

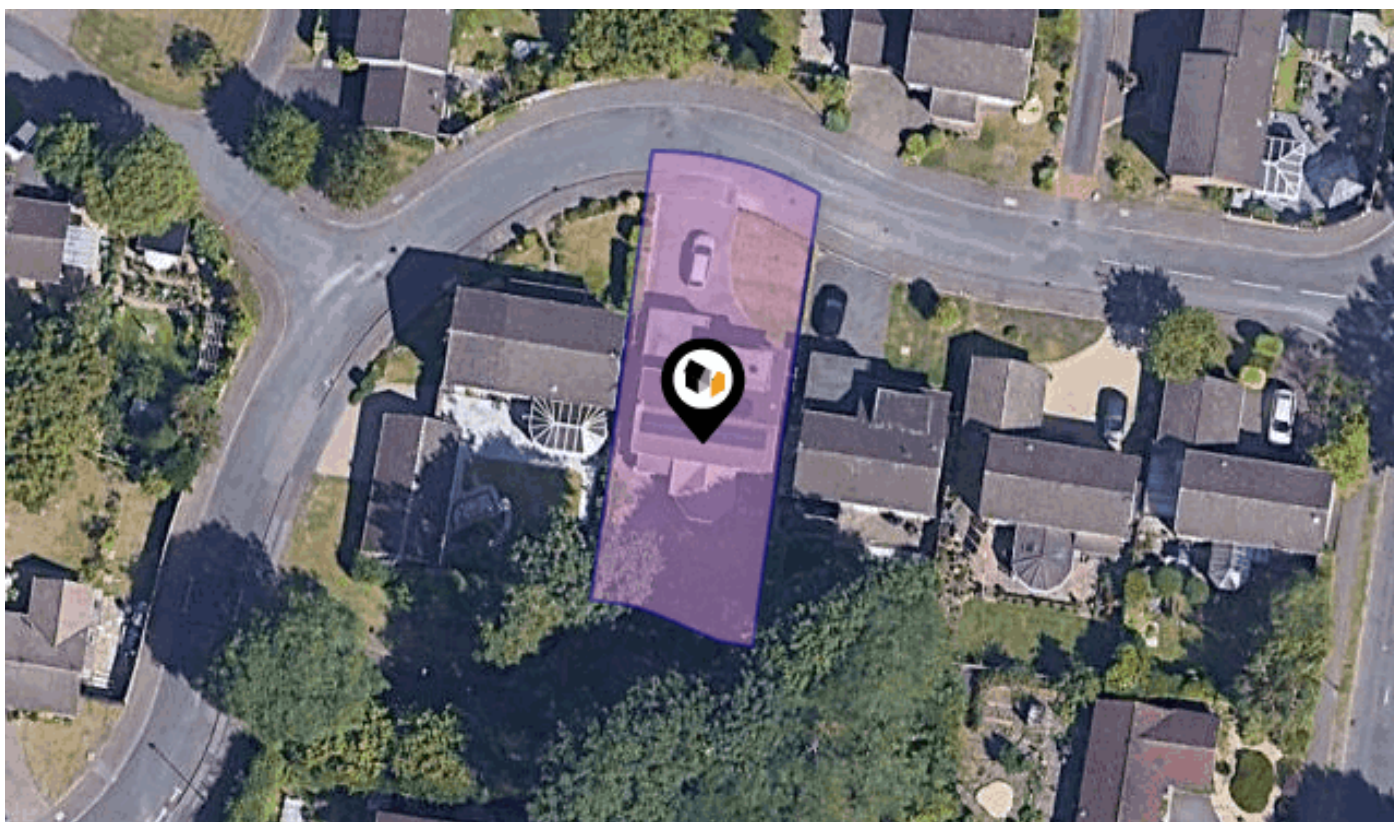


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



BINSCOMBE LANE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Well-Presented, Four-Bedroom Detached Home
- > High Quality Fitted Kitchen
- > EPC Rating C, Standard Construction
- > Spacious Driveway For Several Vehicles
- > Double Garage

