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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th July 2025



FARNCOMBE LANE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three-Bedroom, Standard Construction, Detached Property
- > EPC Rating D, Freehold
- > Council Tax Band E
- > Ample Off Road Parking With An Integral Garage
- > No Upward Chain

Property Description

Offered to the market with no upward chain, this well-presented three-bedroom detached bungalow is tucked away in a delightful cul-de-sac in the sought-after Derby suburb of Oakwood! Set on a generous plot, the property offers spacious, open-plan living and benefits from ample off-road parking, an integral garage, a private enclosed rear garden, and a well-maintained interior. Additional features include double glazing and gas central heating throughout. The accommodation briefly comprises: a welcoming entrance hallway with two useful storage cupboards, a spacious open-plan lounge and dining area with sliding patio doors leading to the rear garden, fitted breakfast kitchen, three well-proportioned bedrooms, an en-suite shower room to the master bedroom, and a modern family bathroom. At the front of the property is a driveway providing off road parking for several vehicles together with an integral garage, a graveled fore garden and a secure gate giving access to the rear of the property. To the rear is a good sized, private and enclosed garden with a patio area, gravel beds, numerous shrubbery beds including Roses and Hydrangeas, outside tap and fenced boundaries. Farncombe lane is a sought after established cul-de-sac being well situated for Oakwood and its amenities together with country walks near by and is also well placed for three noted golf courses to include Breadsall Priory, Morley Hayes and Horsley Lodge country clubs. Viewing is recommended.

Room Measurement & Details

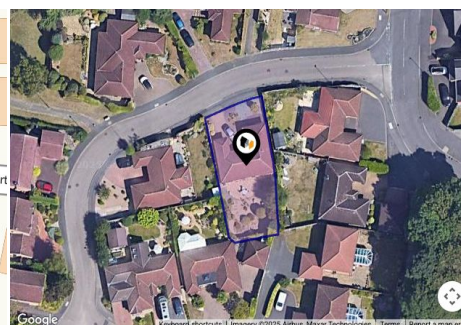
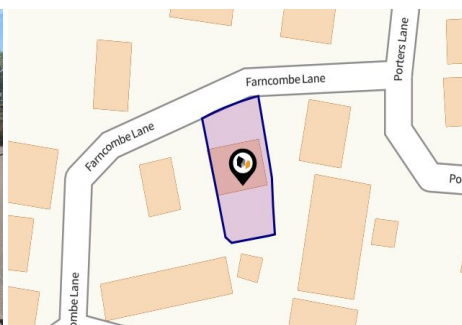
Entrance Hallway: (11'0" x 3'9") 3.35 x 1.14
Living Room: (20'2" x 18'8") 6.15 x 5.69
Kitchen: (8'3" x 14'7") 2.51 x 4.44
Bedroom One: (11'8" x 10'4") 3.56 x 3.15
En-Suite Shower Room: (8'9" x 2'9") 2.67 x 0.84
Bedroom Two: (9'0" x 11'7") 2.74 x 3.53
Bedroom Three: (7'1" x 10'3") 2.16 x 3.12
Bathroom: (5'9" x 7'1") 1.75 x 2.16
Garage: (8'4" x 17'7") 2.54 x 5.36

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.

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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.11 acres
Council Tax :	Band E
Annual Estimate:	£2,684
Title Number:	DY175885

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)

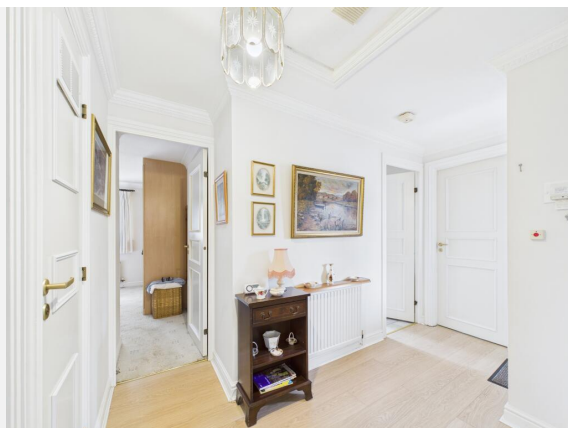
5 mb/s	50 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





