

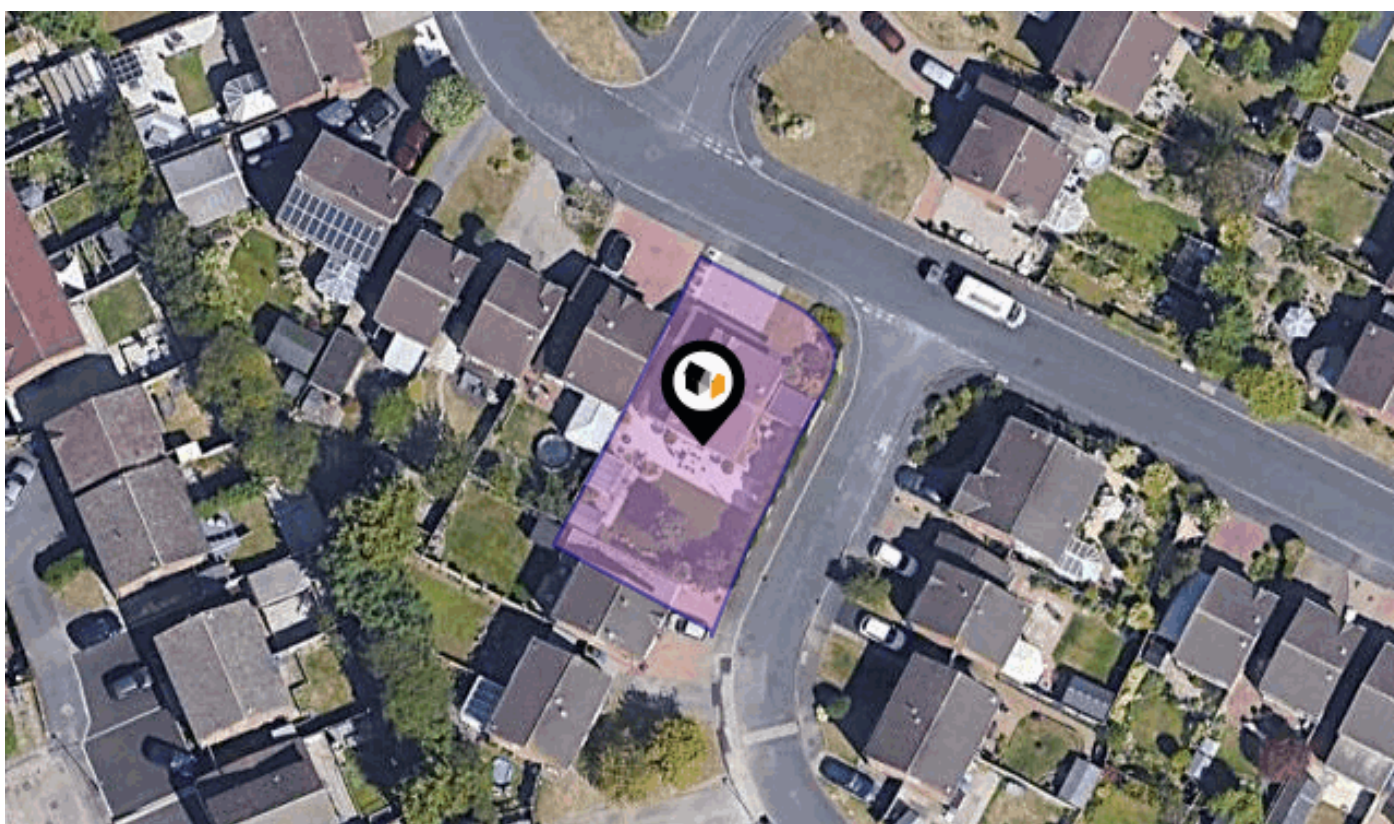


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05<sup>th</sup> January 2024



**APPLEDORE DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

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### Key Features:

- > Immaculate And Well Presented Family Home
- > Spacious Lounge And Fitted Dining Kitchen
- > Viewing Essential
- > EPC Rating D
- > Council Tax Band C, Freehold

### Property Description

A fantastic opportunity to purchase this stunning, modern and extended three bedroomed detached family home located in the highly sought after area of Oakwood. The property has been subject to a comprehensive scheme of modernisation/improvement and offers immaculately presented accommodation having a versatile layout and boasting from a modern and stylish interior throughout and is ideal for a growing family.

