

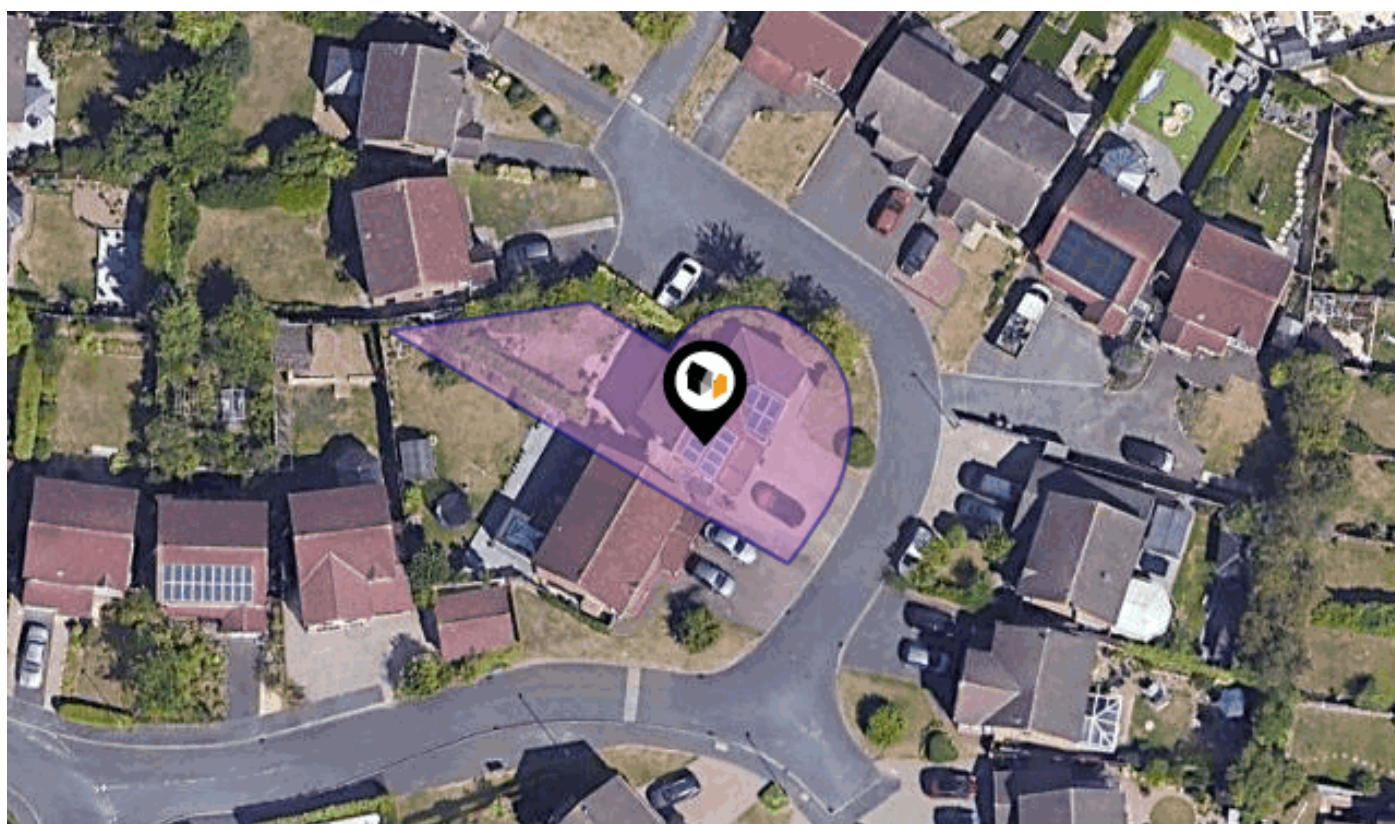


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th June 2025



WILMSLOW DRIVE, OAKWOOD, DERBY, DE21

Hannells

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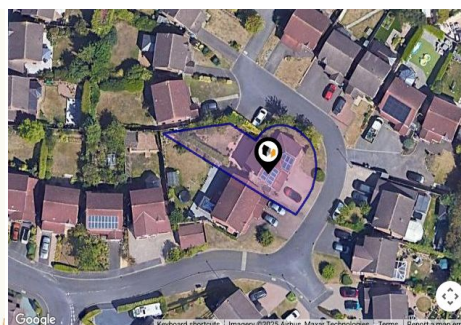
- > Extended & Spacious Detached Family Home
- > Three Reception Rooms, Four Bedrooms (Master With En-Suite)
- > Ample Parking & Garage
- > EPC Rating B, Standard Construction, Council Tax Band D, Freehold

