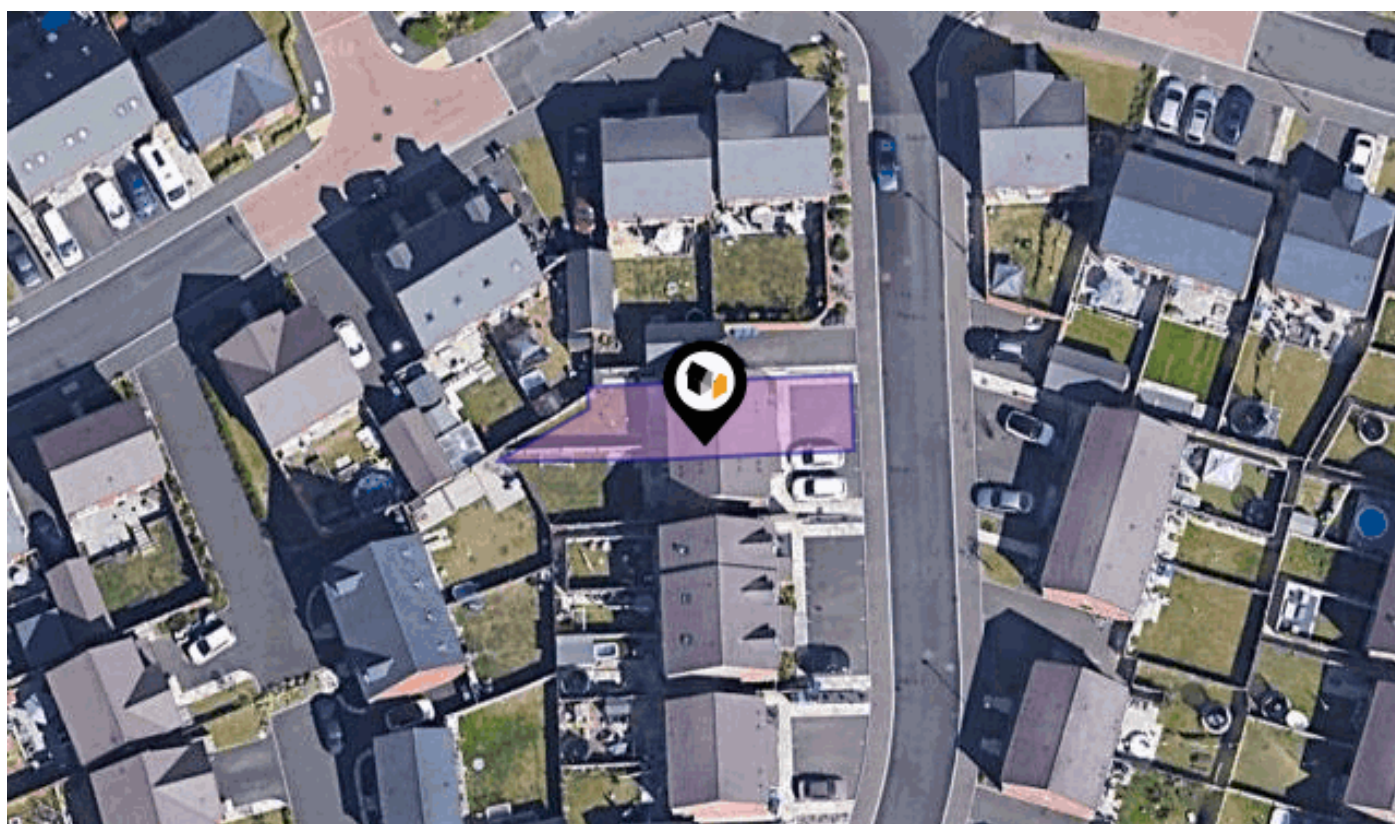


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th February 2025



BRITLAND EDGE AVENUE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > 50% Shared Ownership Property
- > Particularly Well-Appointed And Presented Semi-Detached Home
- > Early Viewing Highly Recommended
- > EPC Rating B, Standard Construction
- > Council Tax Band C, Leasehold **

Property Description

**** 50% Shared Ownership Property **** A modern and stylish, three-bedroom semi-detached home which occupies a popular location. The property features well-proportioned accommodation including a ground-floor WC/cloakroom, an impressive fitted kitchen, a good-sized main bedroom and a low maintenance, enclosed rear garden!