In brief, the family home comprises: spacious reception hallway with door leading into the garage, cloakroom/WC with a two piece suite, bay fronted lounge with feature fire, snug with doors opening onto the garden, a stunning fitted dining kitchen with Neff integrated appliances, velux windows, Karndean flooring and bi-folding doors opening onto the garden. To the first floor the landing provides access to three bedrooms (two bedrooms with fitted sliding wardrobes) and a modern three piece family bathroom.

Outside, to the front of the property is a well kept lawned garden alongside a block paved driveway providing ample off road parking and access to a single integral garage with power and lighting. To the rear is a stunning landscaped, enclosed garden with patio seating areas, artificial lawn, well established plants, shrubs and flower beds, garden shed and a summer house.

Appledore Drive is well situated for Oakwood and its amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38, A52 and the A50. This stunning property simply must be viewed!

### Room Measurement & Details

**Reception Hallway:** (18'7" x 5'10") 5.66 x 1.78

**Cloaks/WC:** (6'3" x 3'3") 1.90 x 0.99

**Lounge:** (14'9" x 11'4") 4.49 x 3.45

**Dining Kitchen:** (17'2" x 10'8") 5.23 x 3.25

**Snug:** (9'9" x 8'6") 2.97 x 2.59

**First Floor Landing:** (9'5" x 7'0") 2.87 x 2.13

**Bedroom One:** (12'2" x 10'4") 3.71 x 3.15

**Bedroom Two:** (10'6" x 9'9") 3.20 x 2.97

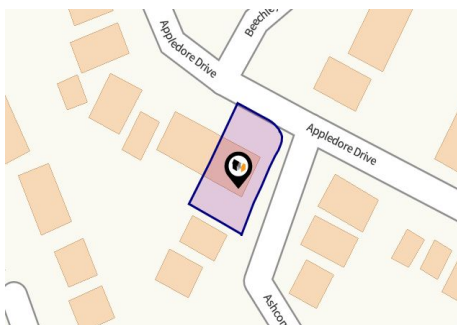
**Bedroom Three:** (9'1" x 6'8") 2.77 x 2.03

**Family Bathroom:** (7'0" x 5'8") 2.13 x 1.73

**Garage:** (11'2" x 8'3") 3.40 x 2.51

**Key Facts For Buyers**

# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>
Plot Area:	0.09 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£1,698
Title Number:	DY116805
UPRN:	100030284724

Last Sold £/ft <sup>2</sup> :	£231
Tenure:	Freehold

## Local Area

Local Authority:	Derby City
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>60</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:











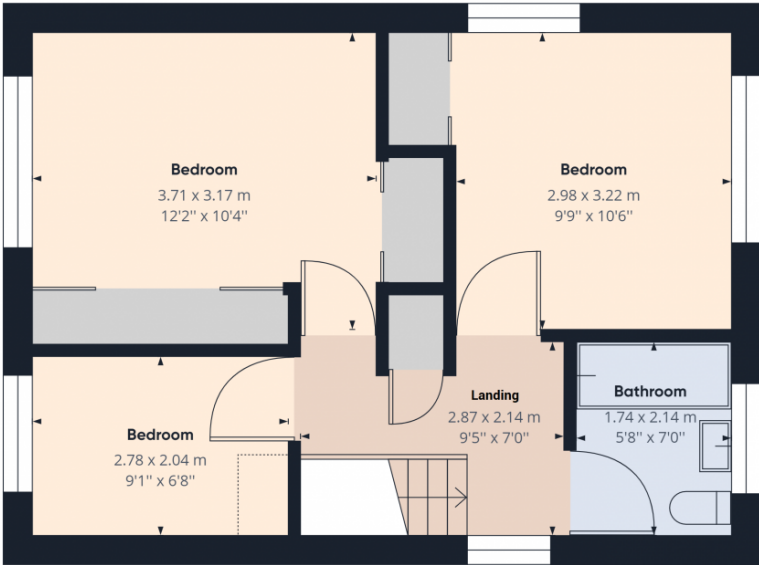




**APPLEDORE DRIVE, OAKWOOD, DERBY, DE21**



**APPLEDORE DRIVE, OAKWOOD, DERBY, DE21**



Floor 1

Approximate total area<sup>(1)</sup>  
403.93 ft<sup>2</sup>  
37.53 m<sup>2</sup>

