

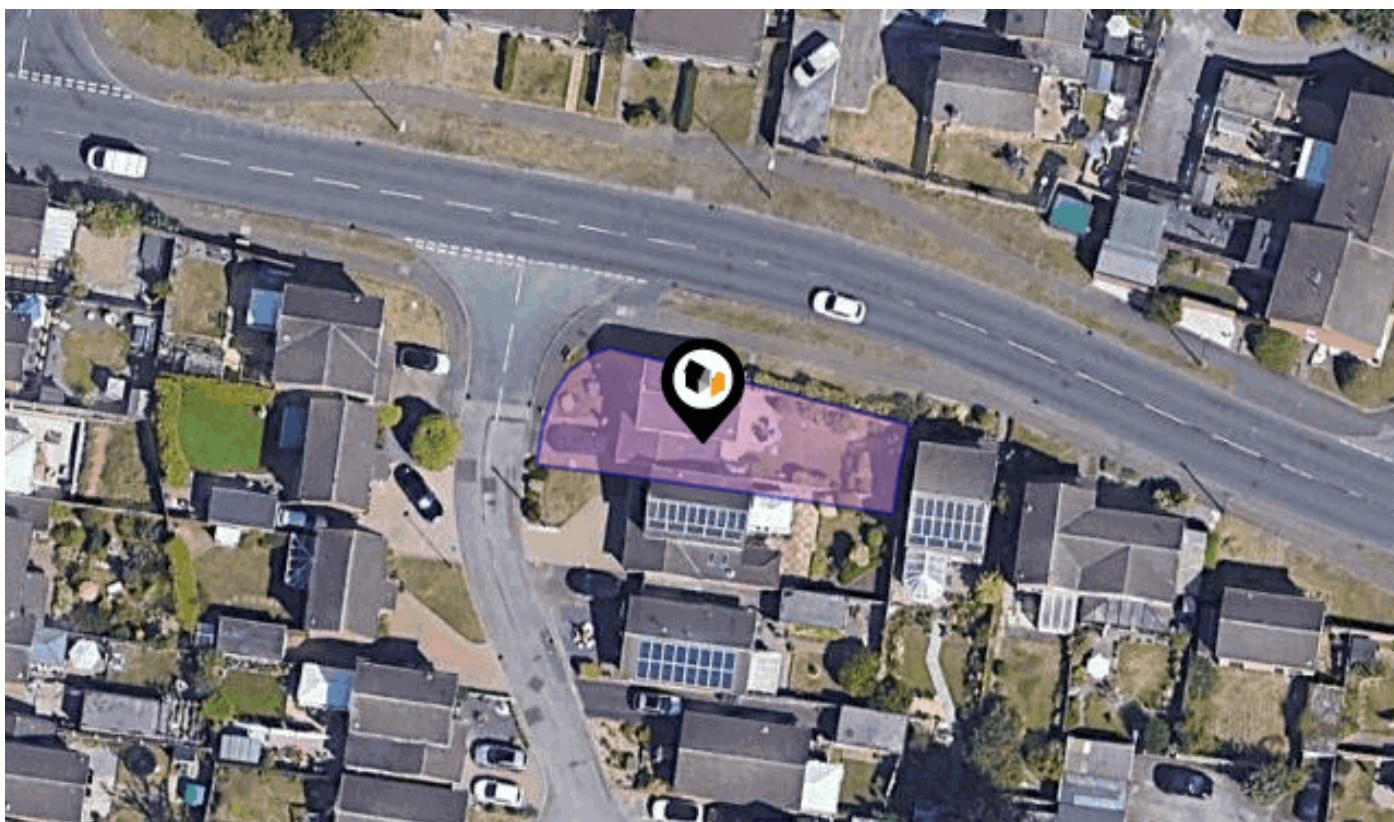


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



CHIME CLOSE, OAKWOOD, DERBY, DE21

Hannells

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- > Three-Bedroom, Detached Home Occupying A Corner Plot Position
- > Two Reception Rooms
- > Gardens, Driveway And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

