

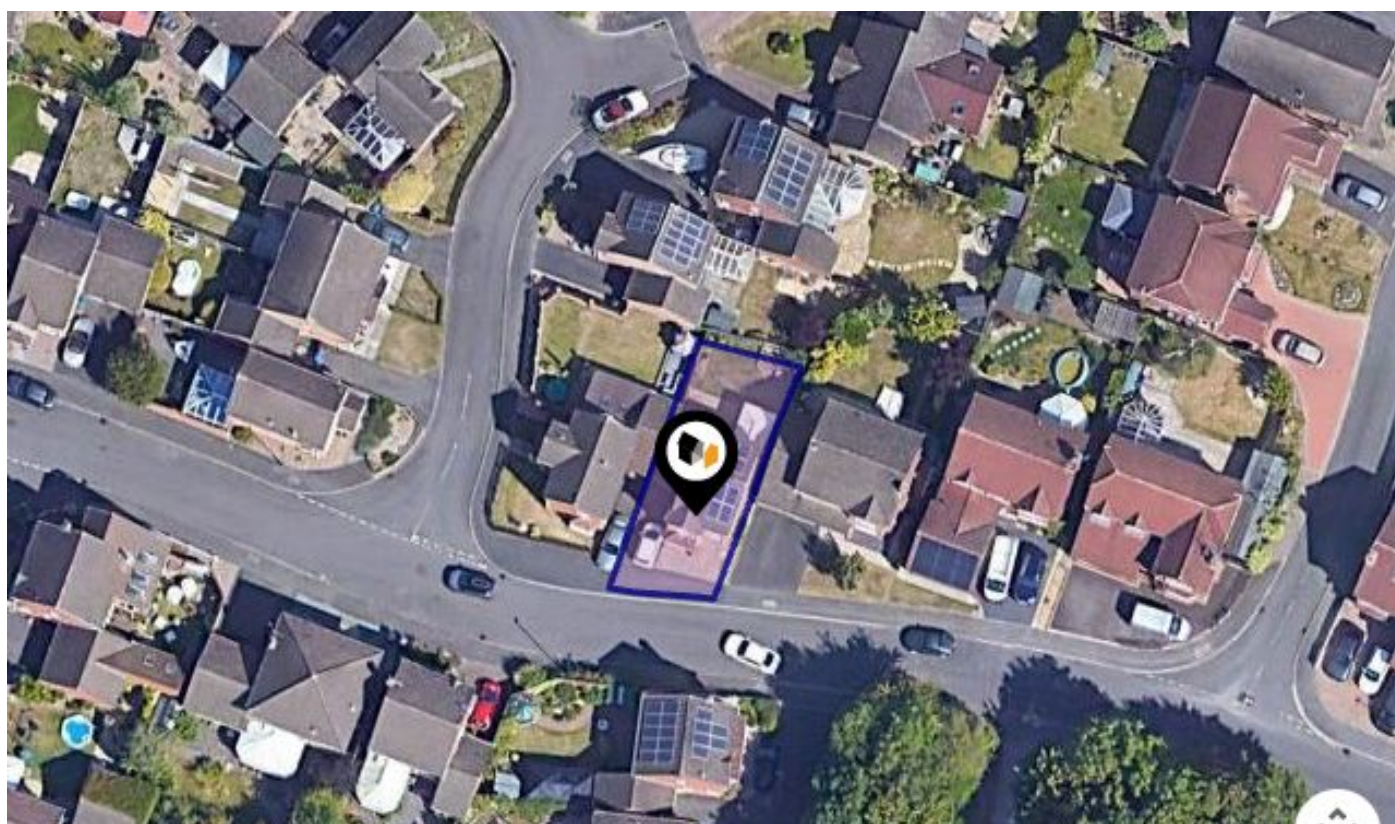


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th April 2025



GILDERDALE WAY, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three-Bedroom, Standard Construction Link Detached Property
- > EPC Rating B
- > Council Tax Band C
- > Freehold
- > Off-Road Parking With An Integral Garage

Boasting a modern and stylish interior is this wonderful, three-bedroom linked detached property located in the sought-after Derby suburb of Oakwood. Ideal for a growing family or first time buyer the property has the benefit of owned solar panels and features off-road parking with an integral garage, an enclosed rear garden, a beautifully presented interior, uPVC double glazing and gas central heating!

In brief, the accommodation comprises; Entrance hallway, a downstairs cloakroom/WC, a spacious lounge opening to the dining room, a modern fitted kitchen and a conservatory overlooking the rear garden. Found to the first floor are three bedrooms, first floor landing and a modern fitted shower room having a three piece suite. At the front of the property is small gravelled foregarden along with a driveway providing off-road parking together with an integral garage. To the rear of the property is an enclosed garden laid mainly to lawn, two decked seating areas, raised flower beds and fenced boundaries.