**** PREMIER PROPERTY **** Located in a sought-after part of Oakwood and standing on a good-sized plot, this well-presented, spacious and modernised four-bedroom detached home features a generous lounge, separate dining room, family room and study. With a master dressing room and en-suite shower room, along with a fitted family bathroom and ground floor cloakroom, it will make the ideal family home! Benefitting from uPVC double glazing and gas central heating, enter into a welcoming expansive entrance hall, the heart of the house with two super useful generous built-in store cupboards and extra storage cupboard under stairs; cloakroom with W.C; spacious living room overlooking the rear garden and patio and door opening to the beautiful family room; separate dining room; modern and high quality fitted kitchen with granite work surfaces and integrated appliances; separate utility room; all important study/office; first floor landing; master bedroom with fitted wardrobes, dressing room and modern fitted en-suite shower room; three further generous bedrooms all with fitted wardrobes and a well-appointed fitted family bathroom. The front of the property benefits from unoverlooked open aspect and a generous neat lawned garden with open frontage alongside a driveway providing ample off-road parking for several vehicles and giving access to the integral double garage with remote controlled electric door, power and lighting. To the rear the private mature south facing garden is fully enclosed by fencing and secluded as not overlooked from behind with patio seating area, feature lighting and lawn.

Entrance Hall: (10'1" x 15'3") 3.07 x 4.65

Cloakroom With W.C: (5'0" x 5'9") 1.52 x 1.75

Study: (8'7" x 7'9") 2.62 x 2.36

Living Room: (13'11" x 21'11") 4.24 x 6.68

Dining Room: (10'1" x 11'9") 3.07 x 3.58

Family Room: (14'7" x 13'5") 4.44 x 4.09 With fully thermally insulated vaulted roof.

Kitchen: (9'8" x 15'0") 2.95 x 4.57

Utility Room: (7'5" x 6'1") 2.26 x 1.85

First Floor Landing: (14'10" x 6'9") 4.52 x 2.06

Bedroom One: (11'8" x 10'10") 3.56 x 3.30 With fitted wardrobes.

Dressing Room: (6'7" x 6'5") 2.01 x 1.96

En-Suite Shower Room: (5'11" x 6'6") 1.80 x 1.98

Bedroom Two: (12'0" x 10'0") 3.66 x 3.05 With fitted wardrobes.

Bedroom Three: (11'9" x 10'10") 3.58 x 3.30 With fitted wardrobes.

Bedroom Four: (11'7" x 6'7") 3.53 x 2.01 With fitted wardrobes.

Bathroom: (5'11" x 7'0") 1.80 x 2.13

Double Garage: (15'7" x 17'10") 4.75 x 5.44

Outside:

The property is private and secluded and not overlooked at the rear and well set back from the lane. There is extra accessibility of the property via side gates and walkways down both sides of the house, so unusually generous plot.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,915 ft ² / 178 m ²		
Plot Area:	0.13 acres		
Year Built :	1976-1982		
Council Tax :	Band F		
Annual Estimate:	£3,044		
Title Number:	DY79509		

Local Area

Local Authority:	Derby	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		6	56	-
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Binscombe Lane, Oakwood, Derby, DE21*

Reference - 08/13/00999	
Decision:	Permitted
Date:	16th August 2013
Description:	Reduction By 3.5M Of Crown Of Ash Tree Protected By Tree Preservation Order No 6

