

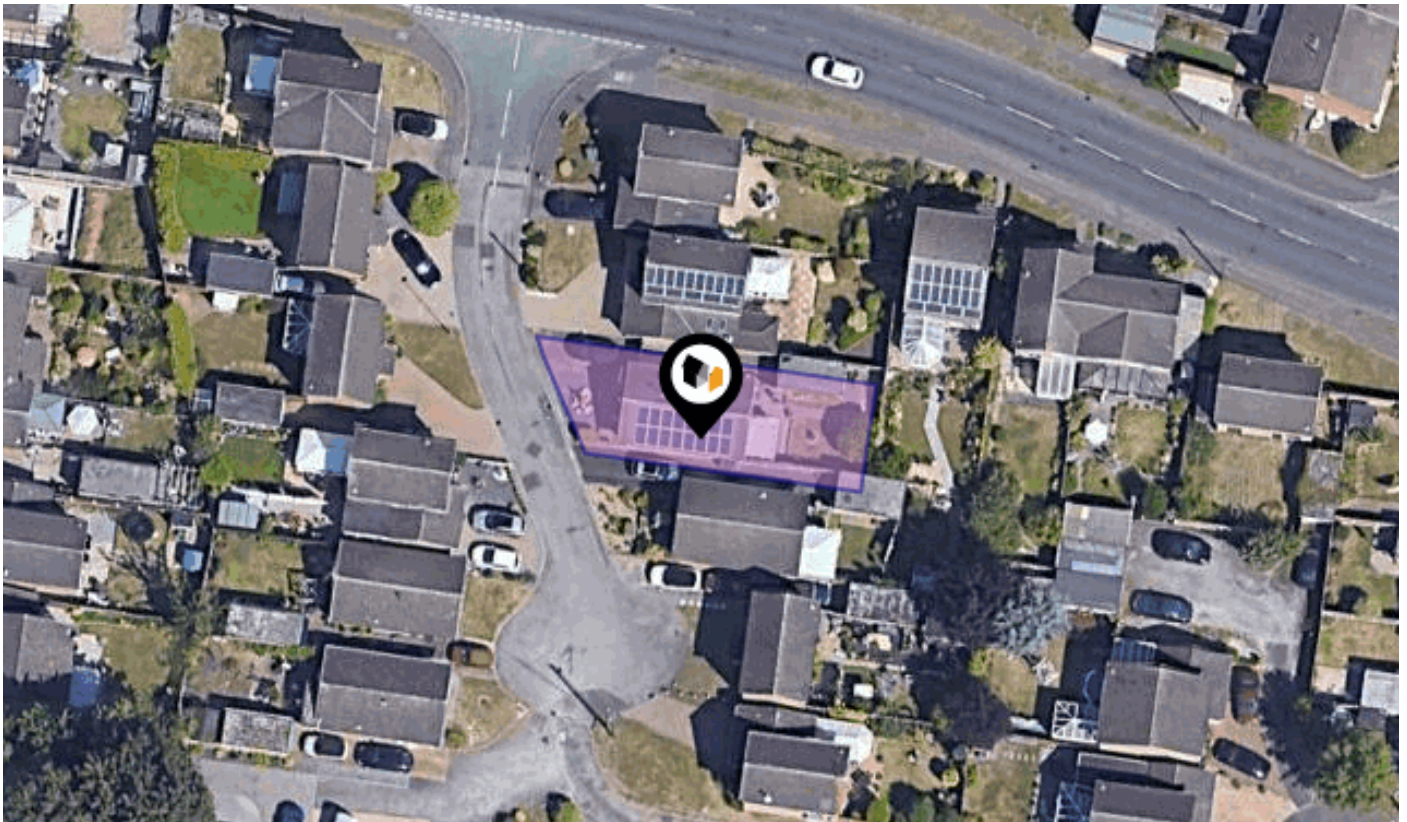


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



CHIME CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Well-Presented Detached Bungalow
- > Established Cul-De-Sac Location
- > EPC Rating B, Standard Construction
- > Council Tax Band B, Freehold
- > Lounge, Fitted Kitchen & Conservatory

Property Description

A well-maintained detached bungalow occupying an established cul-de-sac location and offered with no upward chain. The property benefits from gas fired central heating, UPVC double glazing, off-road parking and a detached garage. A viewing is highly recommended!

