

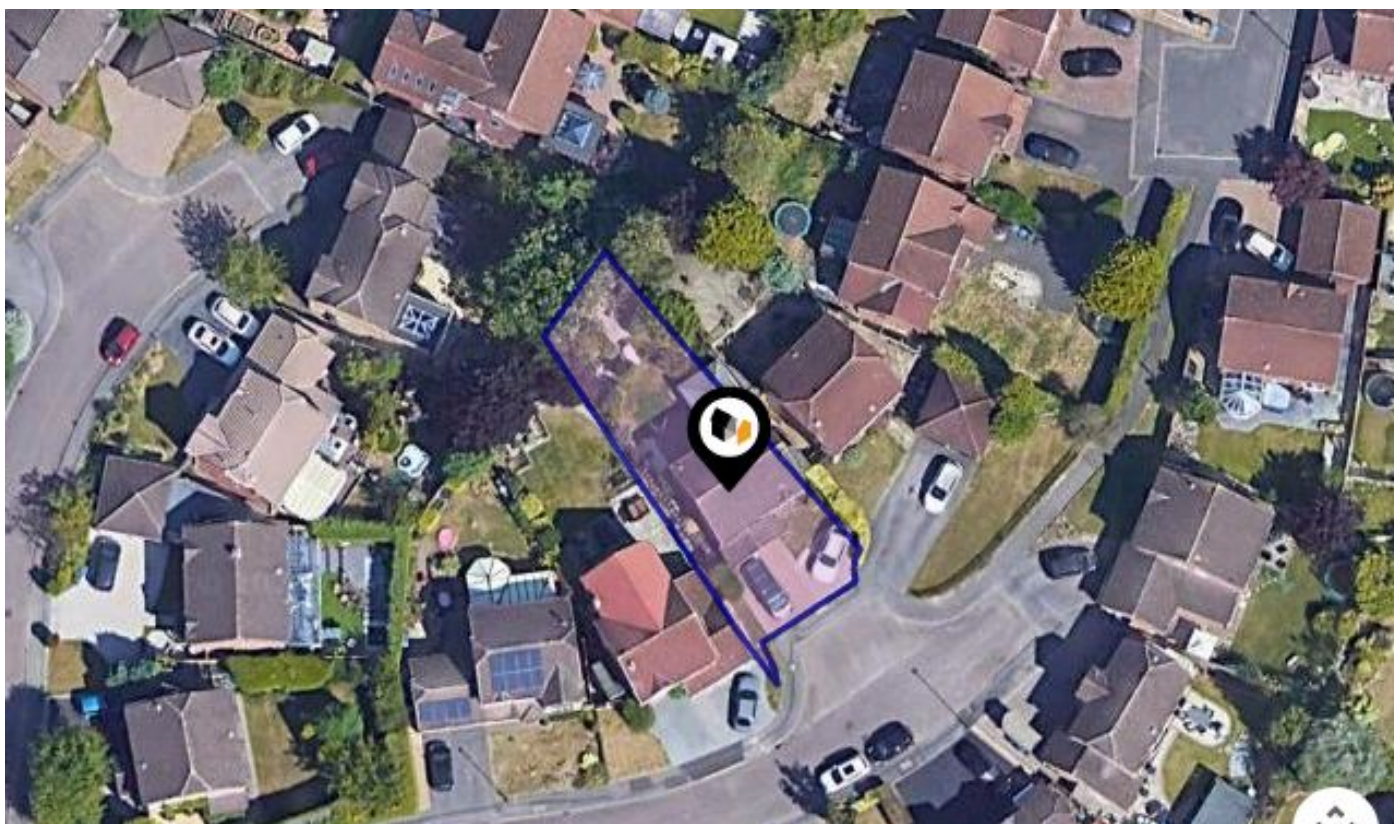


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th May 2025



MARIGOLD CLOSE, OAKWOOD, DERBY, DE21

Hannells

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- > Park View School Catchment
- > Open-Plan Kitchen, Dining, Sun Room
- > Popular Cul-De-Sac Location
- > EPC Rating TBC / Freehold
- > Council Tax Band D / Standard Construction

**** PREMIER PROPERTY **** Located within a quiet and sought-after cul-de-sac within the Park View Catchment area of Oakwood is this extended, four-bedroom detached family home. With a spacious and versatile layout, this beautifully presented property benefits from uPVC double glazing, gas central heating and off road parking together with a single garage! In brief, the accommodation comprises; Entrance hallway, lounge, modern fitted kitchen opening through to dining room & sunroom, WC cloakroom & utility room with a door providing access to the rear garden. To the first floor are four bedrooms with the master bedroom benefiting from en-suite shower room and modern fitted family bathroom. At the front of the property is a full width block paved driveway providing off road parking together with a single garage and a secure gate giving access to the rear of the property. To the rear of the property is an enclosed garden laid mainly to lawn, block paved patio area, flower and shrubbery beds and fenced boundaries. Marigold Close 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 property simply must be viewed!

