

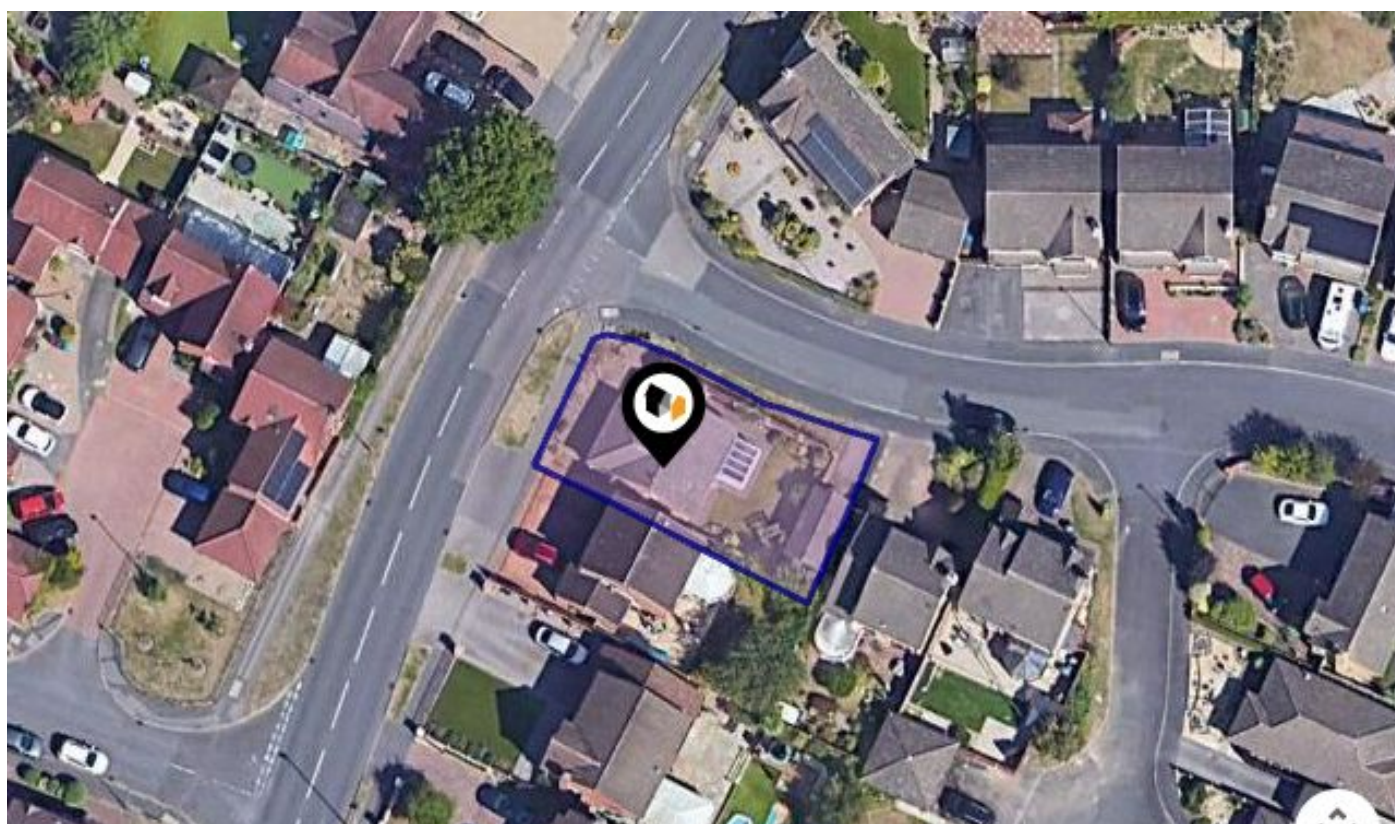


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22<sup>nd</sup> April 2025



**SPRINGWOOD DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk





- > Stunning Modern Detached Home
- > Refurbished To a Very High Standard
- > EPC Rating C, Brick Construction
- > Council Tax Band C, Freehold
- > Modern High Specification Fitted Kitchen

