

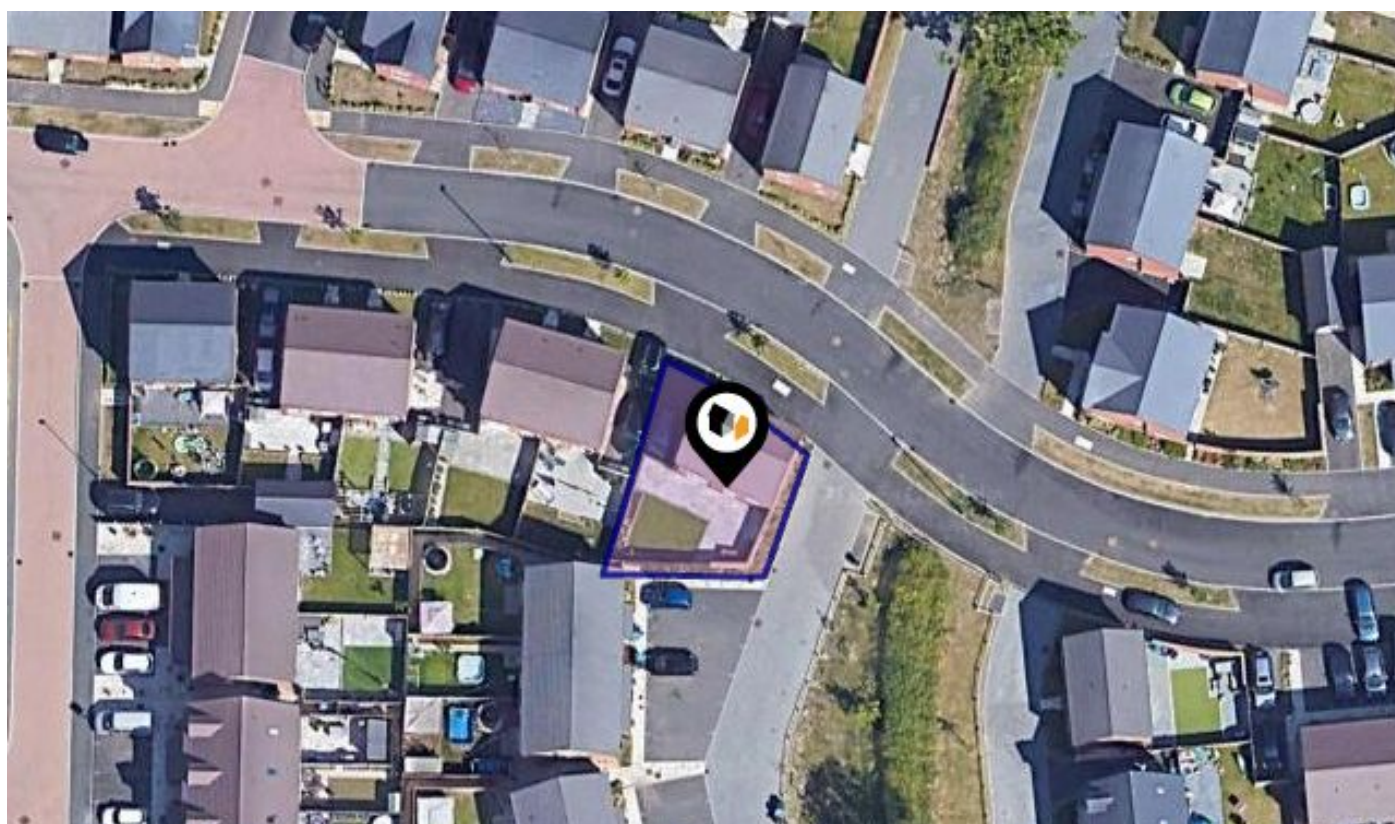


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**ALPORT HEIGHTS DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Spacious & Modern Three-Bedroom Home
- > EPC Rating B, Brick Construction
- > Council Tax Band D, Freehold
- > Driveway Parking, South-Facing Rear Garden
- > Good-Sized Lounge