Gallery Photos





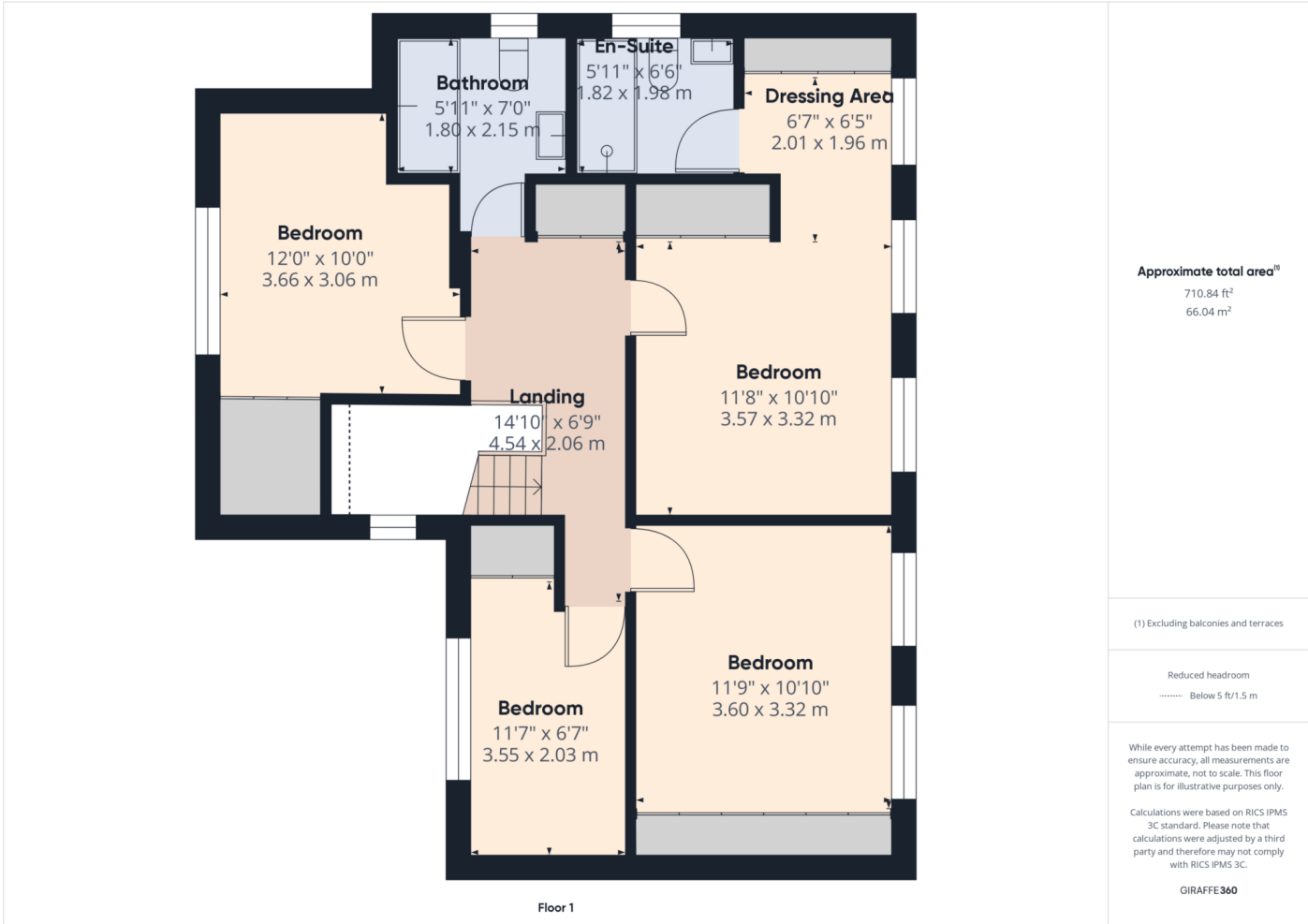




BINSCOMBE LANE, OAKWOOD, DERBY, DE21



BINSCOMBE LANE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



OAKWOOD, DE21

Energy rating

C

Valid until 02.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

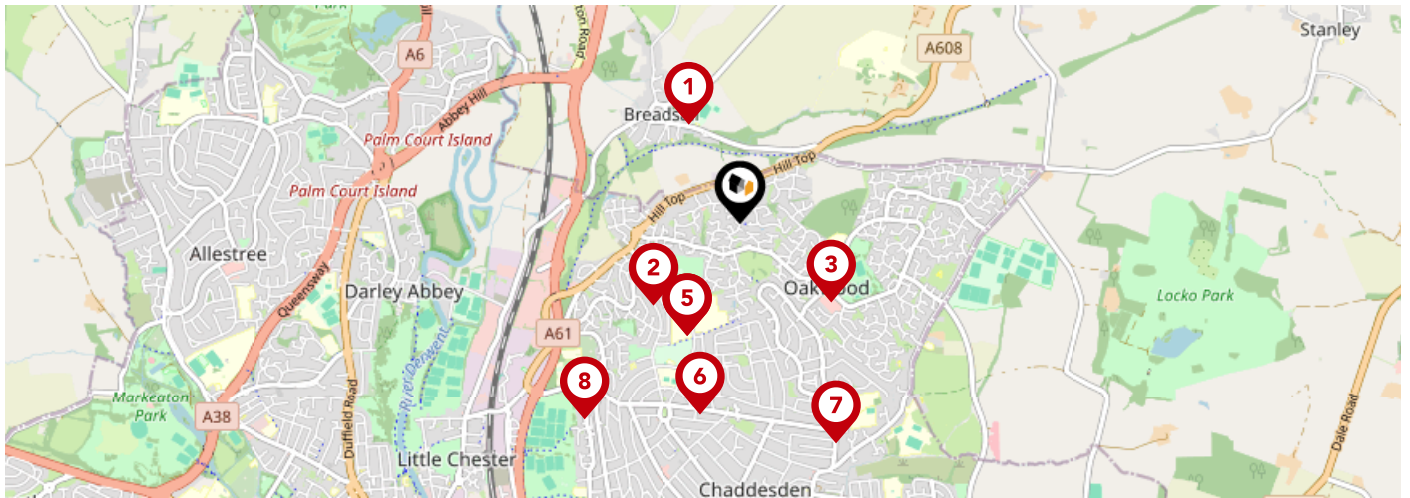
Property

EPC - Additional Data

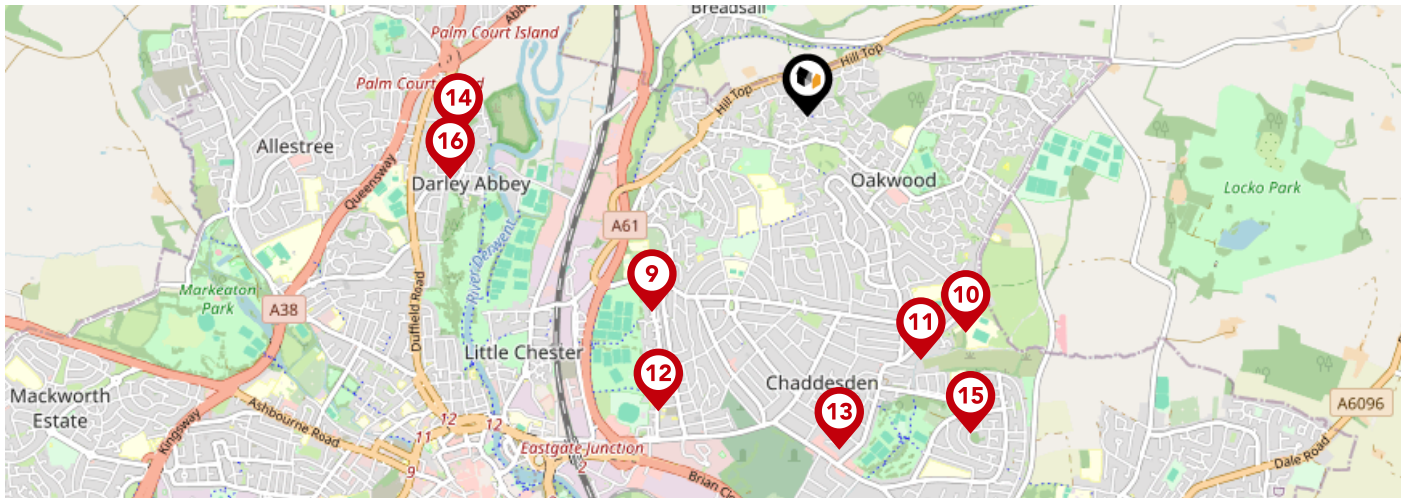


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Good
Lighting:	Low energy lighting in 66% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	178 m ²

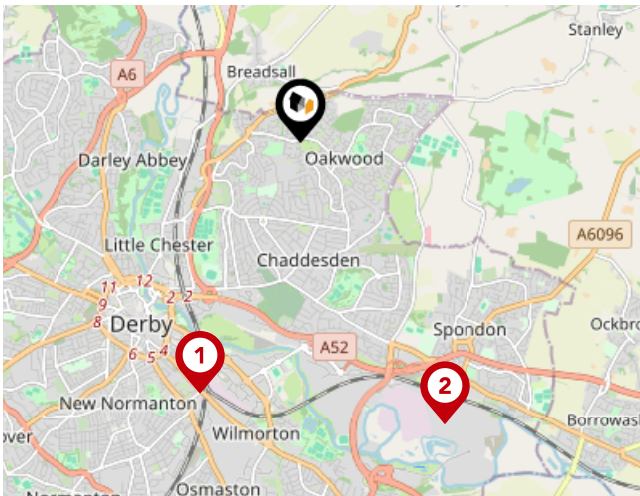


		Nursery	Primary	Secondary	College	Private
1	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.54	<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:0.55	<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:0.55	<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:0.87	<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:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



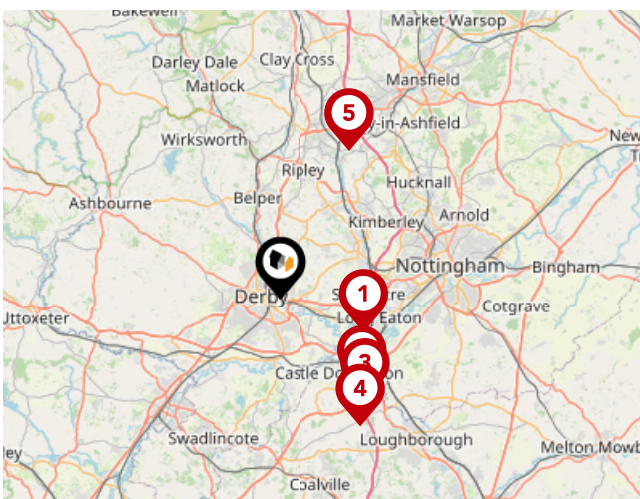
		Nursery	Primary	Secondary	College	Private
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.47	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



