

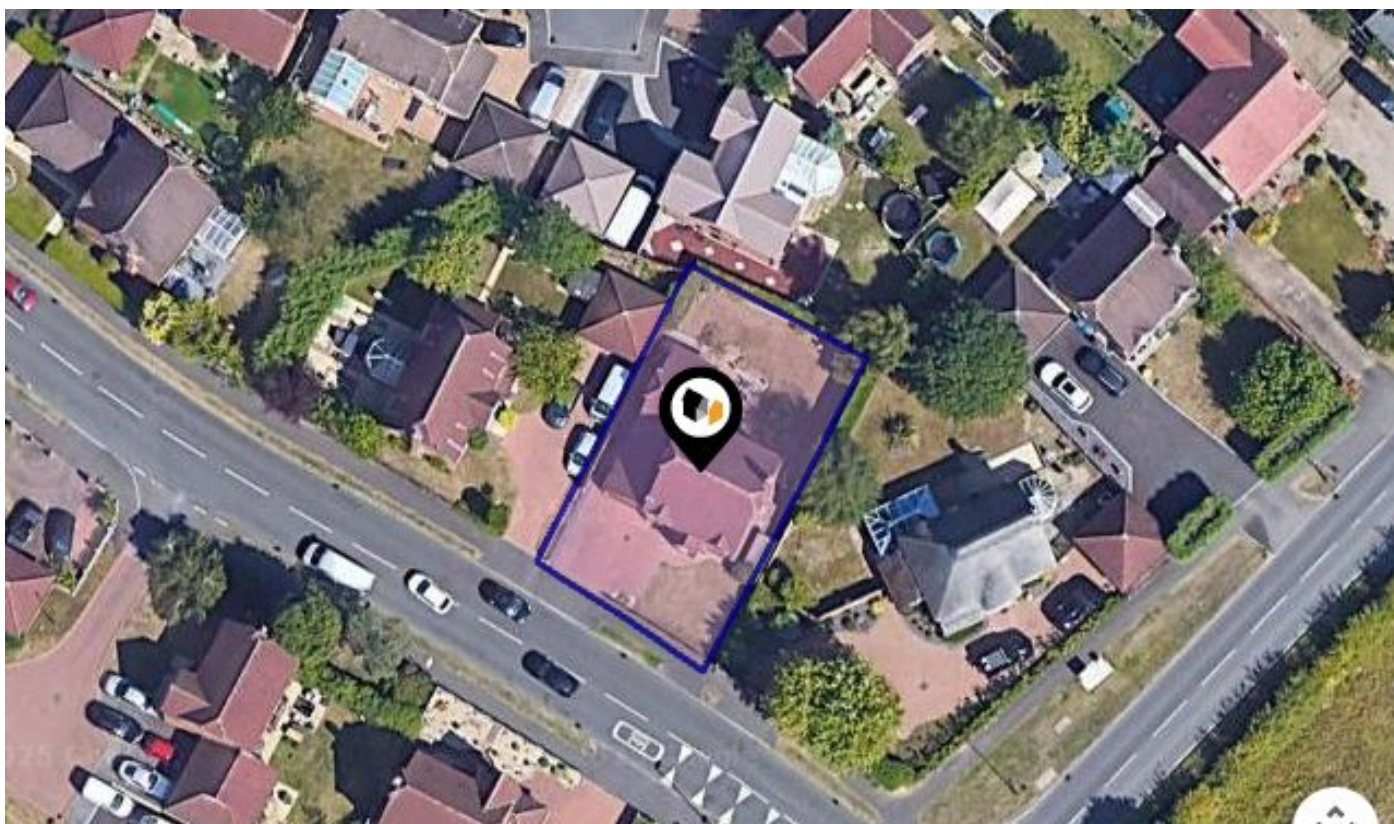


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



SMALLEY DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Spacious & Extended Four Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band E
- > Driveway & Garage
- > Spacious Lounge & Separate Dining Room

