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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 16<sup>th</sup> April 2025**



## WHYTELEAFE GROVE, OAKWOOD, DERBY, DE21

### Hannells

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### Useful Information:

- > Spacious Three-Bedroom Detached Bungalow
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band D
- > Driveway & Garage
- > Generous Lounge & Separate Dining Room

### Property Description

**\*\* PREMIER PROPERTY \*\*** This most spacious, beautifully well-presented and ideally located three-bedroom detached bungalow stands on a generous corner plot and overlooks pleasant green space. Offering a generous lounge, separate dining room, spacious conservatory and a well fitted high quality kitchen, the impressive accommodation also includes a well fitted modern en-suite shower room. Viewing is highly recommended! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature inset modern style fire and pocket doors giving access to the generous dining room; high quality fitted kitchen with feature lighting; spacious uPVC double conservatory overlooking the beautiful rear garden; master bedroom with fitted wardrobes and well-appointed fitted en-suite shower room; two further good sized bedrooms and a fitted bathroom. Standing on a corner plot, the property offers beautiful, landscaped gardens with well-maintained lawns, patio seating areas, mixed flower and shrubbery beds and well stocked borders. To the front elevation is a generous driveway providing ample off-road parking and giving access to an good sized garage with power, lighting and utility space. Whyteleafe Grove is a pleasant cul-de-sac offering excellent access to all the local amenities that Oakwood has to offer including local shops, schools and transport links together with excellent road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Entrance Hall:

Lounge: (13'6" x 13'5") 4.11 x 4.09

Dining Room: (9'9" x 9'5") 2.97 x 2.87

Kitchen: (11'7" x 8'7") 3.53 x 2.62

Conservatory: (10'10" x 8'10") 3.30 x 2.69

Bedroom One: (10'9" x 9'9") 3.28 x 2.97

En-Suite: (7'9" x 4'11") 2.36 x 1.50

Bedroom Two: (9'9" x 8'9") 2.97 x 2.67

Bedroom Three: (9'4" x 7'7") 2.84 x 2.31

Bathroom: (7'0" x 5'10") 2.13 x 1.78

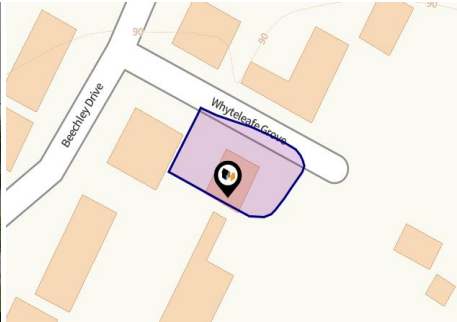
#### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers at a cost of £25 (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.

**KFB** - Key Facts For Buyers

















## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£2,196		
Title Number:	DY128307		

## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2 mb/s	49 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	
				











WHYTELEAFE GROVE, OAKWOOD, DERBY, DE21



Approximate total area<sup>(1)</sup>  
1062.17 ft<sup>2</sup>  
98.68 m<sup>2</sup>

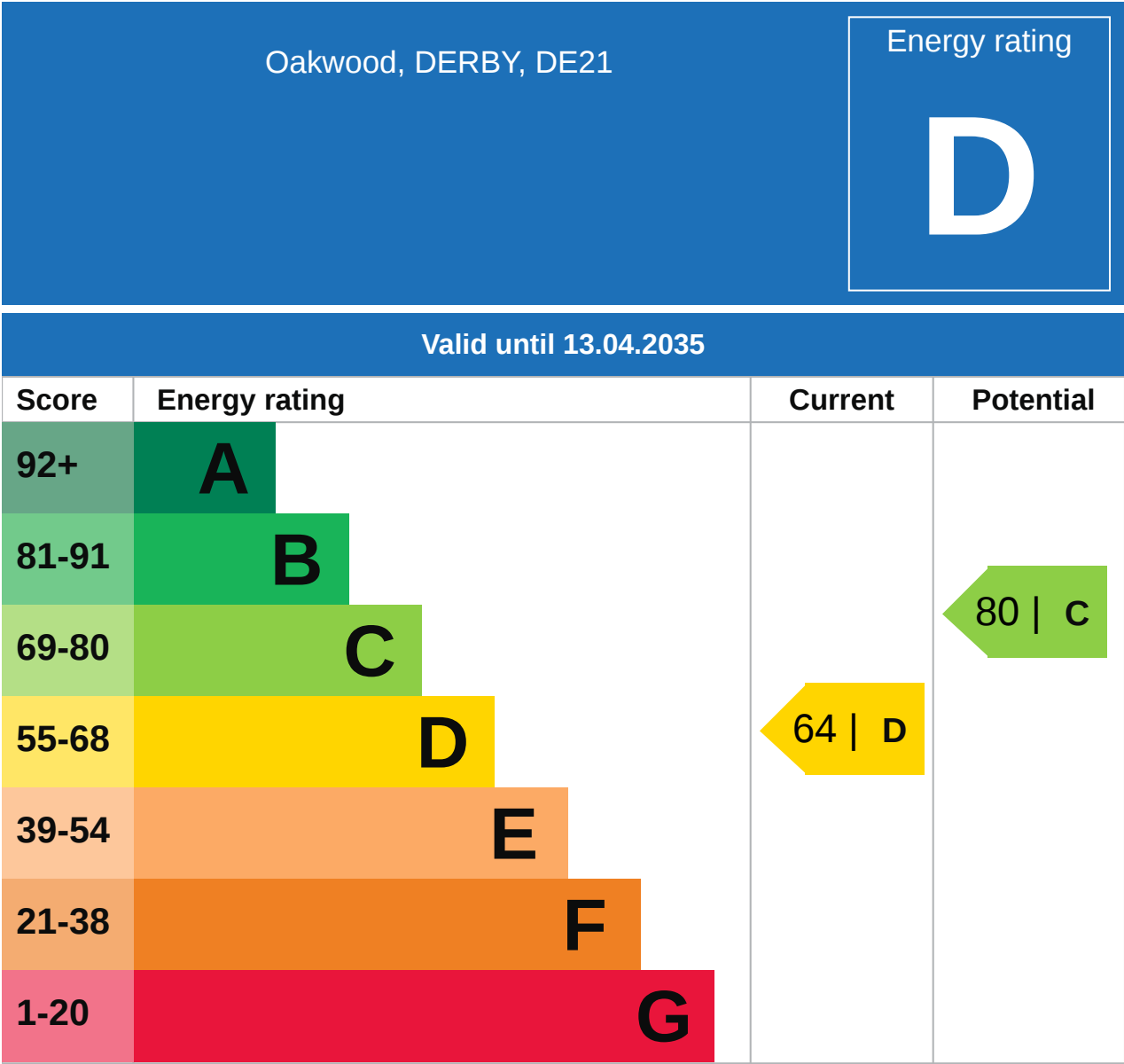
(1) Excluding balconies and terraces

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.

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# Property EPC - Certificate





## Additional EPC Data

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<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	87 m <sup>2</sup>



## Hannells

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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.

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# Hannells

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