A three-bedroom, detached home occupying a mature corner plot within the popular district of Oakwood. The property benefits from gas central heating, UPVC double glazing, off-road parking, a brick garage and an enclosed rear garden! In brief the accommodation comprises:- entrance porch, lounge, dining room, fitted kitchen, utility room and cloakroom/WC. To the first floor the landing provides access to three bedrooms and family bathroom. Outside, the property occupies a corner plot position with gardens to front and rear elevations together with a driveway providing off-road parking and access through to a garage. Chime Close is well situated for local shops, schools and transport links together with road links for the A38, A52 and M1 motorway. Viewing is recommended.

Room Measurement & Details

Entrance Porch: (4'7" x 4'5") 1.40 x 1.35

Lounge: (14'10" x 10'11") 4.52 x 3.33

Dining Room: (12'8" x 8'1") 3.86 x 2.46

Fitted Kitchen: (12'8" x 7'2") 3.86 x 2.18

Utility Room: (6'11" x 2'11") 2.11 x 0.89

Cloakroom /WC: (6'11" x 4'2") 2.11 x 1.27

First Floor Landing:

Bedroom One: (11'1" x 9'7") 3.38 x 2.92

Bedroom Two: (9'8" x 9'6") 2.95 x 2.90

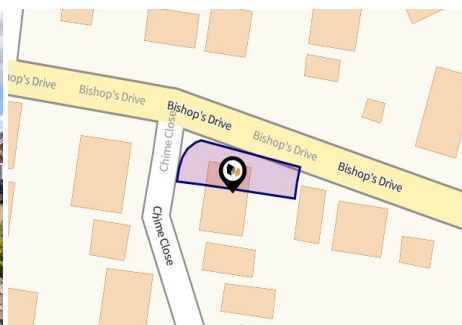
Bedroom Three: (8'2" x 5'10") 2.49 x 1.78

Family Bathroom: (6'8" x 6'4") 2.03 x 1.93

Outside:

The property occupies a corner plot position with gardens to both front and rear elevations, the front is laid mainly to lawn and incorporates a driveway providing off-road parking. There is also the benefit of a brick built garage with up and over door. The rear garden is enclosed and laid mainly to lawn incorporating a paved patio area.

Property Overview



Property

| | |
|------------------|---|
| Type: | Detached |
| Bedrooms: | 3 |
| Floor Area: | 764 ft ² / 71 m ² |
| Plot Area: | 0.06 acres |
| Year Built : | 1976-1982 |
| Council Tax : | Band B |
| Annual Estimate: | £1,639 |
| Title Number: | DY77229 |

Tenure: Freehold

Local Area

| | |
|--------------------|------------|
| Local Authority: | Derby city |
| Conservation Area: | No |
| Flood Risk: | No Risk |
| • Rivers & Seas | |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

| | | |
|------|------|------|
| 5 | 157 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:
(based on calls indoors)



