

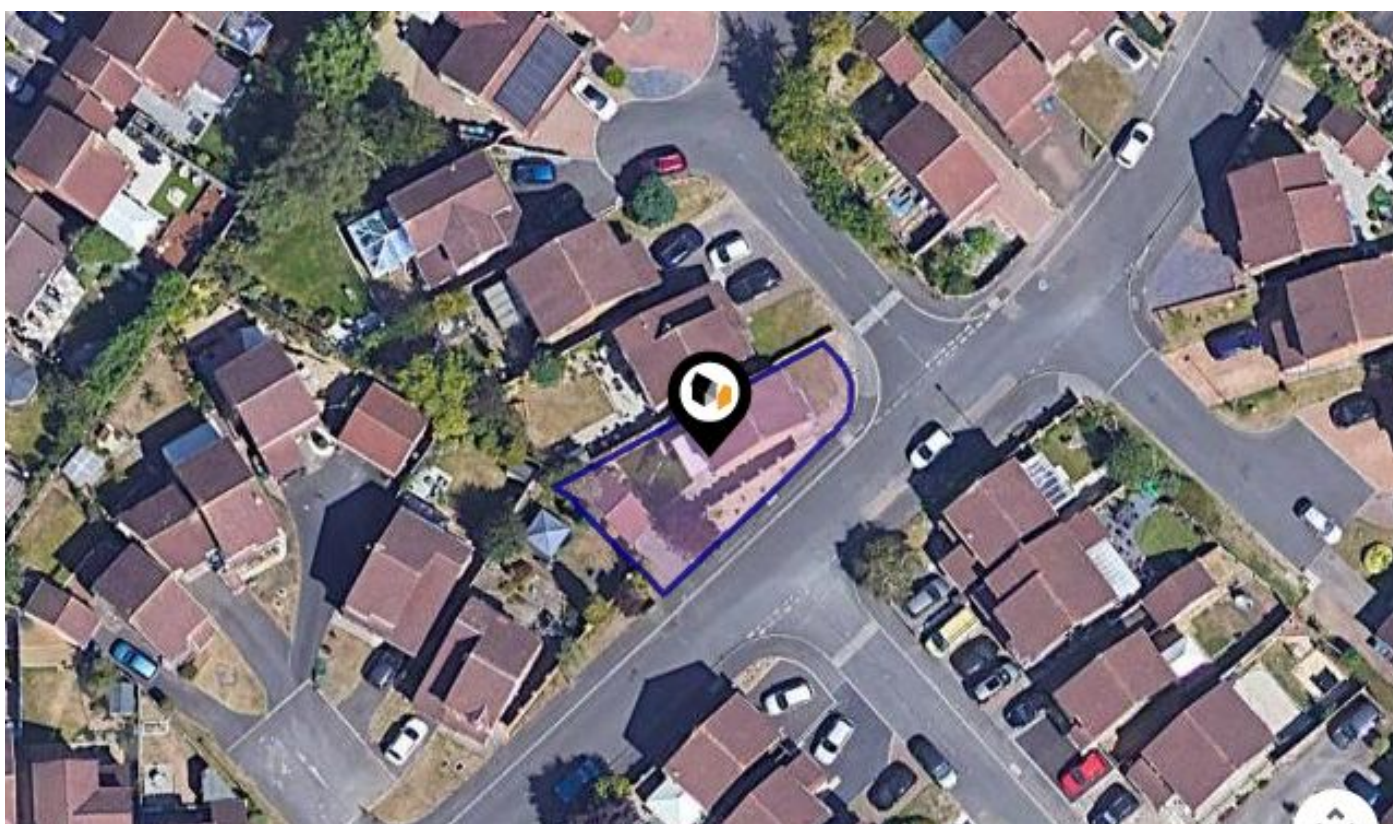


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th July 2025



COUNTISBURY DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Well Maintained & Appointed Detached Home
- > Parkview School Catchment
- > Driveway & Brick Built Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

Located in the popular area of Oakwood and within the Parkview School catchment, this modern, well maintained three-bedroom home features a refitted dining kitchen, a pleasant maintenance free rear garden, driveway and brick garage. Viewing is simply a must! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: reception hallway, lounge with feature fire place and refitted dining kitchen. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations, the rear garden is enclosed and arranged for ease of maintenance. There is also the benefit of a driveway providing off road parking and brick built garage. The property is well situated for Oakwood and its amenities including shops, schools, and transport links together with easy access for Derby City Centre and further road links. An early viewing is highly recommended.

