

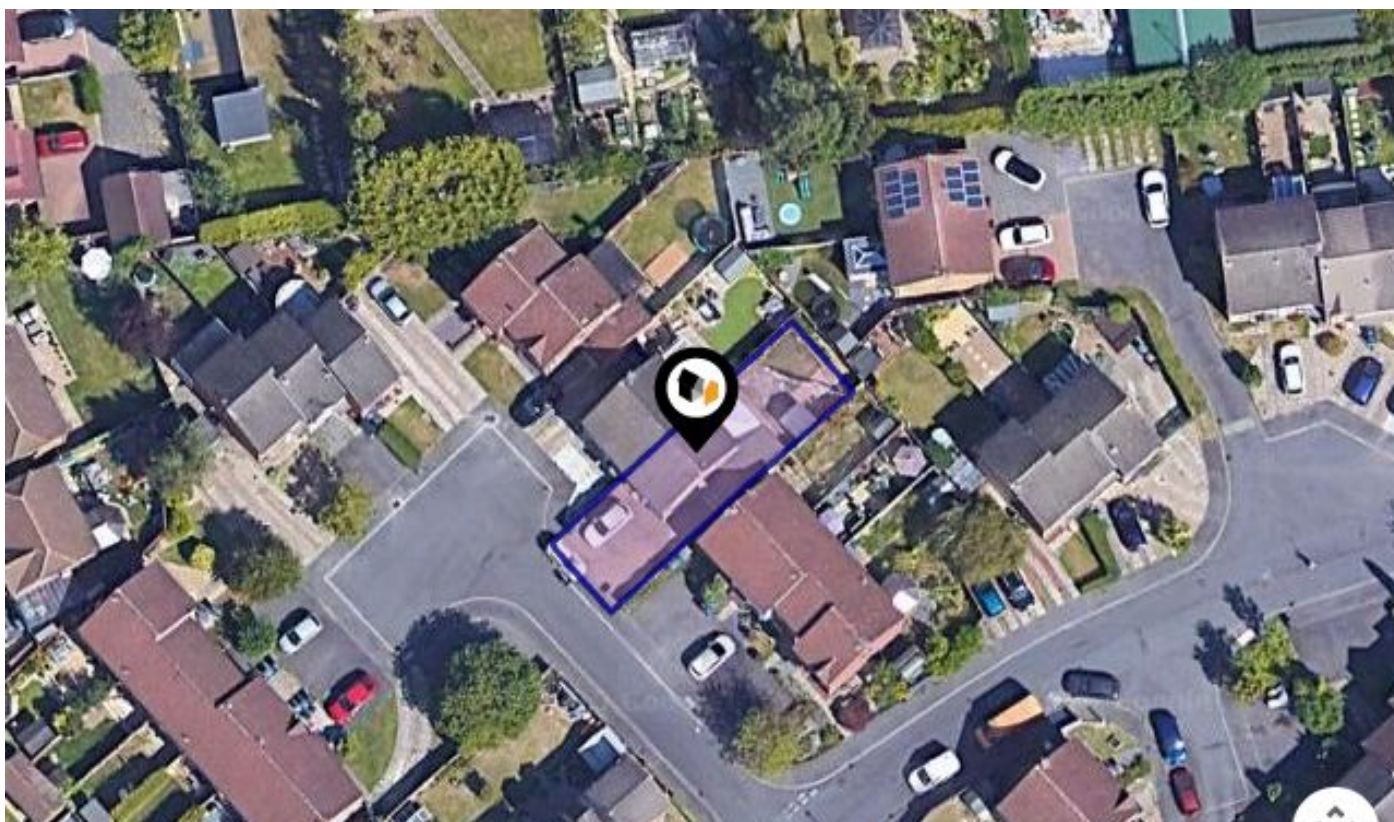


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th May 2025



MAYTREE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Modern Three-Bedroom Home
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold
- > Spacious Lounge
- > Fitted Kitchen With Range Style Cooker