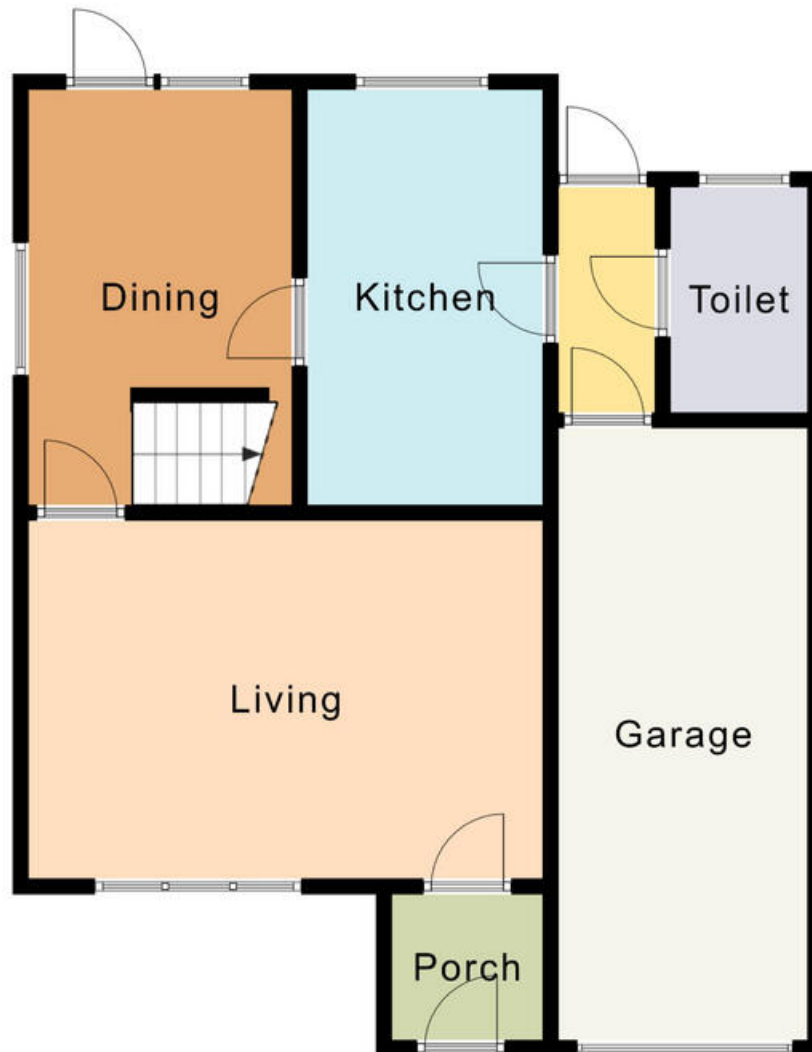
Satellite/Fibre TV Availability:



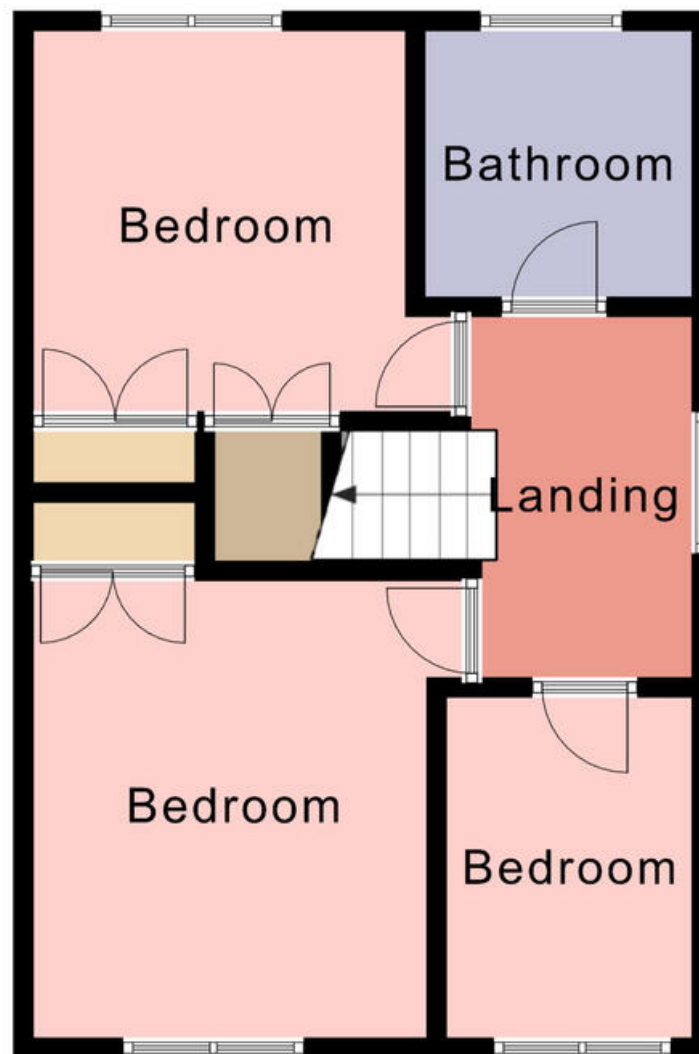




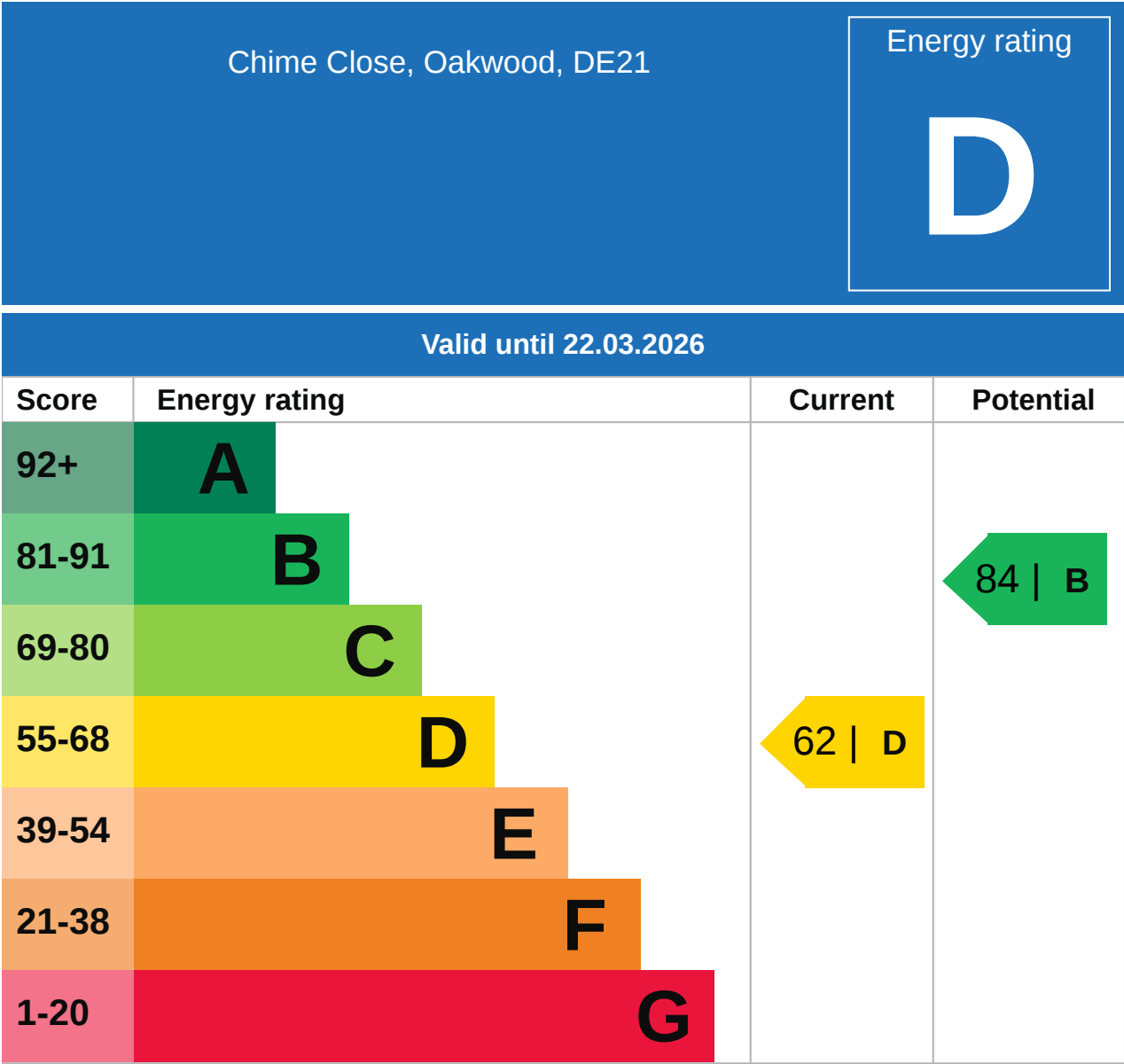
CHIME CLOSE, OAKWOOD, DERBY, DE21