Gilderdale Way 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

Hallway: (3'6" x 7'11") 1.07 x 2.41

Cloaks/WC: (2'8" x 5'3") 0.81 x 1.60

Lounge: (14'6" x 13'6") 4.42 x 4.11

Dining Room: (7'2" x 9'5") 2.18 x 2.87

Kitchen: (7'0" x 9'6") 2.13 x 2.90

Conservatory: (7'6" x 9'8") 2.29 x 2.95

Landing: (5'11" x 8'6") 1.80 x 2.59

Bedroom: (8'2" x 12'6") 2.49 x 3.81

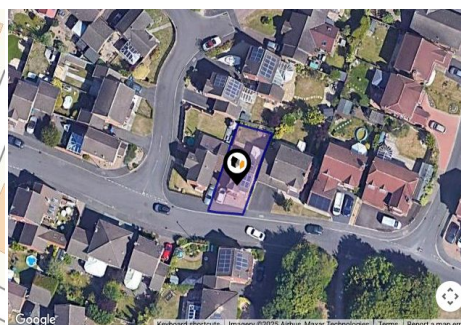
Bedroom: (6'0" x 11'2") 1.83 x 3.40

Shower Room: (6'0" x 6'2") 1.83 x 1.88

Garage: (8'1" x 18'6") 2.46 x 5.64

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.04 acres
Year Built :	1995
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY262550

Tenure: Freehold

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	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



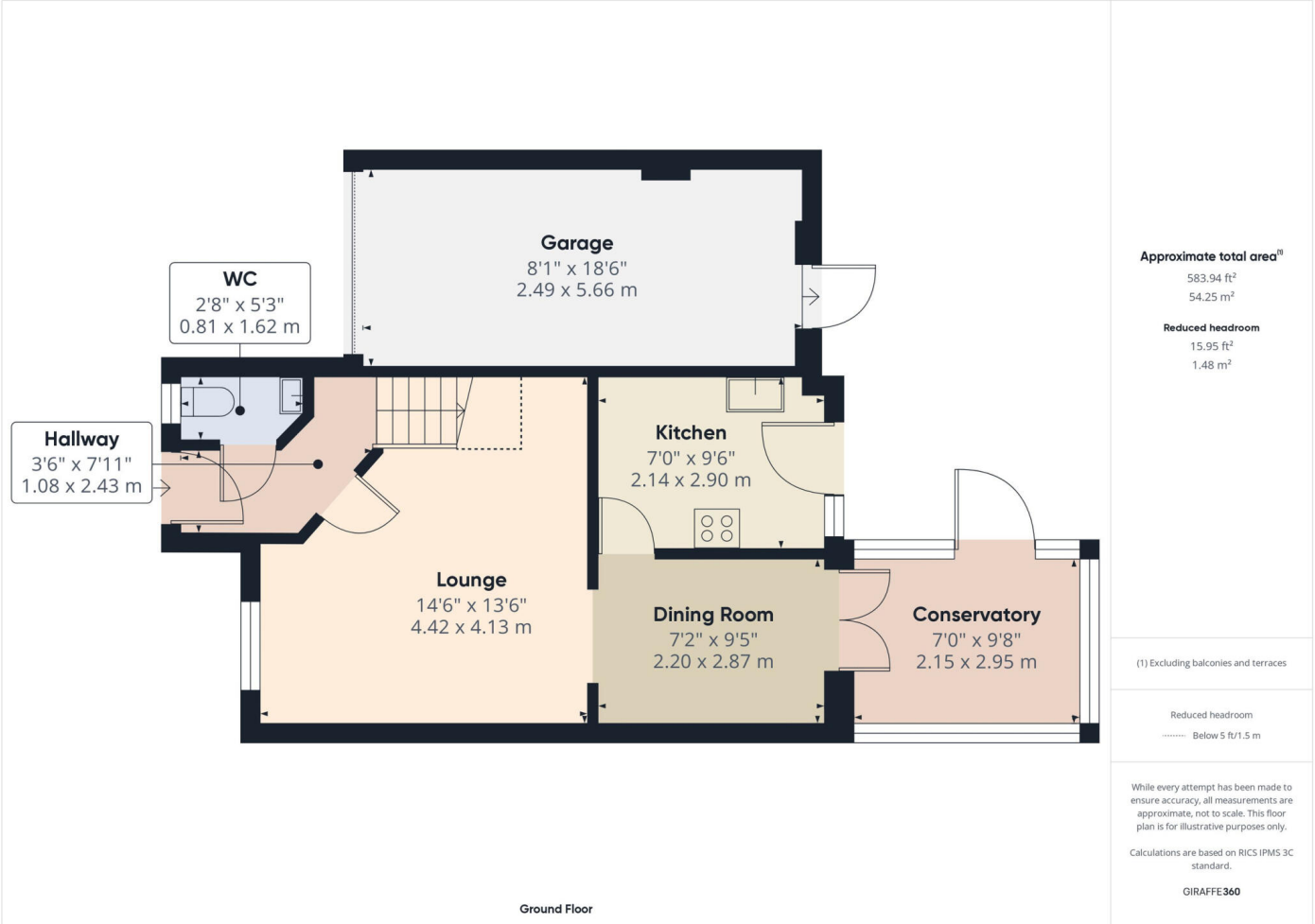
Satellite/Fibre TV Availability:







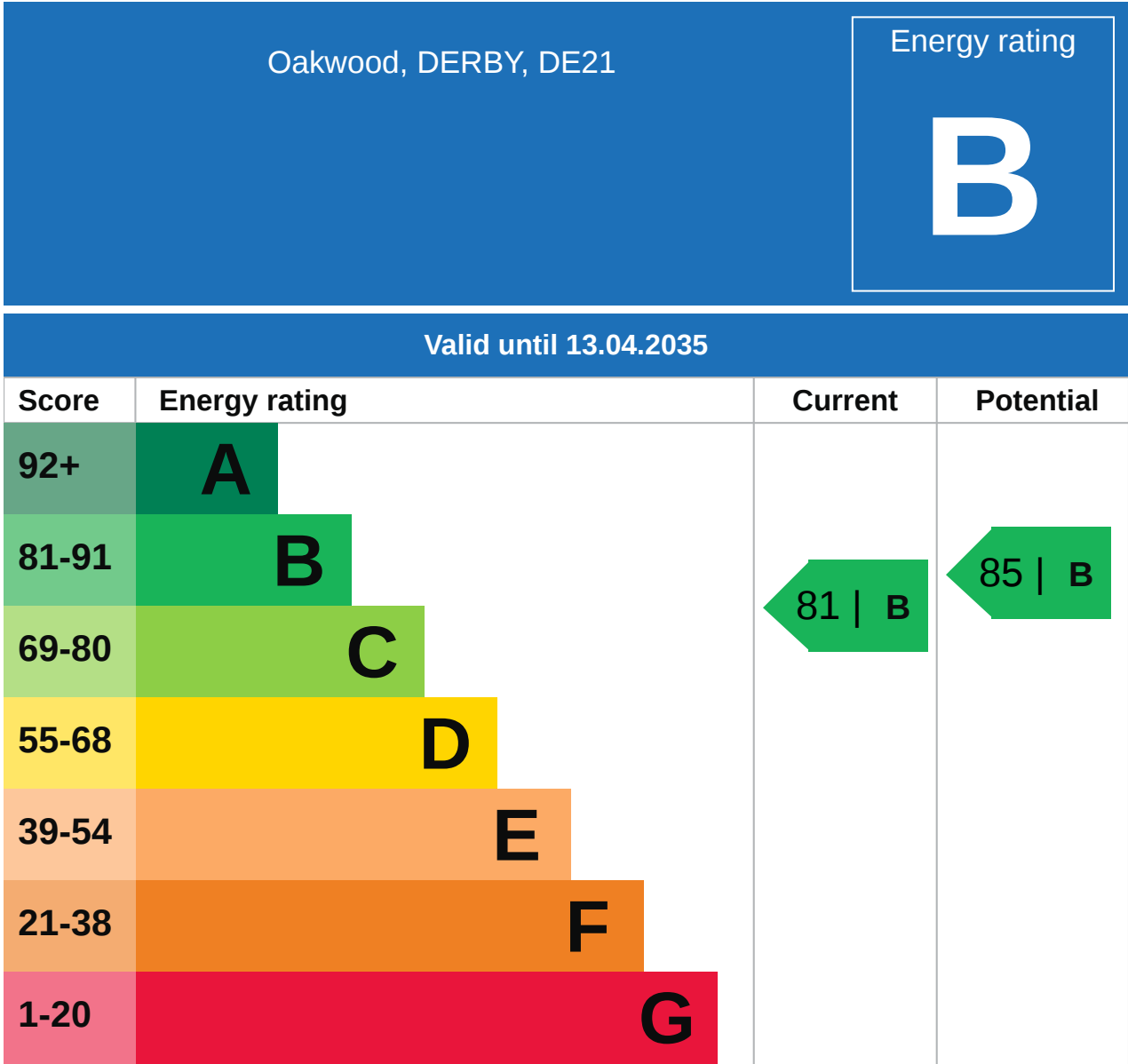
GILDERDALE WAY, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	68 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

Financial Services

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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