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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



FISKERTON WAY, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Extended Four Bedrooomed Semi Detached Home
- > En-Suite To Master Bedroom
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Off Road Parking, Garage/Suitable for Storage/Small Vehicle

An excellent opportunity arises for a first time buyer or family to purchase this extended four bedroom semi detached home, located in the in the sought after Derby suburb of Oakwood. Situated close to shops, parks and local amenities, the property offers spacious living accommodation and features an open plan layout, uPVC double glazing, gas central heating, off road parking with an integral garage and an enclosed garden. In brief, the accommodation comprises; Entrance hallway, a lounge opening to the dining room and a fitted kitchen with a door leading to the garage/utility room. To the first floor are four bedrooms with one of the bedrooms currently being used as a study, en-suite shower room to the master bedroom, floor landing and a family bathroom having a three piece suite. At the front of the property is a driveway providing off road parking together with an integral garage whilst at the rear is a enclosed garden laid mainly to lawn, patio area, and fenced boundaries. Fiskerton Way is well situated for Oakwood and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Entrance Hallway: (4'4" x 6'5") 1.32 x 1.96
Living Room: (12'3" x 13'1") 3.73 x 3.99
Dining Room: (7'8" x 10'9") 2.34 x 3.28
Kitchen: (7'8" x 10'9") 2.34 x 3.28
First Floor Landing: (6'5" x 8'3") 1.96 x 2.51
Bedroom One: (8'11" x 13'2") 2.72 x 4.01
En-Suite Shower Room: (6'4" x 6'8") 1.93 x 2.03
Bedroom Two: (8'8" x 11'0") 2.64 x 3.35
Bedroom Three: (6'9" x 9'9") 2.06 x 2.97
Bedroom Four: (6'8" x 9'3") 2.03 x 2.82
Bathroom: (6'6" x 6'1") 1.98 x 1.85

Outside: Off road parking is provided to the front elevation for two/three vehicles. The rear garden is enclosed and benefits from a shaped paved patio area, lawned area, garden area and cold water tap.

Garage (suitable for storage/small vehicle): (6'10" x 19'10") 2.08 x 6.05

Having up and over door, light, power and courtesy door the the rear garden.

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
Bedrooms:	4
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£1,952
Title Number:	DY204308

Tenure: Freehold

Local Area

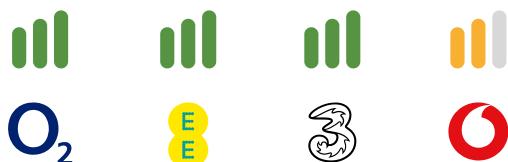
Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1 mb/s 69 mb/s 1800 mb/s



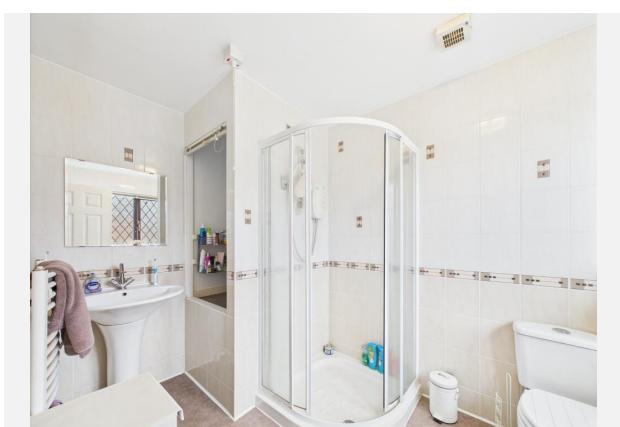
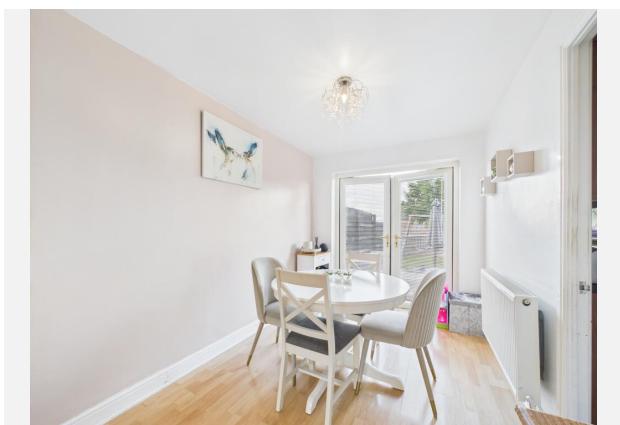
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



