

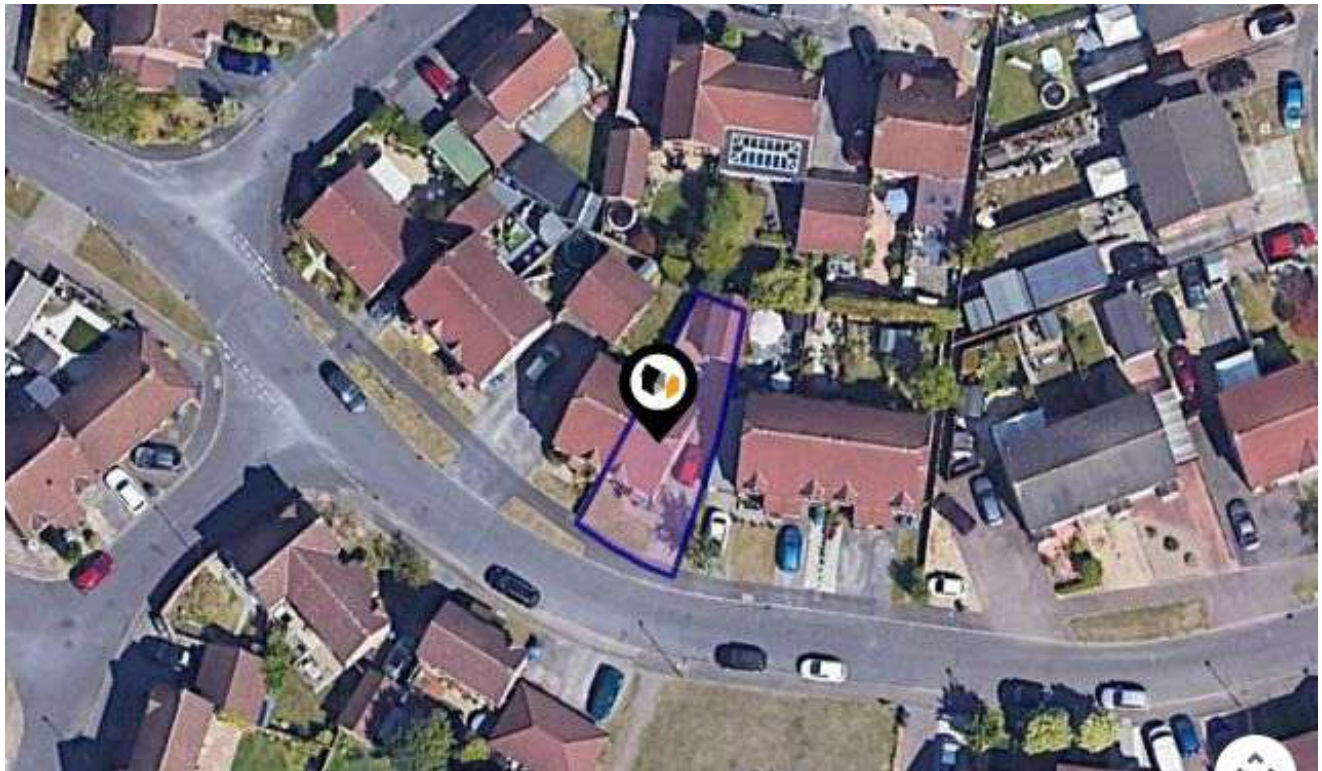


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th October 2025



AMESBURY LANE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Three-Bedroom, Semi-Detached Home
- > Ideal First Time Buy/Family Home
- > Driveway Through To Brick Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

This three-bedroom semi-detached home is situated within an established location, close to local amenities and makes a perfect choice for a first time buyer or growing family. The property benefits from a spacious lounge, cloakroom/WC, driveway and garage! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, kitchen with in-built oven and hob and spacious lounge/dining room with French doors to the rear garden. To the first floor the landing provides access to three bedrooms and modern bathroom with a three piece suite. Outside, a driveway provides off-road parking with access to a garage and enclosed rear garden. Amesbury Lane is well situated for Oakwood and amenities including shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52 M1 Motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (2'10" x 7'8") 0.86 x 2.34

Kitchen: (7'8" x 7'8") 2.34 x 2.34

Living Room: (14'2" x 17'2") 4.32 x 5.23

First Floor Landing: (3'0" x 7'7") 0.91 x 2.31

Bedroom One: (8'0" x 12'2") 2.44 x 3.71

Bedroom Two: (8'1" x 10'4") 2.46 x 3.15

Bathroom: (6'2" x 7'8") 1.88 x 2.34

Outside:

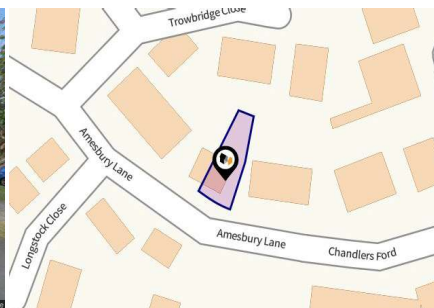
There is a lawned garden area to the front elevation. A driveway to the side elevation leads to the side of the property and through to a BRICK BUILT GARAGE with up and over door. There is a garden area to the rear elevation.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview

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A Moving Experience



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 753 ft² / 70 m²
Plot Area: 0.04 acres
Year Built : 1983-1990
Council Tax : Band B
Annual Estimate: £1,708
Title Number: DY197443

Tenure: Freehold

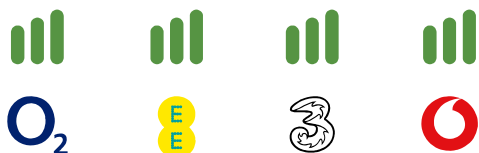
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

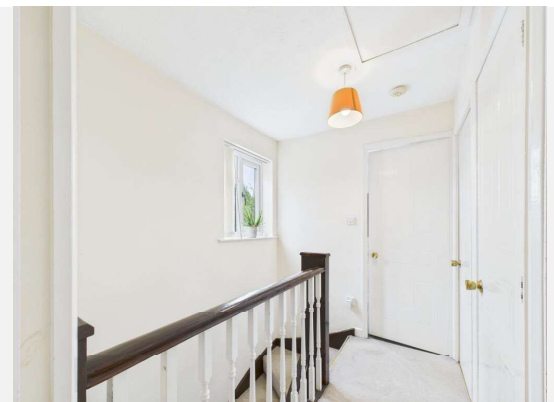
22 mb/s	74 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





