

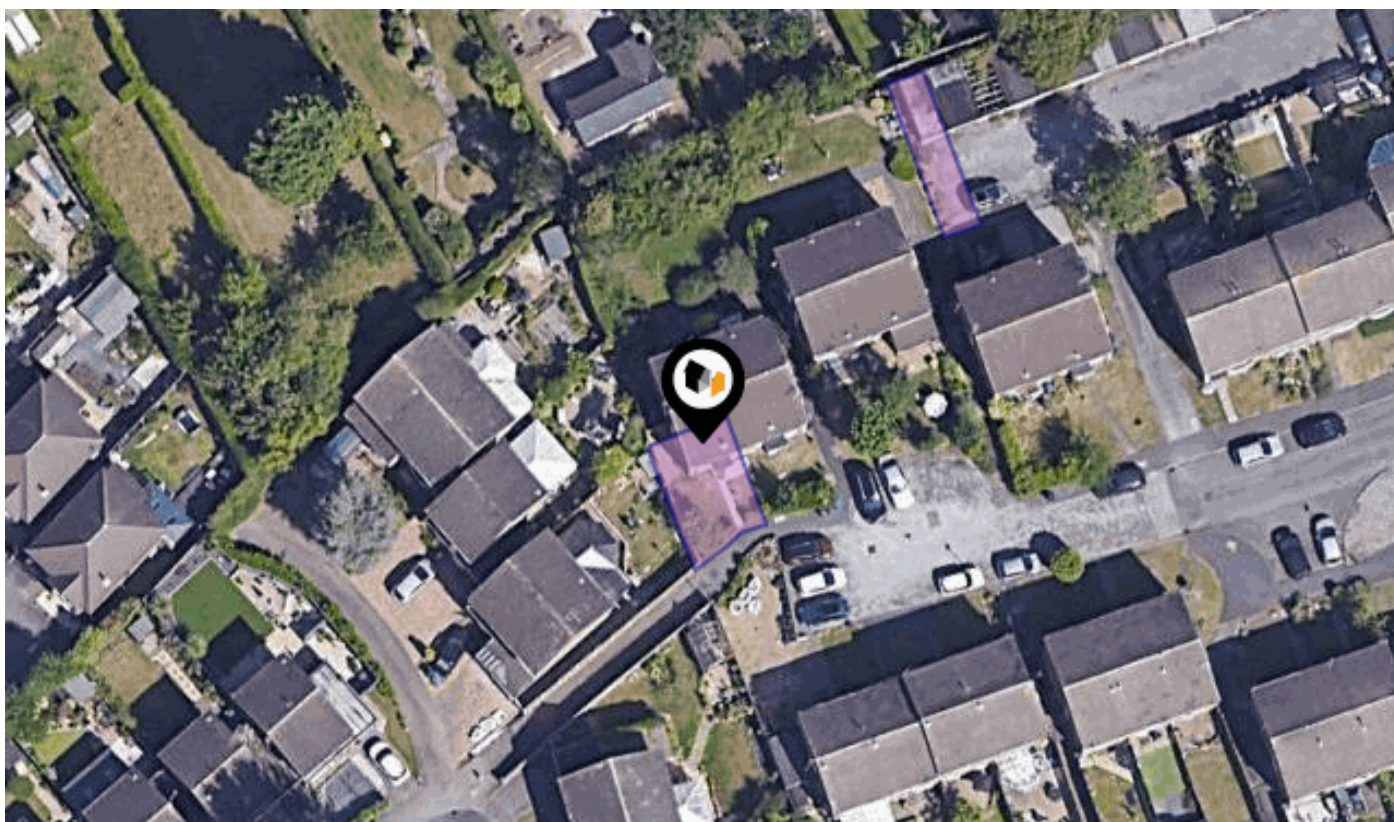


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th June 2025



ALDER CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Standard Construction, One-Bedroom Quarter-House
- > Council Tax Band A
- > EPC Rating C
- > Freehold
- > Superbly Presented Throughout