Located in the sought after area of Oakwood, this spacious and well-presented three-bedroom home offers a generous lounge, beautiful, fitted kitchen with feature range style cooker, sun room and modern fitted bathroom. With an enclosed rear garden and ample off-road parking, it must be viewed! Benefitting from uPVC double glazing and gas central heating, with air conditioning in the sun room, the accommodation in brief comprises: Entrance Hall; spacious lounge; well-appointed and spacious fitted kitchen with integrated dishwasher and fridge; uPVC double glazed sun room with French doors opening to the rear garden; first floor landing; master bedroom with built in wardrobes; two further well-proportioned bedrooms and a modern fitted bathroom. To the front of the property is a double driveway providing ample off-road parking and giving access to a good-sized garage. To the rear is a good-sized enclosed garden with patio and lawn. Maytree Close is a cul-de-sac just off Ramblers Drive and is well situated for Oakwood and its amenities which include shops, schools and transport links together with easy access for Derby City Centre and further road links. An early viewing is recommended to be appreciated.

Entrance Hall: (5'4" x 3'11") 1.63 x 1.19

Lounge: (14'7" x 10'8") 4.44 x 3.25

Kitchen: (10'0" x 13'7") 3.05 x 4.14

Sun Room: (8'6" x 14'7") 2.59 x 4.44

All windows and frames and patio doors replaced along with warm roof with spot lights and two sky lights installed in 2023.

First Floor Landing: (5'2" x 8'5") 1.57 x 2.57

Bedroom One: (8'3" x 11'6") 2.51 x 3.51

Bedroom Two: (9'2" x 7'7") 2.79 x 2.31

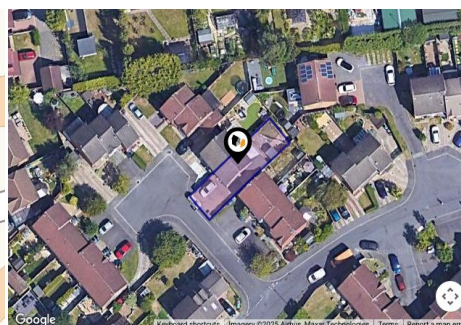
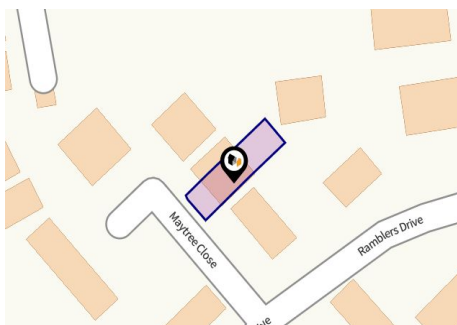
Bedroom Three: (7'7" x 6'11") 2.31 x 2.11

Bathroom: (6'5" x 6'1") 1.96 x 1.85

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 Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.05 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY256871

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	70	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