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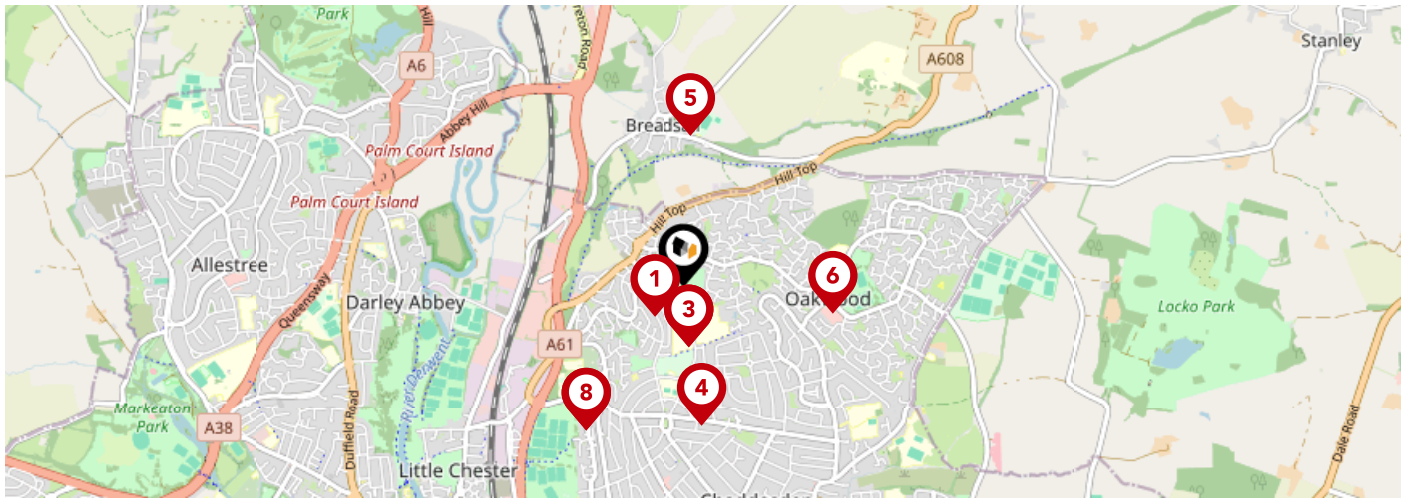