The accommodation in brief comprises of:- entrance porch, entrance hall with cloaks cupboard, fitted kitchen, spacious lounge, inner lobby, two double bedrooms, conservatory and bathroom with three piece suite. Outside, are gardens to front and rear elevations. A driveway to the side elevation provides off-road parking and leads to the brick built garage.

Chime Close is a pleasant cul-de-sac location close to Oakwood and its range of shops, schools and transport links together with convenient access for Derby City Centre and road links including the A38, A52 and M1 motorway respectively.

Room Measurement & Details

Entrance Porch:

Entrance Hall: With useful cloaks cupboard.

Living Room: (19'2" x 10'3") 5.84 x 3.12

Kitchen: (9'11" x 7'7") 3.02 x 2.31

Inner Hallway:

Bedroom One: (13'7" x 9'1") 4.14 x 2.77

Bedroom Two: (9'11" x 9'2") 3.02 x 2.79

Conservatory: (9'2" x 8'0") 2.79 x 2.44

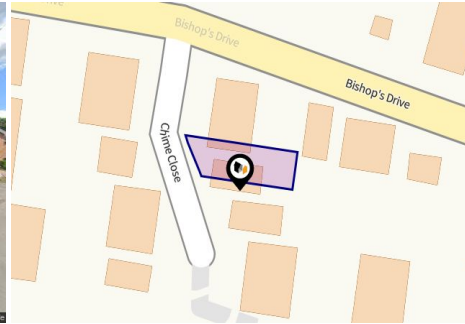
Bathroom (With A Three Piece Suite): (6'3" x 5'6") 1.90 x 1.68

Outside:

To the front elevation is a low maintenance garden being mainly laid with decorative slate alongside a block paved driveway. Double wooden gates provide access to a further paved driveway leading to the DETACHED GARAGE having up and over door, light and power. To the rear is an enclosed garden having paved patio area and a range of established shrub borders.

KFB - Key Facts for Buyers

Property Overview



Property

Type: Detached
Bedrooms: 2
Floor Area: 559 ft² / 52 m²
Plot Area: 0.06 acres
Council Tax : Band B
Annual Estimate: £1,639
Title Number: DY77556

Tenure: Freehold

Local Area

Local Authority: Derby city
Conservation Area: No
Flood Risk:
• Rivers & Seas No Risk
• Surface Water High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s
157 mb/s
1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos





CHIME CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

B

Valid until 03.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

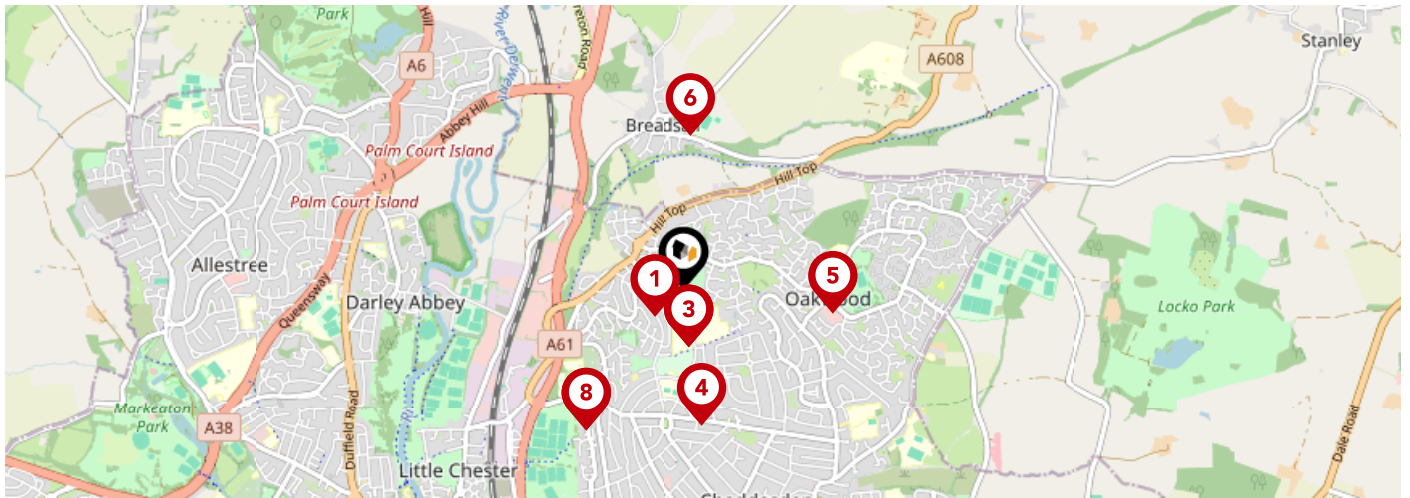
Property

EPC - Additional Data

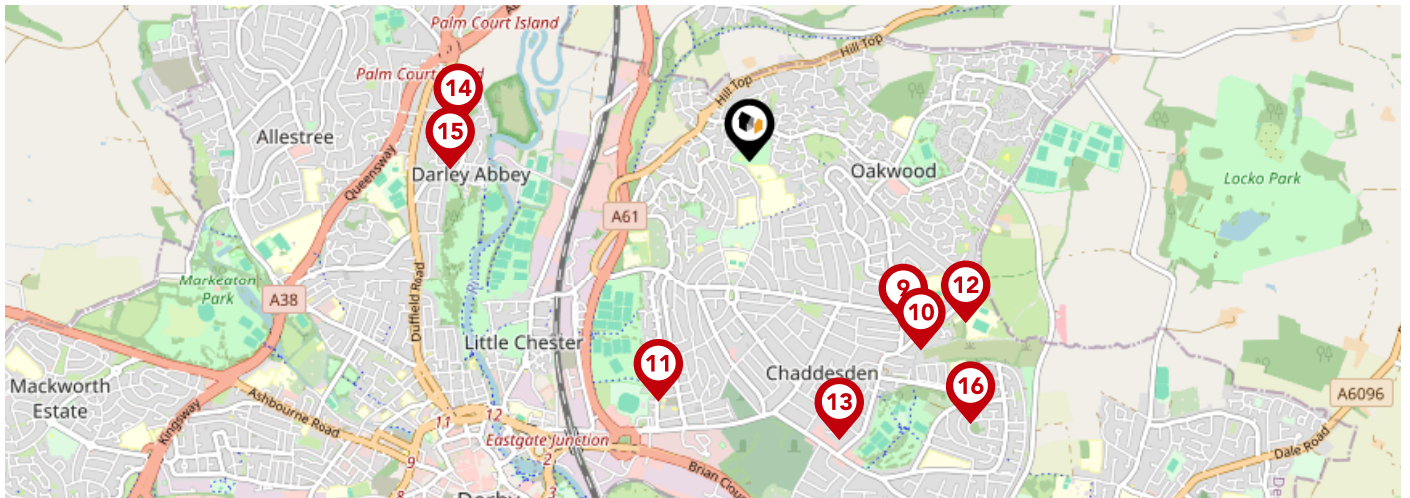


Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 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 all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	52 m ²

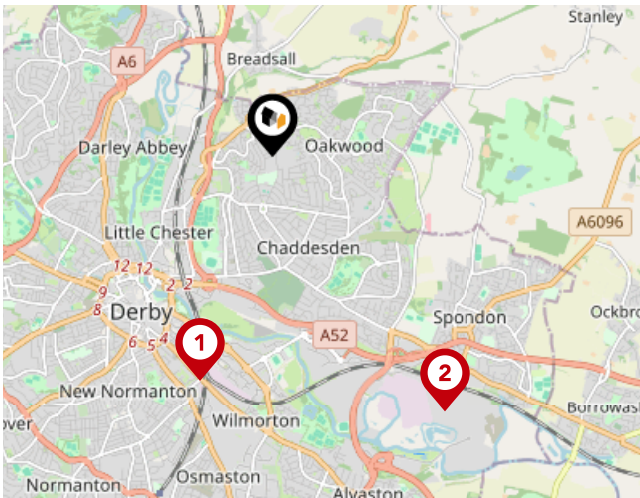


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1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.26	<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:0.26	<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:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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7	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.77	<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:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



