

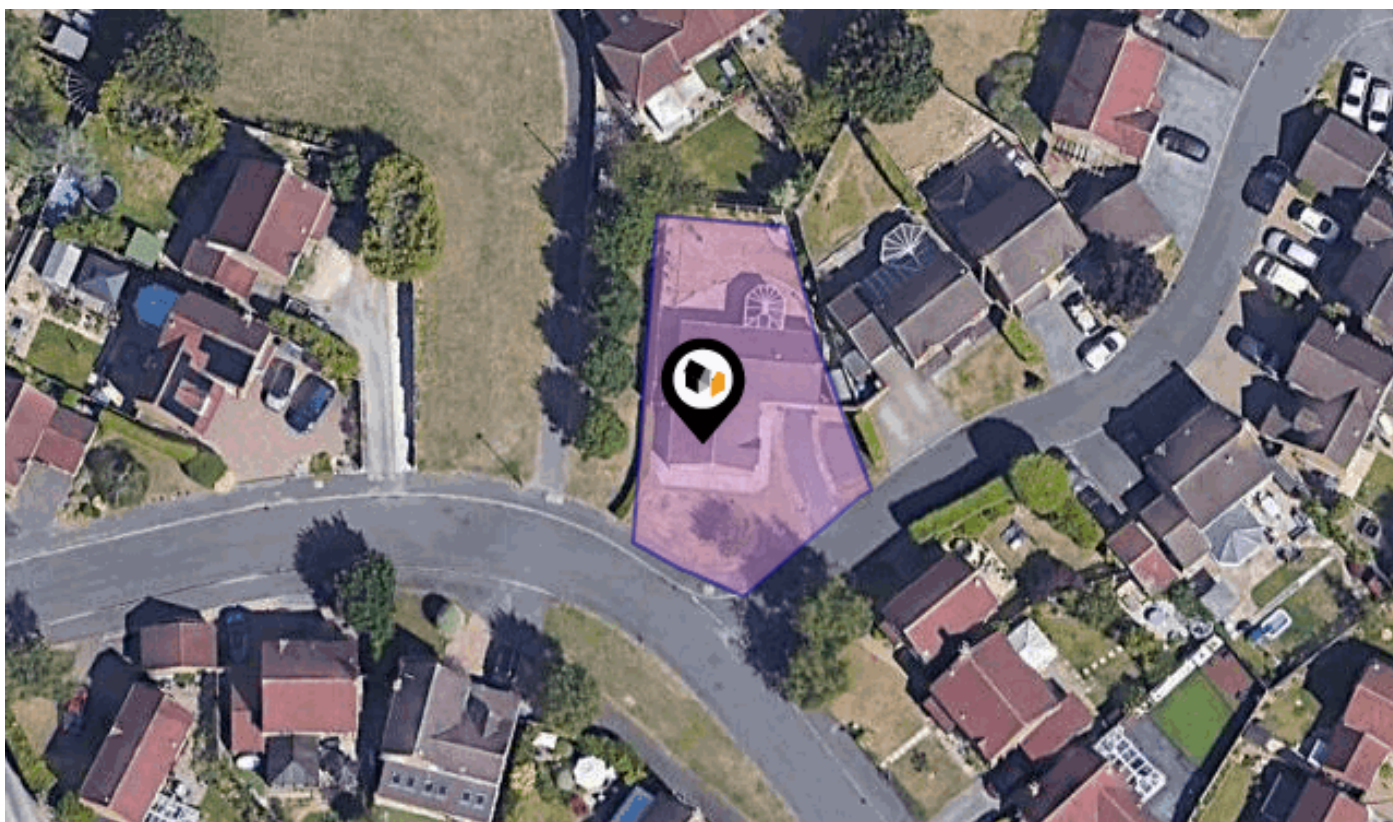


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17<sup>th</sup> June 2025



**BYFIELD CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



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

### Property Description

Brought to the market with no upward chain is this well maintained, three-bedroom detached bungalow located in the sought-after area of Oakwood. With spacious living accommodation and sitting on a good size corner plot, the property features ample off road parking with an integral garage, an enclosed rear garden, uPVC double glazing and gas central heating. To avoid disappointment and to fully appreciate the accommodation on offer, the property must be viewed early. **CALL TODAY TO VIEW!!!** In brief, the accommodation comprises; Entrance hallway, a spacious and open plan lounge diner, a conservatory overlooking the rear garden, a fitted kitchen, three bedrooms all having fitted wardrobes, an en-suite shower room to the master bedrooms and a family bathroom having a three piece suite an airing cupboard. At the front of the property is a driveway providing ample off road parking together with an integral garage, lawned fore garden with a mature tree and a secure gate giving access to the rear of the property. To the rear is a good sized and enclosed garden laid mainly to lawn, patio area, garden shed, flower beds with numerous Rose shrubs and fenced boundaries. Byfield Close is well situated for Oakwood and its amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38, A52 and the A50.

