

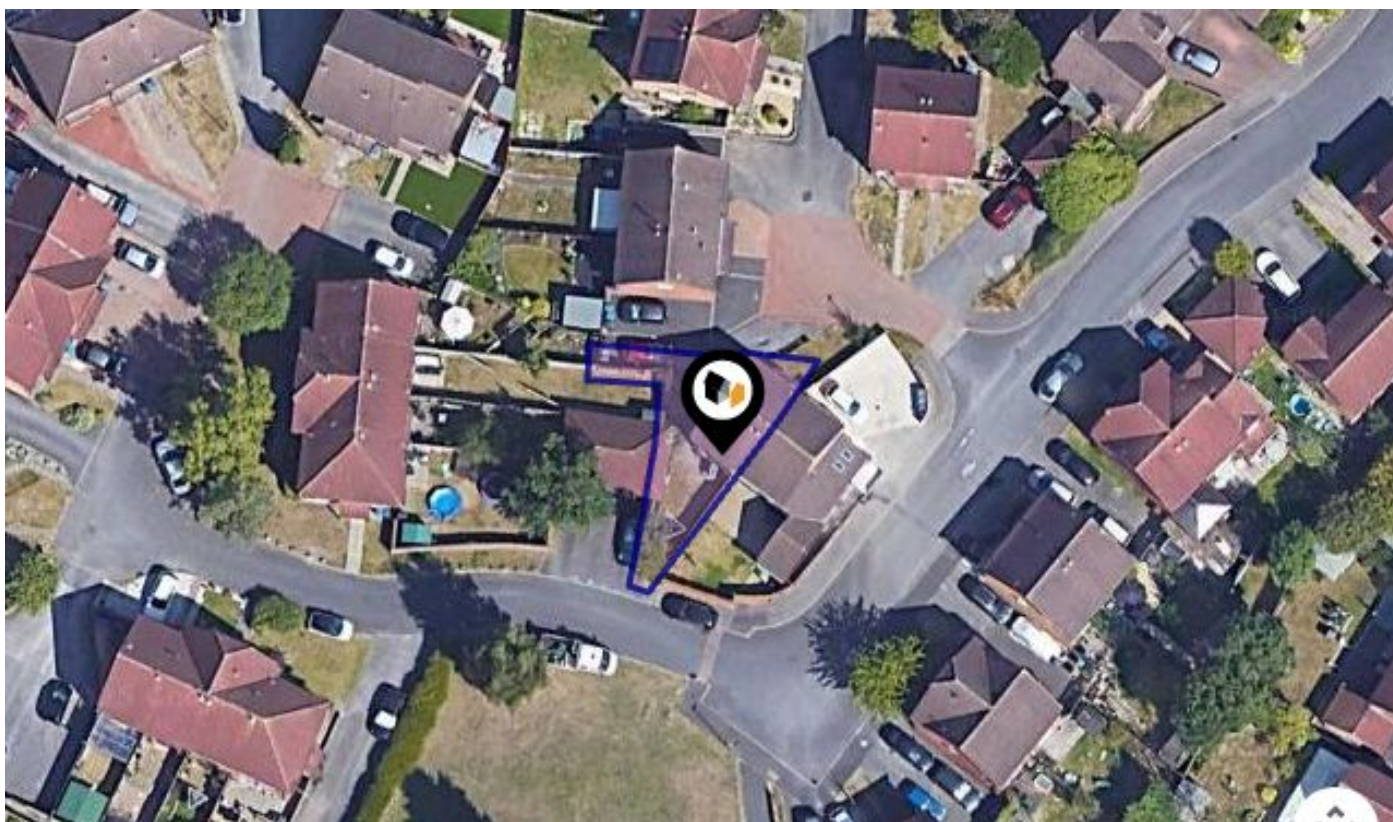


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd May 2025



NORTHACRE ROAD, OAKWOOD, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Well-Presented Semi-Detached Home
- > Ideal For The First Time Buyer
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Replacement UPVC Double Glazing

Property Description

A modern, well-presented, two-bedroomed semi-detached home occupying a popular and established residential location in Oakwood. The property has the benefit of gas central heating and replacement UPVC windows, doors, fascias and guttering and would ideally suit the first time buyer. The accommodation briefly comprises: Entrance hallway, kitchen and a good sized lounge/diner with door opening onto the rear garden. To the first floor are two double bedrooms (both with fitted wardrobes) and bathroom with white three-piece suite. To the front is a garden and a driveway for three cars leading to the side. To the rear there is an enclosed garden with a paved patio and lawn which extends to the side and gated access to the driveway. Northacre Road is convenient for all of the excellent local amenities on offer in Oakwood including shops, schools, regular bus services and the Springwood Leisure Centre and Oakwood Park. There is good access to all major roads, especially the A52, which gives quick access to both Derby and Nottingham.