Entrance Hallway:

Lounge: (15'2" x 10'8") 4.62 x 3.25

Kitchen: (8'3" x 8'10") 2.51 x 2.69

Dining Room: (12'2" x 10'6") 3.71 x 3.20

Sun Room: (12'2" x 10'6") 3.71 x 3.20

Utility Room: (5'1" x 8'10") 1.55 x 2.69

WC Cloakroom:

Bedroom One: (10'6" x 8'9") 3.20 x 2.67

En-suite: (6'2" x 4'10") 1.88 x 1.47

Bedroom Two: (11'0" x 9'4") 3.35 x 2.84

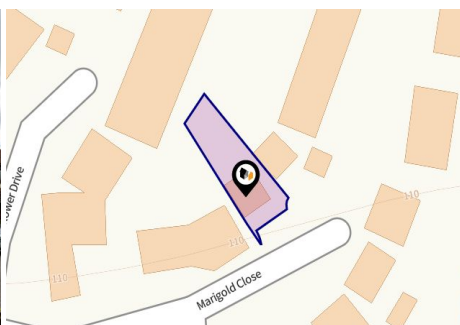
Bedroom Three: (10'0" x 8'4") 3.05 x 2.54

Bedroom Four: (7'0" x 6'9") 2.13 x 2.06

Bathroom: (7'7" x 6'1") 2.31 x 1.85

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,196		
Title Number:	DY203722		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1	45	1000
mb/s	mb/s	mb/s

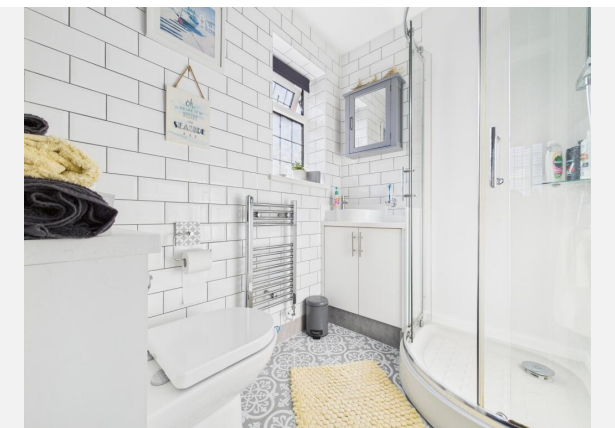
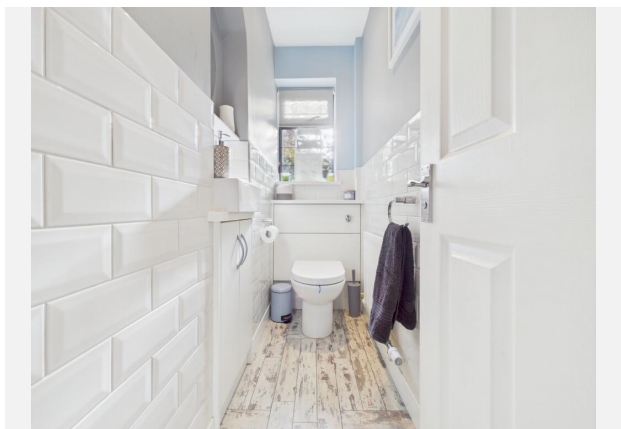
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





