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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th June 2025



EGMANTON CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Well Presented Three-Bedroom Semi-Detached Home
- > Generous Plot Set Back Within An Established Cul-De-Sac
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway & Garage

Property Description

Located within the popular and sought after area of Oakwood, this spacious and well-presented three-bedroom, semi-detached home offers a generous lounge, separate dining room, fitted kitchen with integrated appliances and a good-sized conservatory. With driveway parking and a good-sized garage, it will make a fantastic home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge opening through to a good-sized dining room; well-appointed fitted kitchen with integrated appliances; good sized conservatory over-looking the rear garden; first floor landing; three well-proportioned first floor bedrooms and a fitted family bathroom. To the front and side of the property is a neat well maintained garden space with lawn and mixed flower and shrubbery beds. To the rear is an enclosed garden with patio seating area, decked seating area, lawn and mixed flower and shrubbery beds. Parking is provided by a driveway to the front of the property, which also gives access to a good-sized brick garage. The property is well situated for local amenities within Oakwood including shops, schools and transport links together with easy access for Derby City Centre and further road links together with easy access for Derby City Centre.

Room Measurement & Details

Entrance Hall:

Lounge: (13'1" x 12'4") 3.99 x 3.76

Dining Room: (10'10" x 7'8") 3.30 x 2.34

Kitchen: (10'9" x 7'6") 3.28 x 2.29

Conservatory: (14'8" x 7'5") 4.47 x 2.26

First Floor Landing:

Bedroom One: (13'2" x 8'10") 4.01 x 2.69

Bedroom Two: (10'11" x 8'9") 3.33 x 2.67

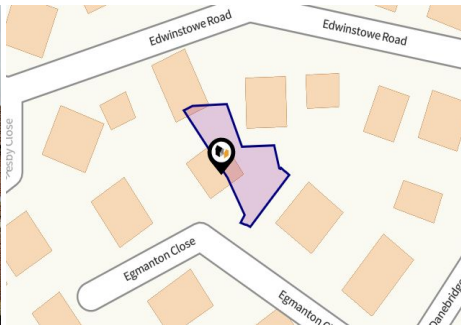
Bedroom Three: (6'6" x 6'6") 1.98 x 1.98

Bathroom: (6'5" x 6'0") 1.96 x 1.83

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



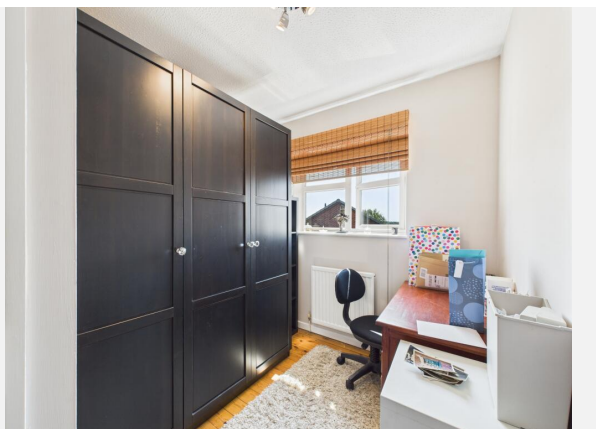
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY181647		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2	68	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



