

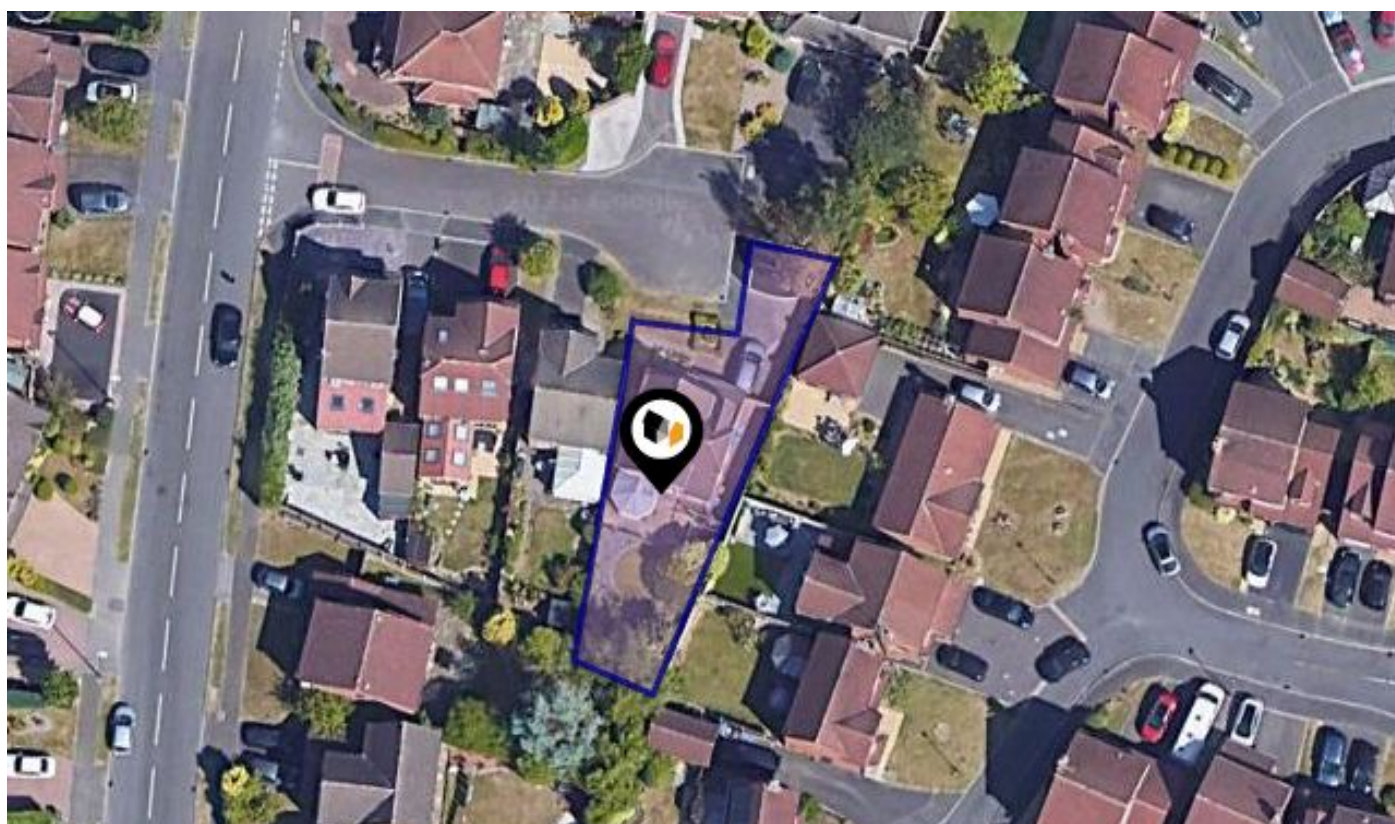


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th February 2025



TISSINGTON DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Know any property instantly

- > Well-Presented Detached Family Home
- > Three Double-Bedrooms, En-Suite Shower Room
- > Park View Catchment Area
- > EPC Rating C / Freehold
- > Council Tax Band D / Standard Construction

Property Description

**** PREMIER PROPERTY **** This well-presented detached home features a living room opening to a dining area and conservatory, and a fitted breakfast kitchen. Benefitting from three good-sized bedrooms and a master en-suite shower room, it will make an ideal family home!