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, lounge and fitted dining kitchen with integrated appliances and French doors to the rear garden. To the first floor are three bedrooms and family bathroom. Outside, the property benefits from a driveway providing off-road parking to the front elevation for two vehicles and there is a pleasant garden to the rear.

Britland Edge Avenue is conveniently located for local amenities, including shops, schools, recreation grounds and Oakwood's excellent road and public transport links to Derby and surrounding areas. Viewing is recommended.

Room Measurement & Details

Reception Hallway:

Cloakroom:

Lounge: (14'0" x 12'0") 4.27 x 3.66

Fitted Dining Kitchen (With Integrated Appliances): (15'0" x 8'10") 4.57 x 2.69

First Floor Landing:

Bedroom One: (15'0" x 9'1") 4.57 x 2.77

Bedroom Two: (9'0" x 7'1") 2.74 x 2.16

Bedroom Three: (7'1" x 5'1") 2.16 x 1.55

Bathroom: (6'0" x 5'11") 1.83 x 1.80

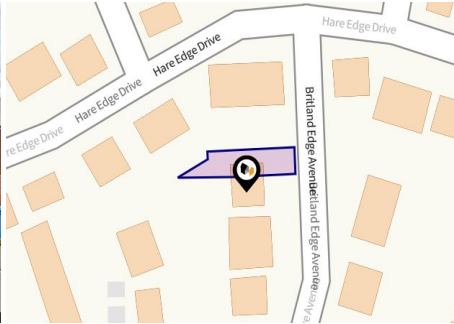
Outside:

The property benefits from off-road parking for two vehicles to the front elevation. There is a pleasant and enclosed rear garden with lawned area and paved patio area.

Please Note:

There is currently an error with Land Registry showing the property is Freehold. The property is Leasehold and Land Registry are dealing with the matter at present.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.04 acres		
Year Built :	2019		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY541083		