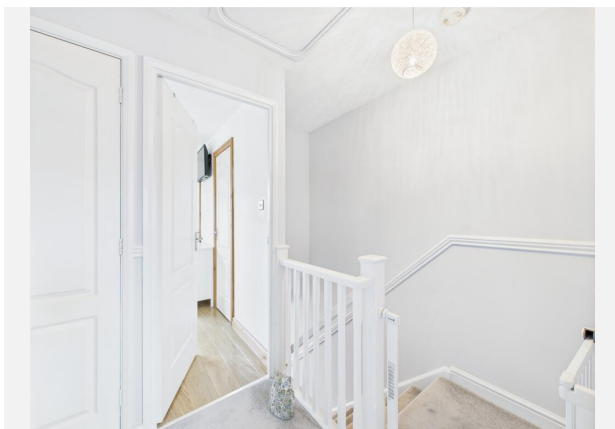
This Address



Planning records for: *Maytree Close, Oakwood, Derby, DE21*

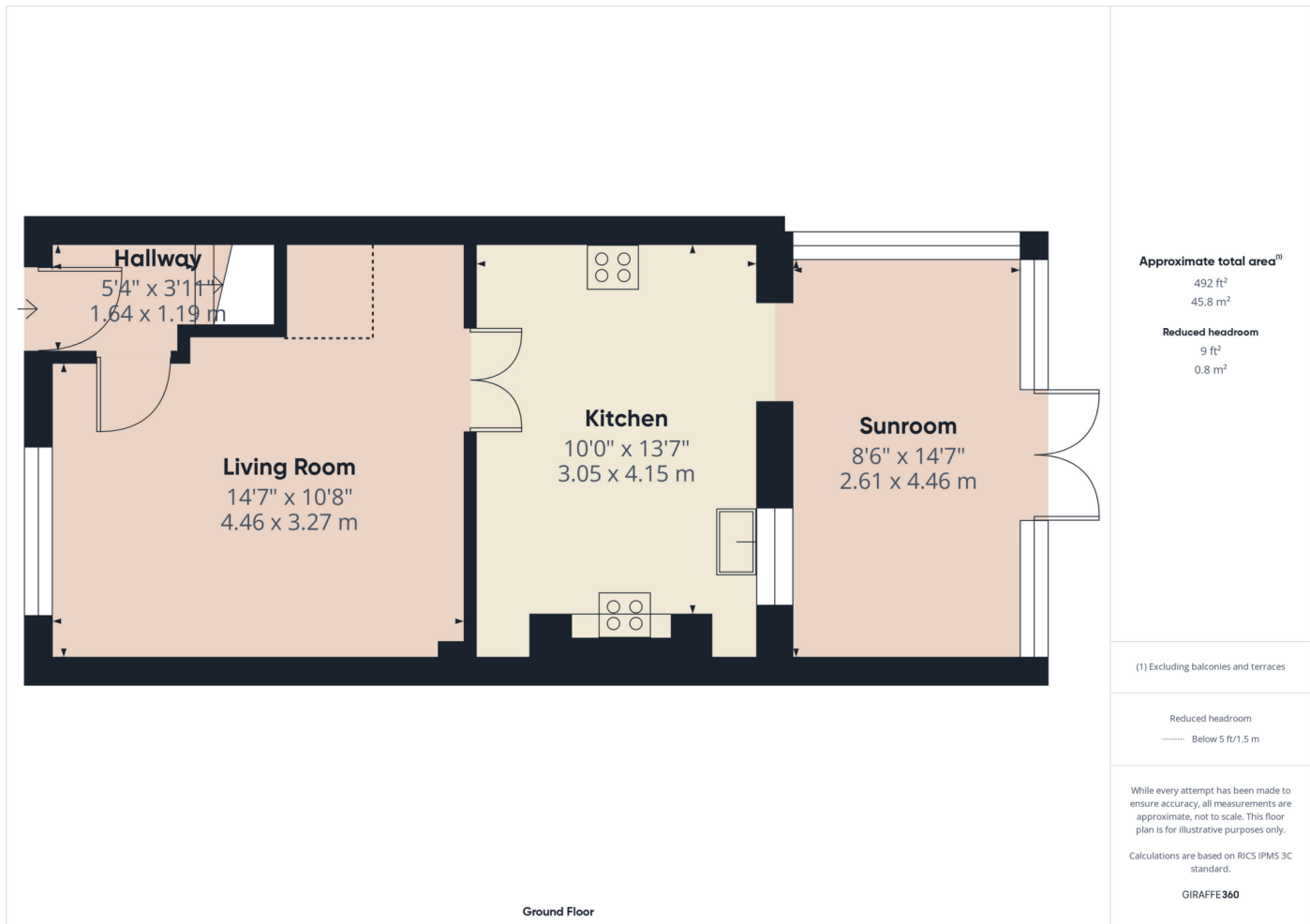
Reference - 04/03/00633	
Decision:	Permitted
Date:	09th April 2003
Description:	Extensions To Dwelling House (Kitchen And Garage)







