

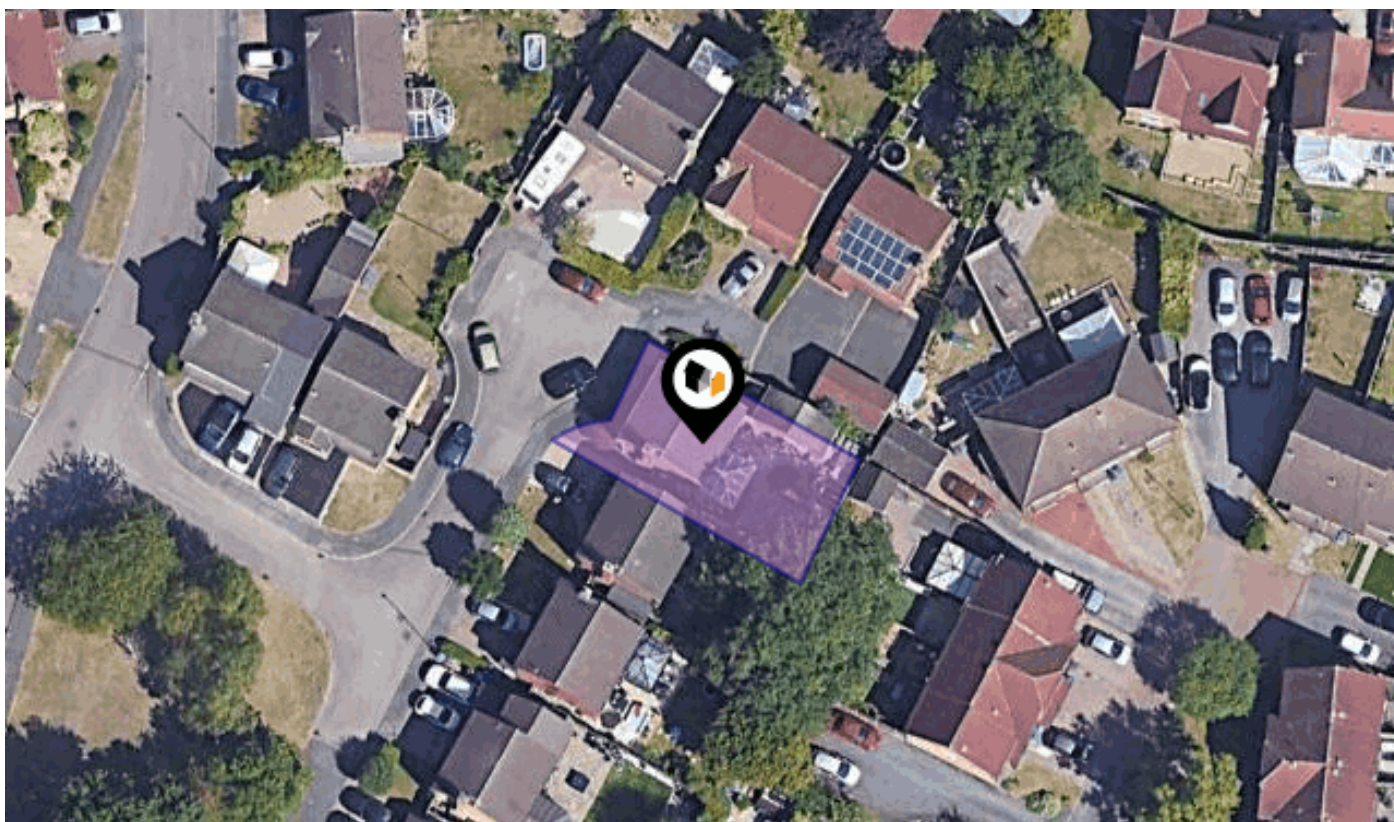


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th June 2025



SHERSTON CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Particularly Well-Appointed And Presented Family Home
- > Parkview School Catchment Area
- > Pleasant Rear Garden With Home Office/Entertainment Room
- > EPC Rating C. Standard Construction
- > Council Tax Band D, Freehold

Viewing is absolutely essential to appreciate this much improved, well appointed and presented detached family home which has been subject to a range of improvements over recent years. The property benefits from four bedrooms, two bath/shower rooms, conservatory and home office/entertainment room. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, lounge, dining/sitting room, conservatory and stylish fitted breakfast kitchen. To the first floor are four bedrooms, master bedroom with en-suite shower room and family bathroom. Outside, there are gardens to both front and rear elevations together with a driveway and garage. There is a pleasant and relatively private rear garden with a good size home office/entertainment room.