**\*\* PREMIER PROPERTY \*\*** This stunningly well-presented, refurbished and modernised detached bungalow offering extended and spacious open plan living accommodation, high specification finish and a beautiful and versatile studio/home office space to the rear. Having undergone a scheme of complete renovation, viewing is highly recommended! Benefitting from uPVC double glazing and gas central heating with underfloor heating to the bathroom, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious open plan lounge diner with feature bay window; modern well-appointed fitted kitchen with integrated appliances and feature high specification work-surfaces; a garden room overlooking the wonderful rear garden; master bedroom with a range of fitted wardrobes; second bedroom with French doors opening to the garden room and there is a stunning modern fitted shower room with double walk-in shower and illuminated vanity mirror. The property stands on a good-sized plot with landscaped gardens to three sides including feature paved patio areas, gravel beds, raised planters and a range of flower and shrubbery beds. The garden studio features power, lighting, insulation, and heating along with uPVC double glazed sliding doors. There is also the benefit of a driveway providing off-road parking. Springwood Road lies convenient for local amenities including shops, schools, and public transport links, along with the A52/A38 and M1 road networks.

### Room Measurement & Details

Entrance Hall: (5'1" x 3'1") 1.55 x 0.94

Cloakroom/WC: (5'2" x 2'10") 1.57 x 0.86

Lounge Diner: (19'1" x 12'6") 5.82 x 3.81

Kitchen: (7'9" x 10'3") 2.36 x 3.12

Inner Hall: (6'6" x 3'0") 1.98 x 0.91

Bedroom One: (9'3" x 10'6") 2.82 x 3.20

Bedroom Two: (8'5" x 10'3") 2.57 x 3.12

Garden Room: (9'8" x 22'5") 2.95 x 6.83

Shower Room: (6'4" x 5'4") 1.93 x 1.63

### Please Note:

Since the EPC was carried out the property has had the benefit of a sizable extension/garden room.

Studio: (16'11" x 7'7") 5.15 x 2.31

Outside:

The property stands on a good sized plot with landscaped gardens to three sides including feature paved patio areas, gravel beds, raised planters and a range of flower and shrubbery beds. The garden studio features power, lighting, insulation and heating along with uPVC doubling including French doors.

Buyer Information::

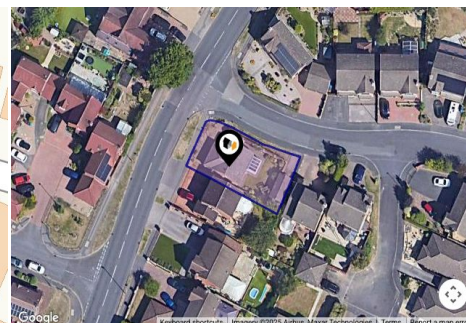
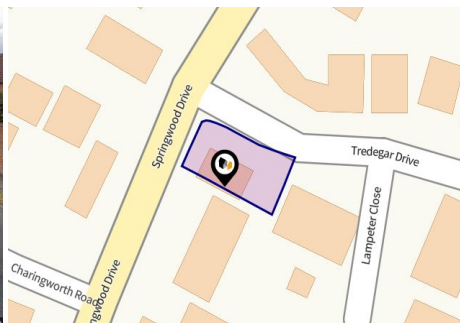
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Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

Information should

**KFB** - Key Facts For Buyers





## Property

Type:	Detached
Bedrooms:	2
Floor Area:	635 ft <sup>2</sup> / 59 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY204547

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>2</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**