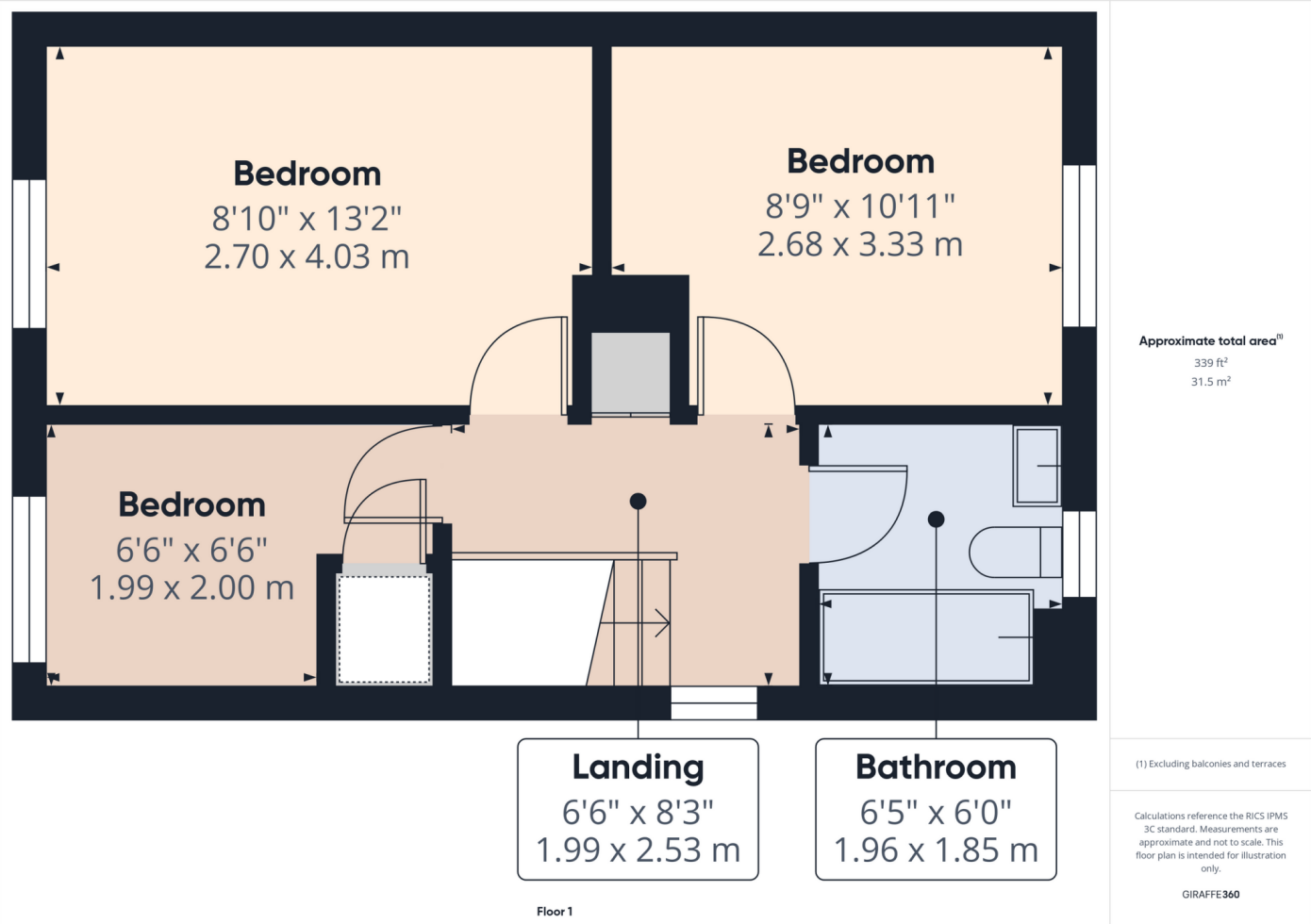




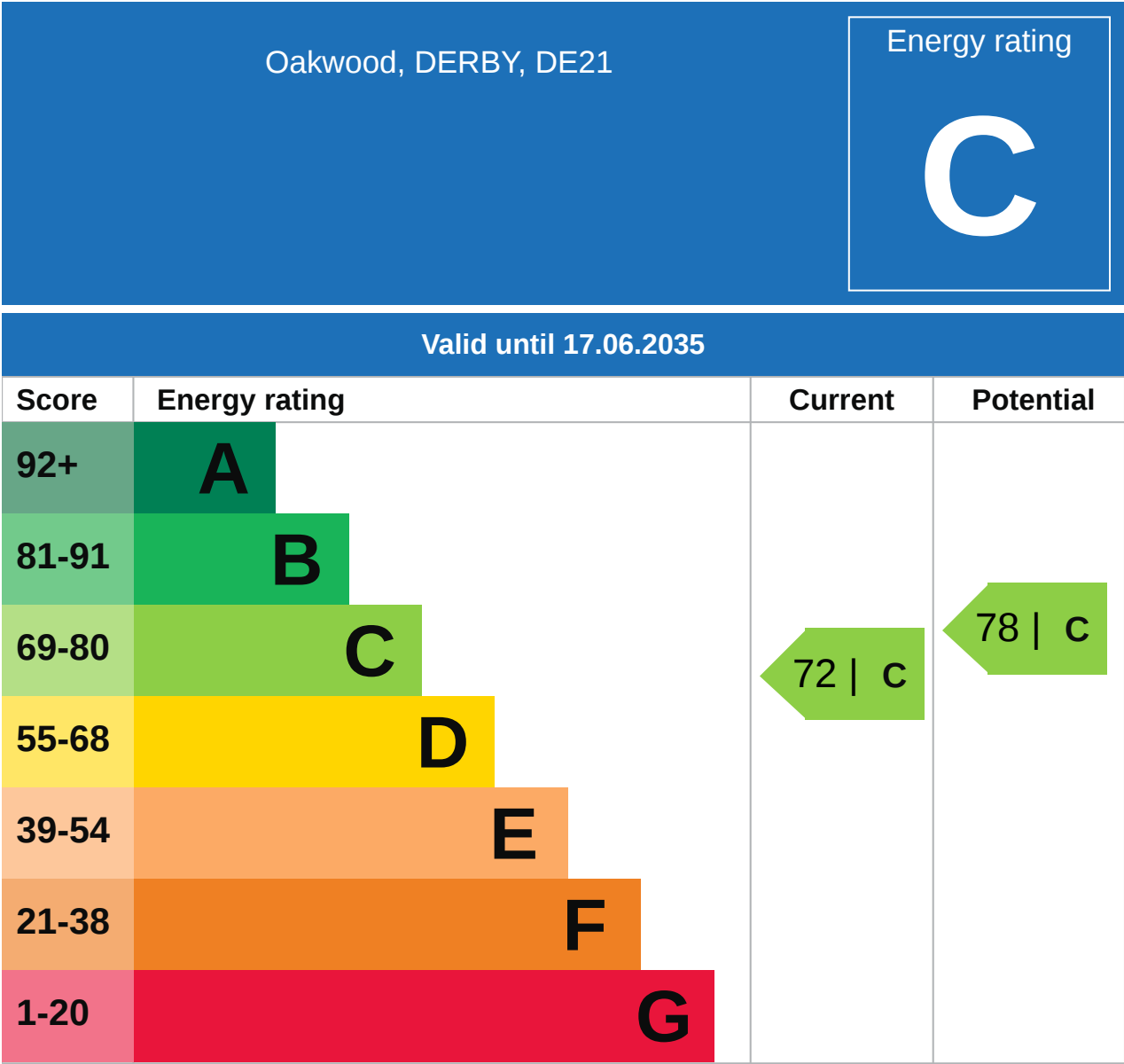
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	72 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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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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