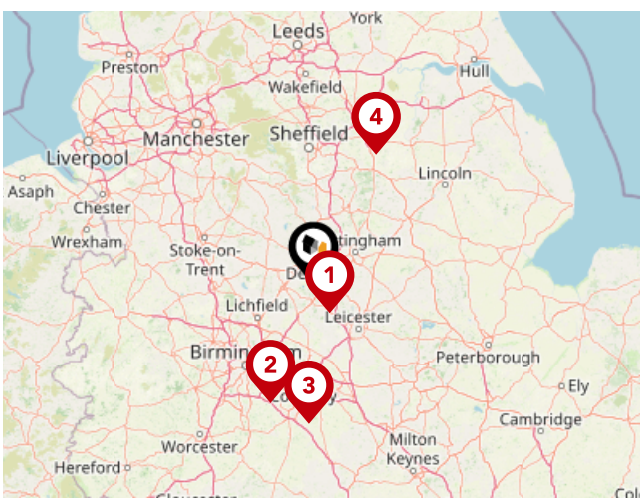
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.42 miles
2	Spondon Rail Station	2.83 miles
3	Duffield Rail Station	3.32 miles



Trunk Roads/Motorways

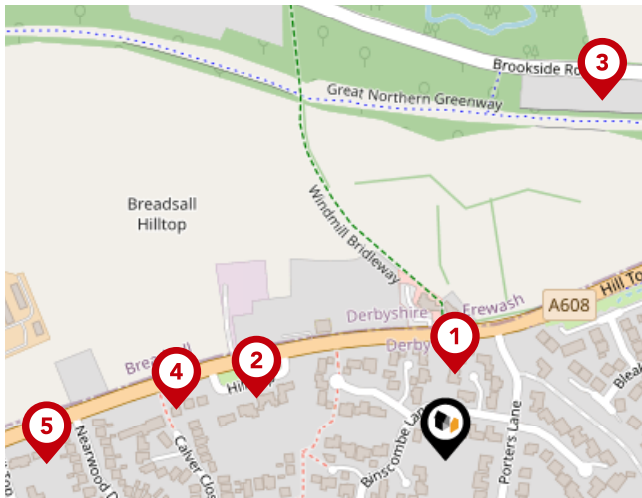
Pin	Name	Distance
1	M1 J25	6.36 miles
2	M1 J24A	8.61 miles
3	M1 J24	9.49 miles
4	M1 J23A	10.66 miles
5	M1 J28	11.67 miles



Airports/Helipads

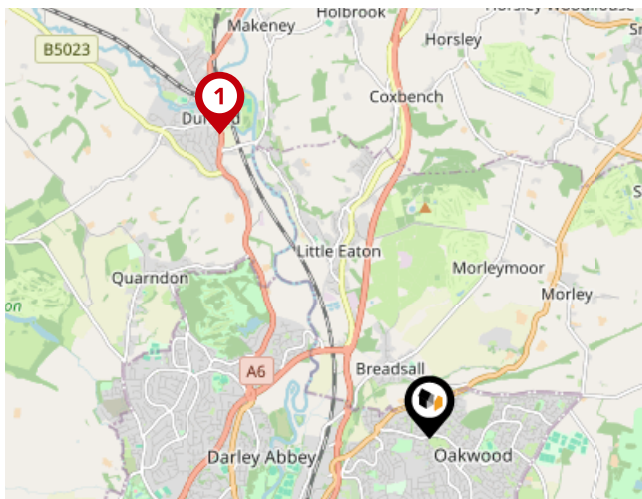
Pin	Name	Distance
1	East Mids Airport	9.67 miles
2	Birmingham Airport	36.36 miles
3	Baginton	40.2 miles
4	Finningley	40.91 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windmill Inn	0.05 miles
2	Car Showroom	0.11 miles
3	128 Brookside Road	0.22 miles
4	Car Showroom	0.15 miles
5	Nearwood Drive	0.22 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.3 miles
2	Tram Park & Ride	7.77 miles
3	Toton Lane Tram Stop	7.77 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

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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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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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