A superbly presented and stylish one-bedroom quarter-house, occupying an enviable corner plot at the end of a quiet and sought-after cul-de-sac. This modern home is perfect for first-time buyers, investors, or those looking to downsize - offering a blend of contemporary design, a light-filled interior, and a unique layout! Enjoying the benefits of uPVC double glazing and gas central heating, the well-appointed accommodation briefly comprises: a bright and airy lounge with dual-aspect windows to the front and side, creating a welcoming and spacious feel. The modern fitted breakfast kitchen includes ample storage, stylish units, and space for a small dining table and chairs. A standout feature is the elegant spiral staircase that leads to the first floor, adding character and charm. Upstairs, the landing leads to a generous double bedroom with built-in storage and a beautifully presented bathroom with a modern suite. Outside, the property is set back behind a lawned front garden and enjoys a further low-maintenance pebbled patio area to the side. The property also benefits from access to a single garage. Alder Close is located in the ever-popular residential area of Oakwood—one of Derby's most desirable suburbs. The property benefits from excellent access to local amenities including shops, parks, schools, and public transport links. Nearby, you'll find the beautiful Chaddesden Wood Nature Reserve and easy commuter access to Derby City Centre, the A52, and the M1. It's a peaceful yet convenient location that perfectly balances lifestyle and practicality. An internal inspection is essential to fully appreciate the accommodation on offer.

Room Measurement & Details

UPVC Door to:

Open Plan Living Dining Kitchen: (15'8" x 13'0") 4.78 x 3.96

First Floor Landing: (2'10" x 2'8") 0.86 x 0.81

Bedroom: (8'1" x 12'9") 2.46 x 3.89

Bathroom: (5'2" x 5'5") 1.57 x 1.65

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.

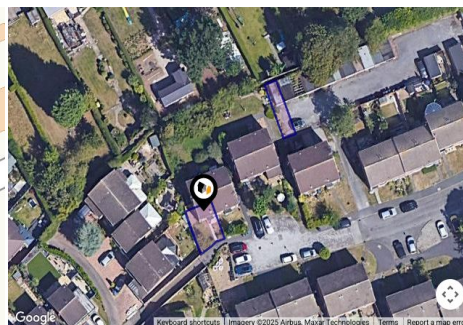
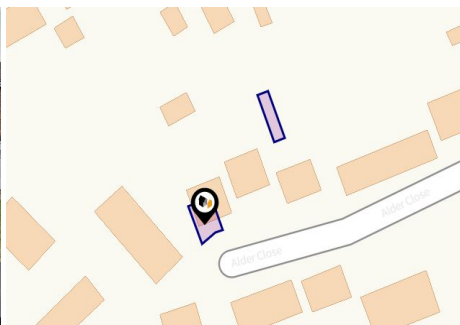
Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

Information should be independently verified. Hannells Limited and its employees or agents are not

KFB authorised to make representations or warranties regarding the property.

Property Overview

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A Moving Experience



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	409 ft ² / 38 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY64160		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

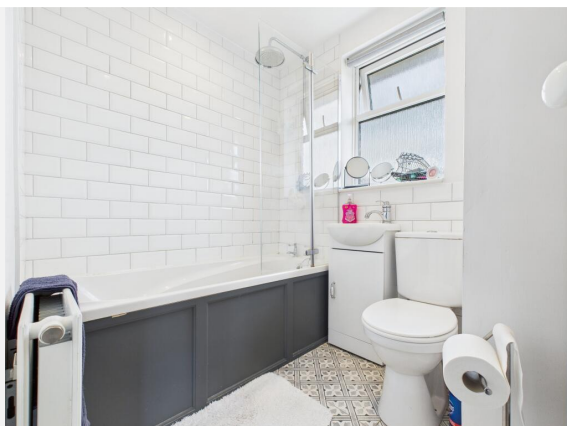
5	48	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