Room Measurement & Details

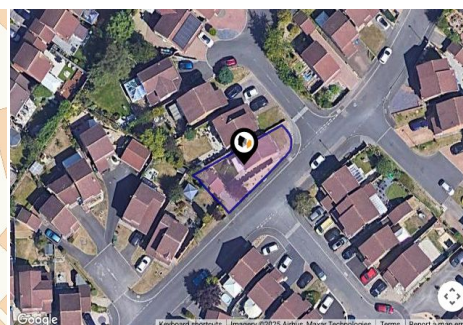
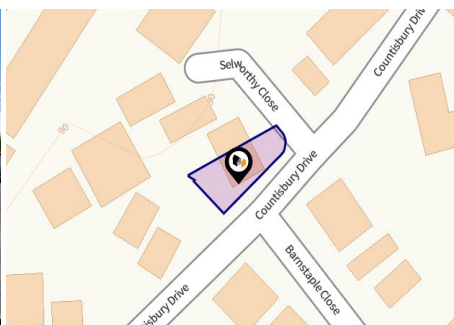
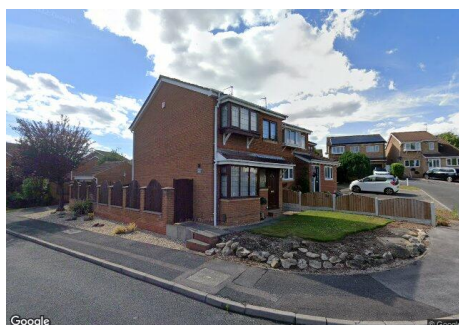
Entrance Hallway: (5'8" x 2'9") 1.73 x 0.84
Living Room: (18'5" x 14'1") 5.61 x 4.29
Dining Kitchen: (9'4" x 14'1") 2.84 x 4.29
First Floor Landing: (7'11" x 5'10") 2.41 x 1.78
Bedroom One: (12'5" x 8'0") 3.78 x 2.44
Bedroom Two: (10'9" x 8'9") 3.28 x 2.67
Bedroom Three: (9'5" x 5'9") 2.87 x 1.75
Bathroom: (7'9" x 5'2") 2.36 x 1.57

Outside:

The property occupies a corner plot position with gardens to both front and rear elevations, the front is laid mainly to lawn. The rear garden is enclosed and benefits from a degree of privacy and incorporates a paved patio area, artificial lawned area, storage area and cold water tap. There is gated access to a driveway providing off road parking in-turn providing access to a BRICK BUILT GARAGE 17'1" x 7'1" 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 authorised to make representations or warranties regarding the property.**



Property

Type:	Detached
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY146412

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

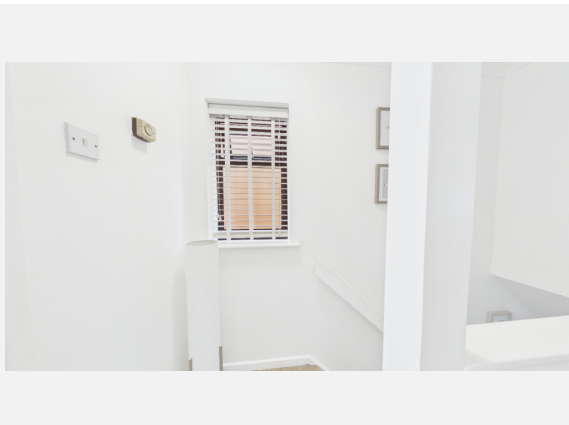
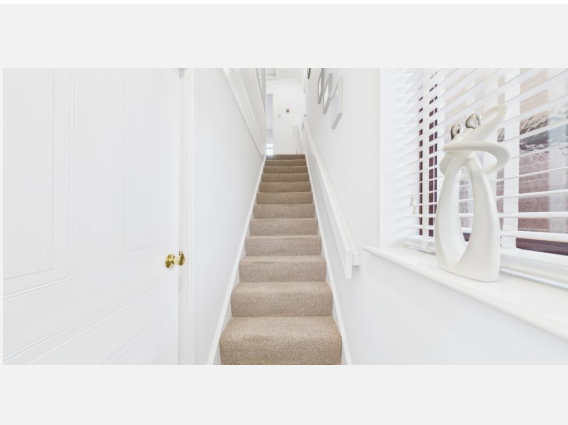
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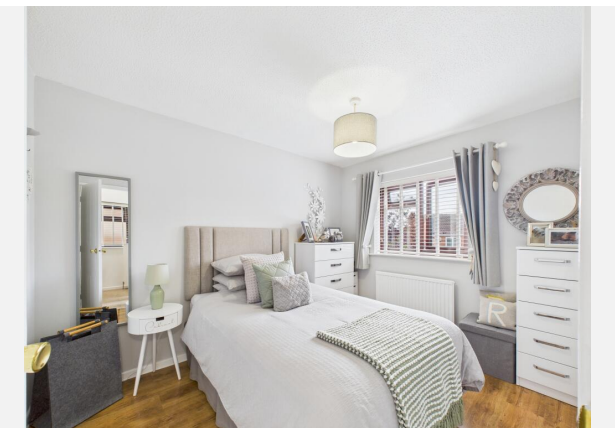
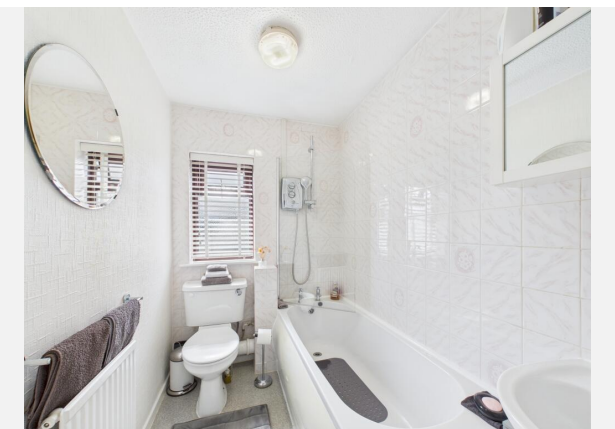
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