Reception Hallway: (9'0" x 6'1") 2.74 x 1.85

Cloakroom/WC: (5'10" x 2'9") 1.78 x 0.84

Lounge: (13'9" x 12'2") 4.19 x 3.71

Contemporary Fitted Breakfast Kitchen (with a range of integrated appliances): (13'4" x 9'5") 4.06 x 2.87

Dining/Sitting Room: (8'6" x 12'3") 2.59 x 3.73

Conservatory: (8'11" x 11'4") 2.72 x 3.45

First Floor Landing (with access to loft space with ladder and boarding):

Master Bedroom: (10'10" x 12'4") 3.30 x 3.76

Fitted En-Suite Shower Room: (5'11" x 9'3") 1.80 x 2.82

Bedroom Two: (11'4" x 7'9") 3.45 x 2.36

Bedroom Three: (7'6" x 6'10") 2.29 x 2.08

Bedroom Four: (7'6" x 6'10") 2.29 x 2.08

Fitted Bathroom: (8'7" x 6'0") 2.62 x 1.83

Home Office/Outhouse: (21'9" x 10'3") 6.63 x 3.12

Being insulated and having light, power and recessed lighting.

Outside:

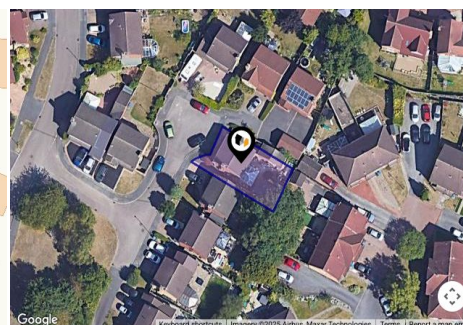
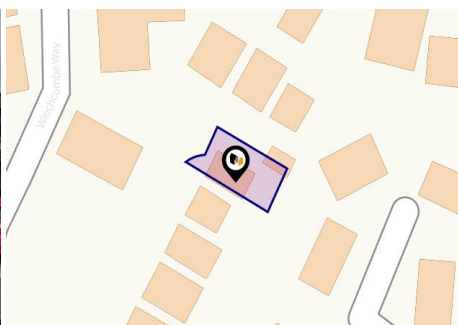
There are gardens to both front and rear elevations. A driveway provides off road parking and this leads to a GARAGE 18'3" x 8'6" with up and over door, light and power. There is a pleasant and maintenance free garden to the rear elevation, ideal for entertaining and having patio areas, fenced boundaries and cold water tap.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £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.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,033 ft ² / 96 m ²
Plot Area:	0.06 acres
Year Built :	1991-1995
Council Tax :	Band D
Annual Estimate:	£2,196
Title Number:	DY209676

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)

1	49	1800
mb/s	mb/s	mb/s
		

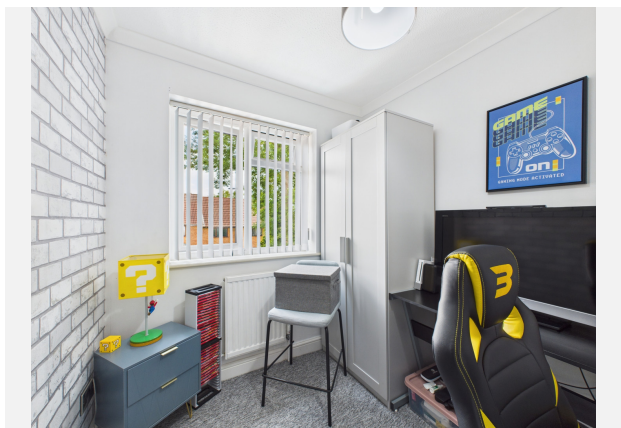
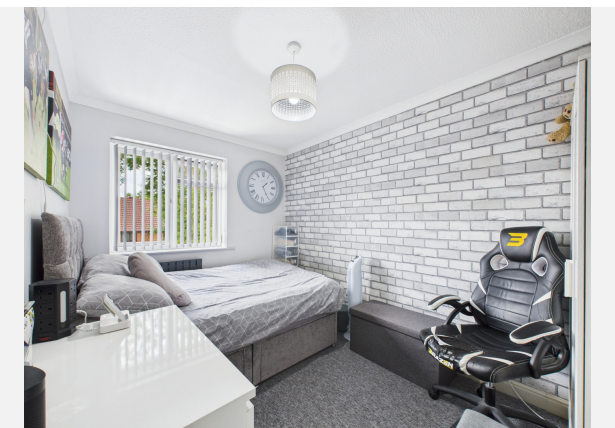
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

