

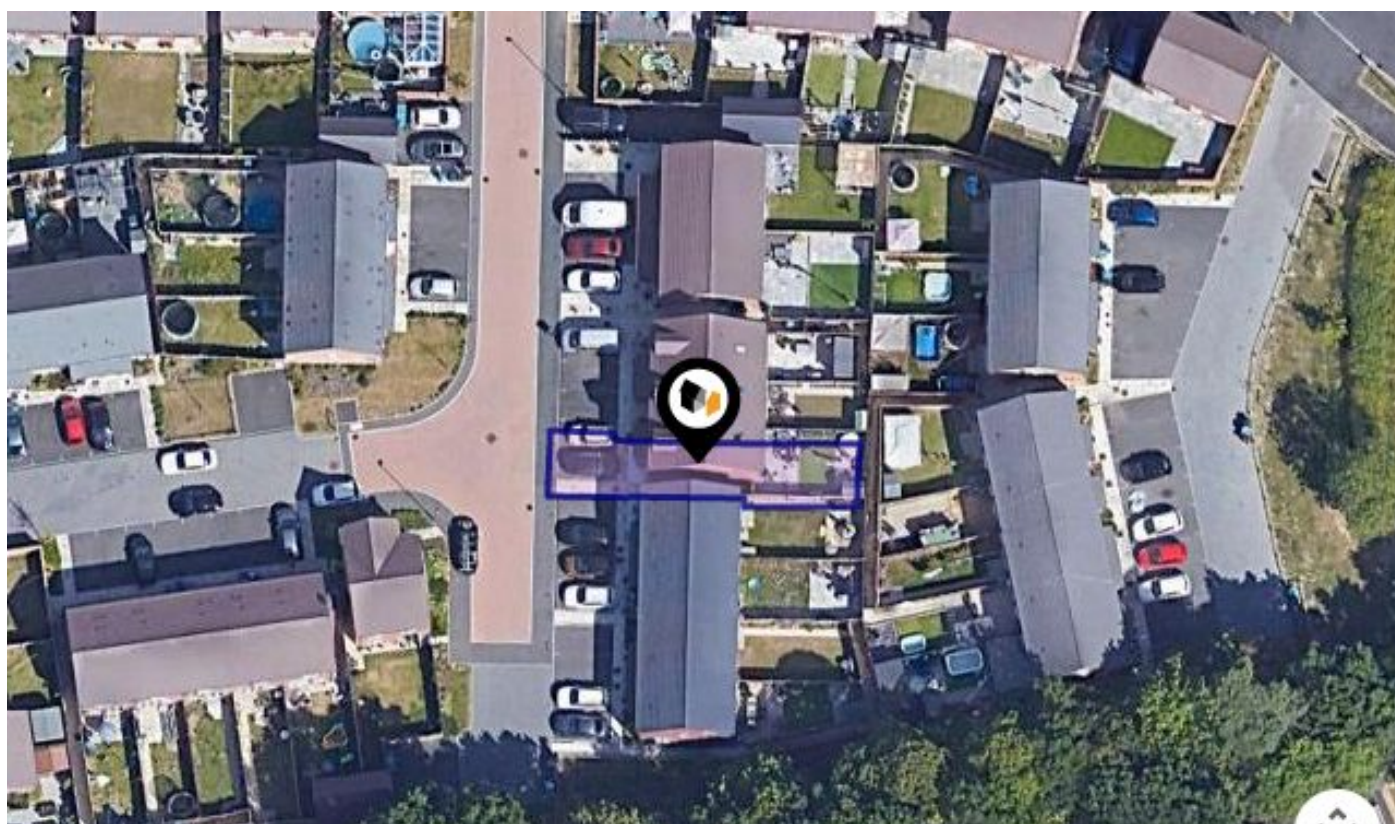


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19<sup>th</sup> June 2025



**WOLFSCOTE CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Three-Bedroom, Standard Construction Semi-Detached Property
- > EPC Rating B, Freehold
- > Council Tax Band C
- > Two Allocated Parking Spaces
- > Family Bathroom & En-Suite

### Property Description

A modern and superbly presented, three-storey family home situated within the Lime Tree Court Development in the highly desirable area of Oakwood. Boasting a modern and stylish interior throughout the property also benefits from gas central heating, uPVC double glazing, two parking spaces and a landscaped rear garden! In brief the accommodation comprises; entrance hall, cloakroom/WC, lounge and a modern fitted kitchen diner with integrated appliances and French doors giving access to the garden. To the first floor are two good sized bedrooms and a modern fitted bathroom. To the second floor is a large master bedroom having en-suite shower room. Outside, to the front of the property are two allocated parking spaces providing off road parking and a secure gate giving access to the rear of the property. Here can be found an landscaped enclosed garden, with porcelain patio seating areas, artificial lawned areas, garden shed and fence boundaries.