Property EPC - Certificate

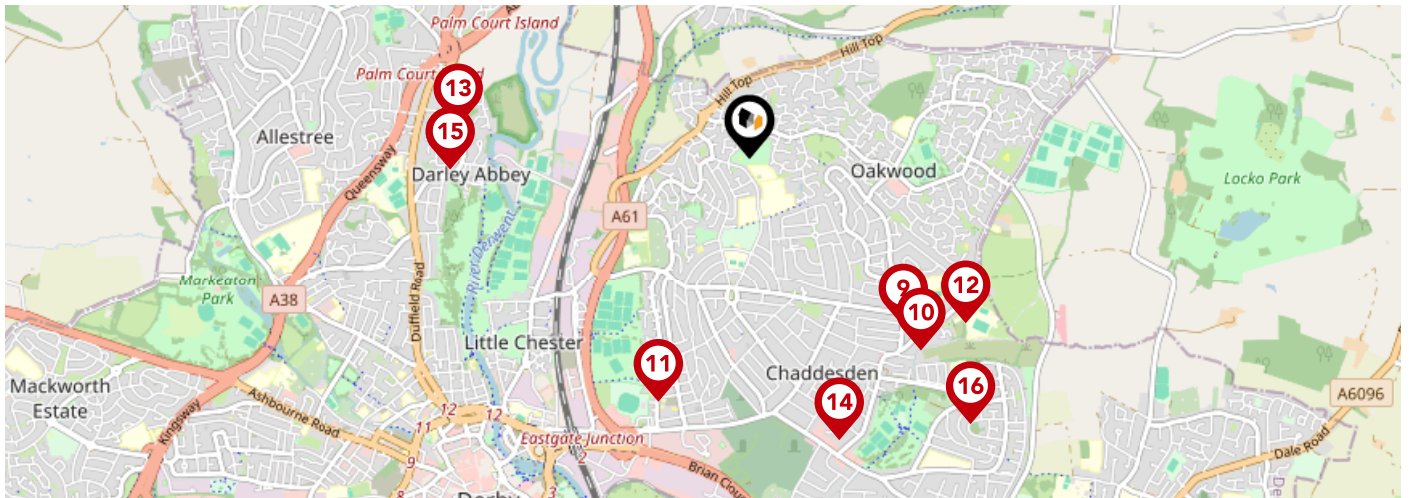










Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Dual |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | Pitched, 50 mm loft insulation |
| Roof Energy: | Poor |
| 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 all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 71 m ² |



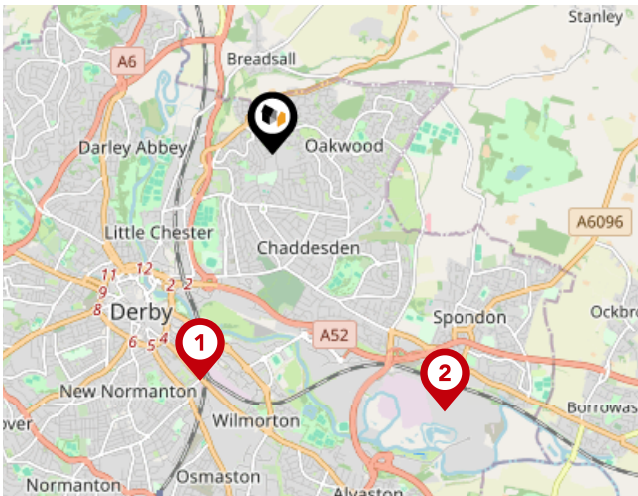
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance: 1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance: 1.15 | <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: 1.16 | <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: 1.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance: 1.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance: 1.32 | <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: 1.34 | <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: 1.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

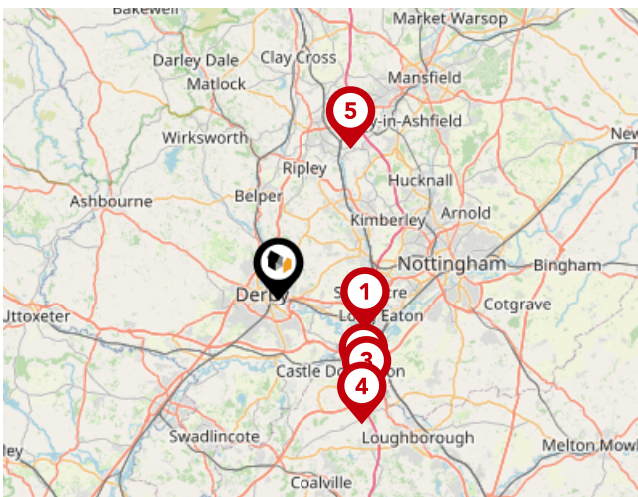
Area

Transport (National)