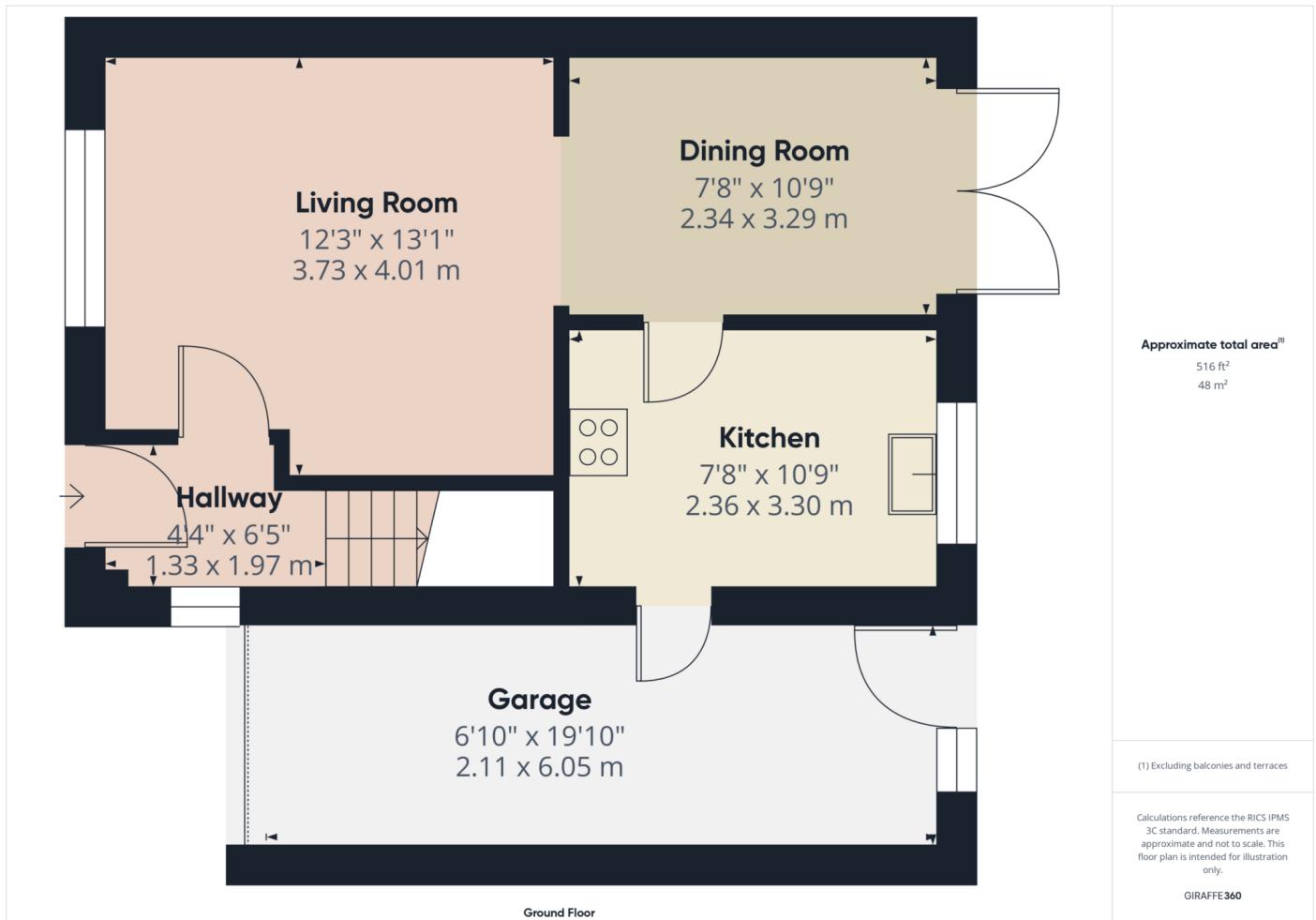
Gallery Photos



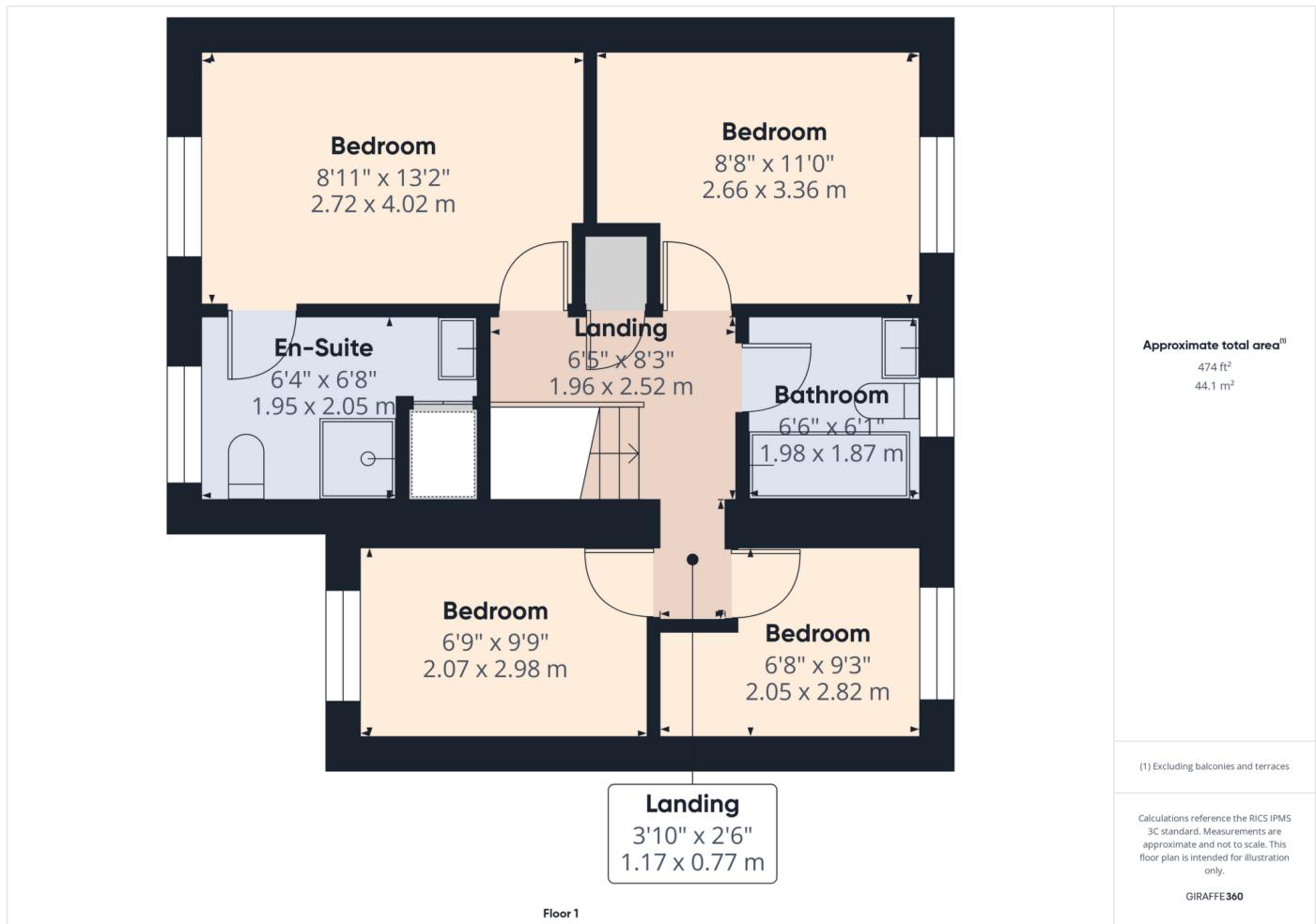
Gallery Floorplan



FISKERTON WAY, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Fiskerton Way, Oakwood, DE21

Energy rating

D

Valid until 15.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 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 proper

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.

Hannells Testimonials



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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