

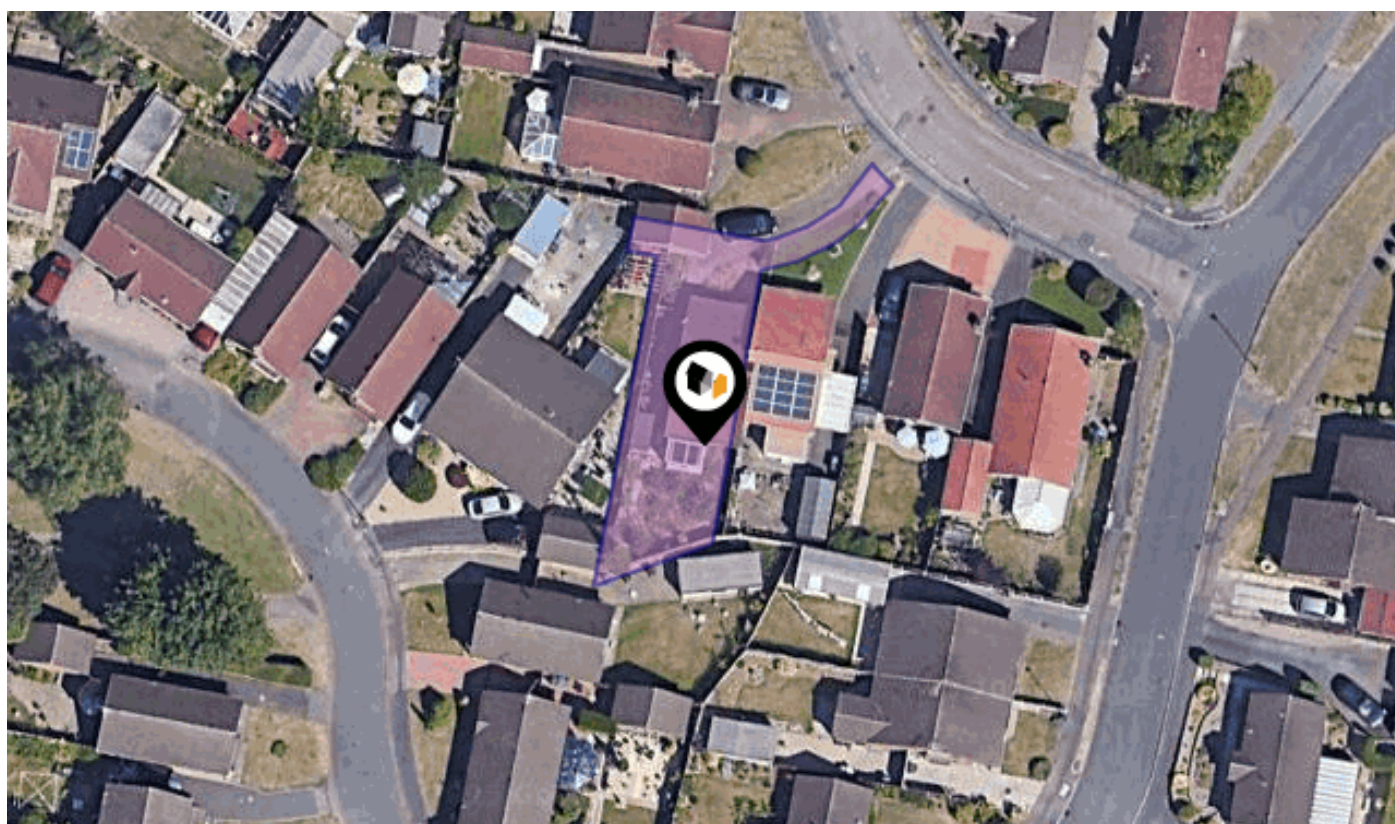


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



CELANDINE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Bedroomed Semi-Detached Bungalow
- > Set Back Within A Cul-De-Sac Location
- > No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A two bedroomed semi-detached bungalow set back within an established and popular cul-de-sac conveniently situated for Oakwood shopping centre and bus/transport links. The property benefits from off-road parking for several vehicles and a detached garage. The property is available with no upward chain. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway, kitchen, through lounge/dining room, two bedrooms, sun lounge and shower room. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking for three vehicles with access to a detached garage.