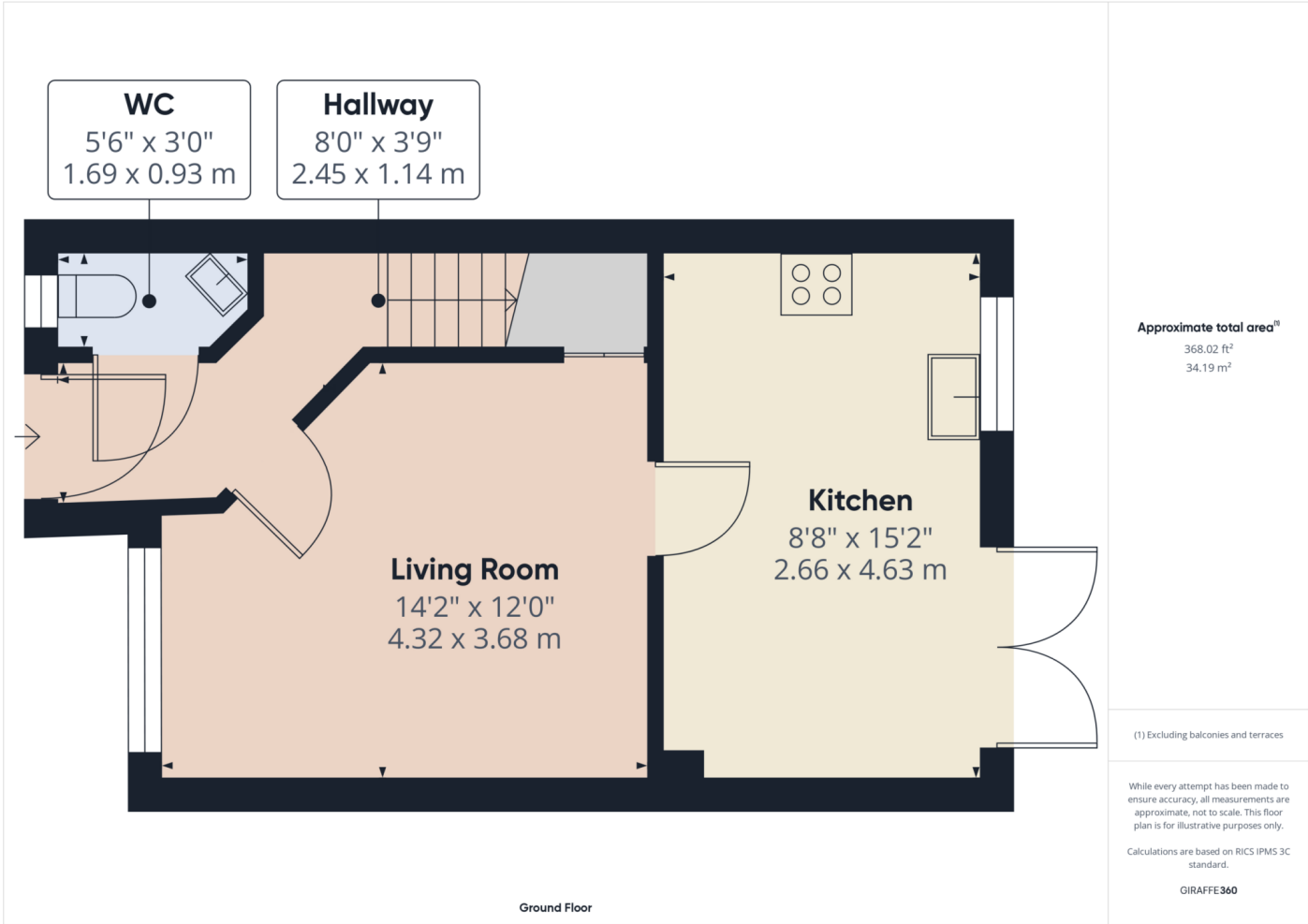
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	1	51	500
• Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