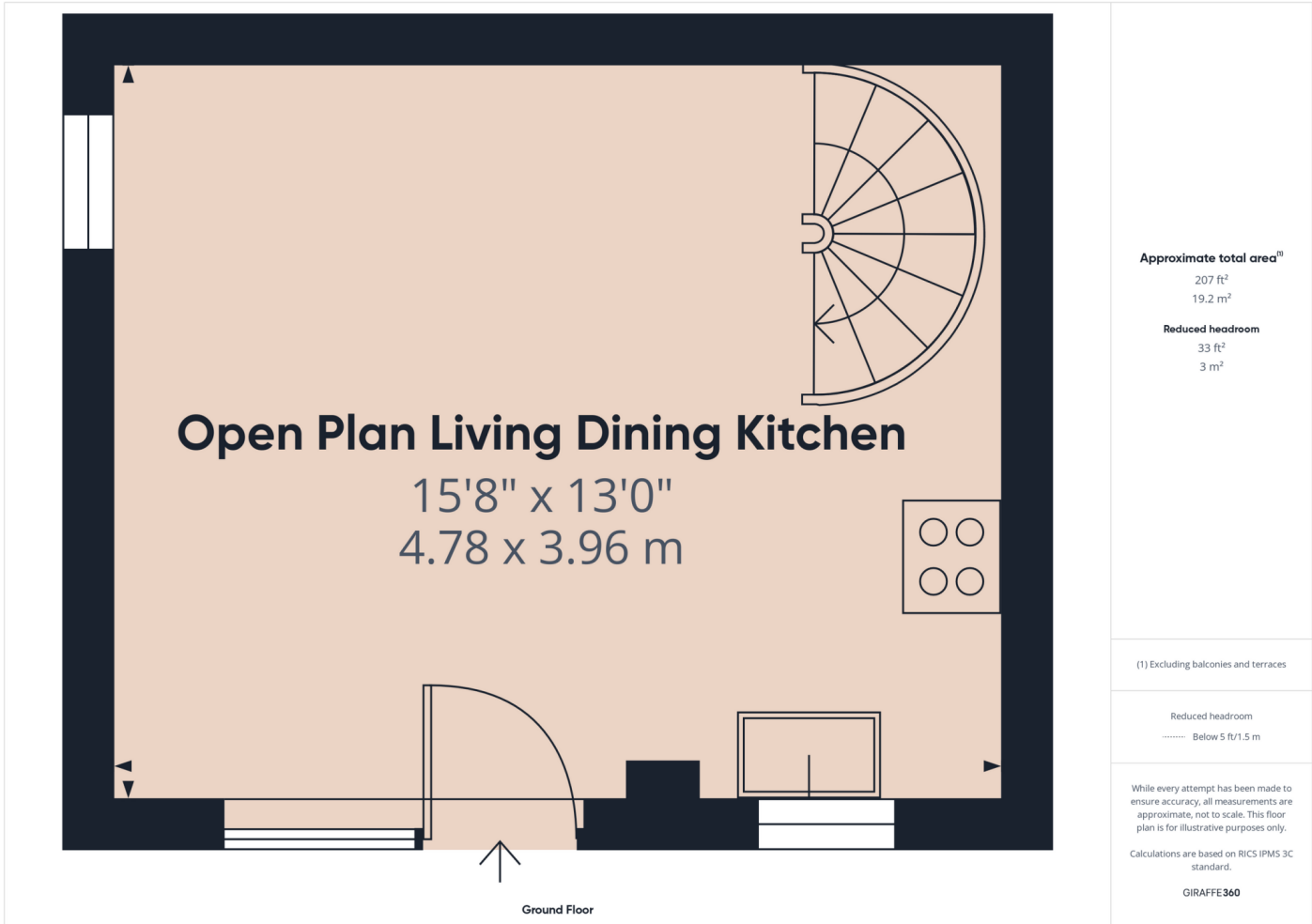
Satellite/Fibre TV Availability:







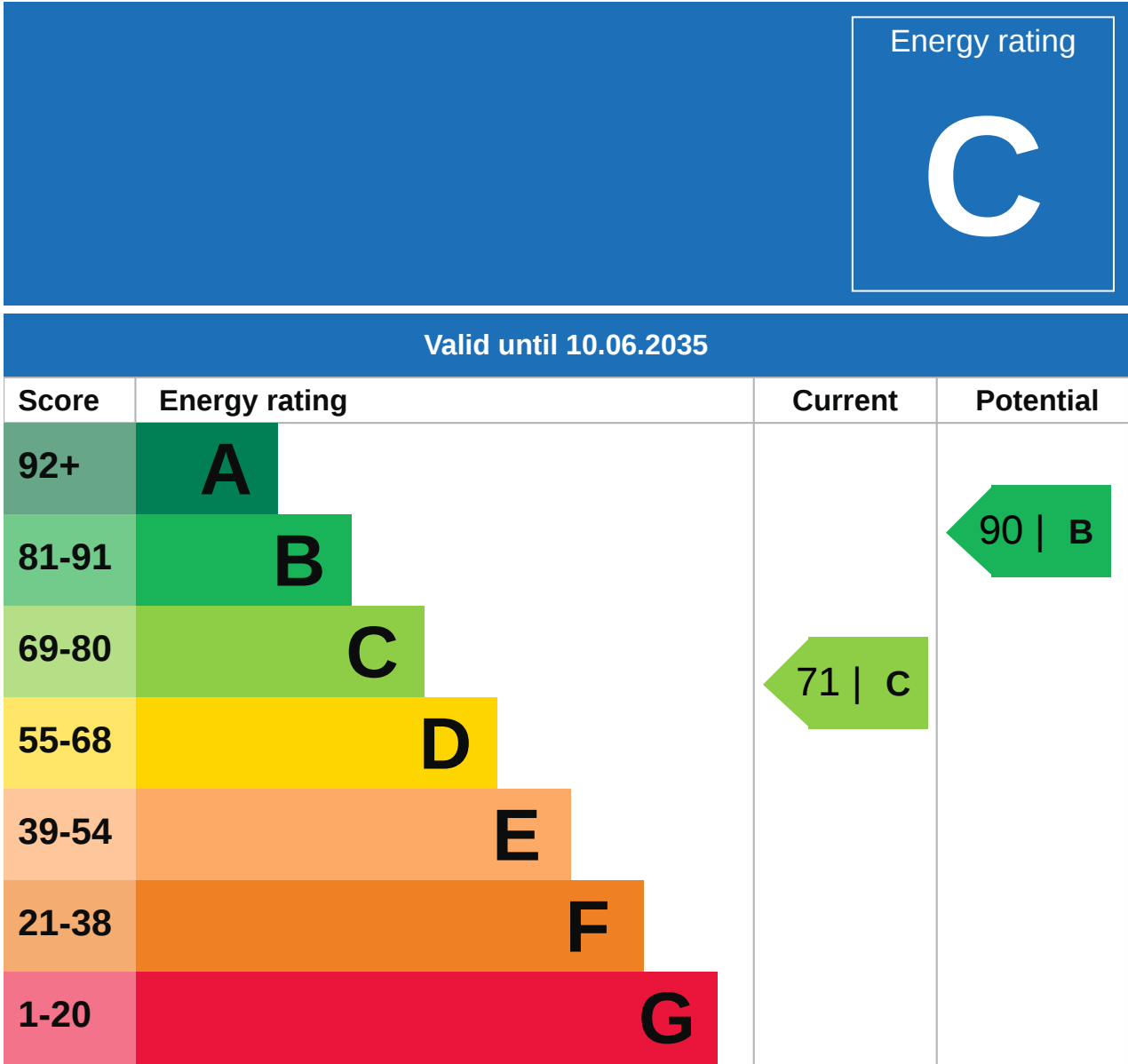
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Property EPC - Certificate





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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

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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