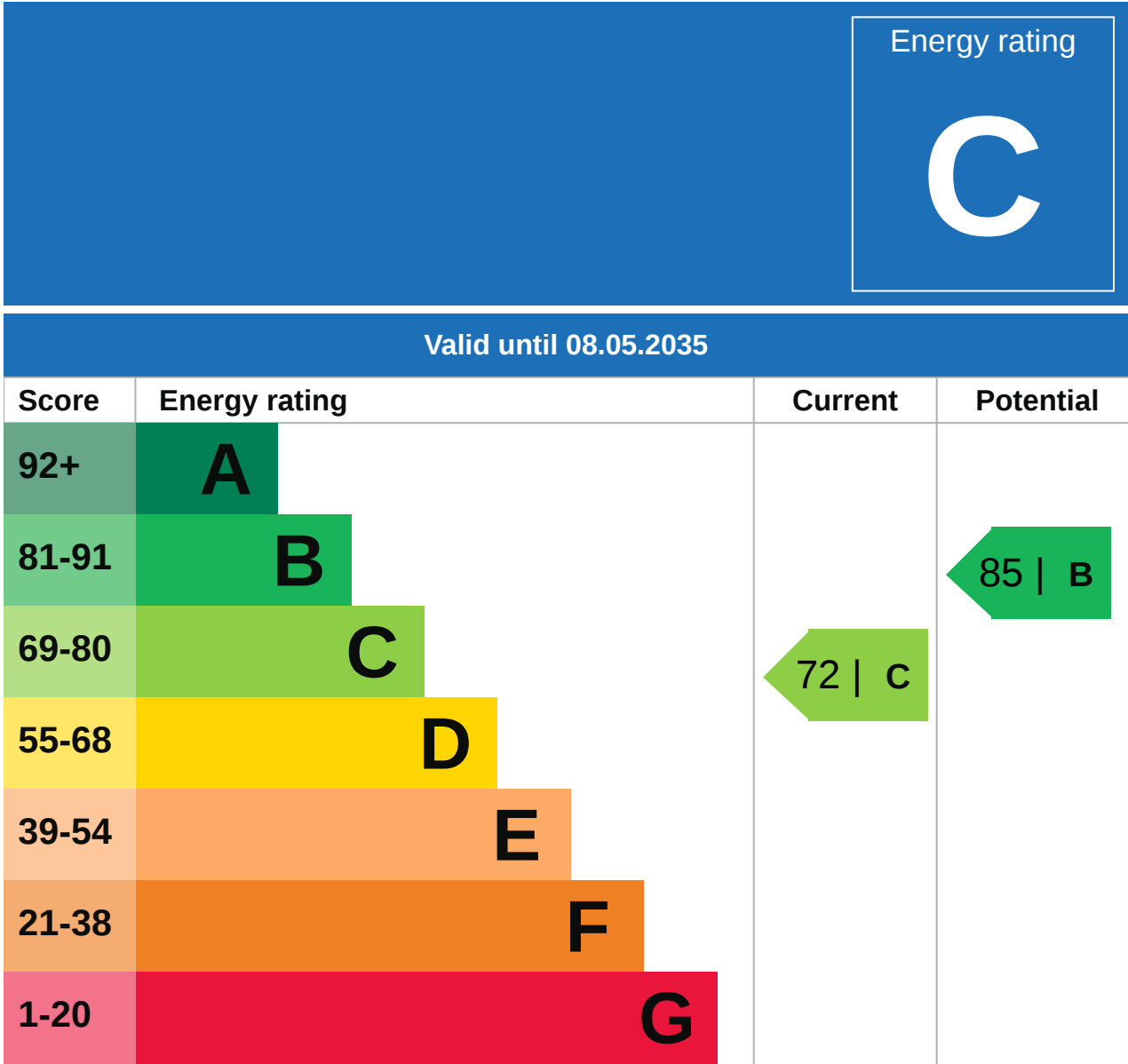
MAYTREE CLOSE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²



Hannells

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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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