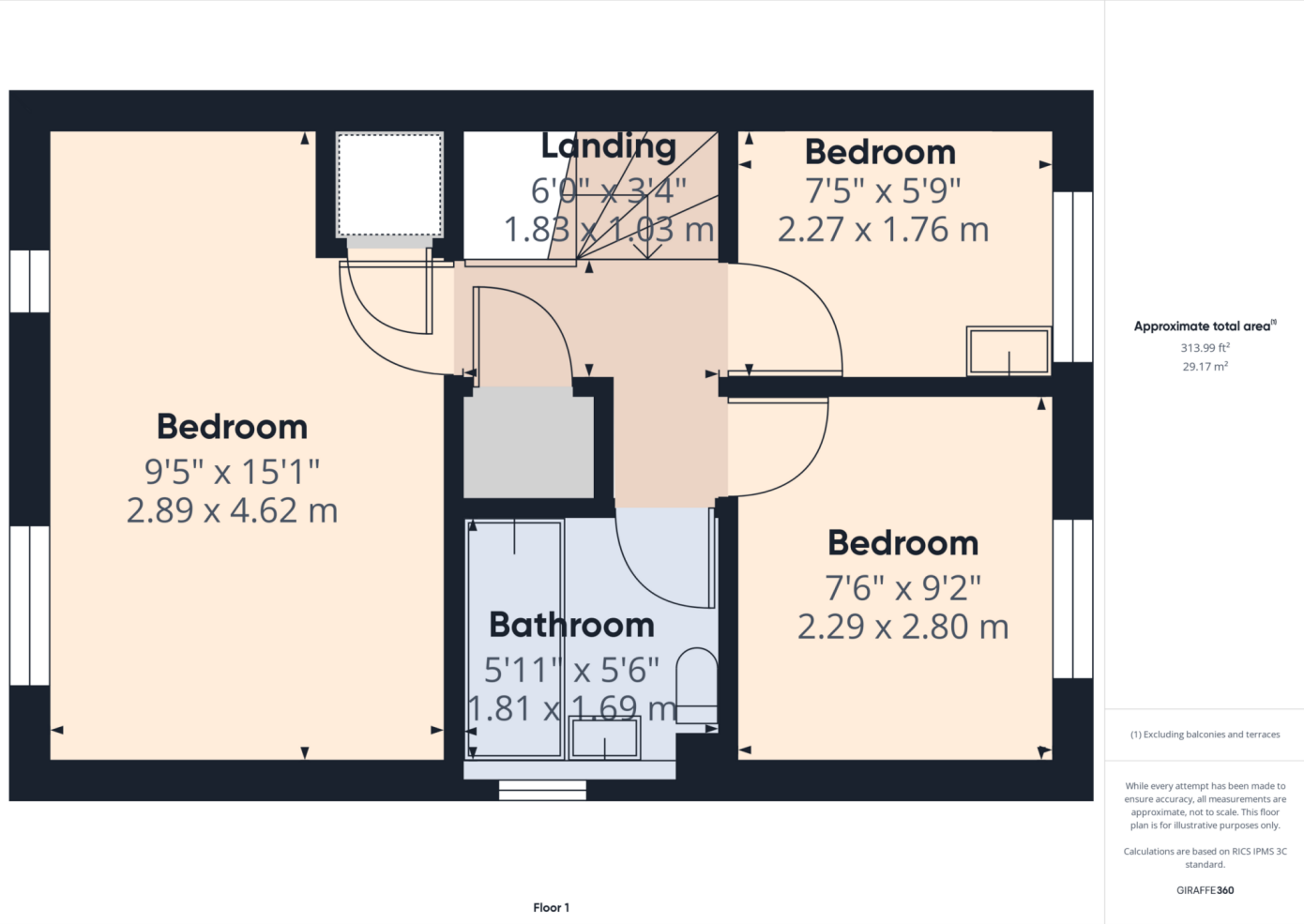




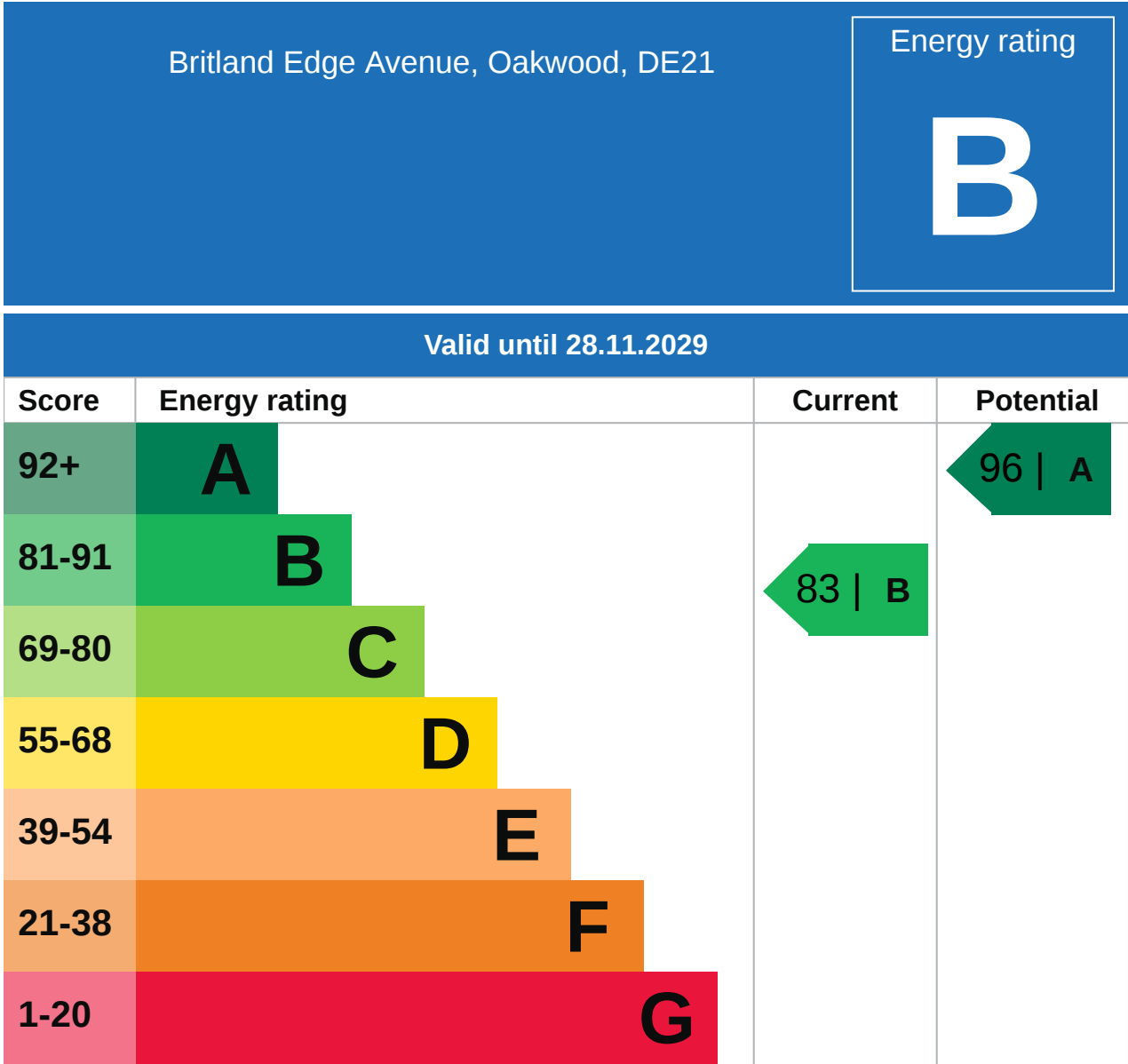