Located in the Park View Primary School catchment and benefiting from double glazing and gas central heating, the accommodation in brief comprises: Entrance hall, cloakroom with W.C, fitted breakfast kitchen; Lounge diner with patio doors opening to a uPVC double glazed conservatory; First floor landing giving access to three bedrooms; En-Suite shower room and fitted family bathroom. To the front of the property is a tarmac driveway providing ample off-road parking and giving access to an integrated garage with power and lighting and to the rear is an enclosed garden with block paved patio area, lawn and mixed flower and shrubbery beds and summer house.

Tissington Drive lies conveniently for local amenities, including shops, schools and public transport and road links to Derby City Centre and beyond.

Room Measurement & Details

Entrance Hallway:

Cloaks/WC: (2'11" x 5'0") 0.89 x 1.52

Living Room: (11'10" x 15'4") 3.61 x 4.67

Dining Room: (8'6" x 10'0") 2.59 x 3.05

Conservatory: (9'0" x 8'11") 2.74 x 2.72

Kitchen: (14'11" x 10'0") 4.55 x 3.05

First Floor Landing: (9'2" x 2'8") 2.79 x 0.81

Bedroom One: (9'1" x 10'0") 2.77 x 3.05

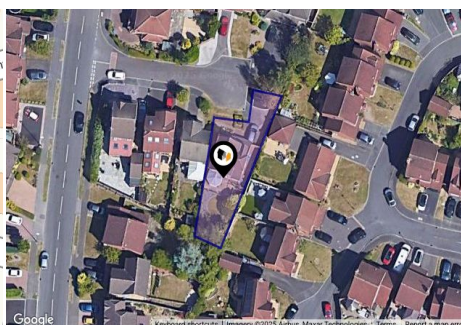
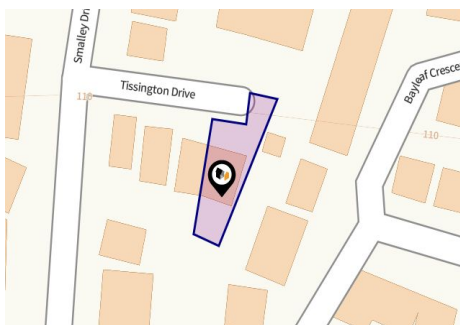
En-Suite Shower Room: (6'0" x 6'6") 1.83 x 1.98

Bedroom Two: (8'5" x 11'4") 2.57 x 3.45

Bedroom Three: (7'6" x 14'5") 2.29 x 4.39

Bathroom: (6'5" x 7'4") 1.96 x 2.24

Garage: (7'8" x 15'9") 2.34 x 4.80



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.09 acres		
Year Built :	1996		
Council Tax :	Band D		
Annual Estimate:	£2,107		
Title Number:	DY272043		

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 mb/s	59 mb/s	1000 mb/s

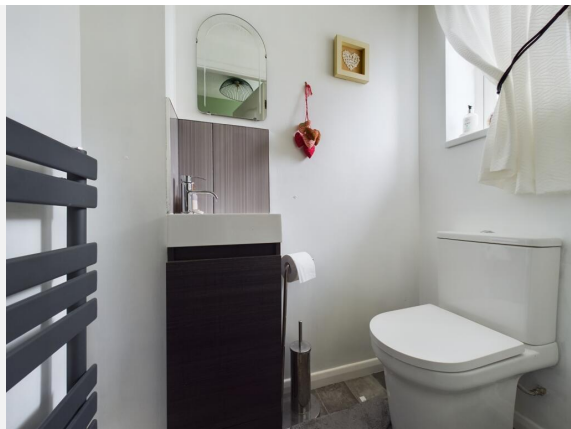
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