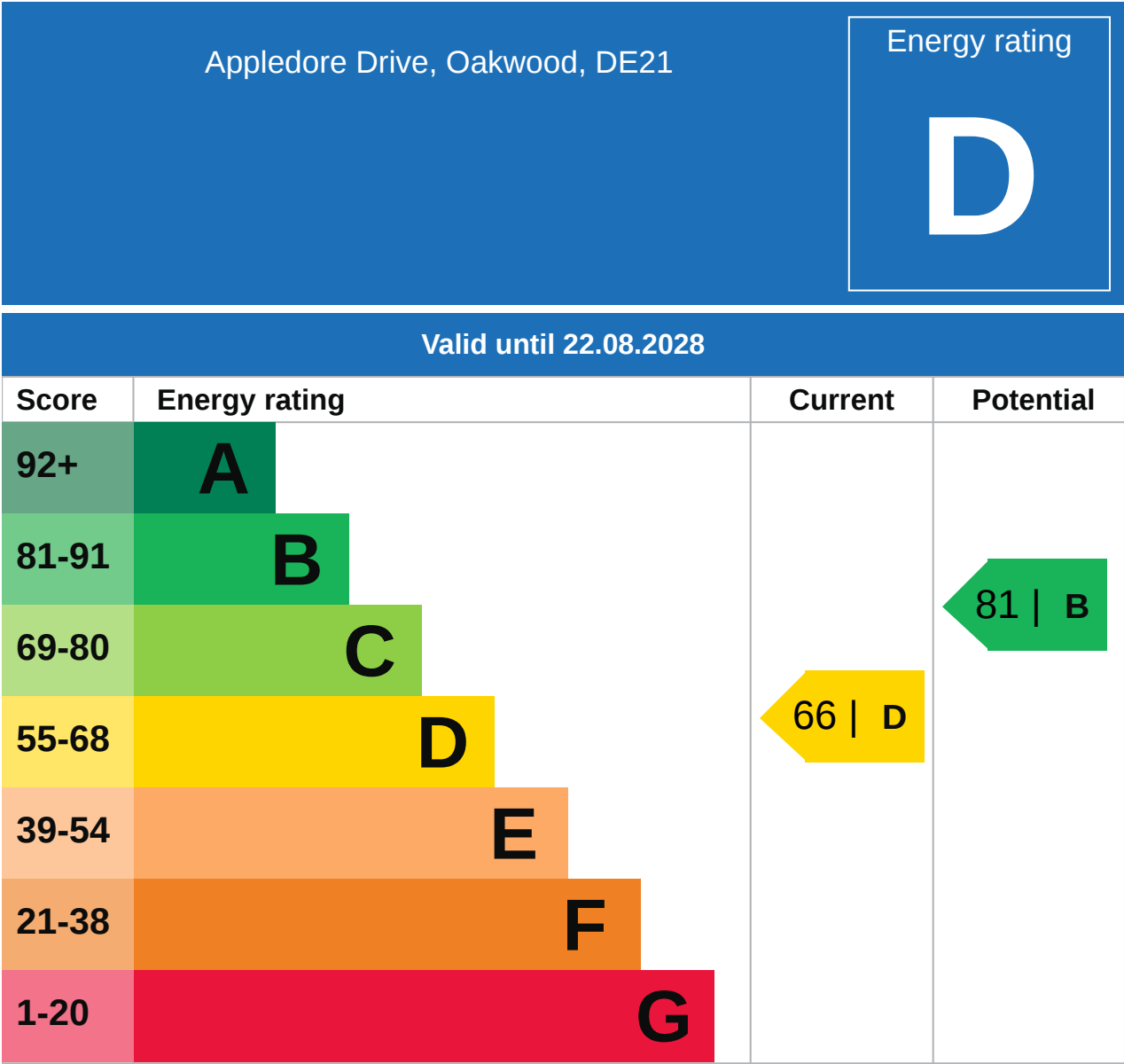
(1) Excluding balconies and terraces

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

GIRAFFE360



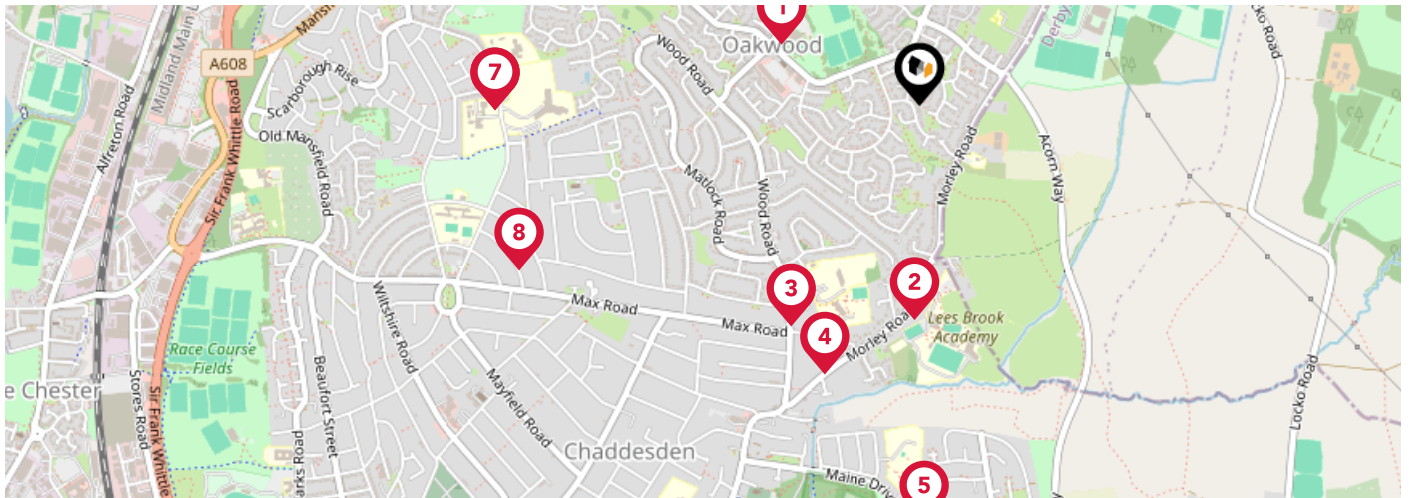
# Property EPC - Certificate



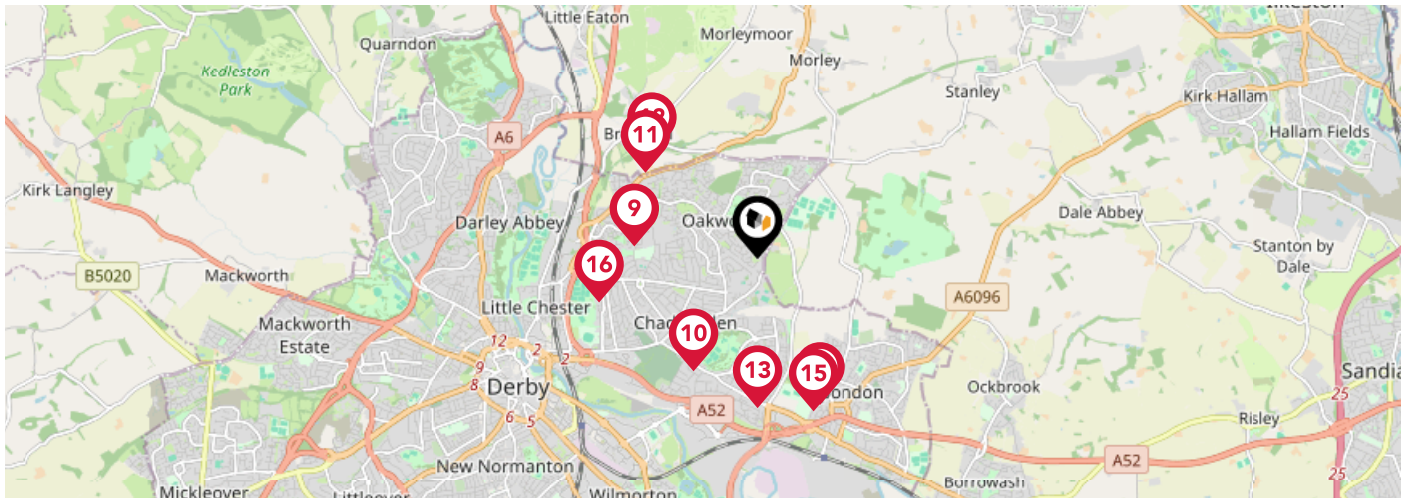
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 64% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	87 m <sup>2</sup>