Room Measurement & Details

Entrance Hallway: (9'0" x 5'10") 2.74 x 1.78

Fitted Kitchen: (9'3" x 5'8") 2.82 x 1.73

Lounge: (14'11" x 11'9") 4.54 x 3.58

First Floor Landing:

Bedroom One: (9'10" x 8'3") 2.99 x 2.51

Bedroom Two: (9'6" x 9'1") 2.89 x 2.77

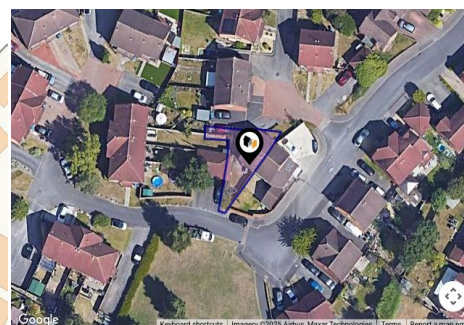
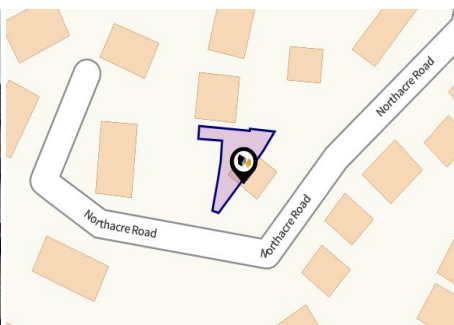
Bathroom: (6'6" x 6'4") 1.98 x 1.93

Outside:

To the front there is a garden and a driveway for three cars leading to the side. To the rear there is an enclosed garden with a paved patio and lawn which extends to the side and gated access to the driveway.

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: | Semi-Detached |
| Bedrooms: | 2 |
| Floor Area: | 581 ft ² / 54 m ² |
| Plot Area: | 0.04 acres |
| Year Built : | 1991-1995 |
| Council Tax : | Band A |
| Annual Estimate: | £1,464 |
| Title Number: | DY224320 |

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)

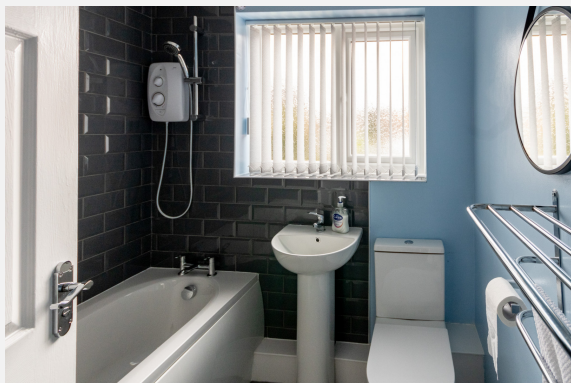
| | | |
|---|--|---|
| 2 | 80 | 1800 |
| mb/s | mb/s | mb/s |
|  |  |  |

Mobile Coverage:
(based on calls indoors)