**\*\* PREMIER PROPERTY \*\*** This beautifully presented, spacious and stylish three-bedroom home features a generous lounge, a modern open-plan dining kitchen, utility room and a cloakroom with a W.C. Benefitting from three good-sized bedrooms, master en-suite and a good-sized family bathroom, it will make a fantastic family home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with French doors opening to the rear garden; well-appointed and modern fitted kitchen diner with integrated appliances; separate utility room; cloakroom with W.C; first floor landing; master bedroom with dressing area and en-suite shower room; two further good-sized bedrooms and a fitted family bathroom. To the front of the property is a neat garden space alongside a driveway providing ample off-road parking. To the rear is a good-sized, south-facing enclosed garden with patio seating area, lawn and mixed flower and shrubbery borders. Alport Heights is well situated for local amenities which include shops, schools and transport links together with easy access for The Meteor Shopping Centre, Derby City Centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hall:

Lounge: (18'4" x 10'1") 5.59 x 3.07

Kitchen Diner: (18'2" x 9'0") 5.54 x 2.74

Utility Room: (6'0" x 5'1") 1.83 x 1.55

Cloakroom With W.C: (4'8" x 3'0") 1.42 x 0.91

First Floor Landing:

Bedroom One: (18'3" x 10'4") 5.56 x 3.15

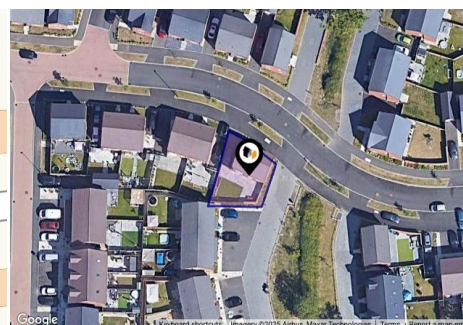
En-Suite: (7'2" x 3'11") 2.18 x 1.19

Bedroom Two: (10'7" x 8'2") 3.23 x 2.49

Bedroom Three: (9'0" x 7'4") 2.74 x 2.24

Bathroom: (7'1" x 6'2") 2.16 x 1.88

# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	2020
Council Tax :	Band D
Annual Estimate:	£2,107
Title Number:	DY548389

Tenure: Freehold

## 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)

1	56	500
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:





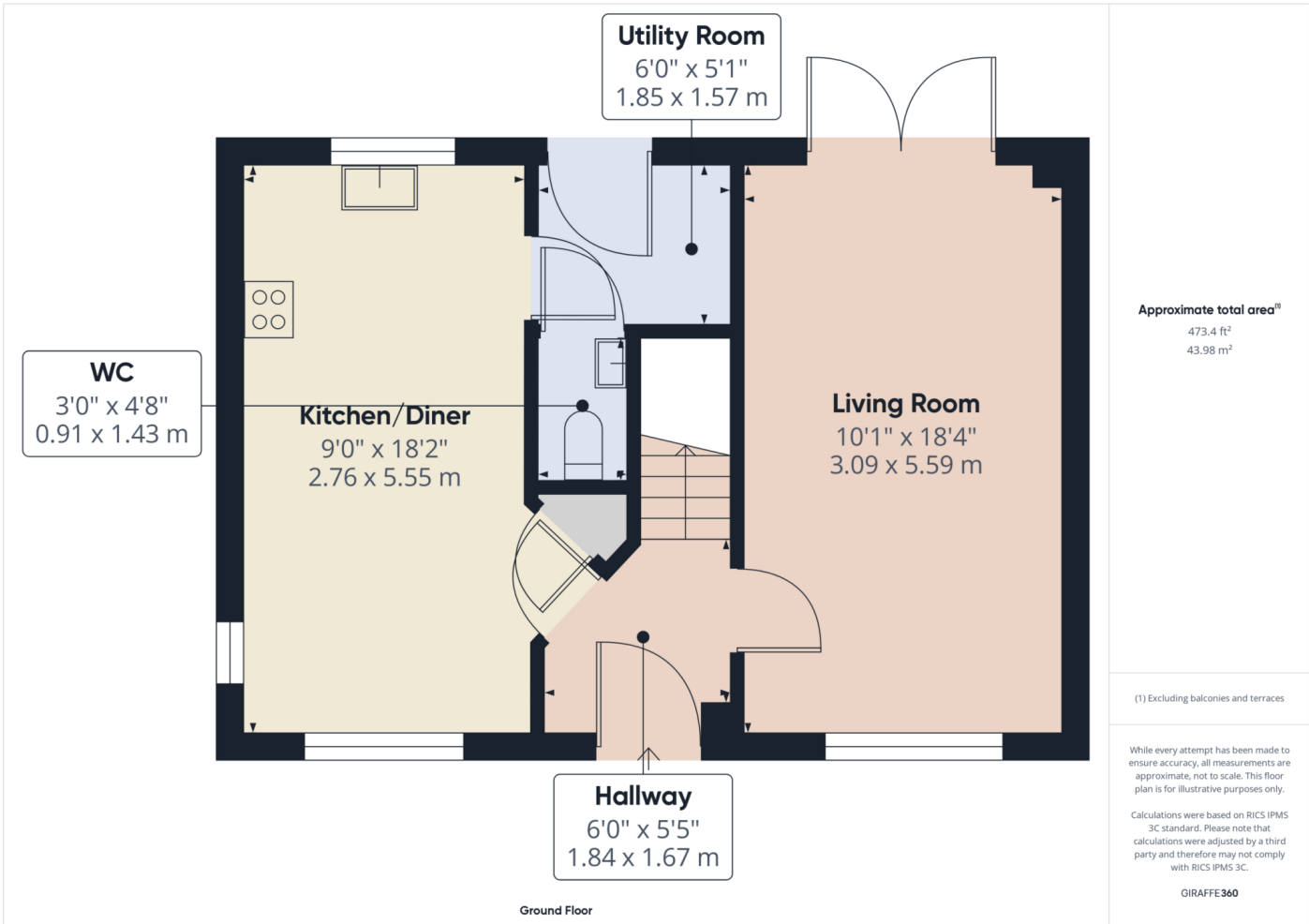




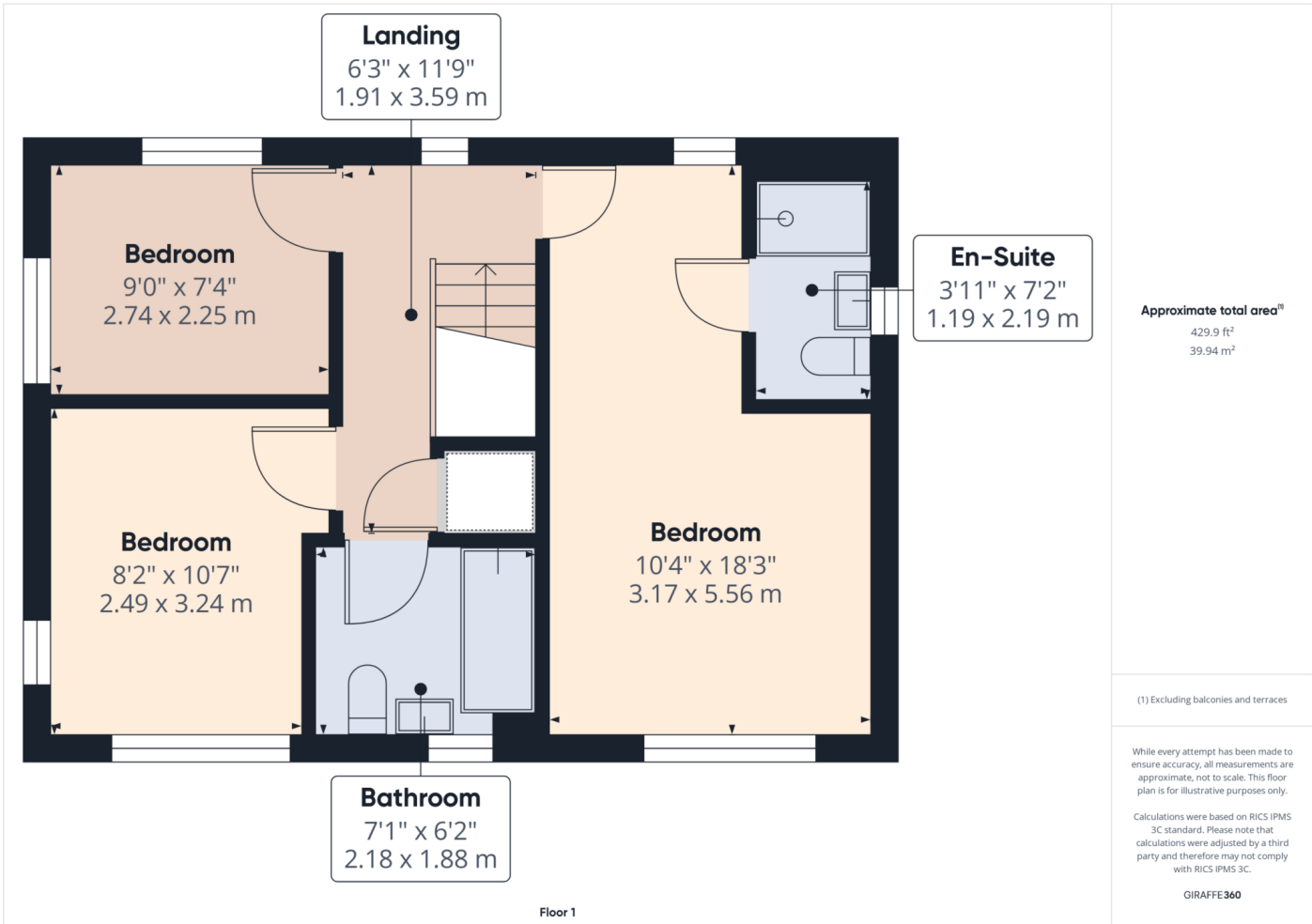




## ALPORT HEIGHTS DRIVE, OAKWOOD, DERBY, DE21

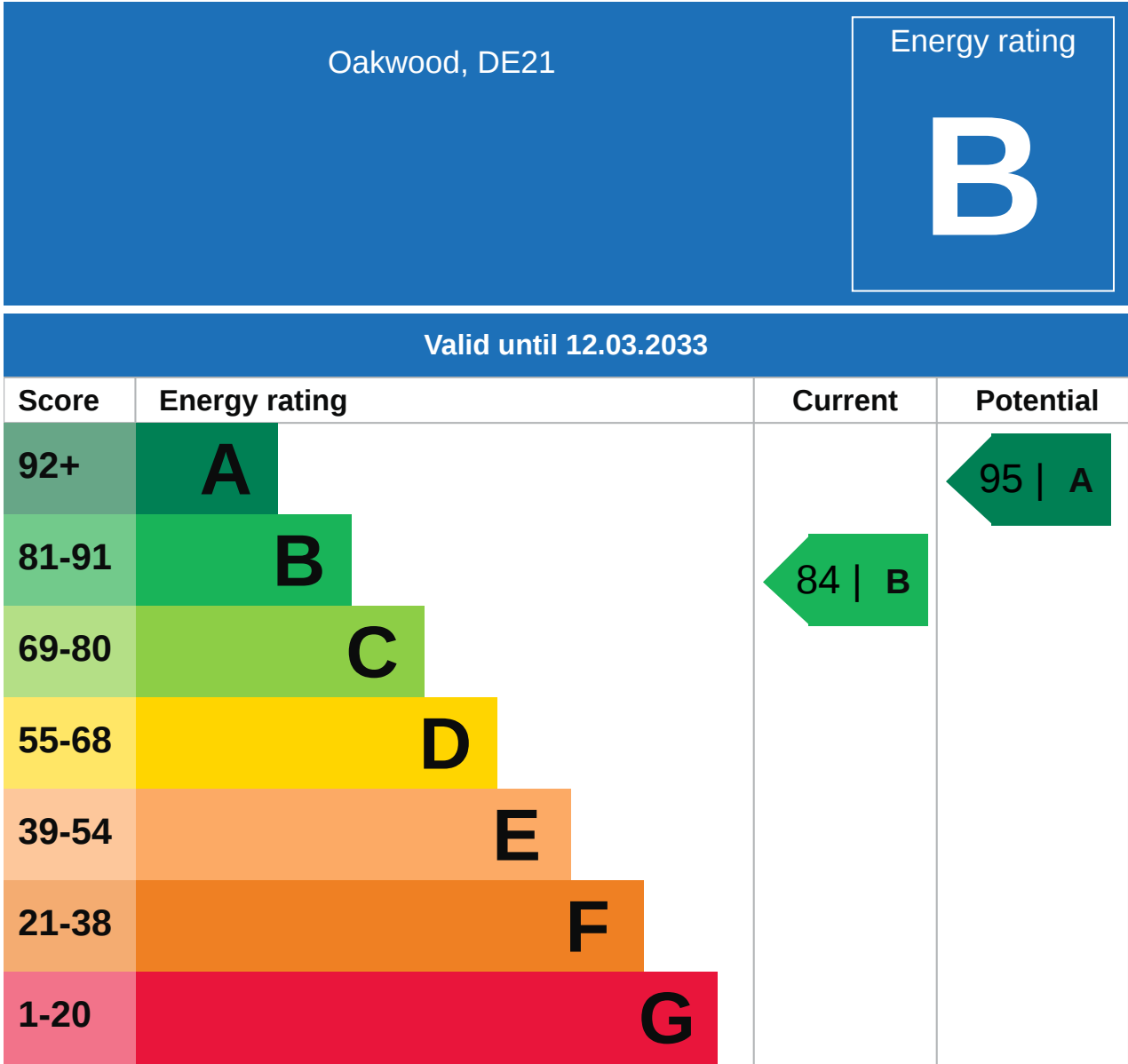