Hallway: (2'9" x 11'2") 0.84 x 3.40

Lounge Diner: (17'7" x 16'6") 5.36 x 5.03

Conservatory: (8'5" x 11'2") 2.57 x 3.40

Kitchen: (9'6" x 10'5") 2.90 x 3.17

Bedroom: (9'5" x 14'3") 2.87 x 4.34

En-Suite: (9'6" x 4'6") 2.90 x 1.37

Bedroom: (10'7" x 7'7") 3.23 x 2.31

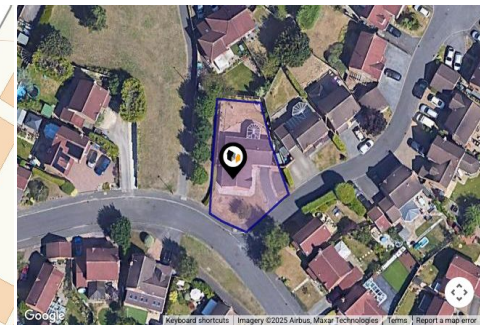
Bedroom: (7'7" x 7'0") 2.31 x 2.13

Bathroom: (12'6" x 5'9") 3.81 x 1.75

Garage: (8'9" x 10'11") 2.67 x 3.33

### 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	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY177501		

## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	61	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
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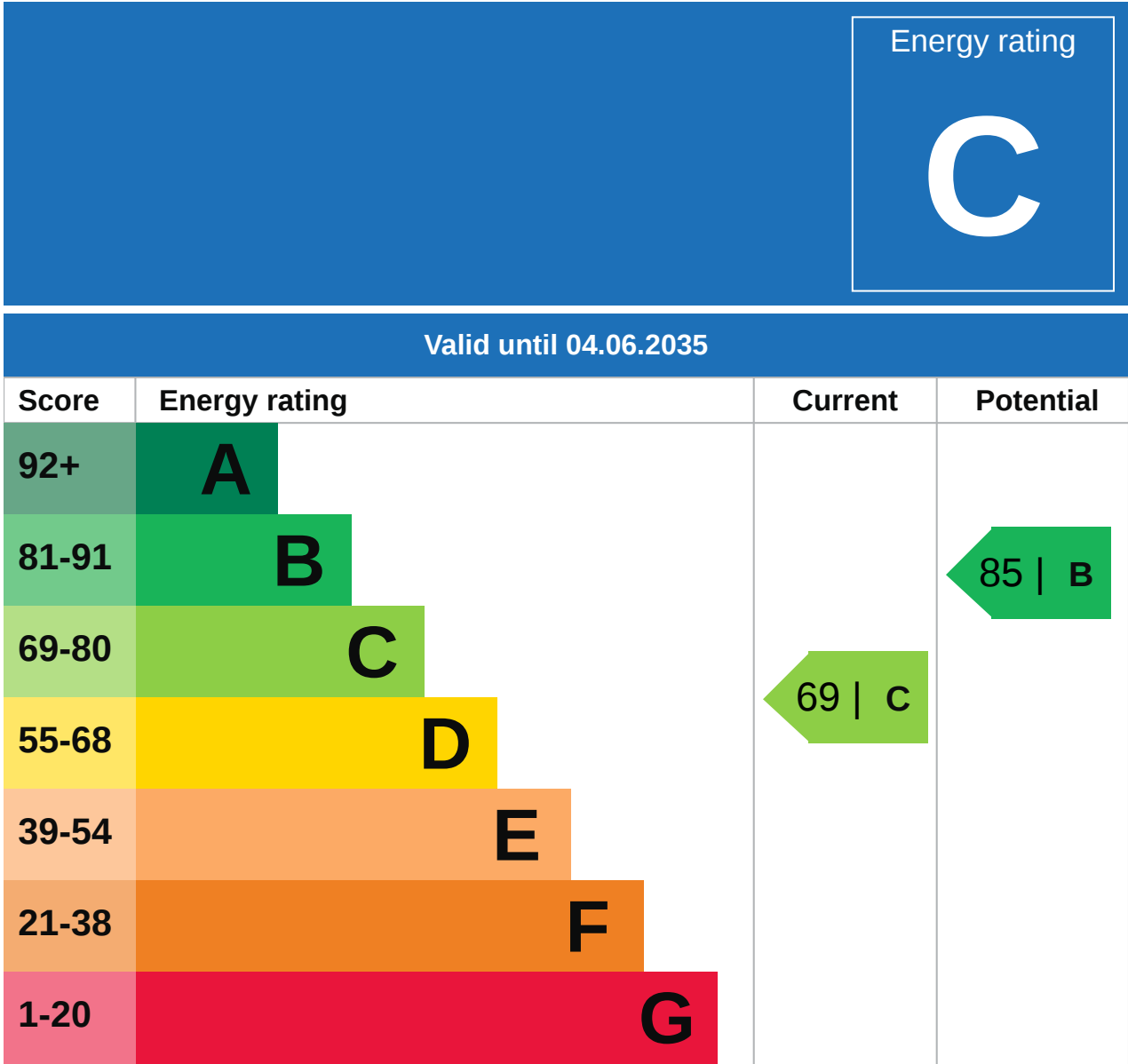




## BYFIELD CLOSE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



### Additional EPC Data

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<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in 57% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	80 m <sup>2</sup>





## Hannells

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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

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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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# Hannells

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