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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th 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.

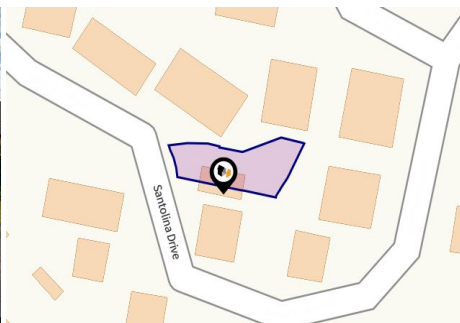
Buyer Information:

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KFB Key Facts For Buyers

Property Overview

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A Moving Experience



Property

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

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)

2 mb/s	105 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



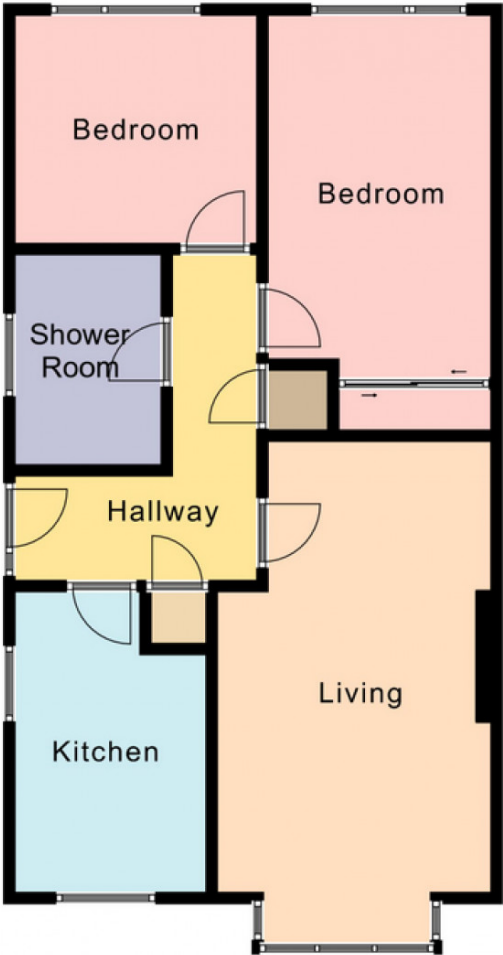
Satellite/Fibre TV Availability:



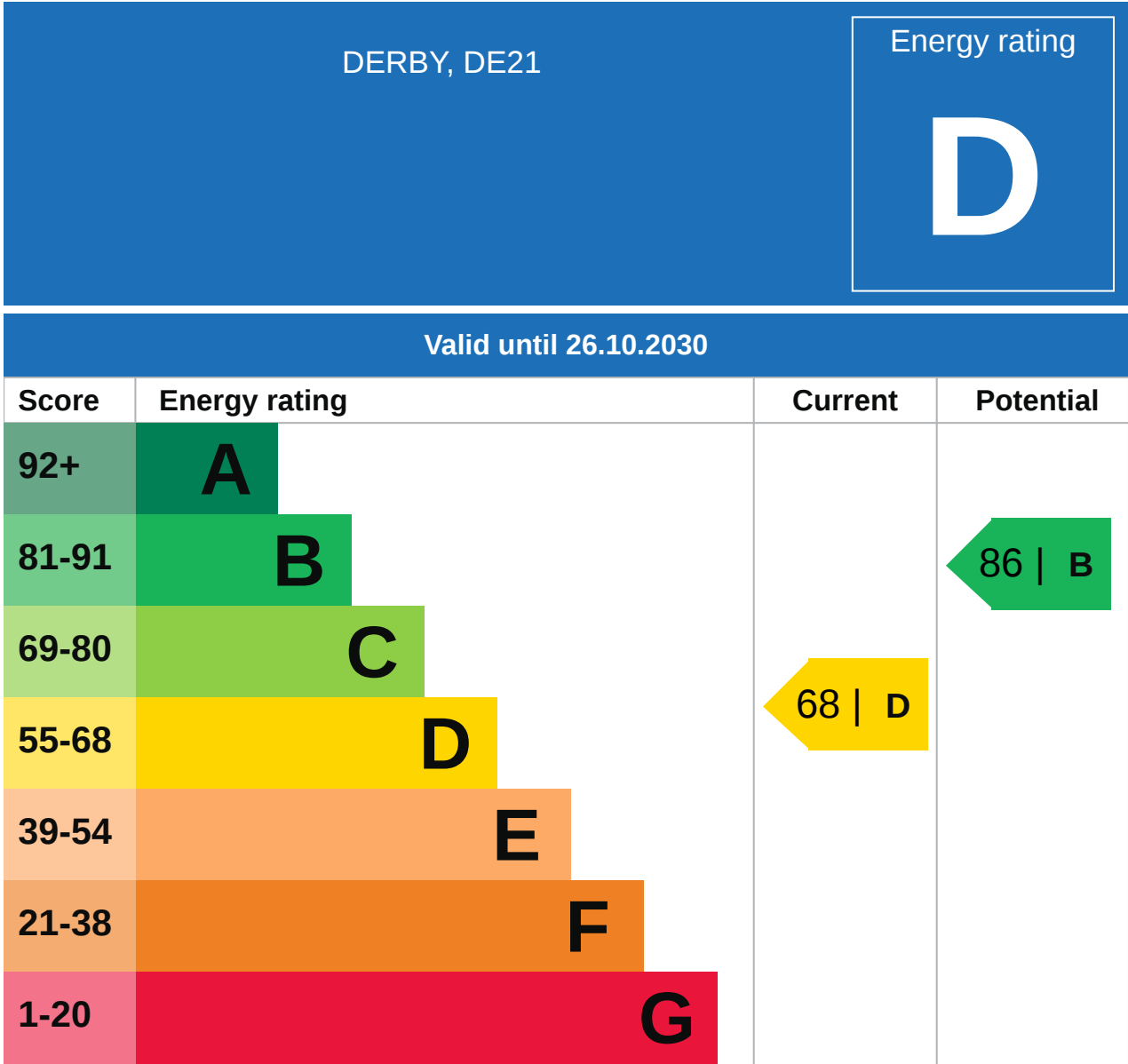




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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

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

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

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