**ALPORT HEIGHTS DRIVE, OAKWOOD, DERBY, DE21**





# Property EPC - Certificate



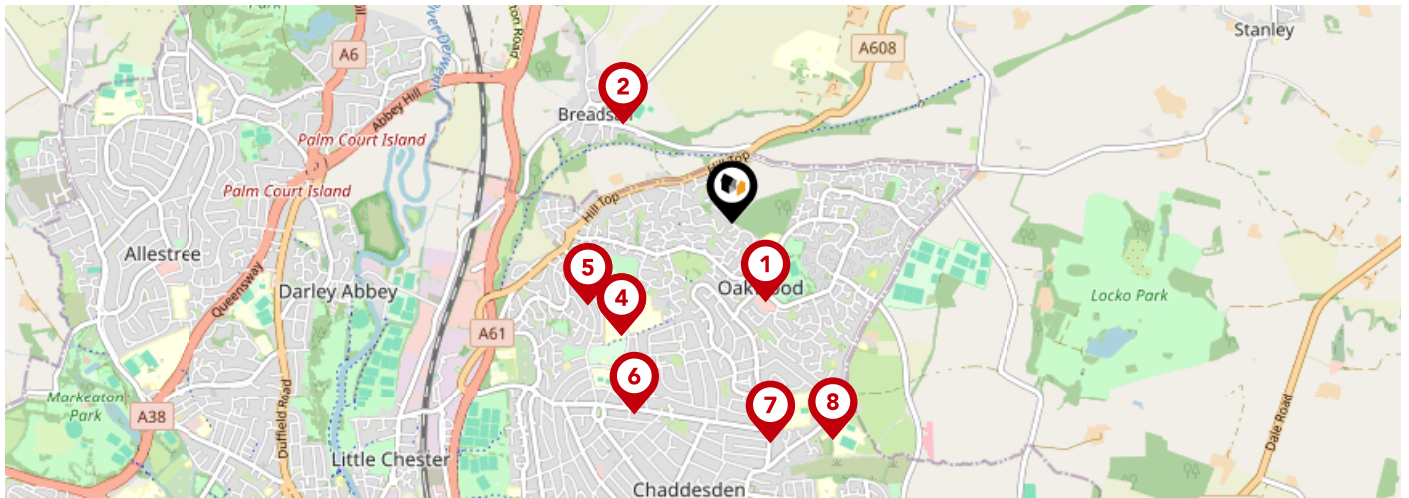
# Property

## EPC - Additional Data



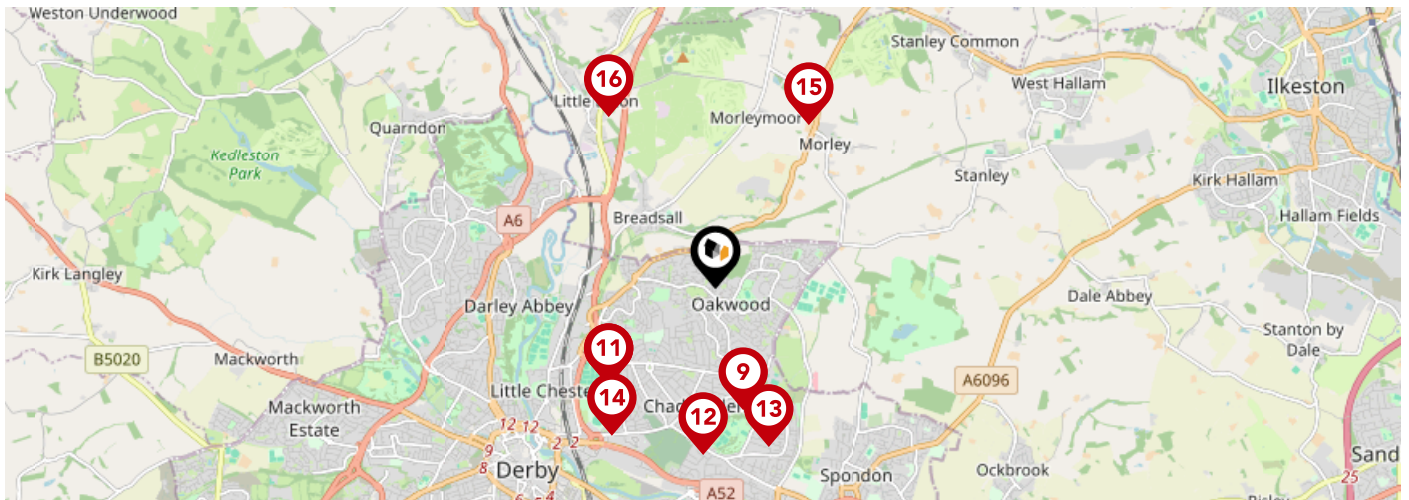
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.14 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>Floors:</b>	Average thermal transmittance 0.21 W/m-Â°K
<b>Total Floor Area:</b>	91 m <sup>2</sup>



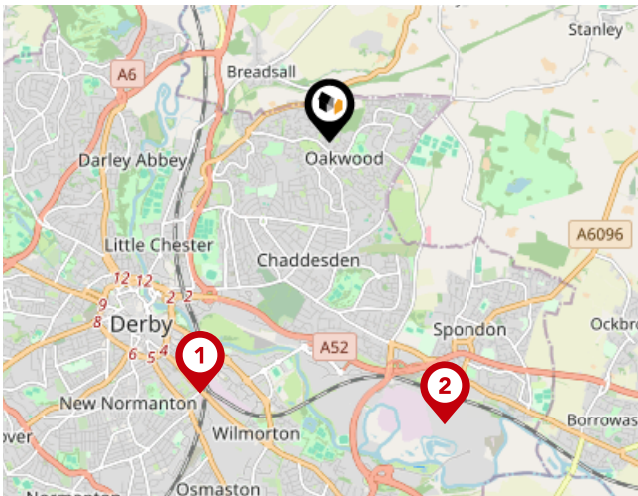
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.96	<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>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