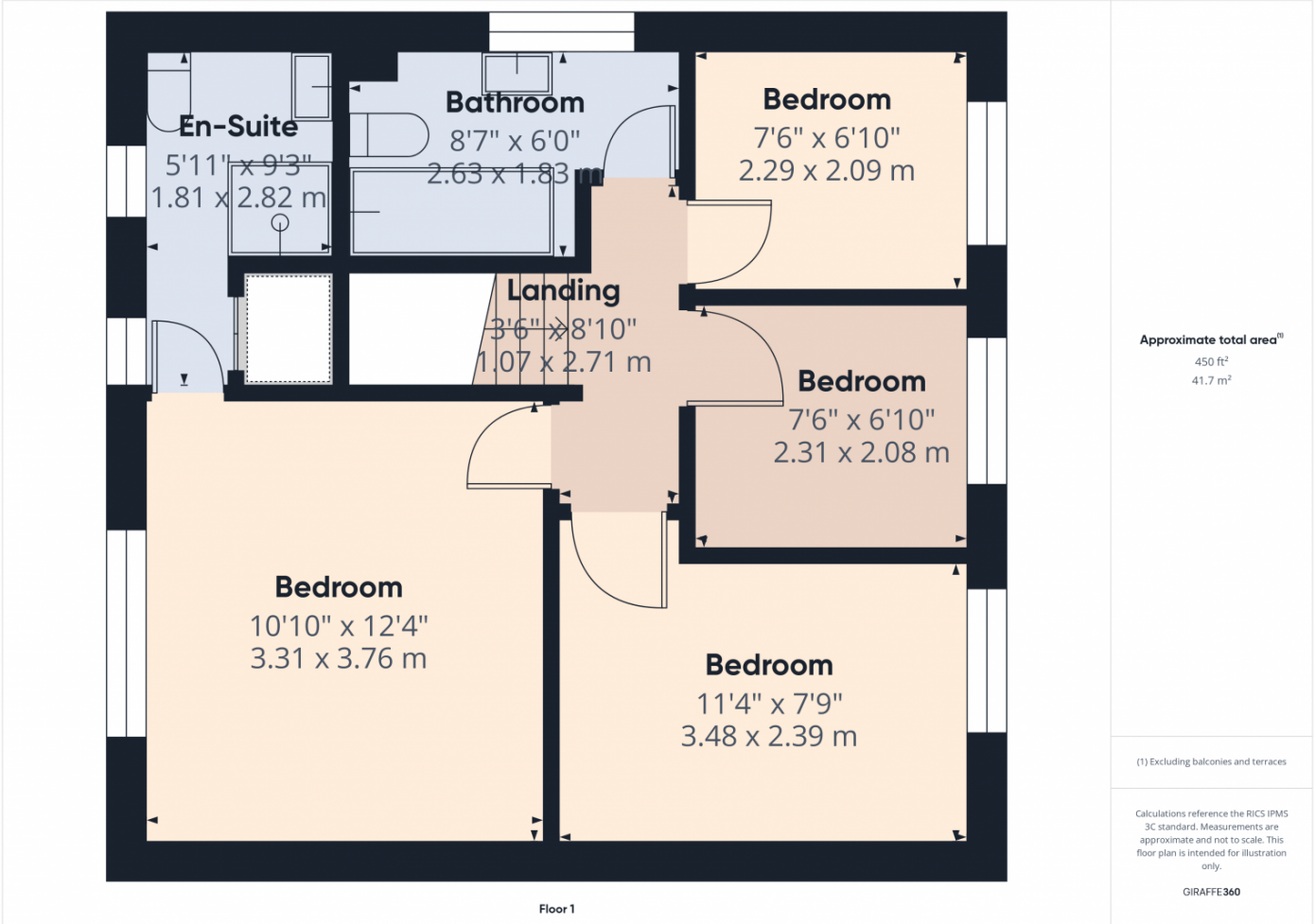




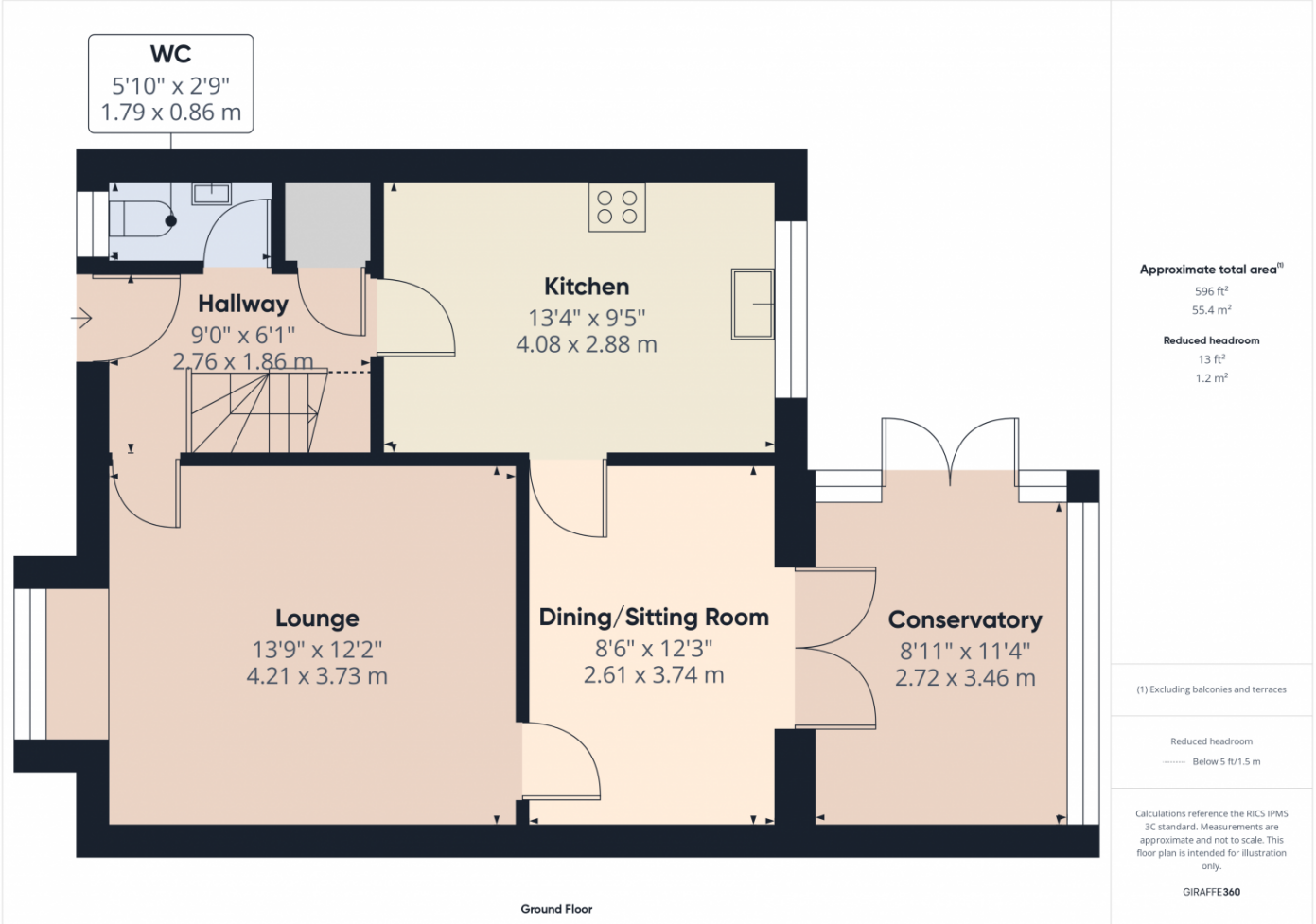




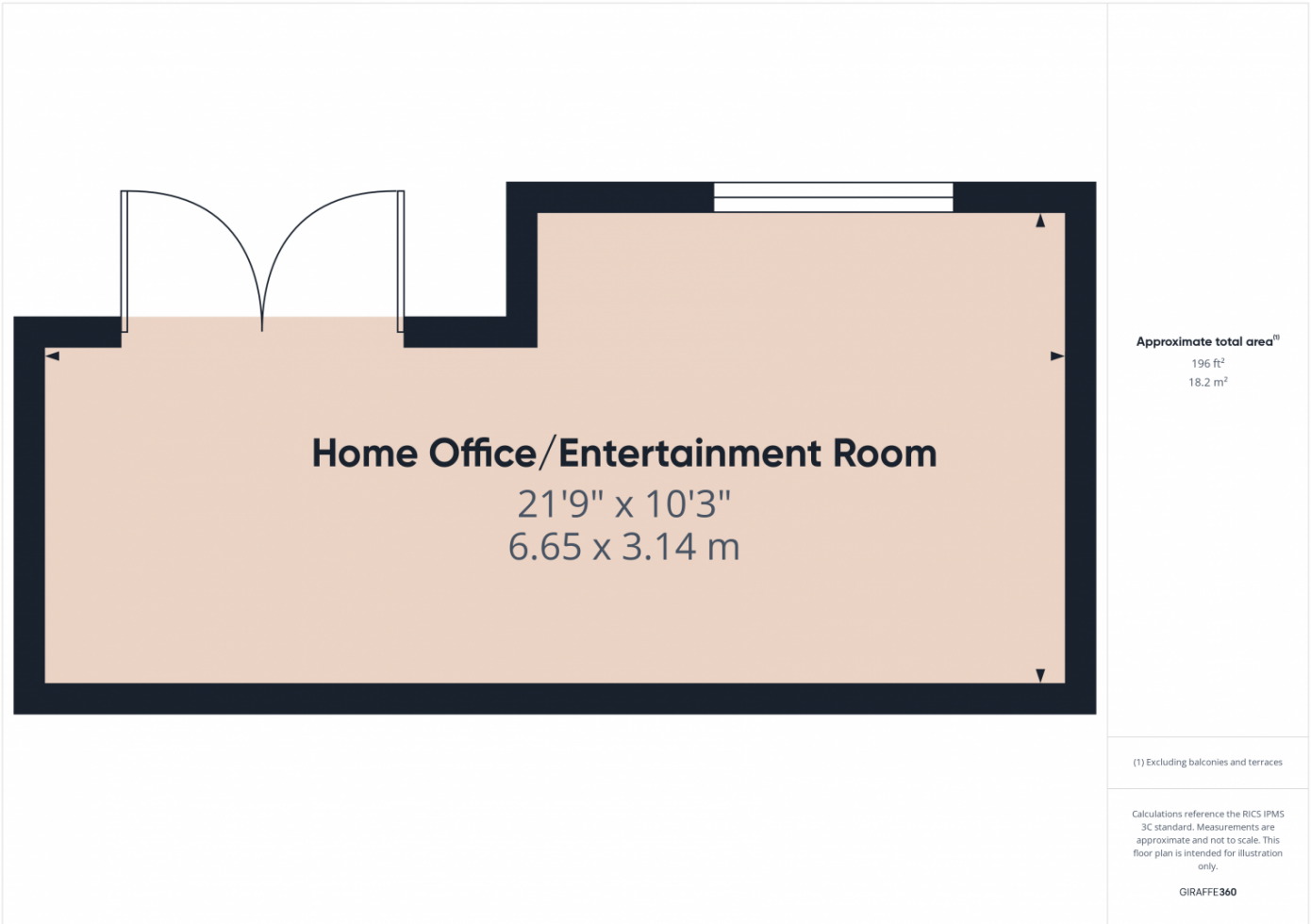