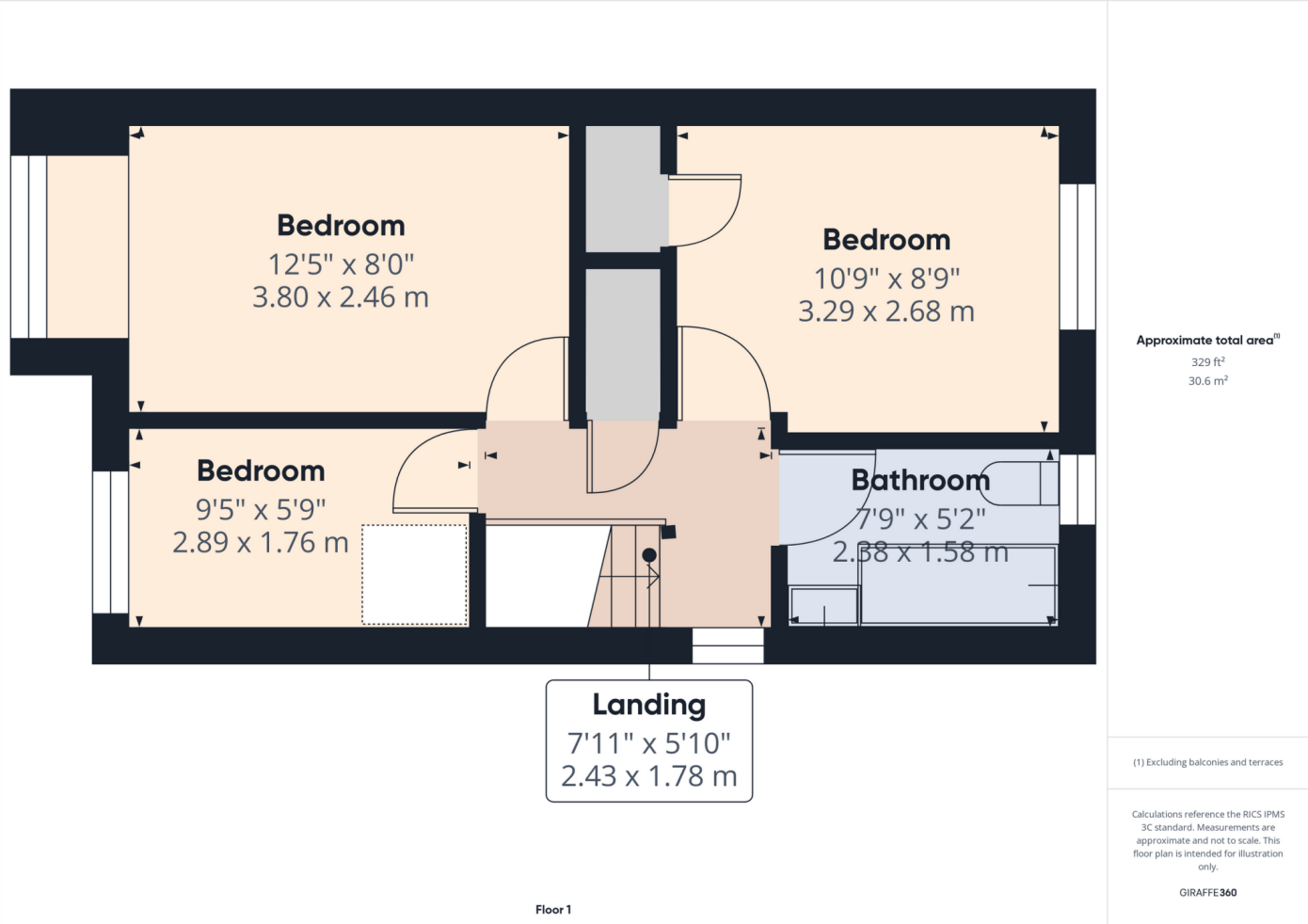




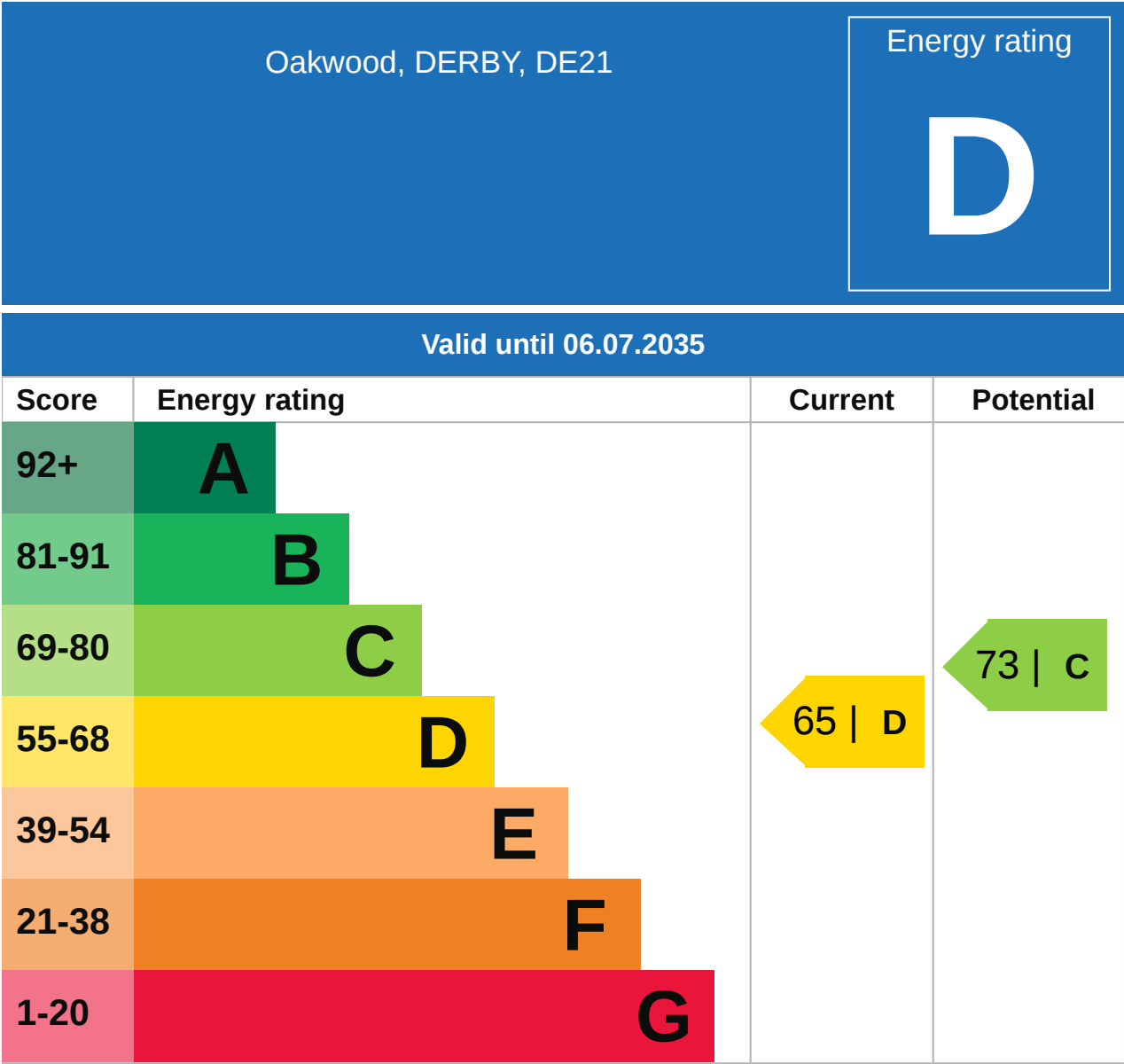
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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	69 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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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

Data Quality

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