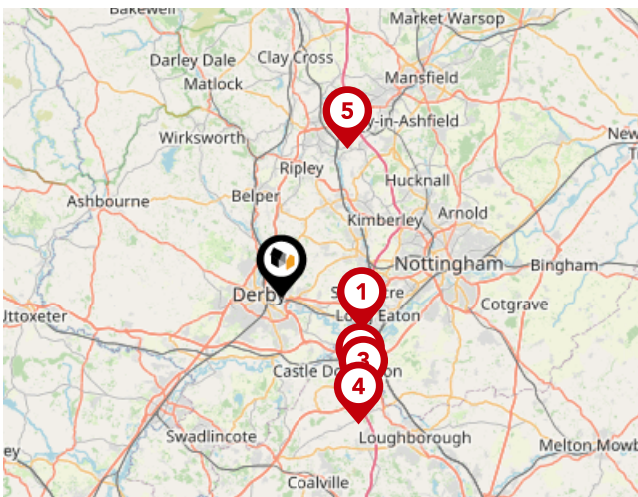
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Morley Primary School</b> Ofsted Rating: Outstanding   Pupils: 82   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Little Eaton Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.8	<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	2.53 miles
2	Spondon Rail Station	2.73 miles
3	Duffield Rail Station	3.46 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.12 miles
2	M1 J24A	8.44 miles
3	M1 J24	9.33 miles
4	M1 J23A	10.53 miles
5	M1 J28	11.56 miles

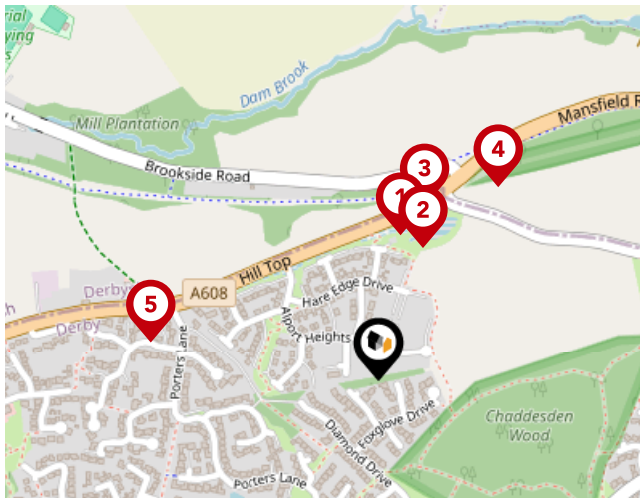


## Airports/Helipads






Pin	Name	Distance
1	East Mids Airport	9.55 miles
2	Birmingham Airport	36.45 miles
3	Baginton	40.21 miles
4	Finningley	40.8 miles

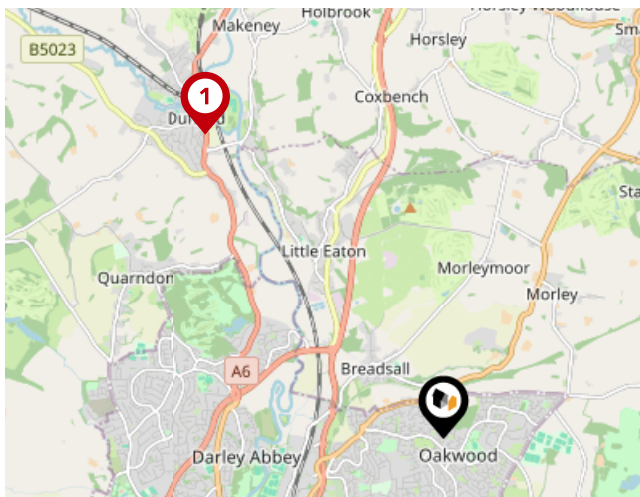
# Area

## Transport (Local)






### Bus Stops/Stations

Pin	Name	Distance
	Lime Lane	0.16 miles
	Lime Lane	0.16 miles
	Greenway	0.2 miles
	Brookside Road Top	0.26 miles
	Windmill Inn	0.26 miles



### Local Connections

Pin	Name	Distance
	Duffield (Ecclesbourne Valley Railway)	3.45 miles
	Tram Park & Ride	7.53 miles
	Toton Lane Tram Stop	7.53 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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