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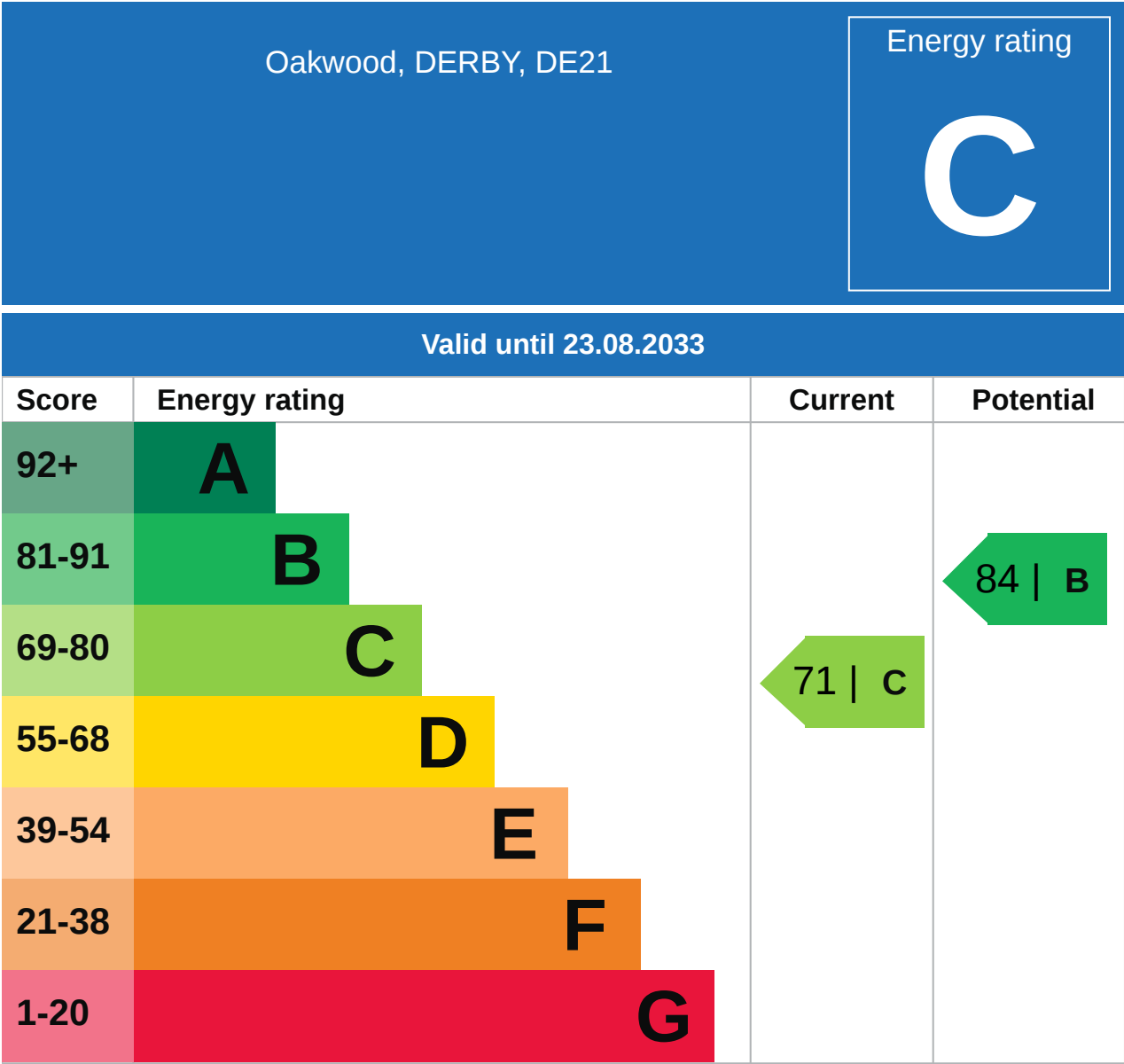
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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	96 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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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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