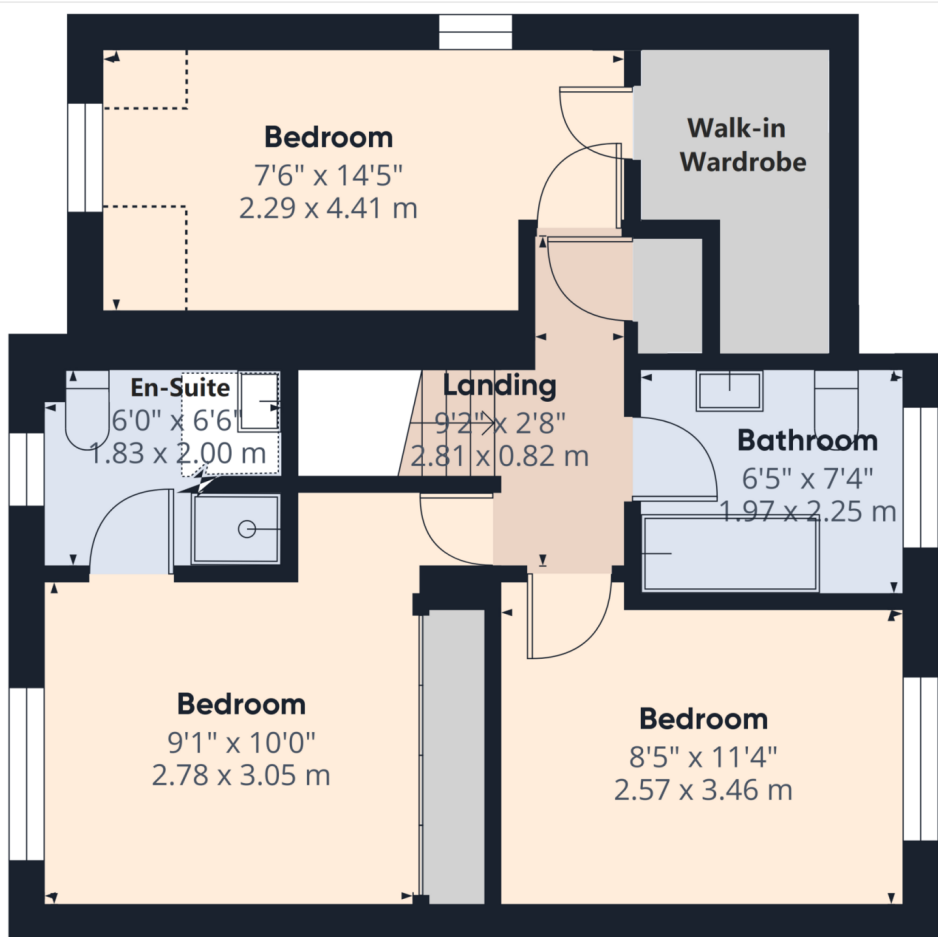




TISSINGTON DRIVE, OAKWOOD, DERBY, DE21



TISSINGTON DRIVE, OAKWOOD, DERBY, DE21



Floor 1

Approximate total area⁽¹⁾

429.58 ft²
39.91 m²

Reduced headroom

10.55 ft²
0.98 m²

(1) Excluding balconies and terraces