Room Measurement & Details

Side Reception Hallway:

Kitchen: (11'7" x 7'2") 3.53 x 2.18

Lounge/Diner: (19'5" x 10'0") 5.92 x 3.05

Bedroom One: (11'8" x 8'7") 3.56 x 2.62

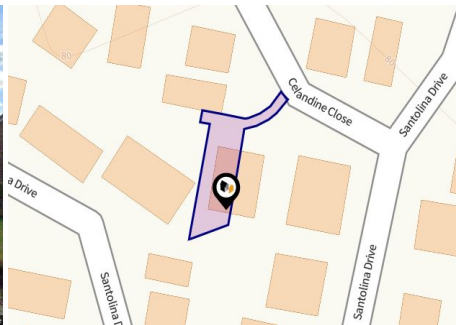
Bedroom Two: (9'0" x 8'6") 2.74 x 2.59

Sun Lounge: (8'7" x 8'1") 2.62 x 2.46

Shower Room: (6'8" x 5'8") 2.03 x 1.73

Outside:















The property is set back within Celandine Close and has gardens to both front and rear elevations. A driveway provides off road parking for two/three vehicles and in-turn provides access to a BRICK BUILT GARAGE 17'3" x 9' with up and over door, light, power and roof storage space. There is pedestrian access to the side elevation leading in-turn to the enclosed rear garden.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY147528		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	1	300	1000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	No Risk			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

