

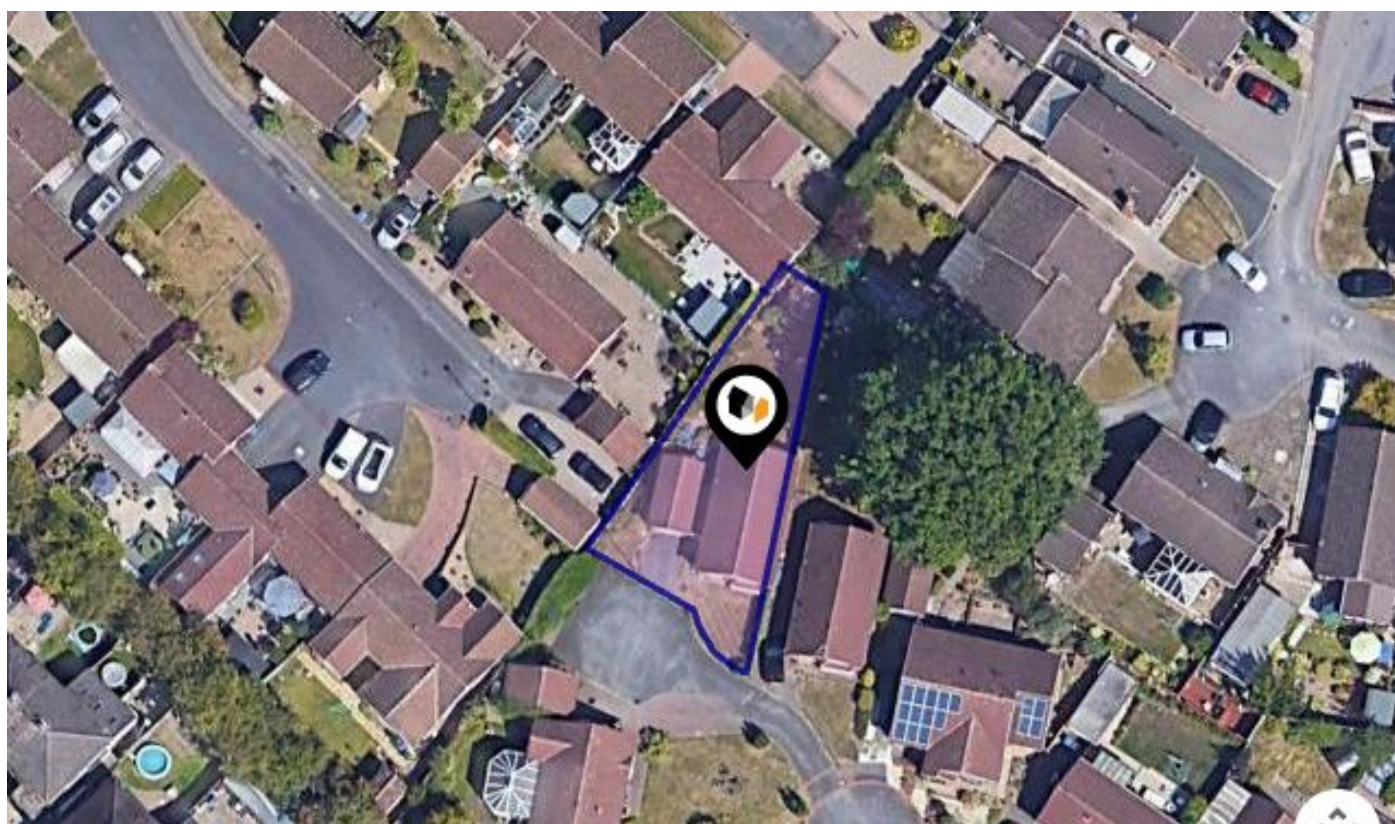


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd May 2025



SANTOLINA DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Bedroomed Detached Bungalow
- > At the Head of An Established Cul-De-Sac
- > No Upward Chain, Viewing Highly Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A two bedroomed detached bungalow occupying a mature corner plot towards the head of an established cul-de-sac and available for the sale with no upward chain. The property benefits from off-road parking, enclosed rear garden which enjoys a degree of privacy and a detached garage and would benefit from some internal modernisation. The property benefits from UPVC double glazing and has gas storage heaters and briefly comprises:- side reception hallway with cloaks/storage cupboard, lounge/dining room, kitchen, two bedrooms and bathroom with a four piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and a detached garage. The rear garden is laid mainly to lawn. Santolina Drive is well situated for Oakwood shopping centre and its range of shops, dentist and doctors together with transport/bus links. Oakwood is also well situated for road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

Room Measurement & Details

Entrance Hallway:

Kitchen: (11'11" x 7'5") 3.63 x 2.26

Lounge Diner: (19'5" x 9'10") 5.92 x 3.00

Bedroom One: (12'5" x 8'8") 3.78 x 2.64

12 '11 to front wardrobes

Bedroom Two: (8'7" x 8'0") 2.62 x 2.44

Bathroom: (8'1" x 5'6") 2.46 x 1.68

Outside:

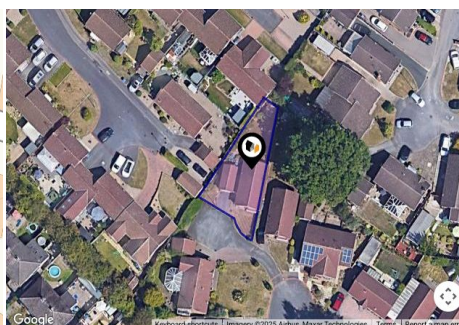
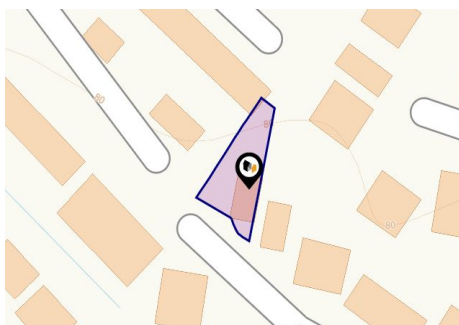
There are gardens to both front and rear elevations, the front is laid mainly to lawn. There is gated access to the side elevation leading to the enclosed rear garden which is laid mainly to lawn and incorporates a small paved patio area with fenced boundaries. A driveway provides off-road parking and provides access to a brick built garage with up and over door.

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:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY161009

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	105	1000
mb/s	mb/s	mb/s
		

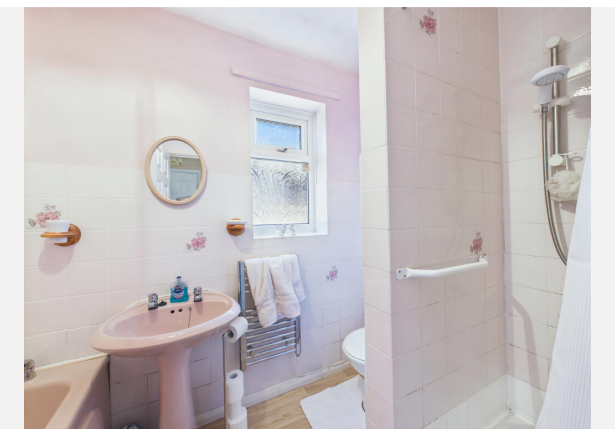
Mobile Coverage:
(based on calls indoors)



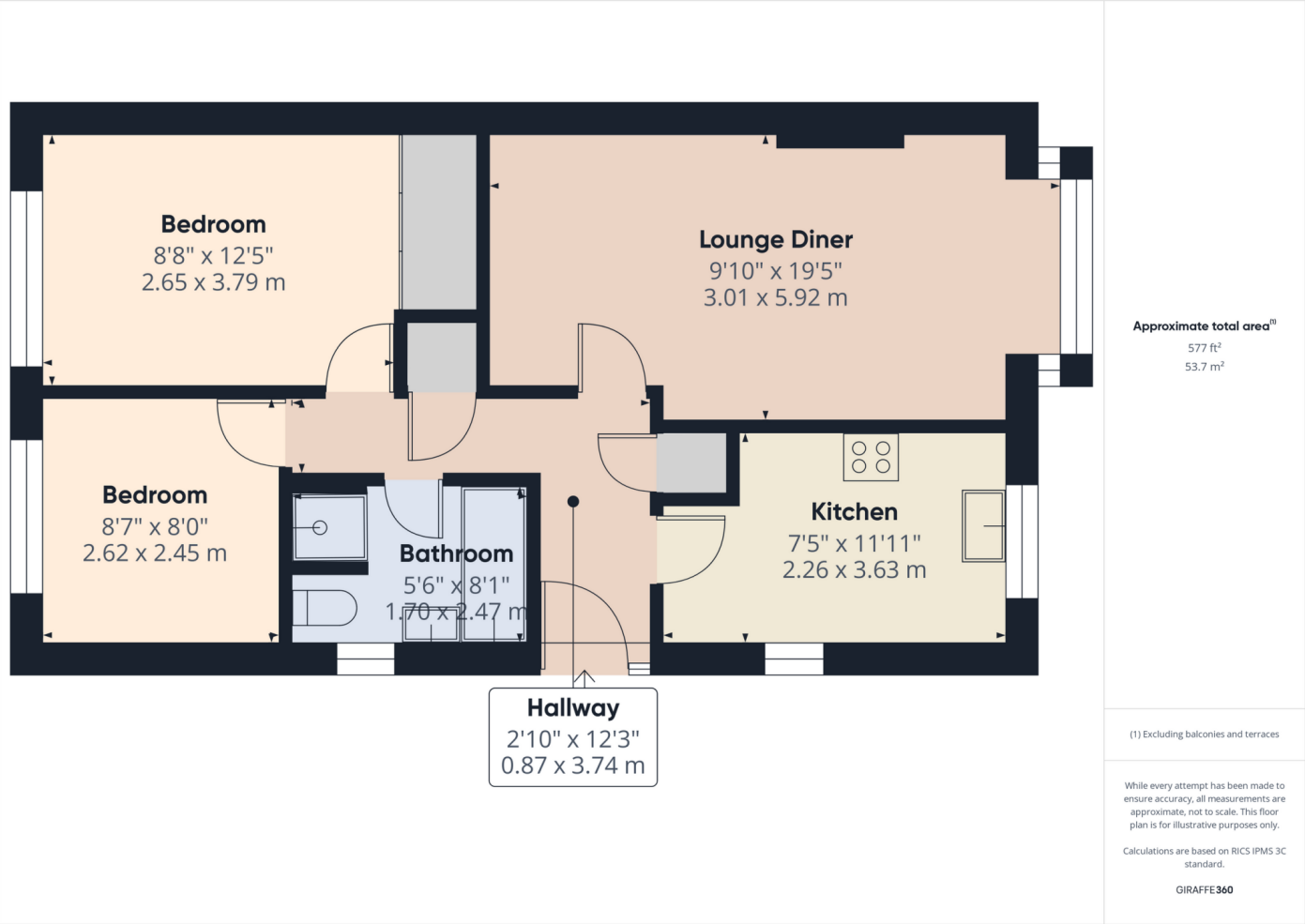
Satellite/Fibre TV Availability:



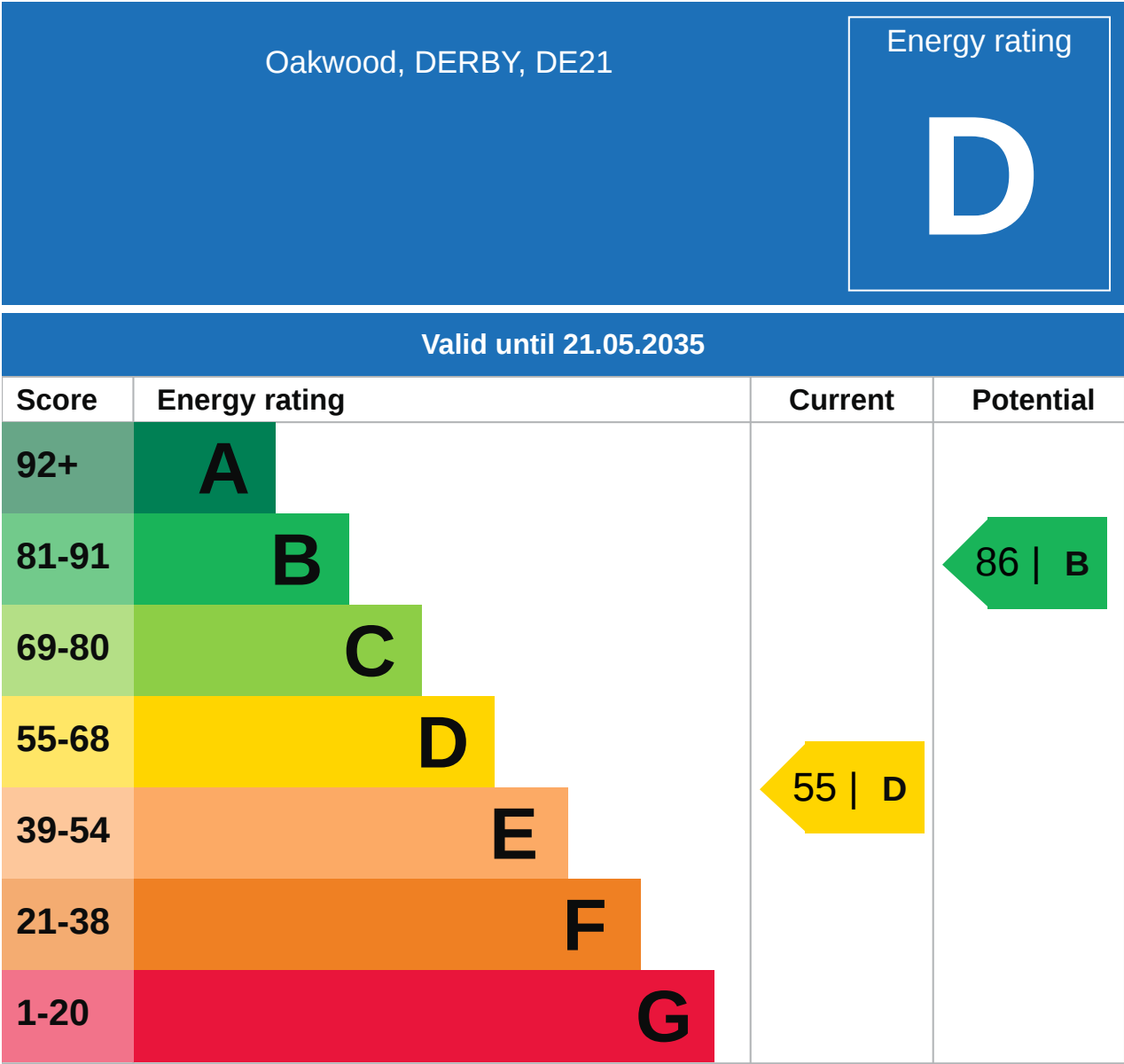




SANTOLINA DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
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:	Room heaters, mains gas
Main Heating Energy:	Good
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	55 m ²



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.

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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