Reduced headroom

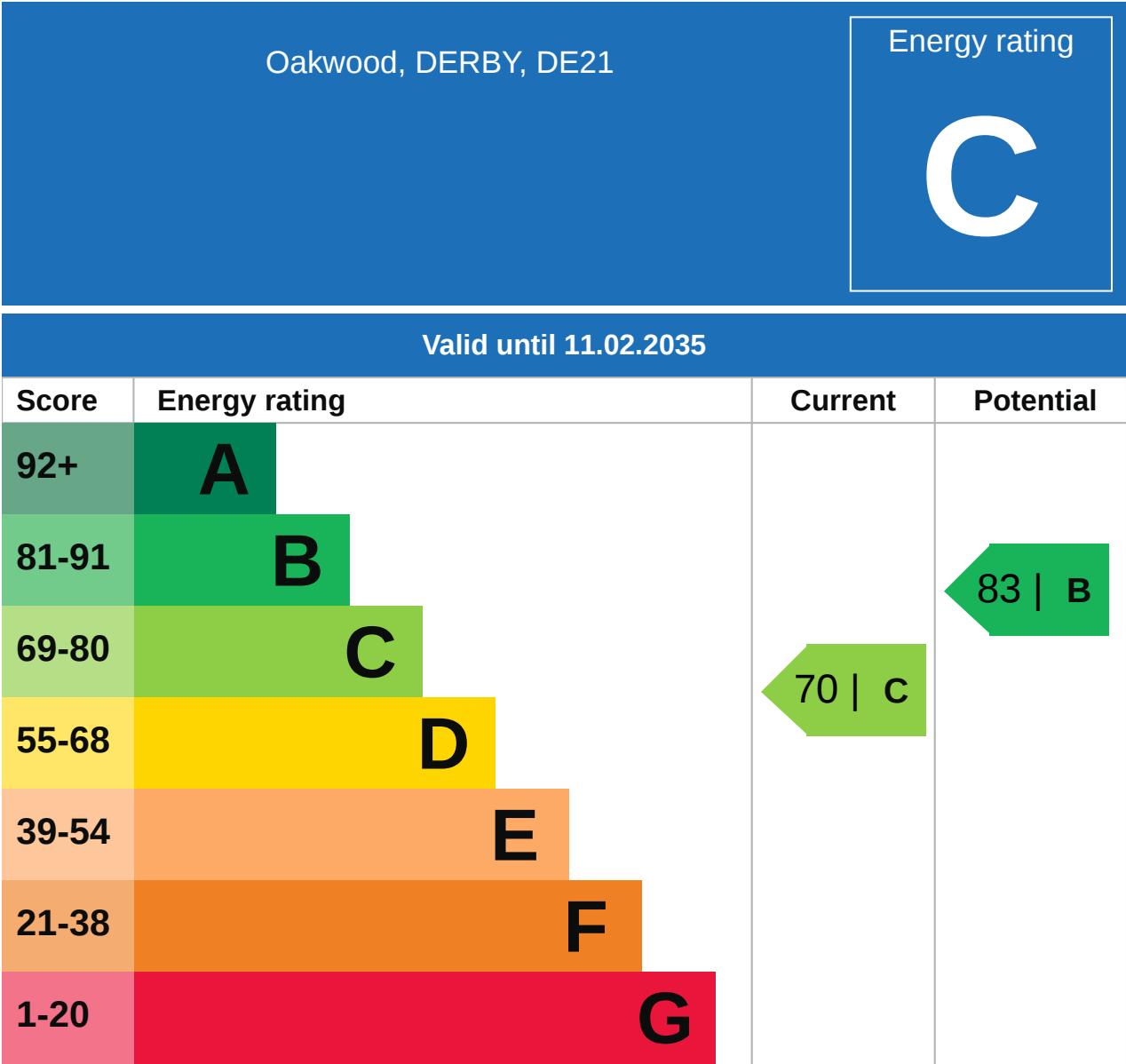
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

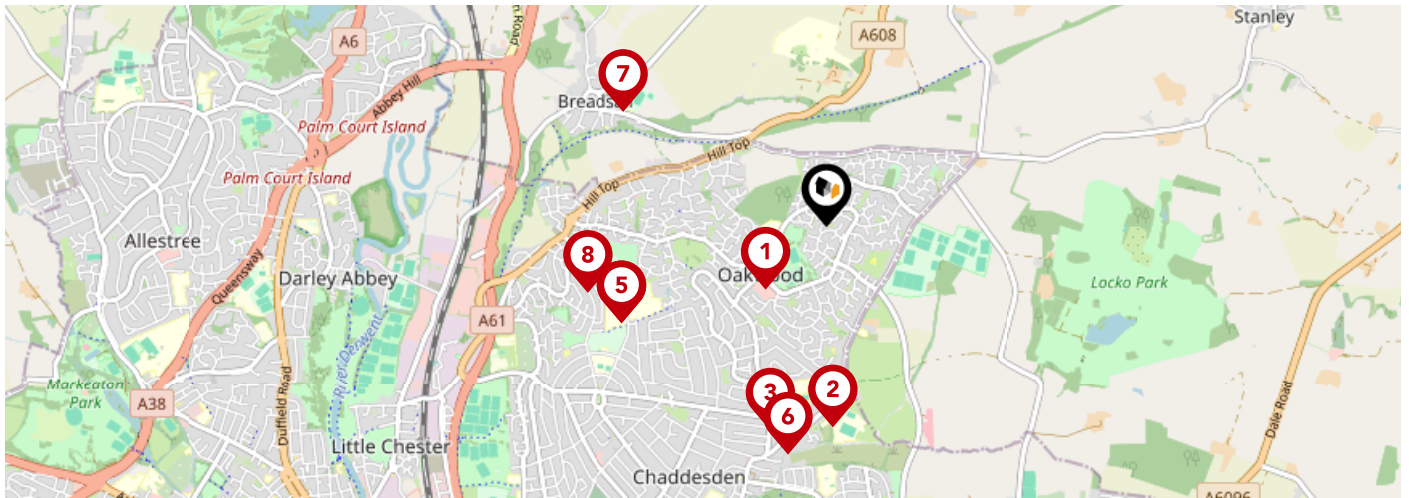
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Property EPC - Certificate