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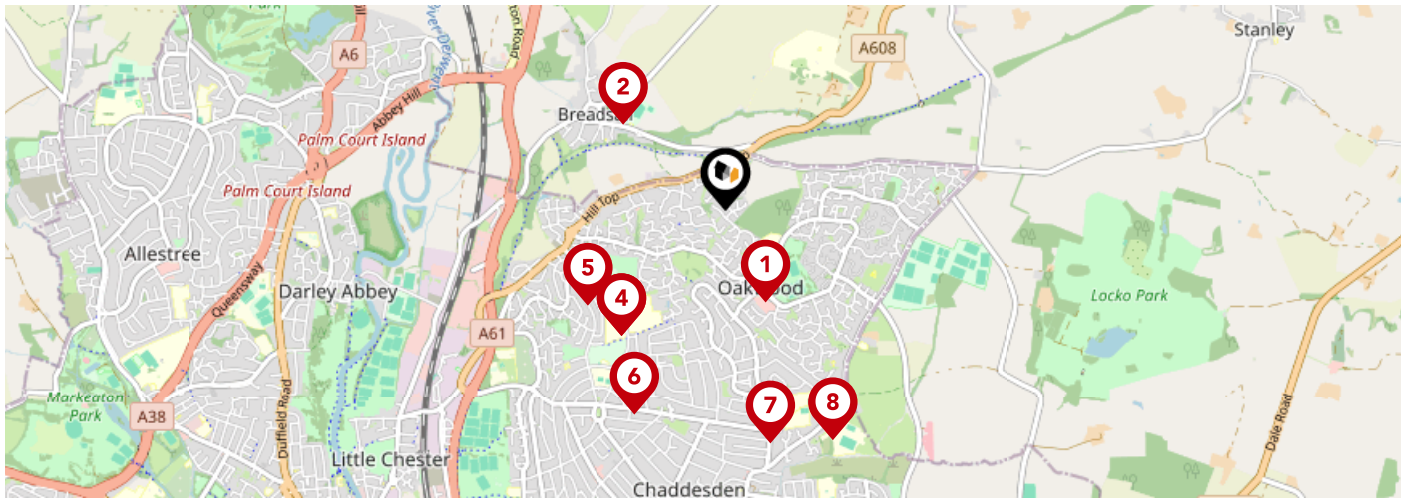