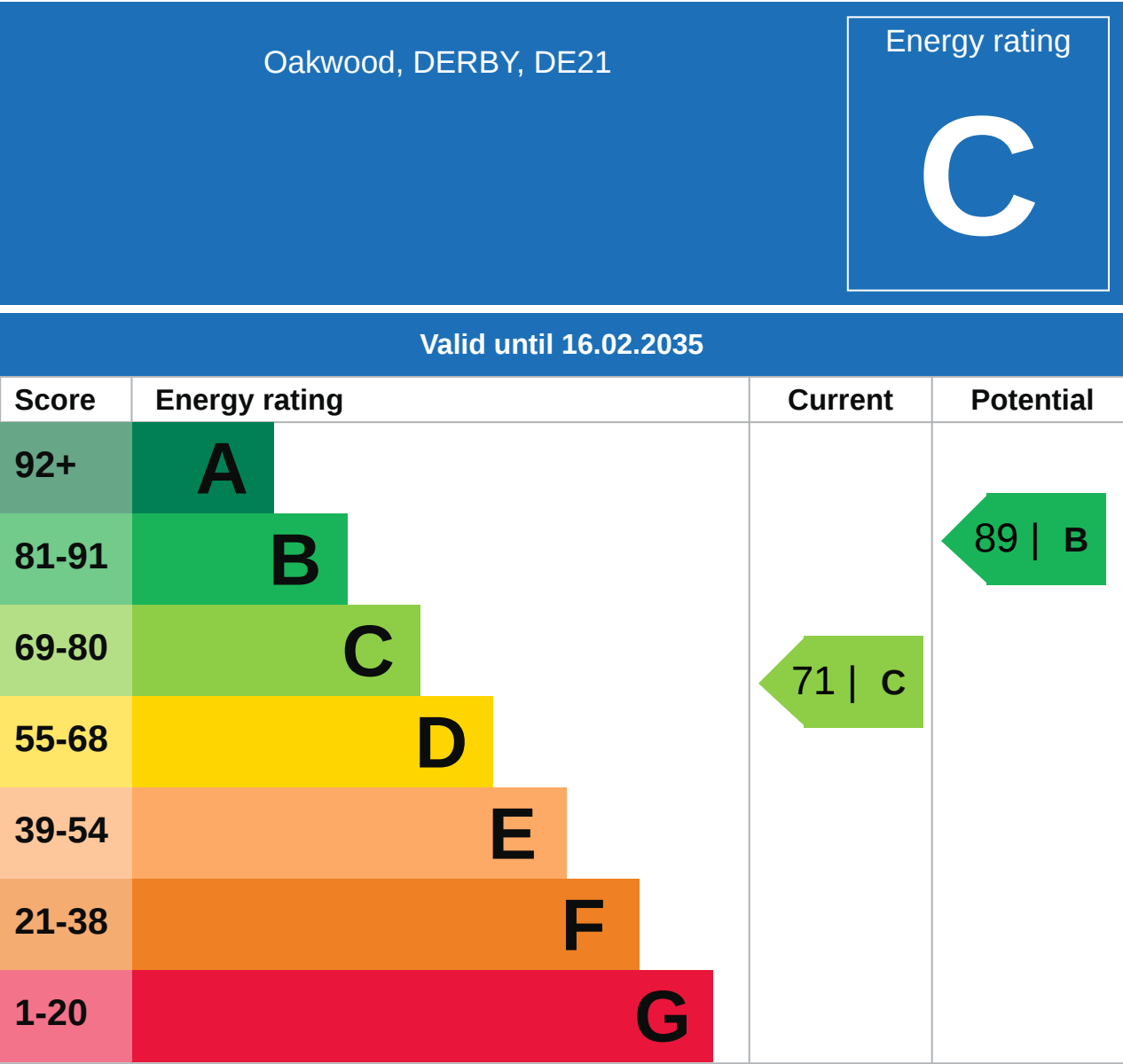




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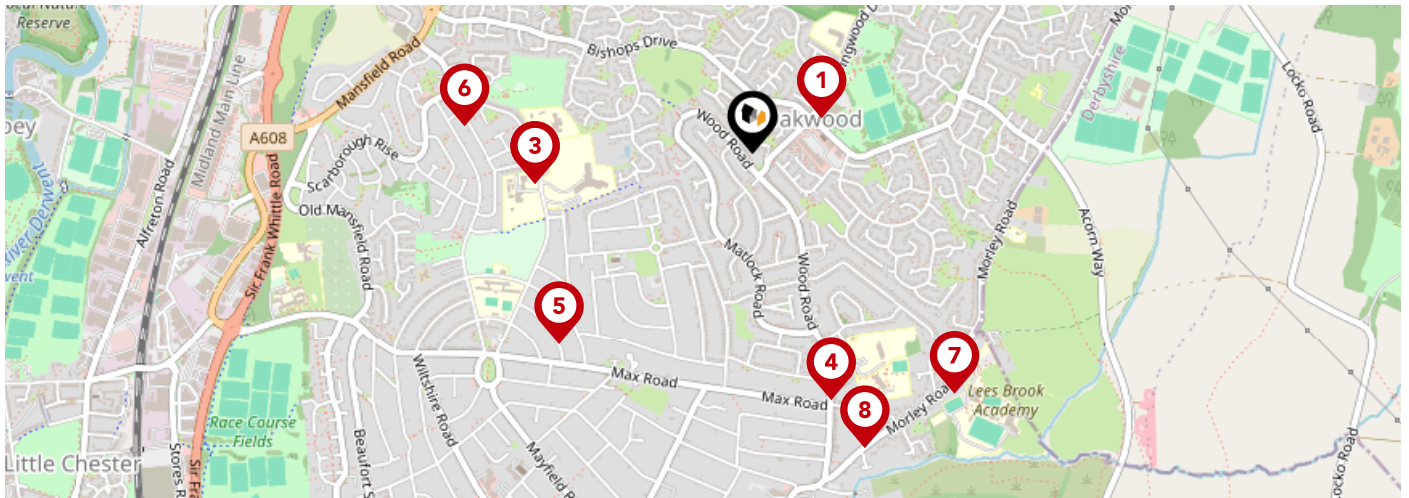