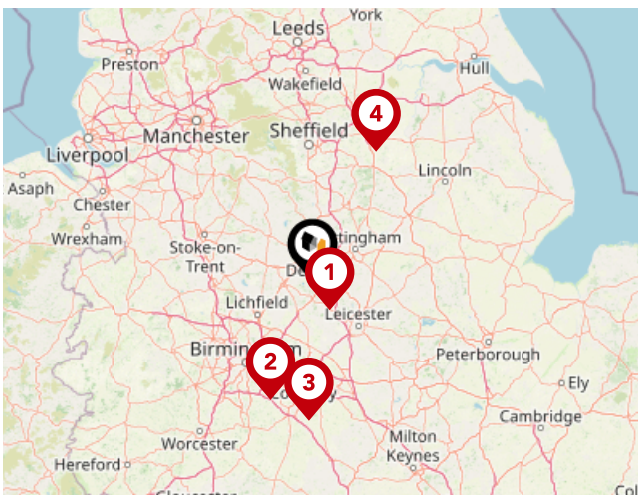
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Derby Rail Station | 2.12 miles |
| 2 | Spondon Rail Station | 2.76 miles |
| 3 | Duffield Rail Station | 3.38 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J25 | 6.52 miles |
| 2 | M1 J24A | 8.63 miles |
| 3 | M1 J24 | 9.49 miles |
| 4 | M1 J23A | 10.61 miles |
| 5 | M1 J28 | 11.98 miles |

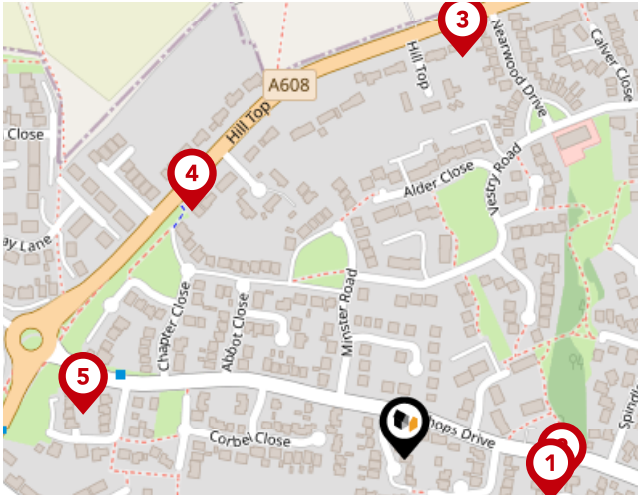


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | East Mids Airport | 9.61 miles |
| 2 | Birmingham Airport | 36.06 miles |
| 3 | Baginton | 39.96 miles |
| 4 | Finningley | 41.23 miles |

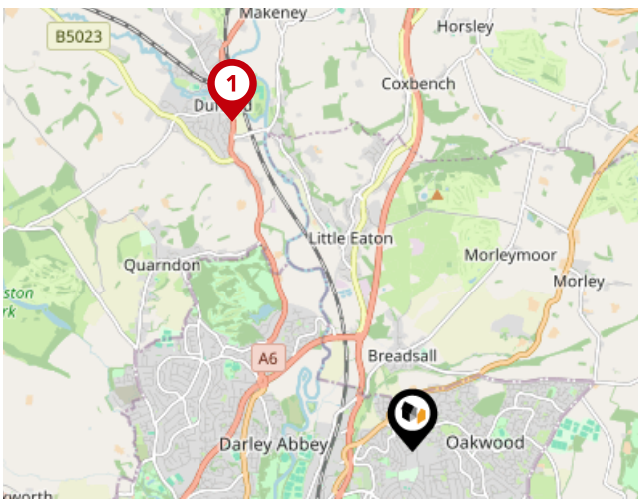
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Spindletree Drive | 0.09 miles |
| 2 | Spindletree Drive | 0.09 miles |
| 3 | Nearwood Drive | 0.23 miles |
| 4 | Windmill Place | 0.18 miles |
| 5 | Lychgate Close | 0.18 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 3.36 miles |
| 2 | Tram Park & Ride | 7.96 miles |
| 3 | Toton Lane Tram Stop | 7.97 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.

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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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Hannells

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