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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 16<sup>th</sup> June 2025**



**SANTOLINA DRIVE, OAKWOOD, DERBY, DE21**

**Hannells**

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# Introduction

## Our Comments



- > Well-Maintained & Presented Detached Bungalow
- > Pleasant & Established Cul-De-Sac Location
- > Ample Parking, Detached Garage & Enclosed Gardens
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

A well-maintained and presented detached bungalow occupying a good-sized plot within an established cul-de-sac. The property benefits from ample off-road parking, enclosed rear garden and a detached garage! The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway and lounge with Karndean flooring, kitchen, two bedrooms and modern shower room with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking. There are double gates to the side elevation leading to additional parking and a good-size garage. The rear garden is laid mainly to lawn. Santolina Drive is well situated for Oakwood shopping centre and its range of shops, dentist and doctors together with transport/bus links. Oakwood is also well situated for road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

### Room Measurement & Details

#### Side Reception Hallway:

Fitted Kitchen: (11'10" x 7'4") 3.61 x 2.24

Lounge: (19'7" x 9'11") 5.97 x 3.02

Bedroom One: (14'10" x 8'8") 4.52 x 2.64

Bedroom Two: (8'7" x 8'1") 2.62 x 2.46

Modern Shower Room: (8'2" x 5'6") 2.49 x 1.68

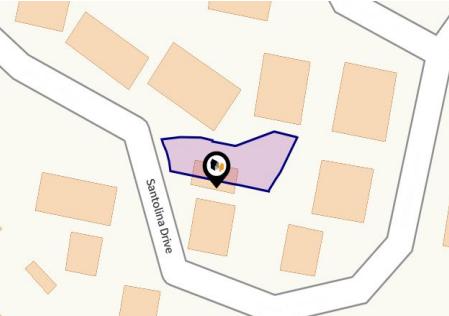
#### Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn and incorporates a driveway providing off-road parking. Double timber gates to the side elevation leads to the enclosed rear garden which is laid mainly to lawn with a selection of ornamental shrubs and trees. There is a good size garage with up and over door, light and power.

#### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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** Key Factors for Buyers liable to make representations or warranties regarding the property.

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft <sup>2</sup> / 56 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY161566		

## Local Area

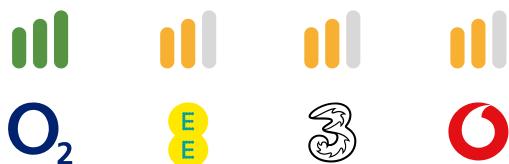
Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s      105 mb/s      1000 mb/s



**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



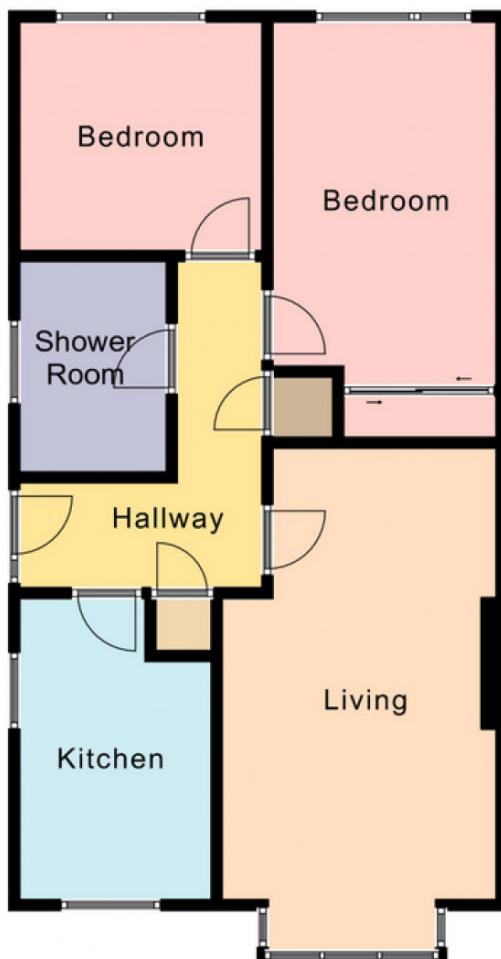
# Gallery Photos



# Gallery Photos



## **SANTOLINA DRIVE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



DERBY, DE21

Energy rating

**D**

Valid until 26.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	56 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 proper

### 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.

# Hannells Testimonials



## 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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