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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



MARKHAM COURT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three Bedroom Standard Construction Detached Property
- > EPC Rating C, Freehold
- > Council Tax Band C
- > Ample Off Road Parking With A Detached Garage
- > Enclosed Rear Garden

Property Description

Offering deceptively spacious living accommodation is this wonderful, extended three bedroom detached property located in the highly sought after of Oakwood. Occupying a good sized plot and featuring, open plan living accommodation, the property boast a modern and stylish interior and benefits from uPVC double glazing, gas central heating, ample off road parking with a detached garage and an enclosed rear garden. In brief, the accommodation comprises; Entrance hallway, a downstairs cloakroom/WC, a lounge having a feature fireplace together with an open plan modern fitted kitchen diner having a two sets of French doors giving access to the rear garden. Found to the first floor are three bedrooms, first floor landing and a modern fitted family bathroom having a three piece suite. At the front of the property is a lawned foregarden, mature tree and a driveway providing off road parking for serval vehicles together with double gates leading to a detached garage. To the rear of the property is a good sized, enclosed garden laid mainly to lawn, patio area, flower beds and fenced boundaries. Markham Court is well situated for access to Oakwood shopping centre and within easy reach of popular schools, public transport routes and local parks. Oakwood is well situated for road links including A52, M1 motorway, A50 and M1 Motorway.

Room Measurement & Details

Entrance Hallway: (8'3" x 2'10") 2.51 x 0.86

Cloaks/WC: (4'8" x 2'3") 1.42 x 0.69

Living Room: (13'0" x 11'3") 3.96 x 3.43

Open Plan Kitchen Diner: (23'3" x 14'1") 7.09 x 4.29

First Floor Landing:

Bedroom One: (19'11" x 8'1") 6.07 x 2.46

Bedroom Two: (9'6" x 11'3") 2.90 x 3.43

Bedroom Three: (7'4" x 8'6") 2.24 x 2.59

Bathroom: (6'5" x 5'5") 1.96 x 1.65

Garage: (16'3" x 8'11") 4.95 x 2.72

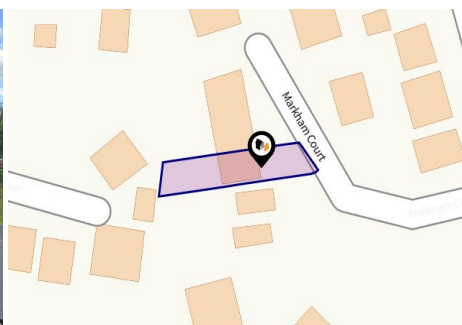
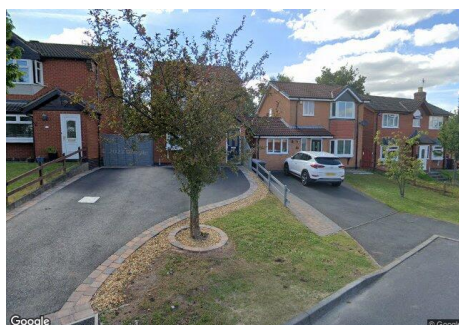
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.07 acres
Year Built :	1996-2002
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY272932

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

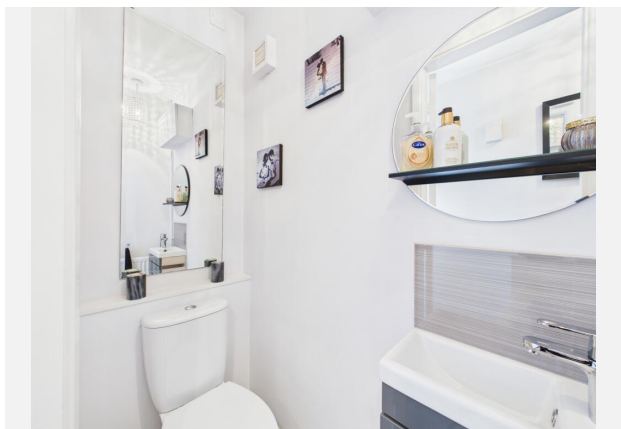
This Address



Planning records for: *Markham Court, Oakwood, Derby, DE21*

Reference - 01/09/00082	
Decision:	Permitted
Date:	28th January 2009
Description:	Extension To Dwelling House (Dining/Family Room And Enlargement Of Bedroom)