### Room Measurement & Details

#### Entrance Hallway:

Living Room: (14'8" x 11'8") 4.47 x 3.55

Kitchen: (7'8" x 11'8") 2.34 x 3.55

Cloaks/WC: (14'1" x 16'9") 4.30 x 4.90

#### First Floor Landing:

Bedroom Two: (8'8" x 11'10") 2.64 x 3.60

Bedroom Three: (8'10" x 11'8") 2.69 x 3.55

#### Second Floor Landing:

Bedroom One: (13'0" x 8'4") 3.96 x 2.54

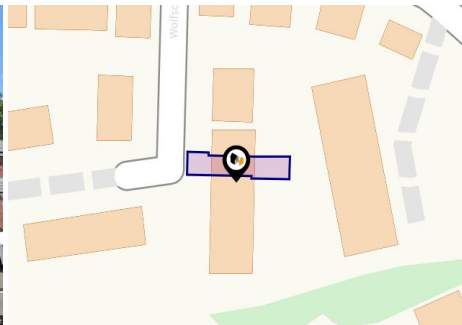
En-Suite Shower Room: (4'10" x 10'11") 1.47 x 3.33

Family Bathroom: (30'5" x 21'6") 9.40 x 6.60

### 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 authorised to make representations or warranties regarding the property.

# Property Overview

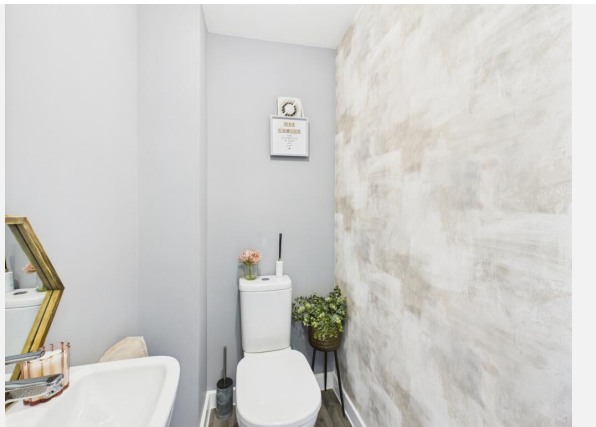


## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft <sup>2</sup> / 89 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	2020		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY548901		

## Local Area

Local Authority:	Derby	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3	66	900
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