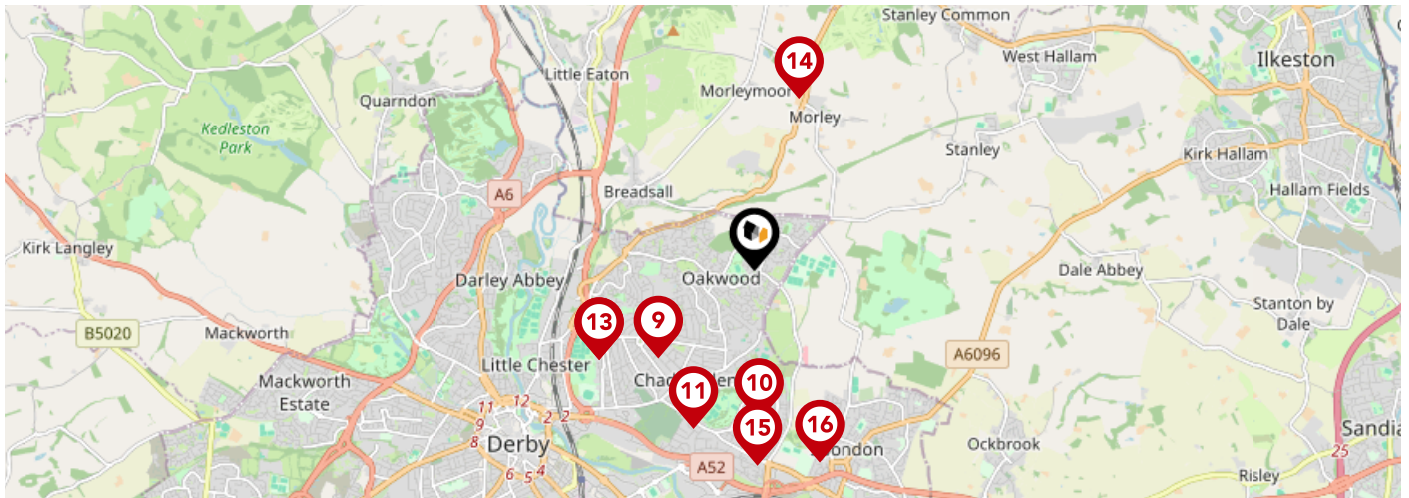










Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 17% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	109 m ²

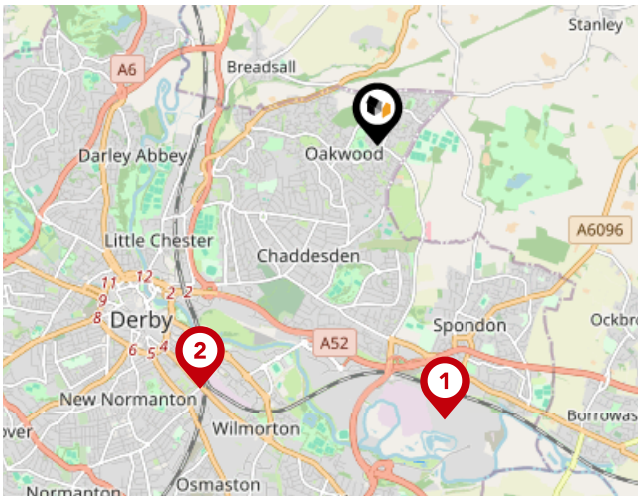


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 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:1.01	<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:1.01	<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:1.05	<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:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



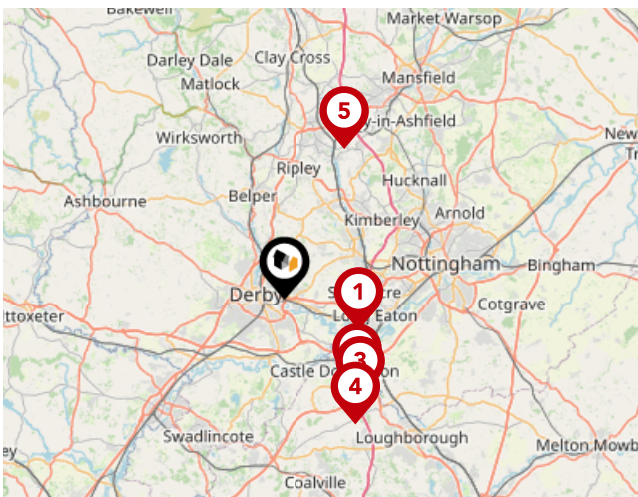
		Nursery	Primary	Secondary	College	Private
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted 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"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.59	<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:1.59	<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"/>
	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)