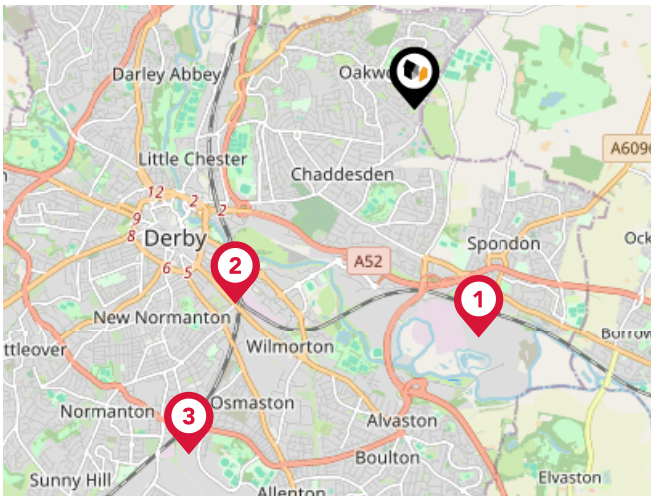


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



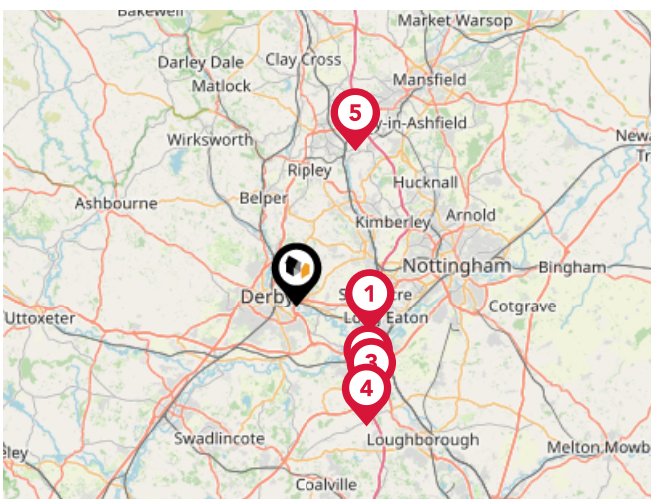
		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance: 1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tuition Services Co Brookside School</b> Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance: 1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