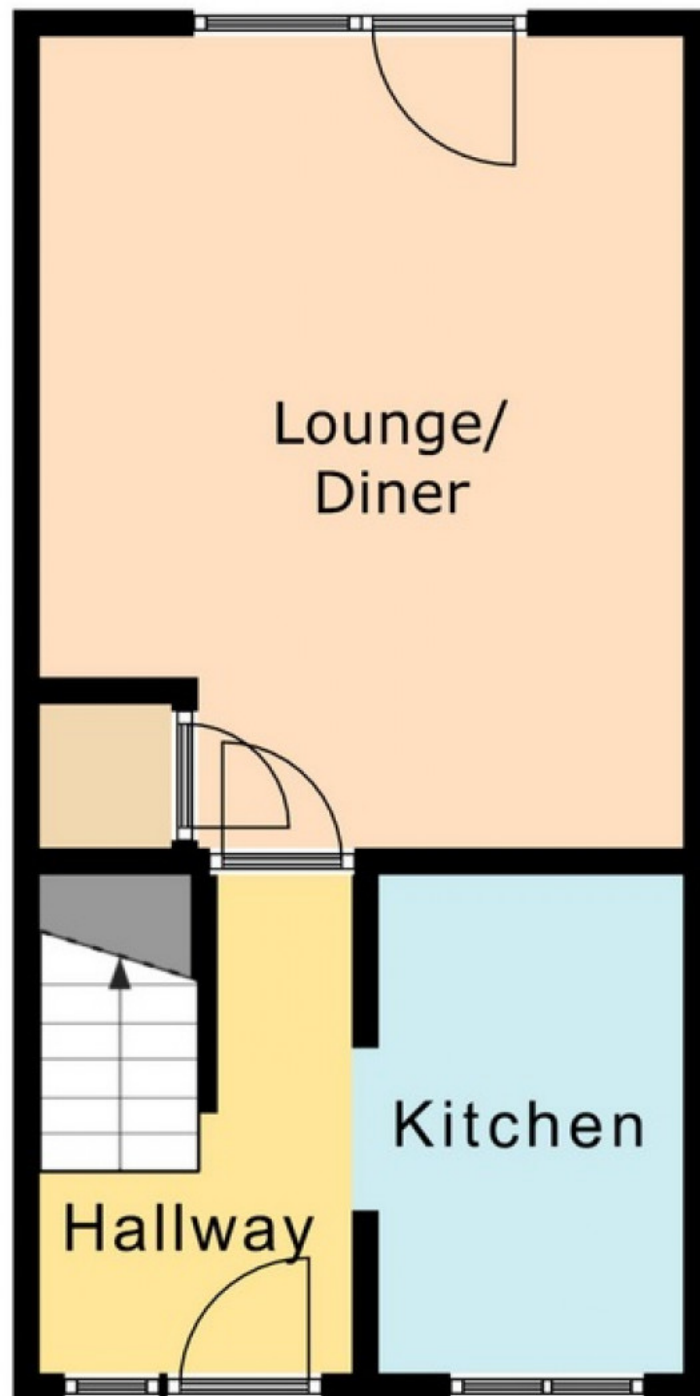
Satellite/Fibre TV Availability:



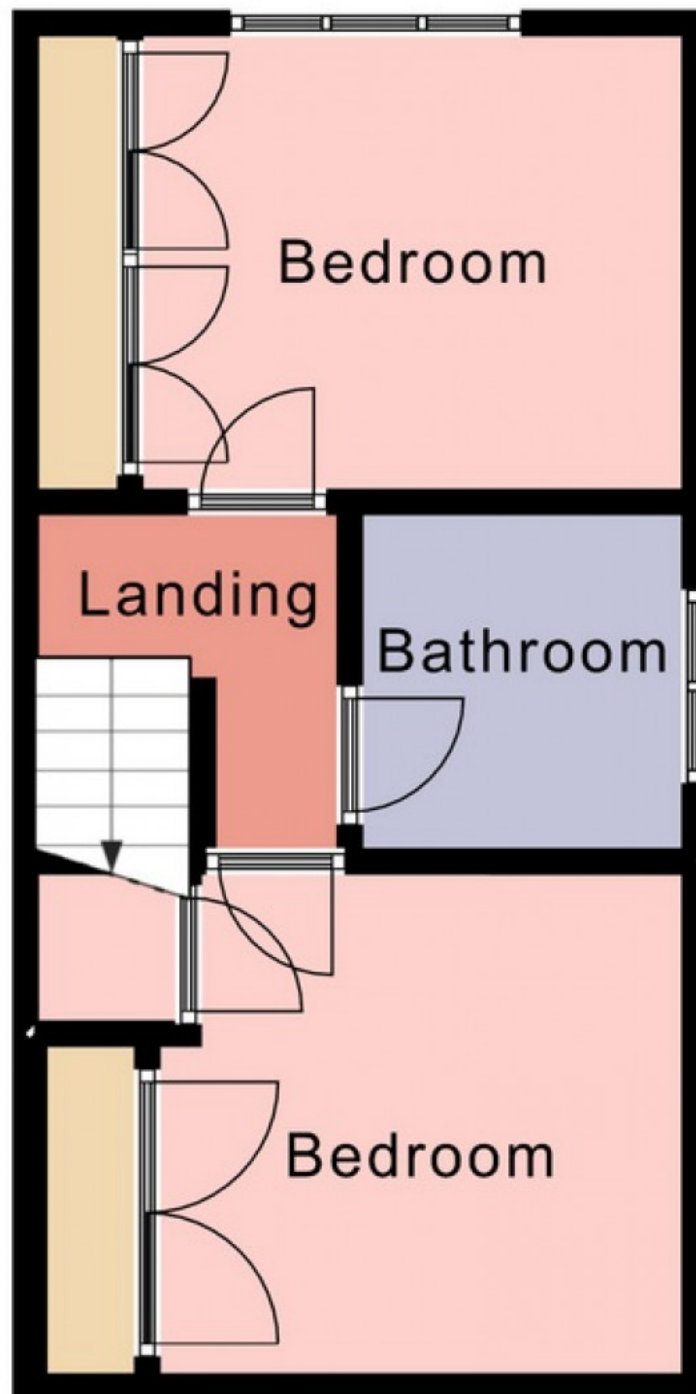




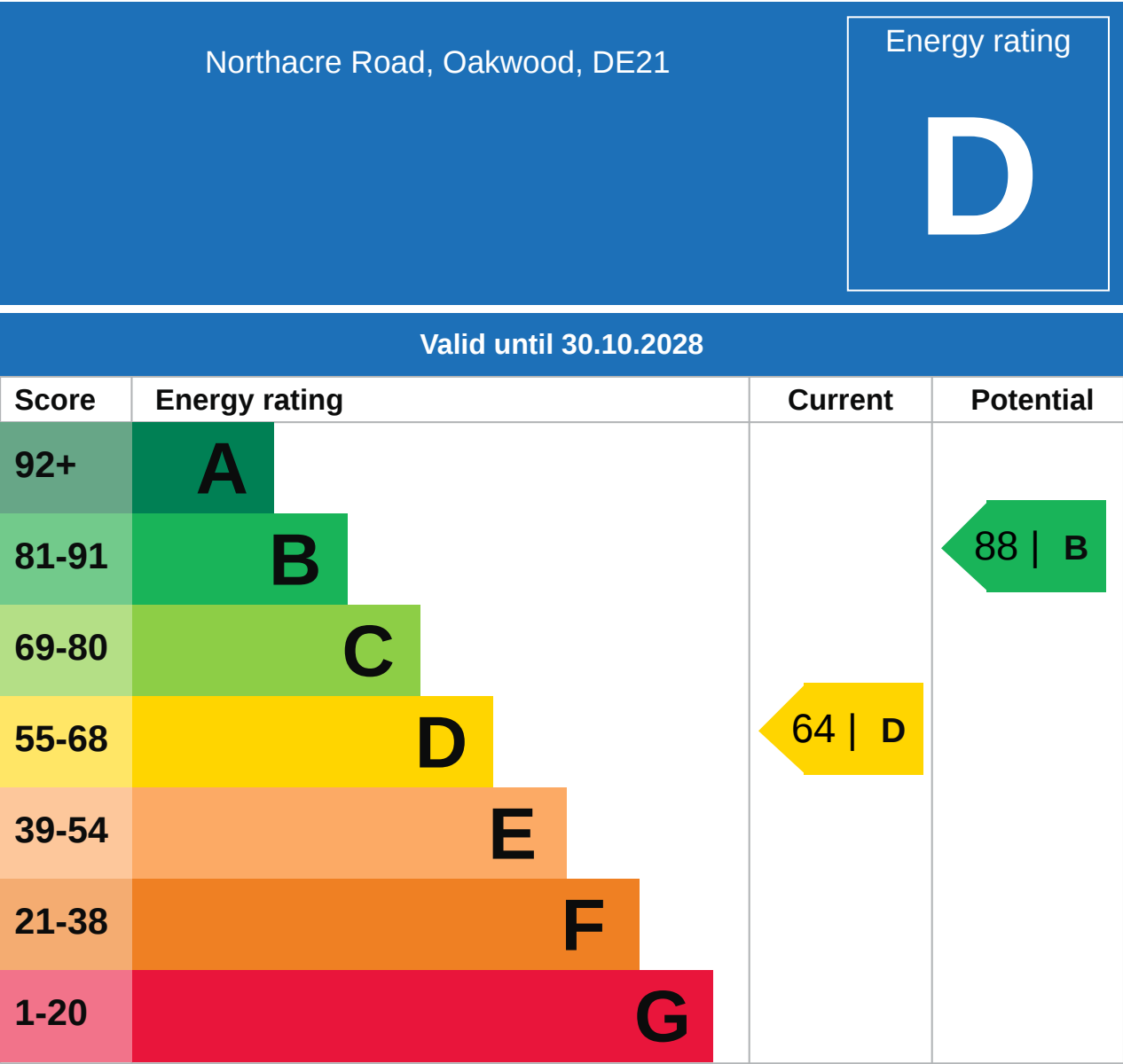
NORTHACRE ROAD, OAKWOOD, DERBY, DE21



NORTHACRE ROAD, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Dual |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 75% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 54 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

Hannells

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