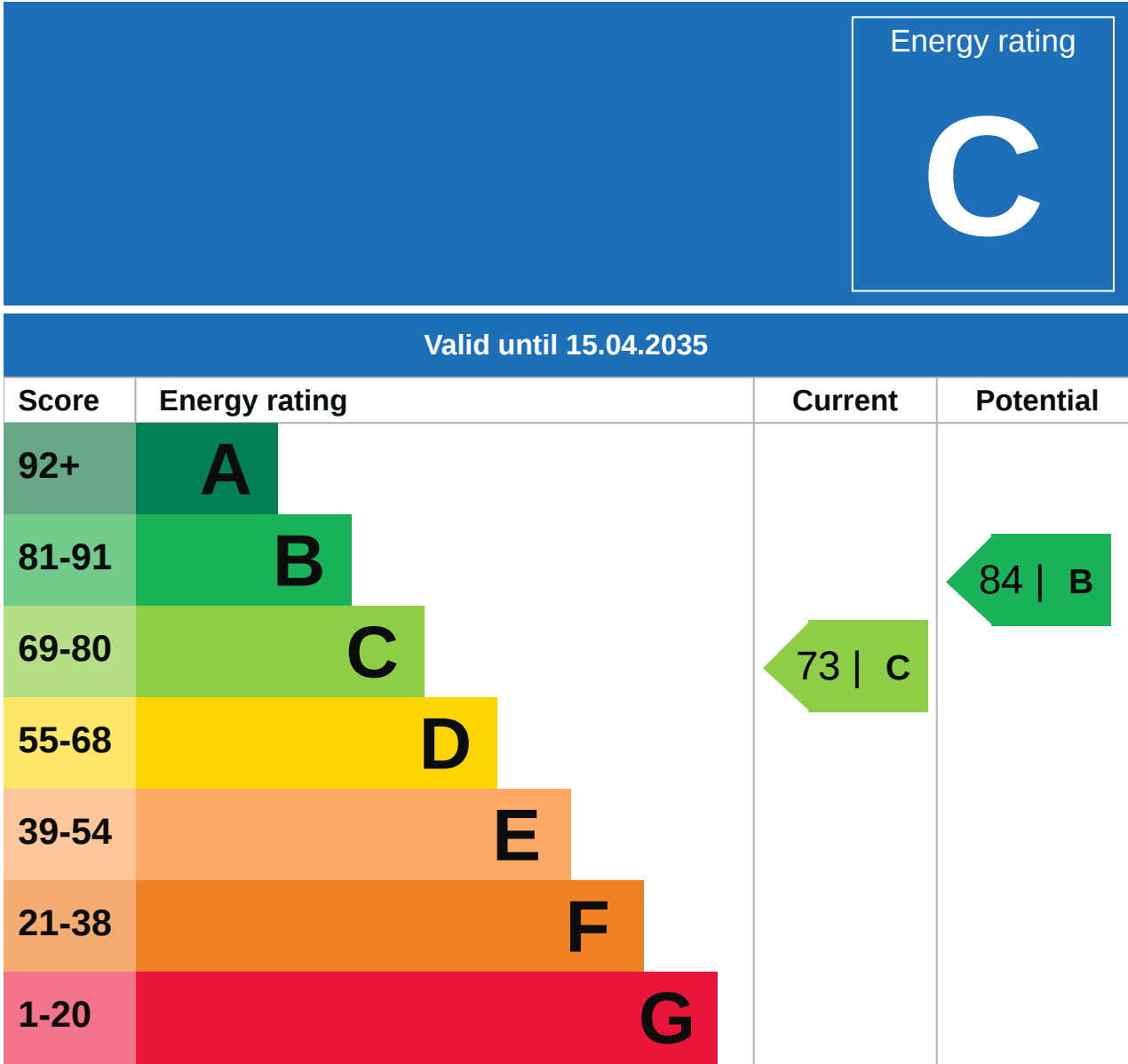
MARKHAM COURT, OAKWOOD, DERBY, DE21



MARKHAM COURT, OAKWOOD, DERBY, DE21



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, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 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, insulated (assumed)
Total Floor Area:	93 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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Data Quality

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