Property EPC - Certificate

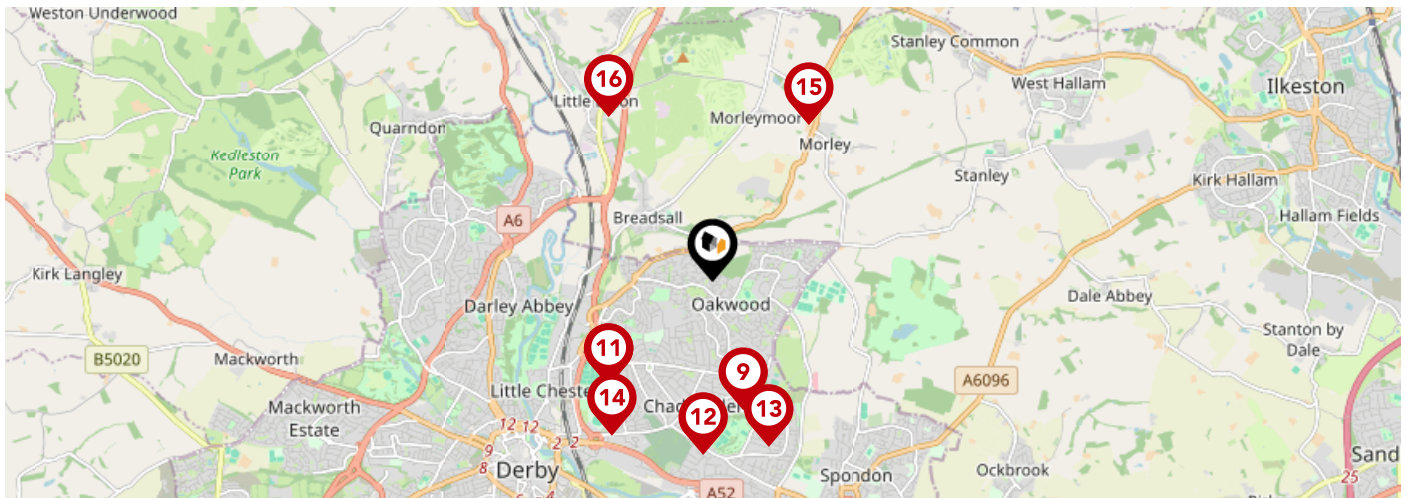


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m ² ·K
Total Floor Area:	68 m ²