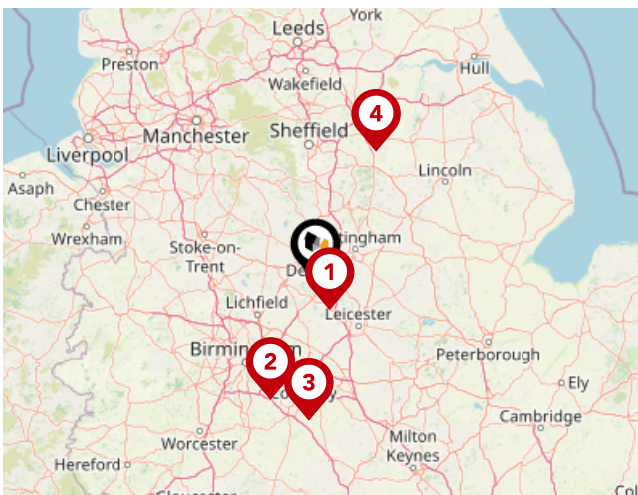
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	2.52 miles
	Derby Rail Station	2.69 miles
	Duffield Rail Station	3.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	5.7 miles
	M1 J24A	8.11 miles
	M1 J24	9.01 miles
	M1 J23A	10.25 miles
	M1 J28	11.47 miles

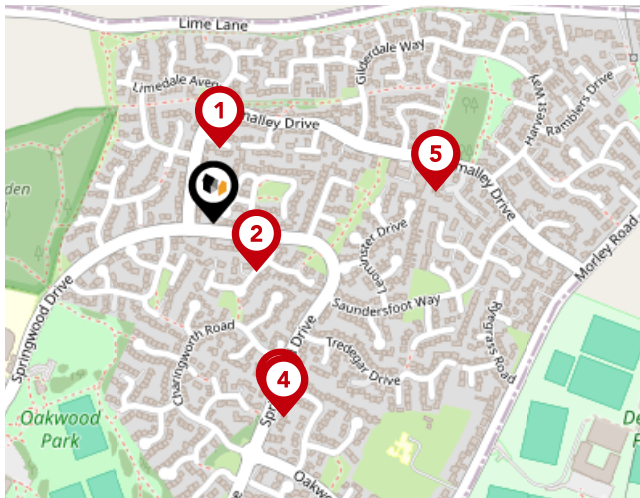


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	9.29 miles
	Birmingham Airport	36.52 miles
	Baginton	40.15 miles
	Finningley	40.69 miles

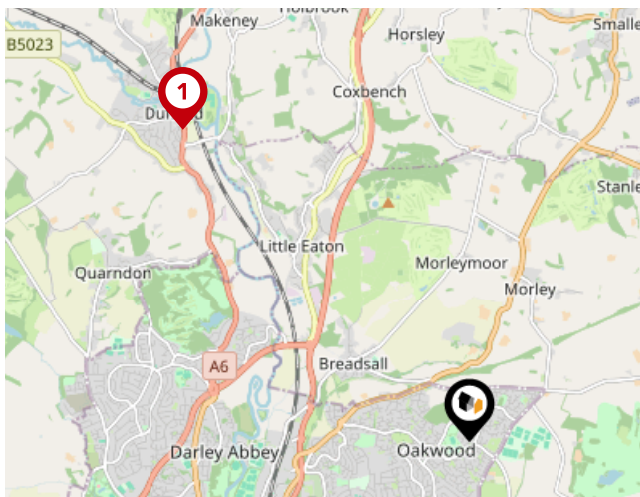
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Smalley Drive	0.09 miles
2	Northacre Road	0.07 miles
3	Charingworth Road	0.22 miles
4	Charingworth Road	0.23 miles
5	Hallgate Close	0.25 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.79 miles
2	Tram Park & Ride	7.1 miles
3	Toton Lane Tram Stop	7.1 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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