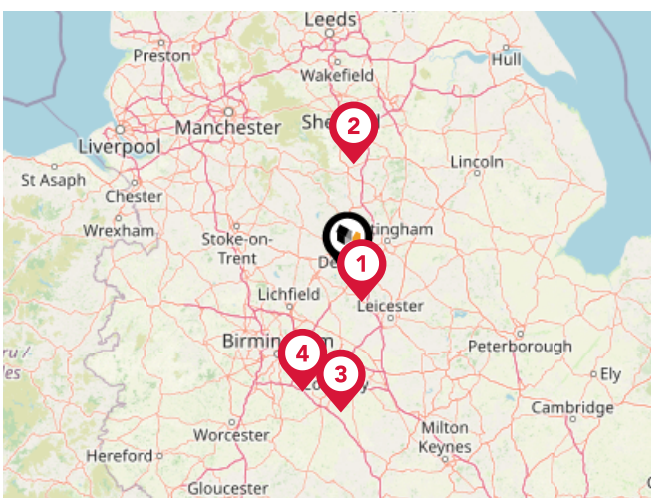
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.11 miles
2	Derby Rail Station	2.36 miles
3	Peartree Rail Station	3.69 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.52 miles
2	M1 J24A	7.77 miles
3	M1 J24	8.66 miles
4	M1 J23A	9.88 miles
5	M1 J28	11.84 miles



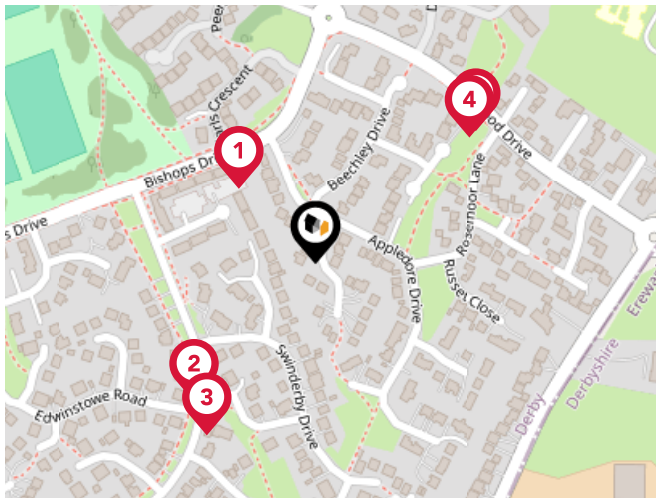
## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.87 miles
2	Sheffield City Airport	31.45 miles
3	Coventry Airport	39.74 miles
4	Birmingham International Airport	36.15 miles








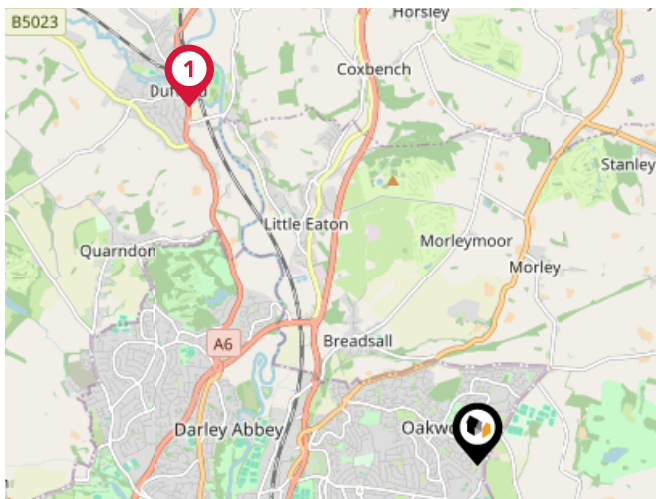
# Area

## Transport (Local)






### Bus Stops/Stations

Pin	Name	Distance
	Appledore Drive	0.06 miles
	Edwinstowe Road	0.1 miles
	Edwinstowe Road	0.11 miles
	Chalfont Square	0.11 miles
	Chalfont Square	0.12 miles



### Local Connections

Pin	Name	Distance
	Duffield (Ecclesbourne Valley Railway)	4.11 miles
	Toton Lane Tram Stop	6.96 miles
	Inham Road Tram Stop	7.38 miles





## Hannells

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The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

## 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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