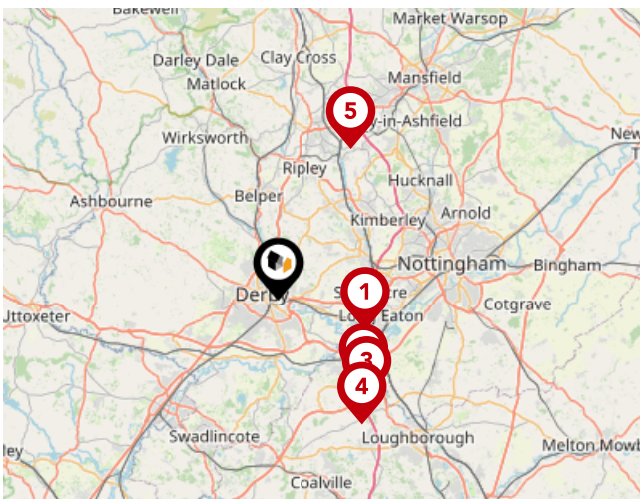
	Nursery	Primary	Secondary	College	Private
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Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.31	<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:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	2.11 miles
2	Spondon Rail Station	2.75 miles
3	Duffield Rail Station	3.39 miles



Trunk Roads/Motorways

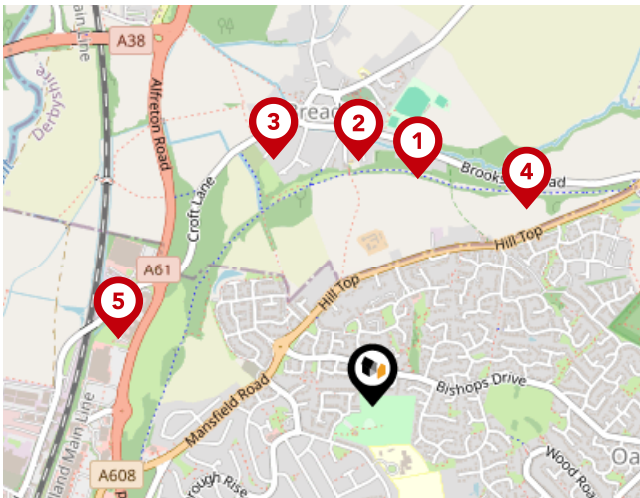
Pin	Name	Distance
1	M1 J25	6.52 miles
2	M1 J24A	8.62 miles
3	M1 J24	9.48 miles
4	M1 J23A	10.6 miles
5	M1 J28	11.99 miles



Airports/HELIPADS

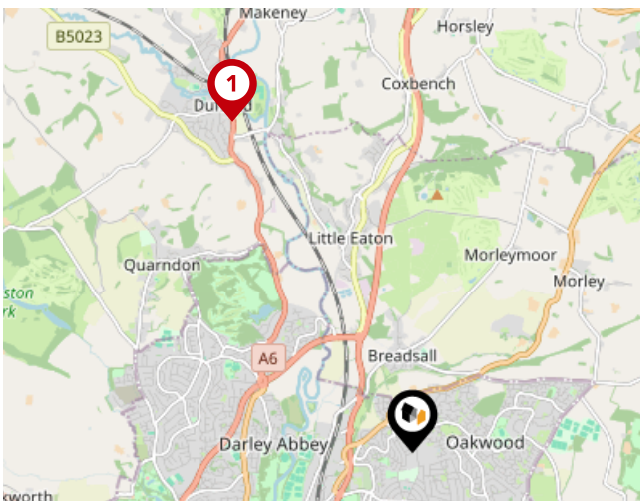
Pin	Name	Distance
1	East Mids Airport	9.6 miles
2	Birmingham Airport	36.05 miles
3	Baginton	39.95 miles
4	Finningley	41.24 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Breadsall Primary School	0.52 miles
2	Church Lane	0.55 miles
3	Beechcroft	0.59 miles
4	128 Brookside Road	0.56 miles
5	Pektron	0.59 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.37 miles
2	Tram Park & Ride	7.96 miles
3	Toton Lane Tram Stop	7.96 miles



Hannells

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

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

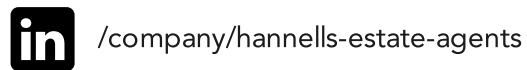
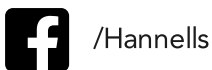


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



Hannells

Data Quality

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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