Property EPC - Certificate

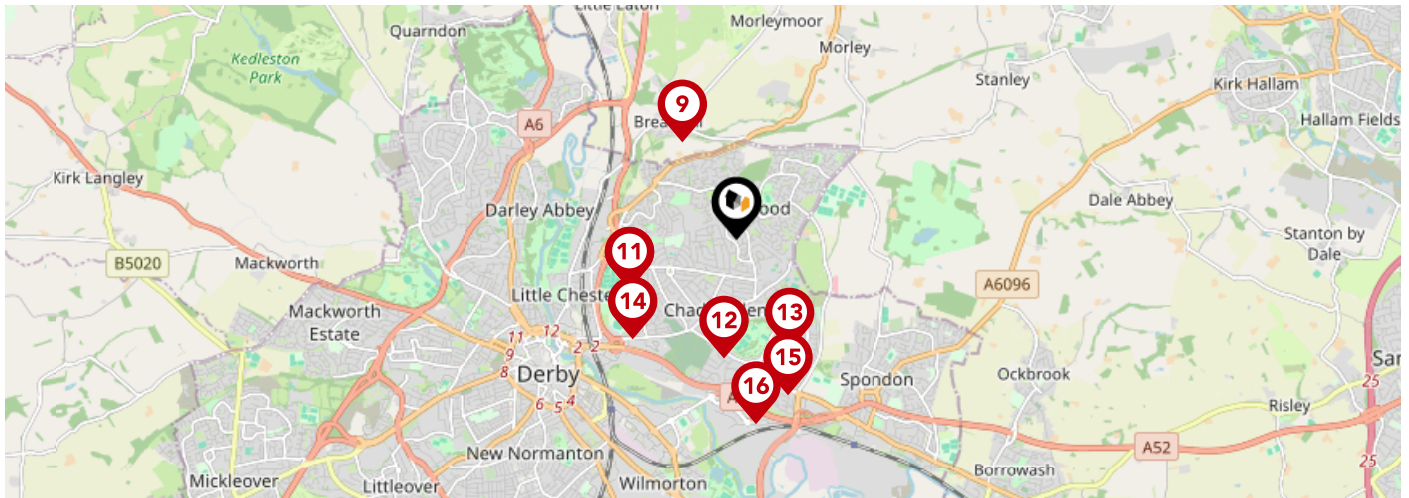










Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
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 71% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	54 m ²

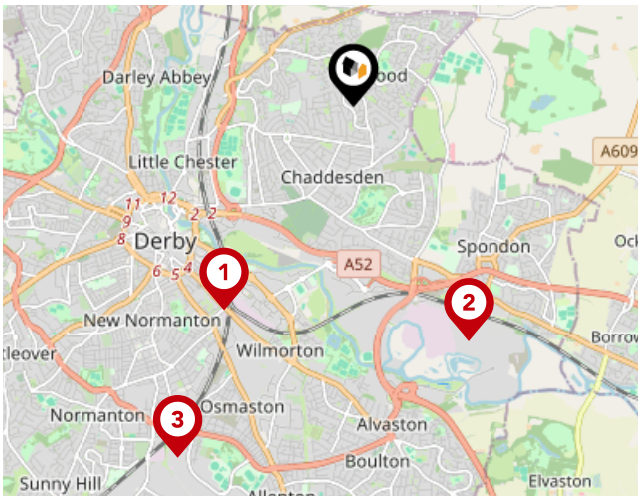


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.49	<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:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