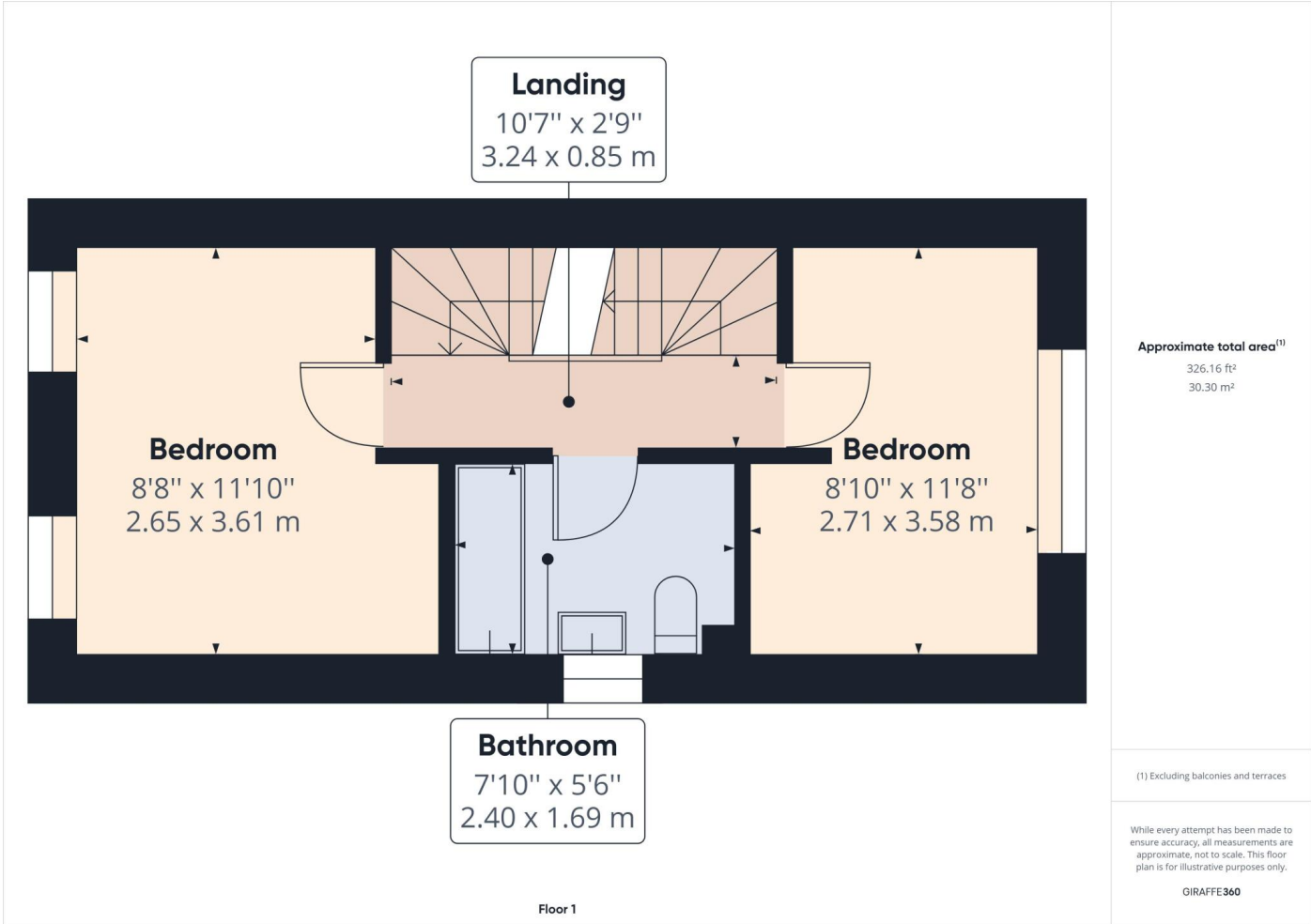




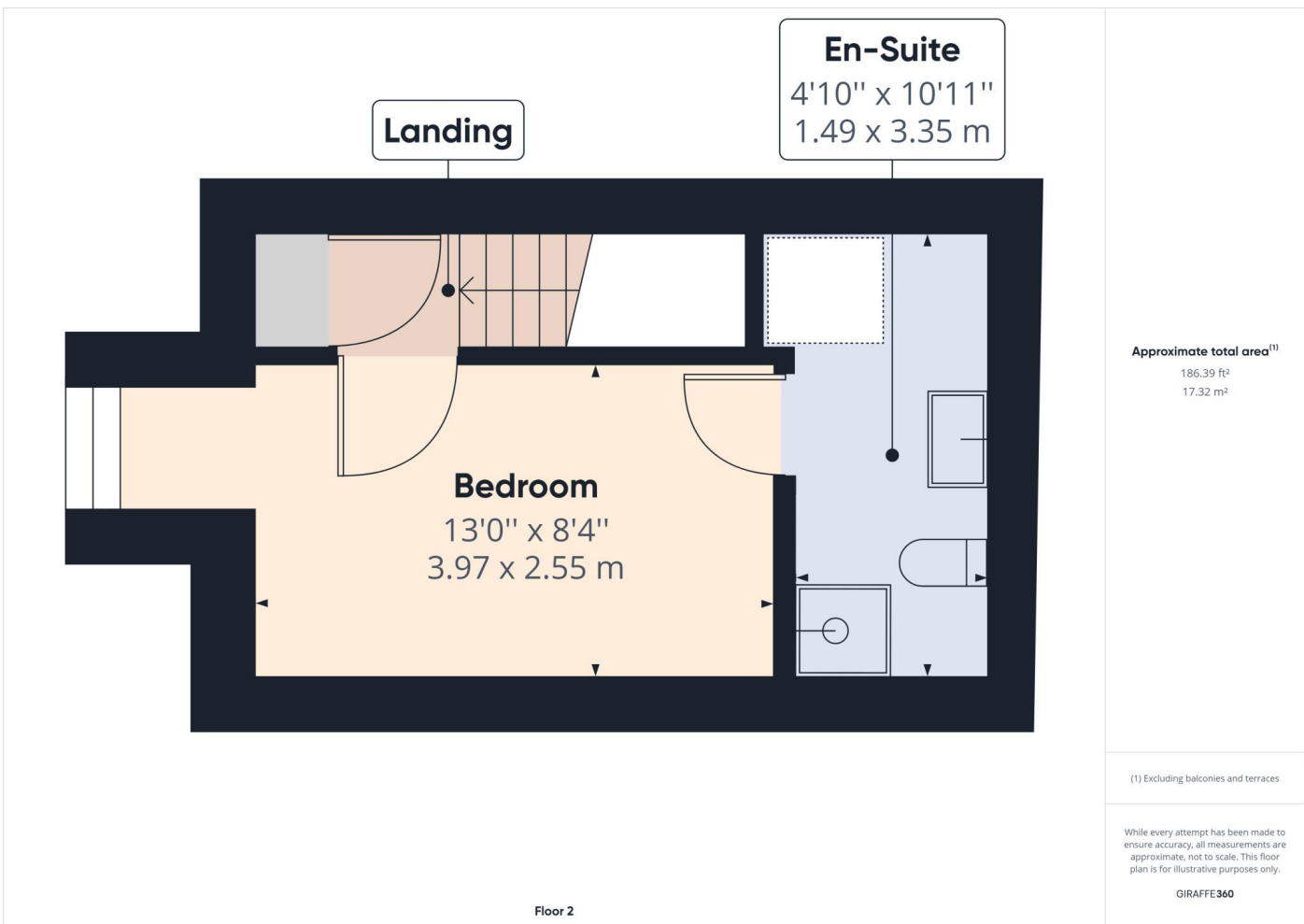
## WOLFSCOTE CLOSE, OAKWOOD, DERBY, DE21