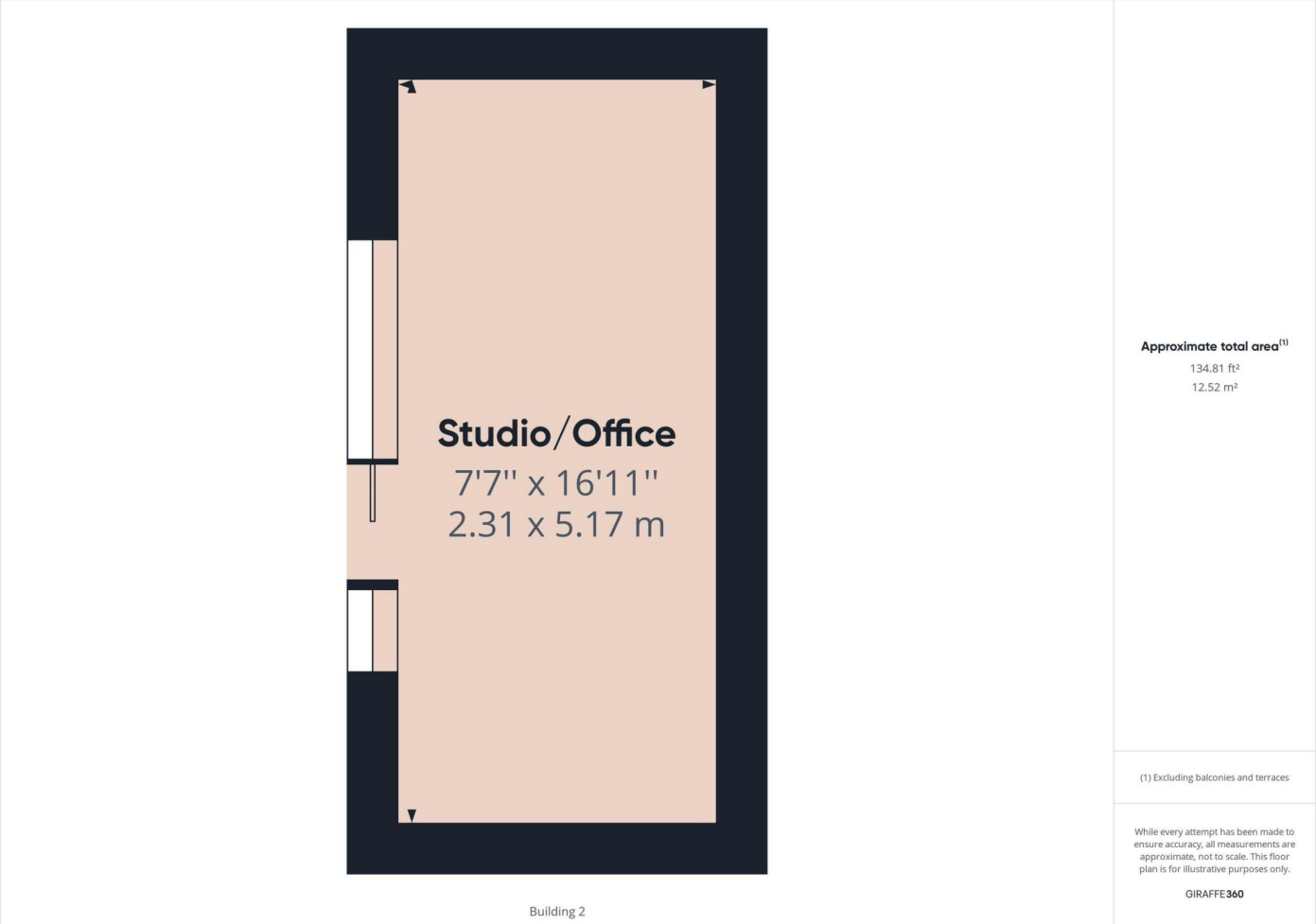




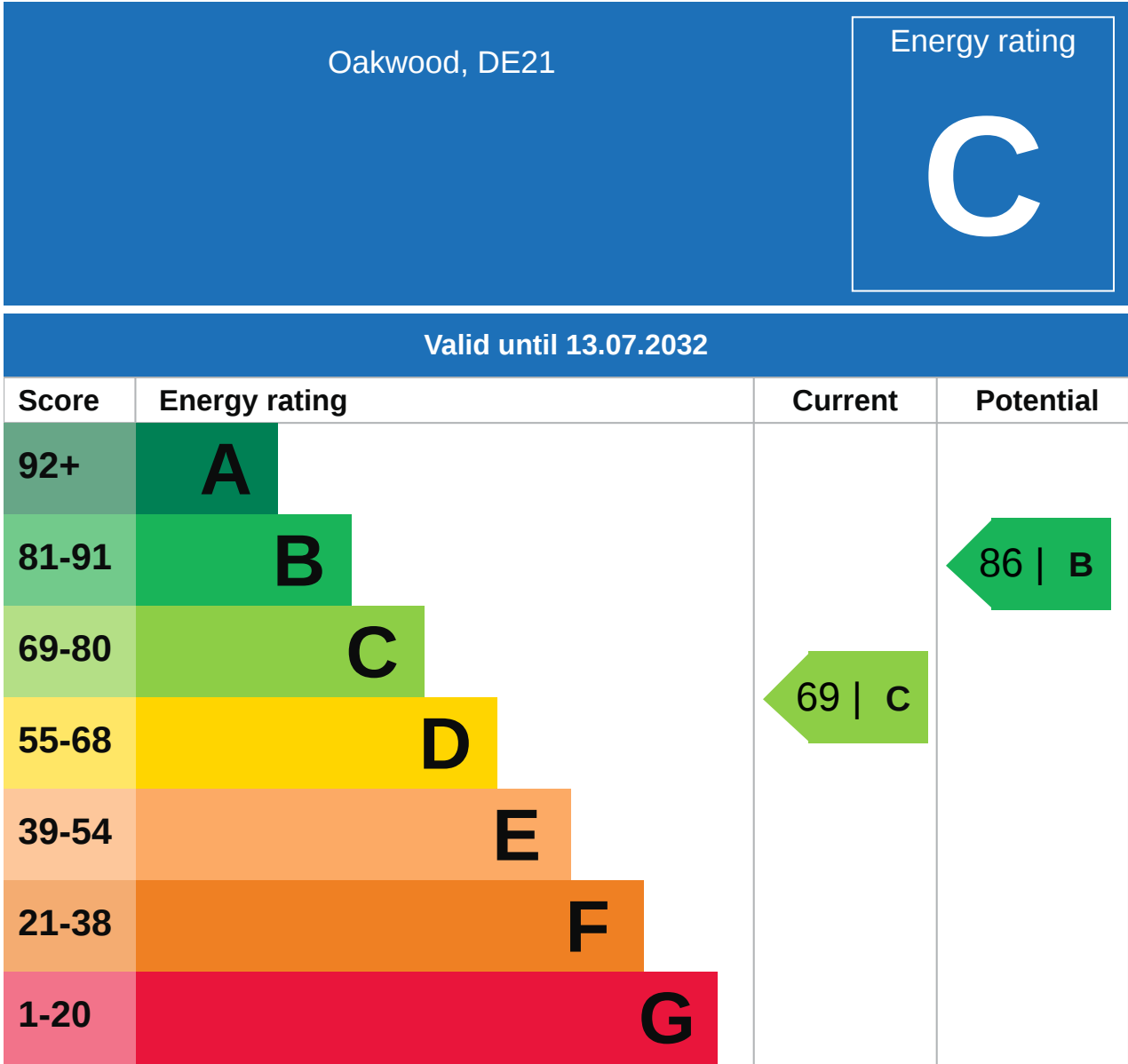
## SPRINGWOOD DRIVE, OAKWOOD, DERBY, DE21



**SPRINGWOOD DRIVE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	59 m <sup>2</sup>



### Hannells

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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

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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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# Hannells

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