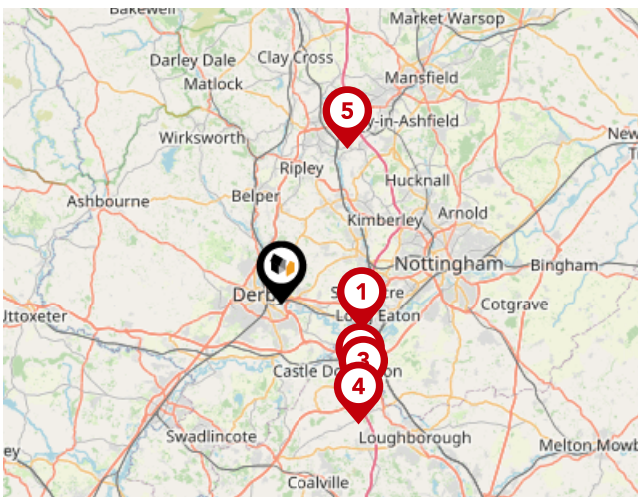
		Nursery	Primary	Secondary	College	Private
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.05	<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:1.05	<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:1.06	<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:1.1	<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:1.28	<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:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.65	<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
	Derby Rail Station	2.16 miles
	Spondon Rail Station	2.33 miles
	Peartree Rail Station	3.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	5.98 miles
	M1 J24A	8.13 miles
	M1 J24	9 miles
	M1 J23A	10.17 miles
	M1 J28	11.95 miles

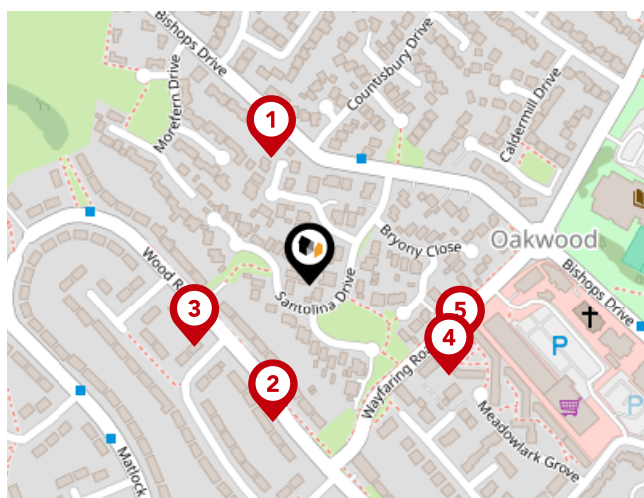


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	9.18 miles
	Birmingham Airport	36.04 miles
	Baginton	39.78 miles
	Finningley	41.19 miles

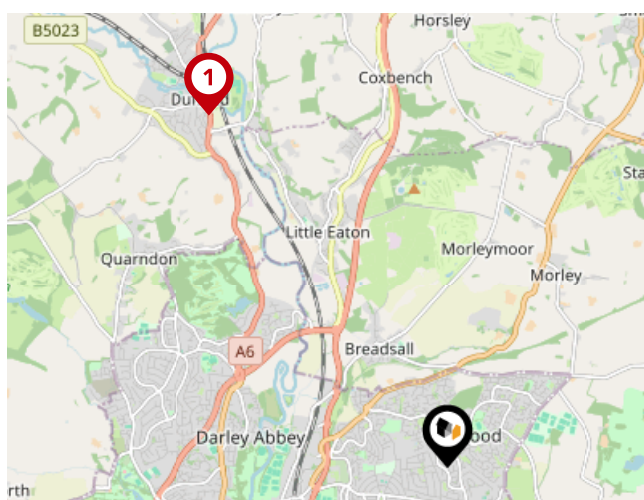
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Santolina Drive	0.07 miles
2	Fernilee Gardens	0.08 miles
3	Fernilee Gardens	0.07 miles
4	Wayfaring Road	0.09 miles
5	Wayfaring Road	0.09 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.8 miles
2	Tram Park & Ride	7.42 miles
3	Toton Lane Tram Stop	7.42 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

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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