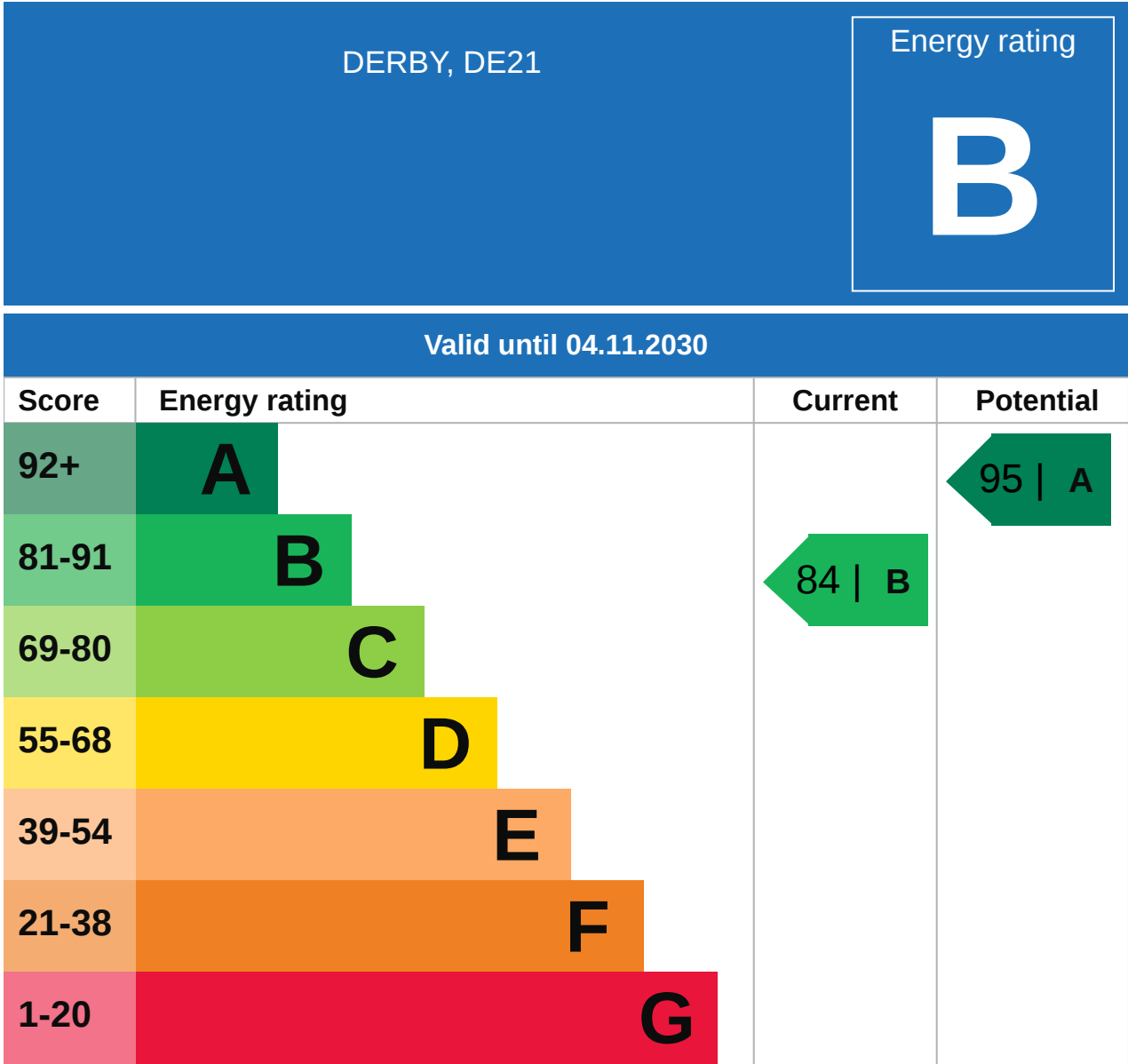
**WOLFSCOTE CLOSE, OAKWOOD, DERBY, DE21**



**WOLFSCOTE CLOSE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate





### 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

# Hannells

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