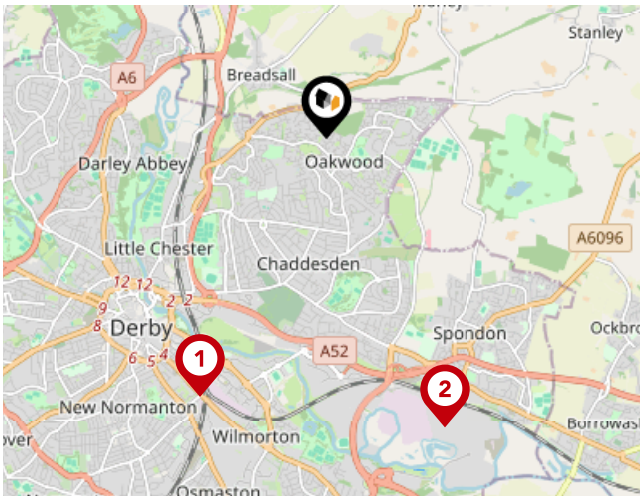


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



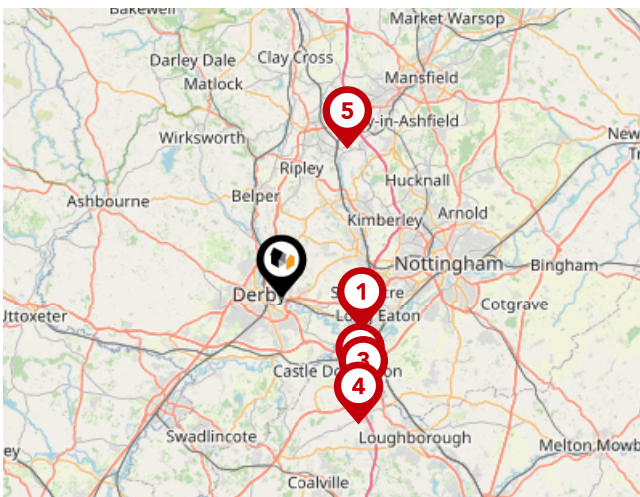
		Nursery	Primary	Secondary	College	Private
9	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Little Eaton Primary School Ofsted Rating: Good Pupils: 209 Distance:1.74	<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	2.57 miles
2	Spondon Rail Station	2.79 miles
3	Duffield Rail Station	3.4 miles



Trunk Roads/Motorways

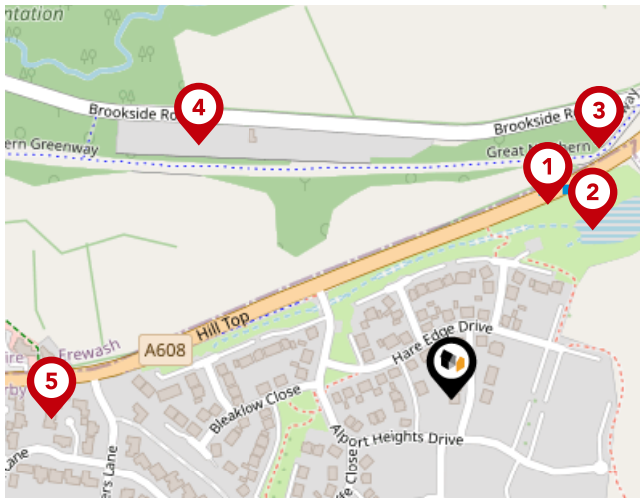
Pin	Name	Distance
1	M1 J25	6.17 miles
2	M1 J24A	8.5 miles
3	M1 J24	9.39 miles
4	M1 J23A	10.59 miles
5	M1 J28	11.52 miles



Airports/Helipads

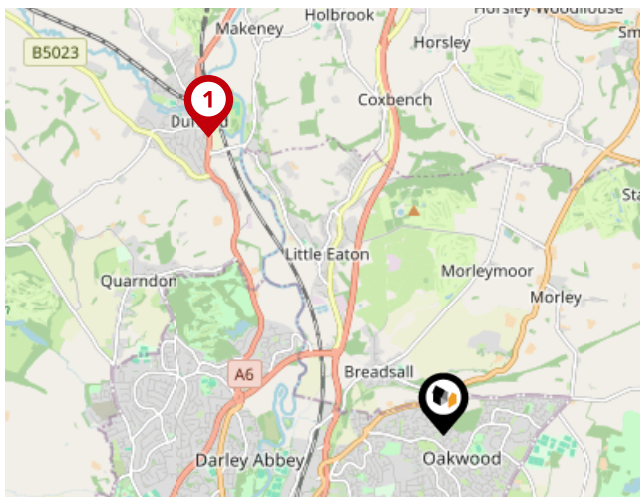
Pin	Name	Distance
1	East Mids Airport	9.62 miles
2	Birmingham Airport	36.49 miles
3	Baginton	40.26 miles
4	Finningley	40.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lime Lane	0.12 miles
2	Lime Lane	0.12 miles
3	Greenway	0.16 miles
4	128 Brookside Road	0.2 miles
5	Windmill Inn	0.22 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.39 miles
2	Tram Park & Ride	7.57 miles
3	Toton Lane Tram Stop	7.57 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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