Property Description

**** PREMIER PROPERTY **** Located in the sought after area of Oakwood, this spacious and extended four-bedroom detached home offers a most generous lounge, separate dining room, additional study/sitting room and an open plan dining kitchen. With a master en-suite shower and good-sized rear garden, it will make a fantastic family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with sliding doors opening to the rear garden; separate dining room; study/sitting room; cloakroom with W.C; most spacious and extended fitted dining kitchen with integrated appliances; separate utility room; first floor landing; generous master bedroom with fitted wardrobes and a modern fitted en-suite shower room; three further good sized bedrooms and a well-appointed family bathroom. To the front of the property is a neat fore-garden with lawn alongside a driveway providing ample off-road parking and giving access to the integral garage with power and lighting. To the rear is a generous garden with patio seating area, lawn and mixed flower and shrubbery beds. Smalley Drive is conveniently situated for excellent local amenities in and around Oakwood, together with schools, shops and regular bus services to and from Derby City Centre and beyond. There is also good access to all major roads, the motorway network and East Midlands Airport.

Room Measurement & Details

Entrance Porch:

Entrance Hall:

Cloakroom With W.C: (5'0" x 3'0") 1.52 x 0.91

Lounge: (16'5" x 14'3") 5.00 x 4.34

Dining Room: (11'5" x 8'11") 3.48 x 2.72

Study/Sitting Room: (9'6" x 9'0") 2.90 x 2.74

Fitted Kitchen: (12'11" x 8'6") 3.94 x 2.59

Dining Area: (17'6" x 11'0") 5.33 x 3.35

Utility Room: (11'6" x 5'4") 3.51 x 1.63

First Floor Landing:

Bedroom One: (12'5" x 10'5") 3.78 x 3.17

En-Suite Shower Room: (5'10" x 5'9") 1.78 x 1.75

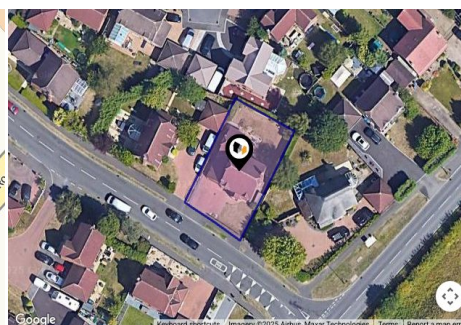
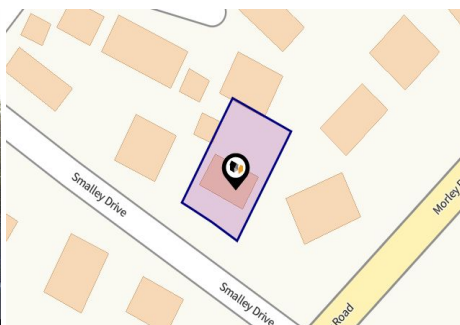
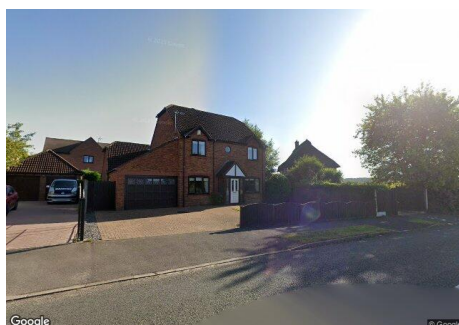
Bedroom Two: (11'8" x 9'0") 3.56 x 2.74

Bedroom Three: (10'9" x 10'7") 3.28 x 3.23

Bedroom Four: (13'2" x 7'2") 4.01 x 2.18

Bathroom: (10'1" x 4'11") 3.07 x 1.50

KFB - Key Facts For Buyers






Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,603 ft ² / 149 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY208952		

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)

2 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)

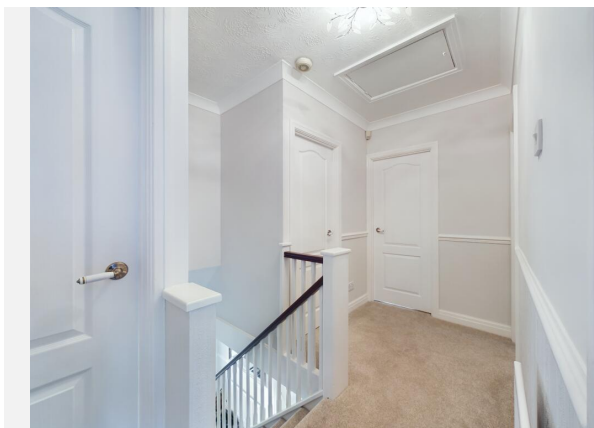


Satellite/Fibre TV Availability:







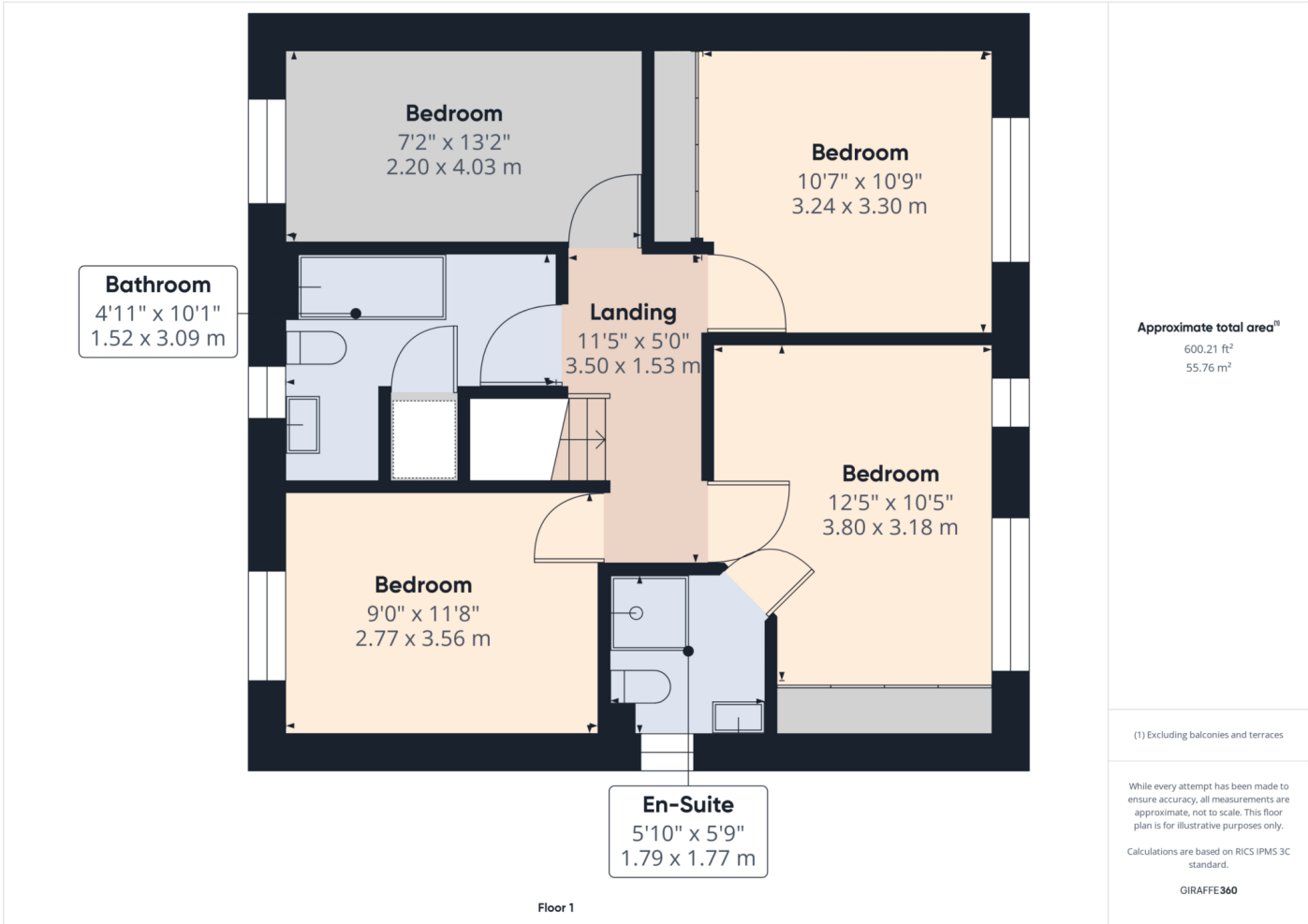




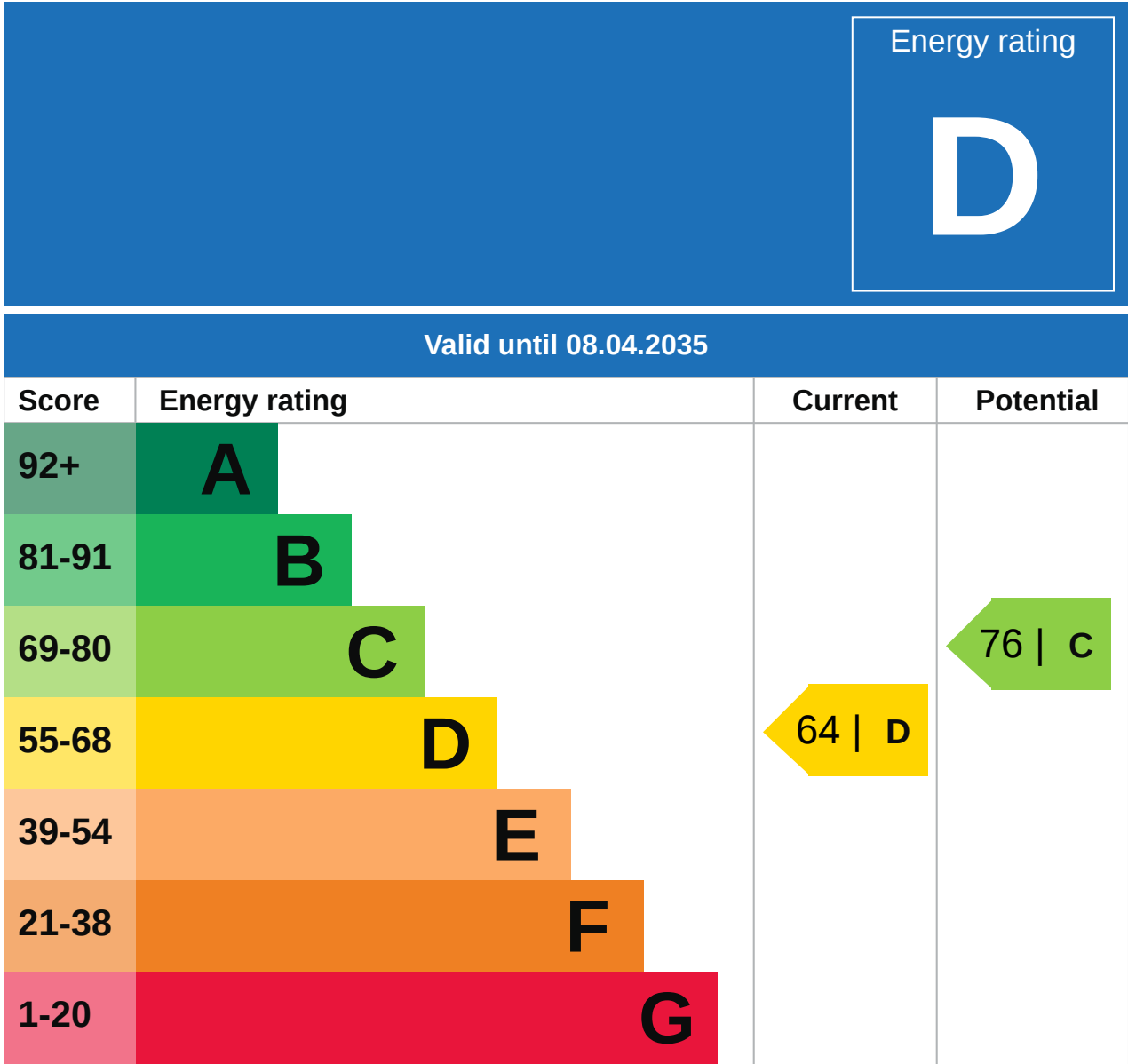
SMALLEY DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 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 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	149 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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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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Data Quality

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