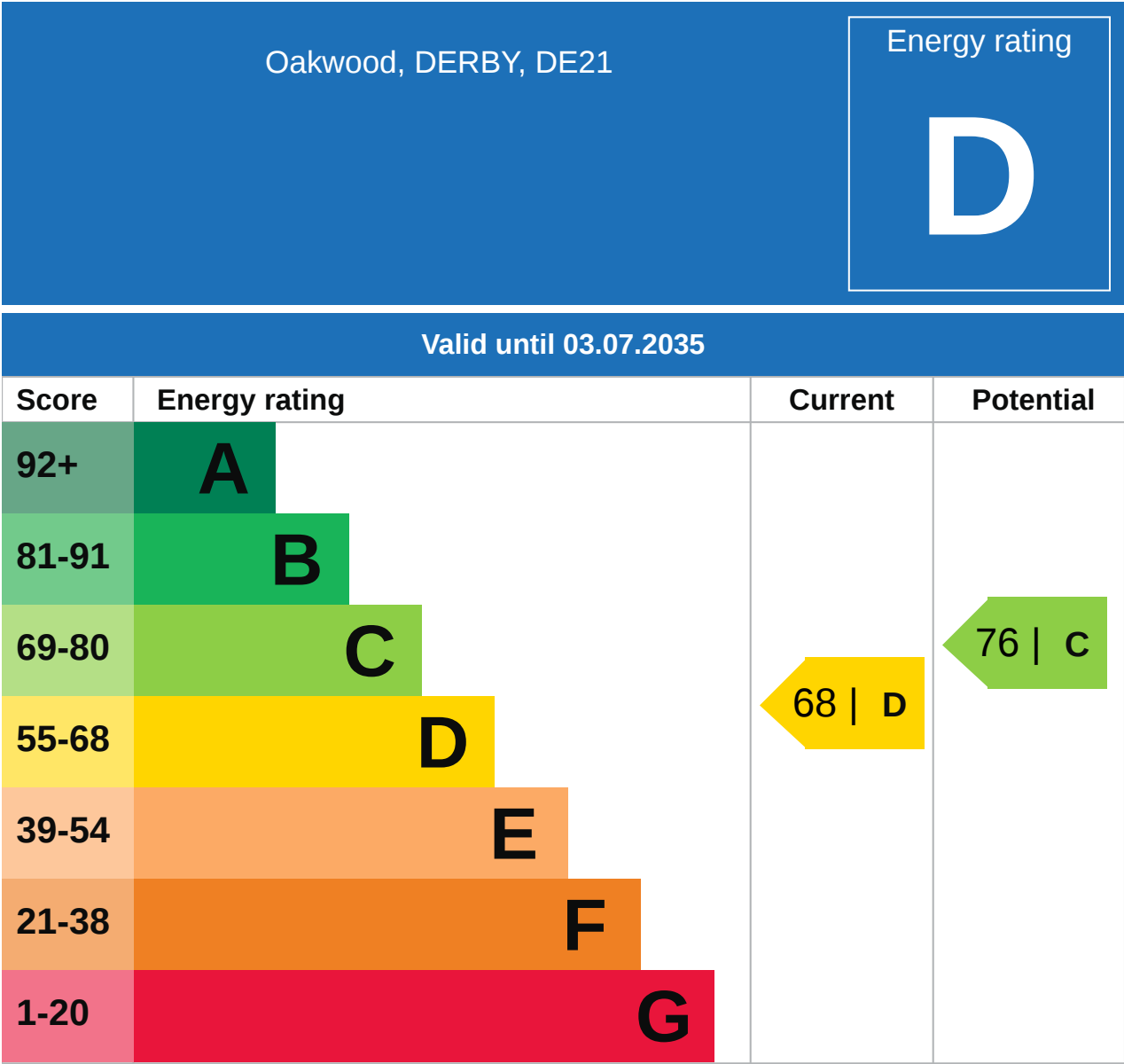




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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
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:	91 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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Hannells

Data Quality

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