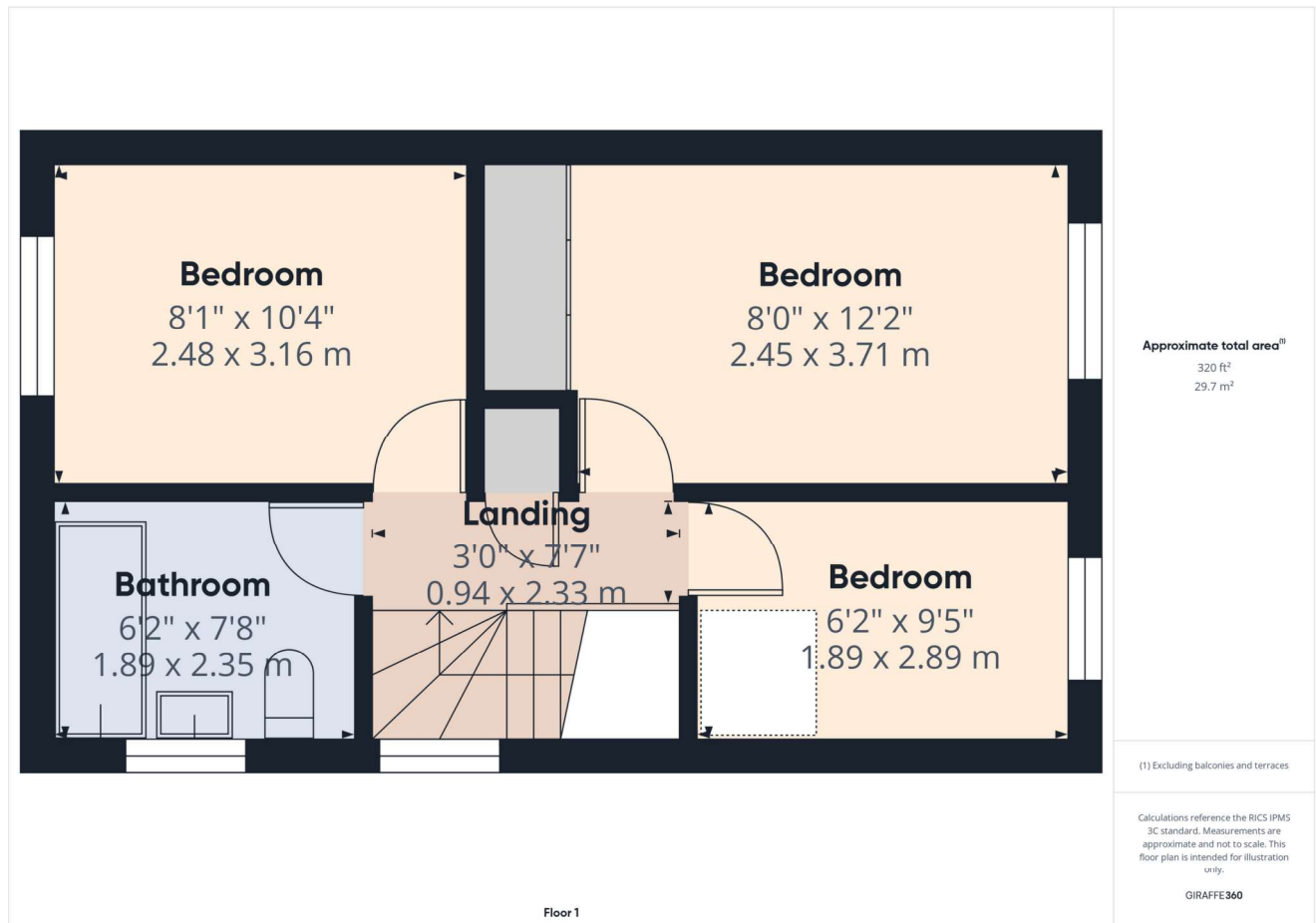
Gallery Photos



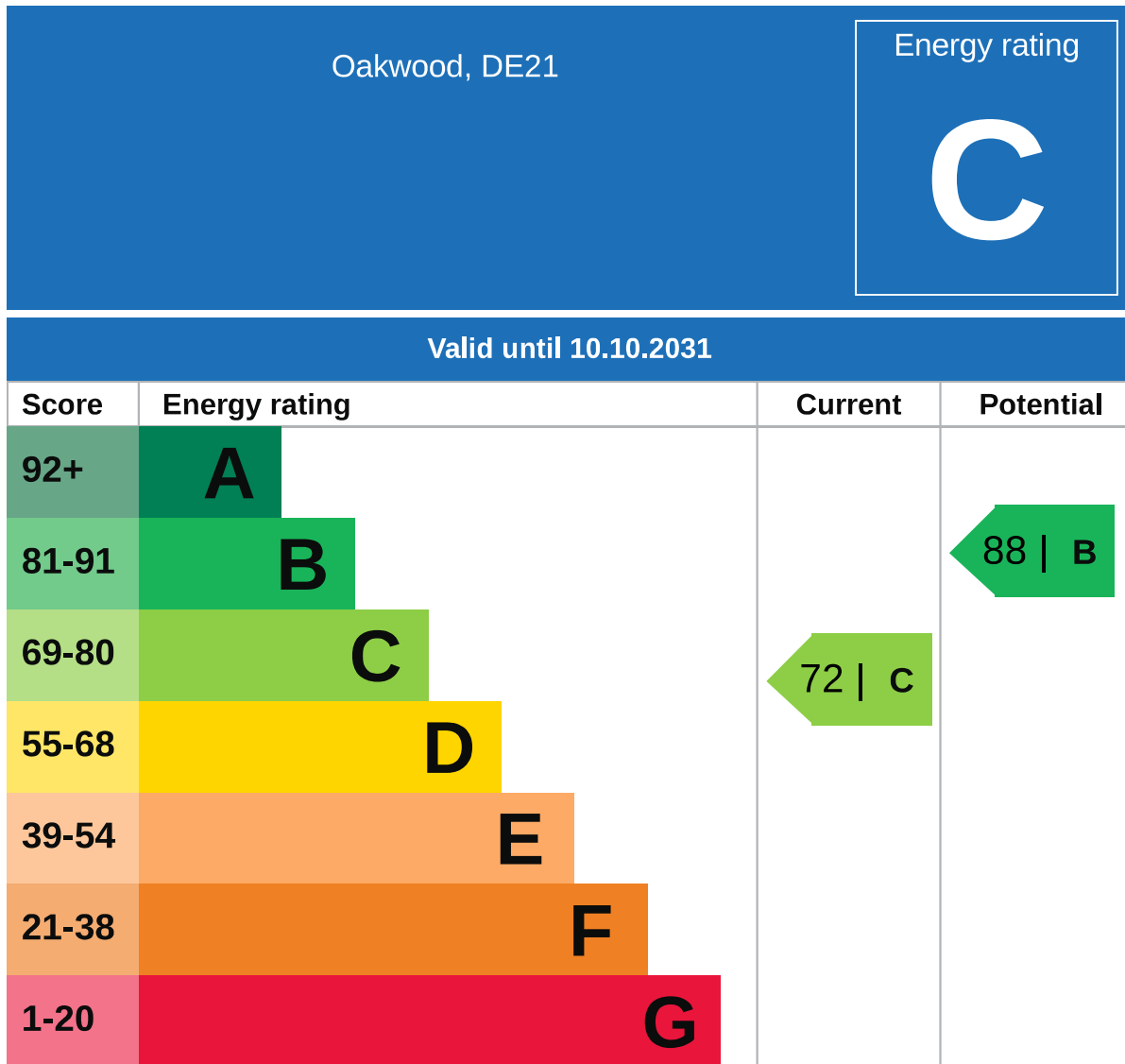
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AMESBURY LANE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 m ²



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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.

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Testimonials



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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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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