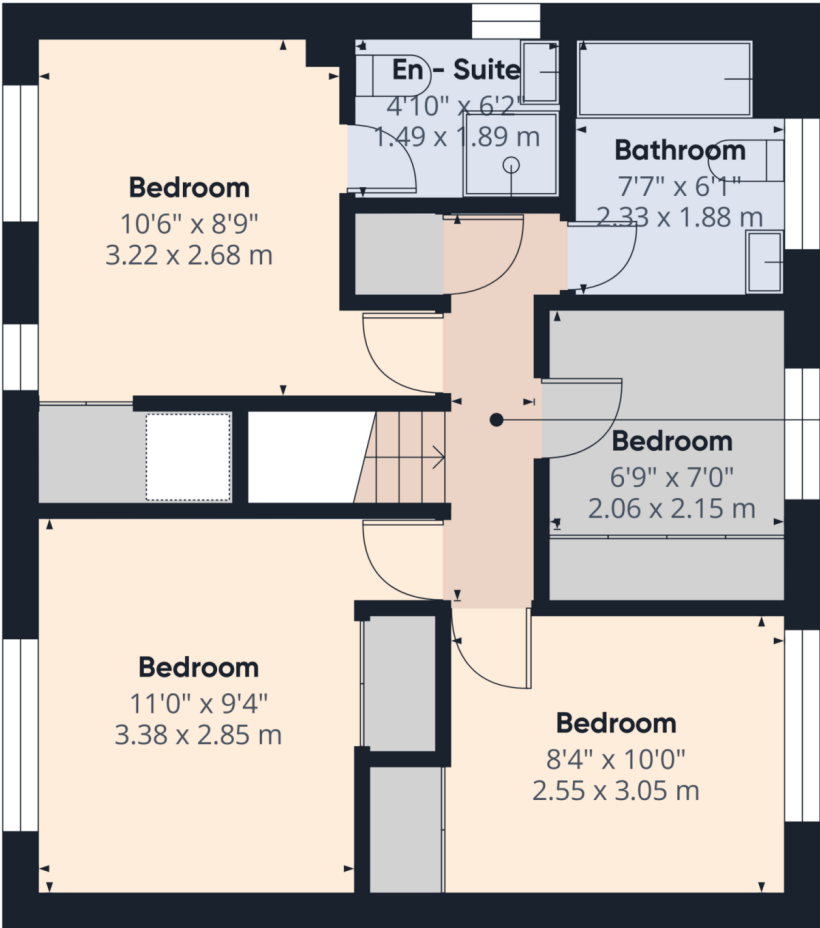




MARIGOLD CLOSE, OAKWOOD, DERBY, DE21



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Floor 1

Approximate total area[®]
497.64 ft²
46.23 m²

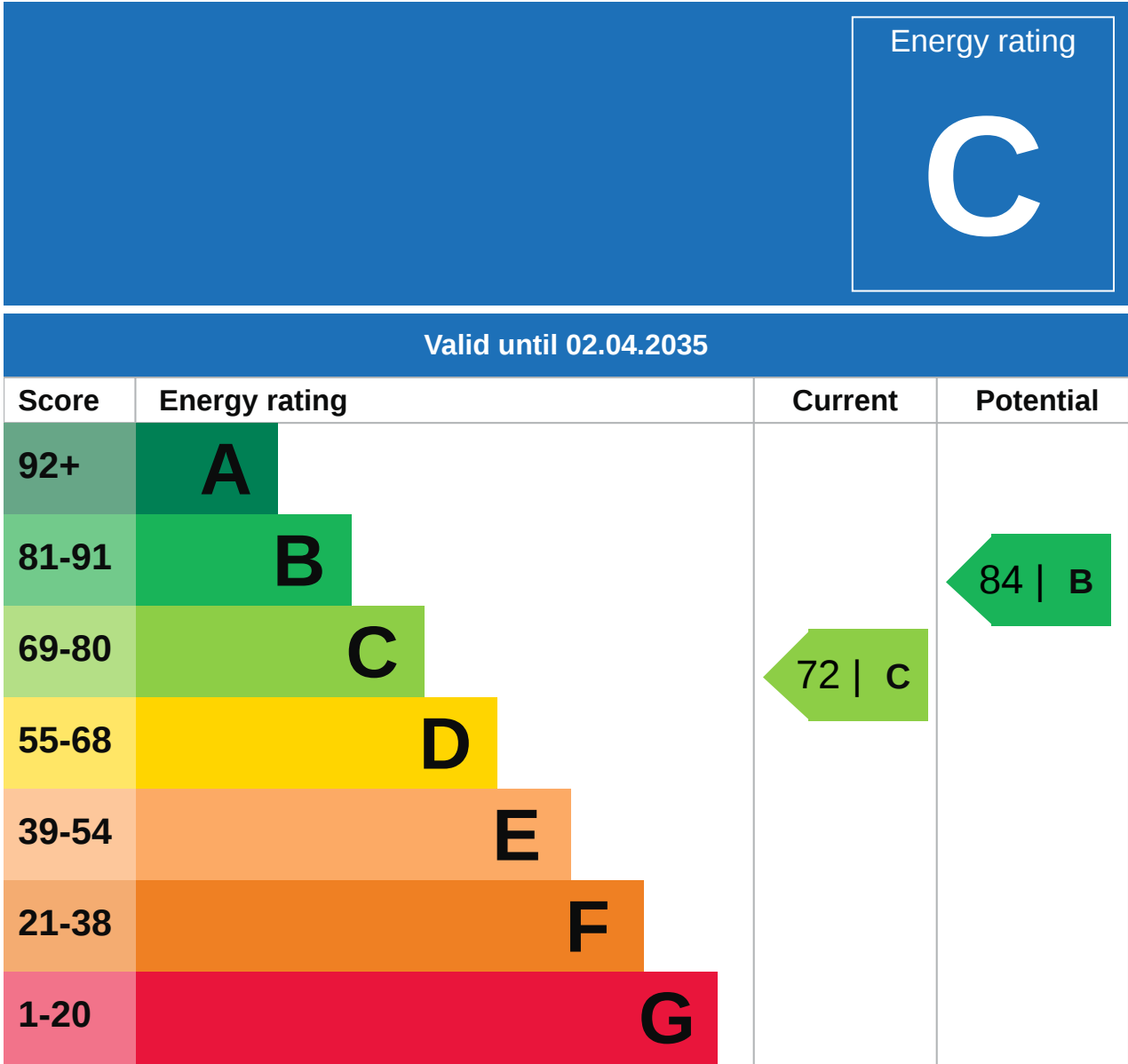
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	113 m ²



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

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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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