With spacious and extended living accommodation, this fantastic, four-bedroom detached family property is located on a popular cul-de-sac in the highly sought-after suburb of Oakwood. Perfect for a growing family, the well-presented property features ample off road parking with an integral garage and EV charging point, an enclosed rear garden, uPVC double glazing, gas central heating, two en-suite shower rooms, underfloor heating to the porch and solar panels! In brief, the accommodation comprises; Entrance porch, entrance hallway, a downstairs cloakroom/WC, a spacious lounge with a feature fireplace having a log burning stove, dining room with sliding patio doors giving access to the rear garden, a fitted kitchen having a range of integrated appliances, separate utility room and a study. Found to the first floor are four bedrooms with the master bedrooms having a sitting room and an en-suite shower room, first floor landing with loft access and a family bathroom having a three piece suite. At the front of the property is a block paved driveway providing off road parking for several vehicles along with an integral garage and lanwed garden leading around the side of the property. To the rear is an enclosed garden laid mainly to lawn, patio area, a range of seasonal flower and shrubbery beds, trees, garden shed and fenced boundaries.

Porch: (5'11" x 8'0") 1.80 x 2.44
Hallway: (10'0" x 4'0") 3.05 x 1.22
Cloaks/WC: (3'10" x 3'2") 1.17 x 0.97
Lounge: (13'2" x 15'9") 4.01 x 4.80
Utility Room: (4'3" x 7'5") 1.30 x 2.26
Dining Room: (11'0" x 8'5") 3.35 x 2.57
Kitchen: (18'4" x 8'3") 5.59 x 2.51
Study: (12'6" x 10'8") 3.81 x 3.25
Garage: (16'4" x 7'8") 4.98 x 2.34
Landing: (6'6" x 14'4") 1.98 x 4.37
Master Bedroom: (14'4" x 10'6") 4.37 x 3.20
Master Bedroom Sitting Room: (14'4" x 8'11") 4.37 x 2.72
En-Suite: (5'7" x 7'5") 1.70 x 2.26
Bedroom: (9'9" x 12'0") 2.97 x 3.66
En-Suite: (4'11" x 4'9") 1.50 x 1.45
Bedroom: (9'9" x 12'10") 2.97 x 3.91
Bedroom: (9'9" x 11'3") 2.97 x 3.43
Bedroom: (6'7" x 7'8") 2.01 x 2.34
Bathroom: (5'5" x 6'11") 1.65 x 2.11

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:	4		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,196		
Title Number:	DY207902		

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	61	1800
mb/s	mb/s	mb/s
		

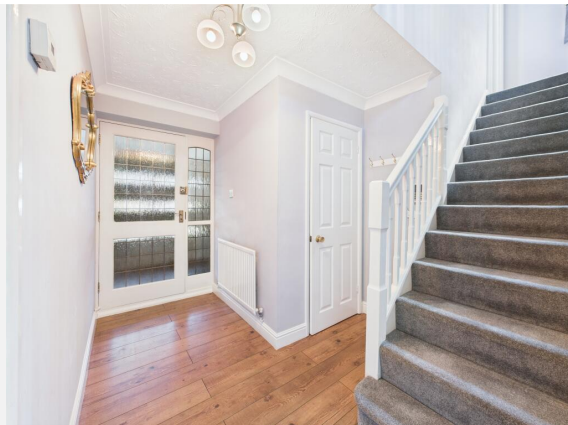
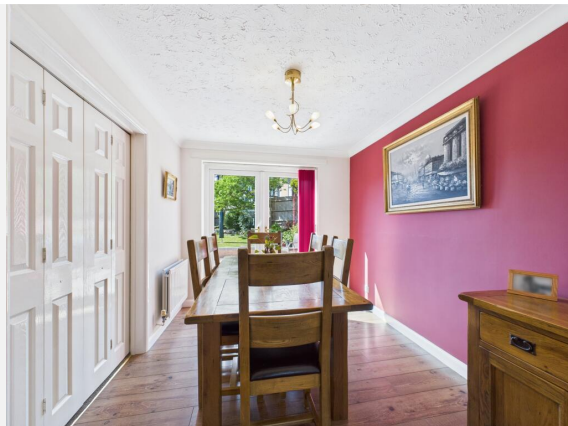
Mobile Coverage:

(based on calls indoors)

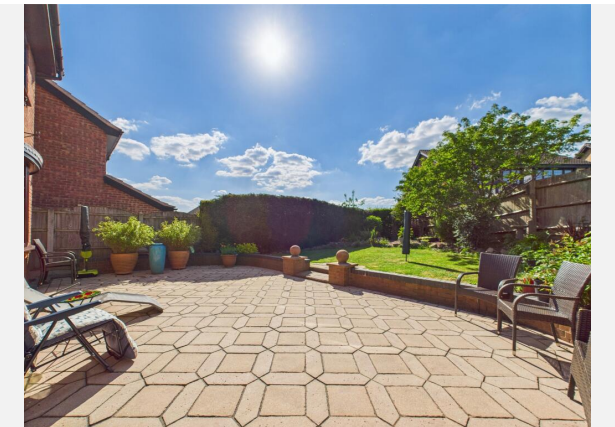


Satellite/Fibre TV Availability:

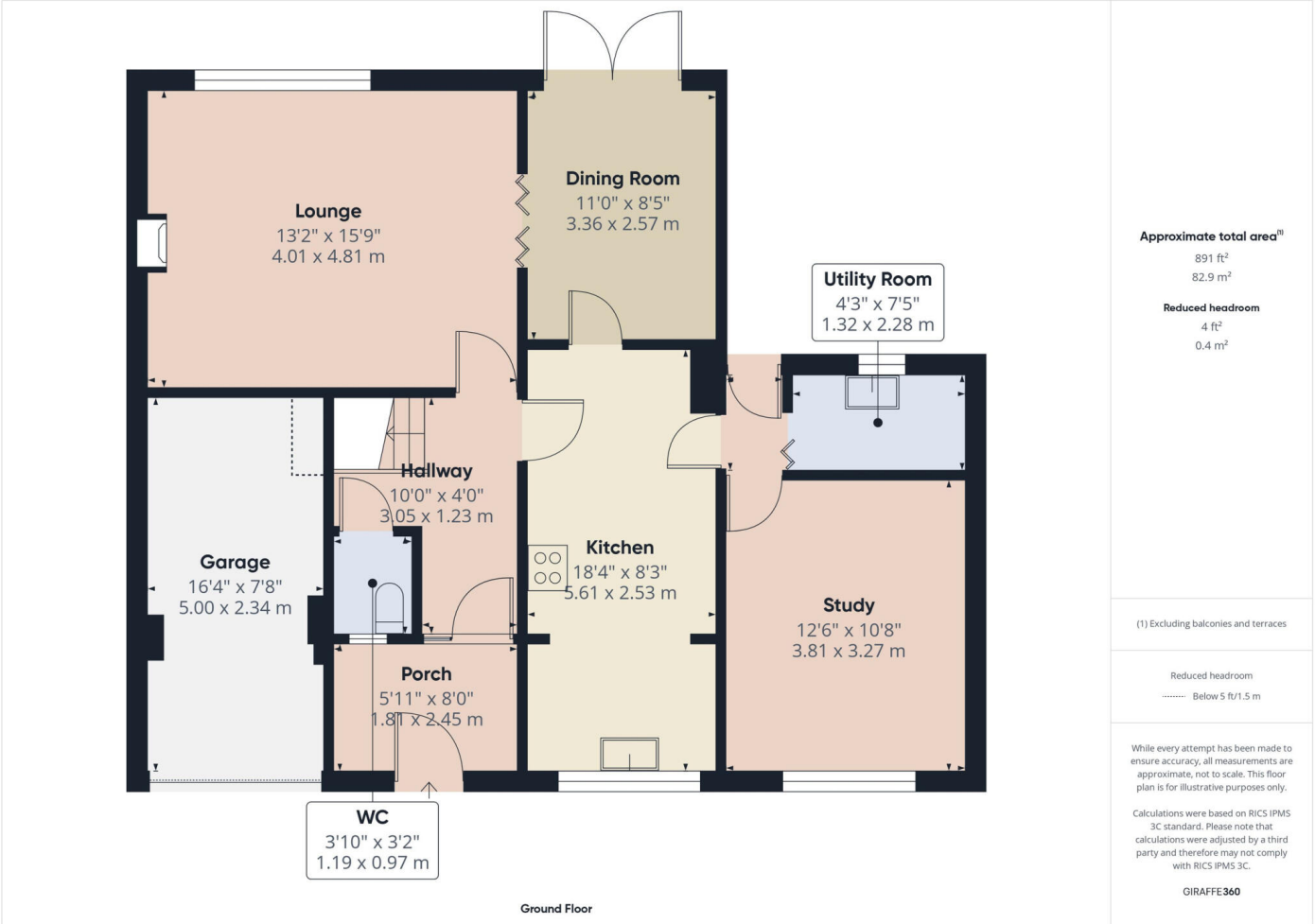








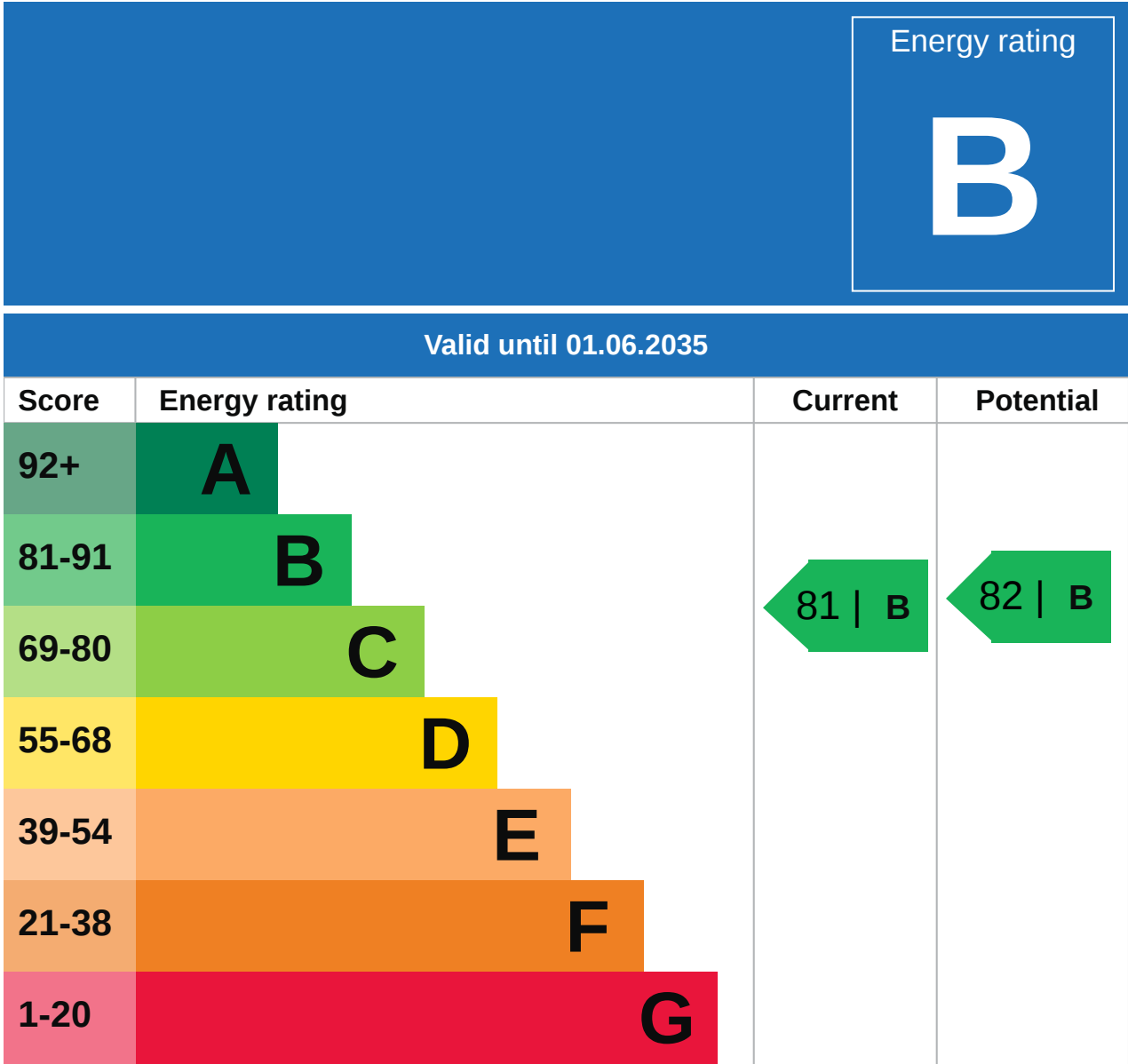
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WILMSLOW DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	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, 200 mm loft insulation
Roof Energy:	Pitched, 200 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:	142 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

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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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