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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th August 2025



CALDERMILL DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern Two Bedroomed Semi Detached Home
- > No Upward Chain, Ideal First Time Buy
- > Driveway And Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

A modern two bedroomed semi-detached home available with no upward chain and an early viewing is recommended. The property would be ideal for the first time buyer and offers a driveway, attached garage and an enclosed rear garden. The property benefits from UPVC double glazing and gas central heating and briefly comprises:- entrance hallway, fitted kitchen and living room. To the first floor the landing provides access to two good size bedrooms and a bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations and a driveway provides off-road parking giving access to an attached garage. Caldermill Drive and is well situated for local amenities including shops, schools, and transport links together with easy access for Derby City Centre and further road links.

Entrance Hallway: (3'5" x 7'0") 1.04 x 2.13

Kitchen: (8'10" x 7'0") 2.69 x 2.13

Living Room: (12'6" x 16'0") 3.81 x 4.88

First Floor Landing: (5'10" x 5'0") 1.78 x 1.52

Double Bedroom One: (9'6" x 11'6") 2.90 x 3.51

Bedroom Two: (6'6" x 11'6") 1.98 x 3.51

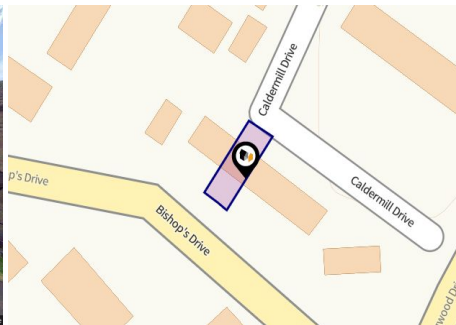
Bathroom: (5'10" x 6'3") 1.78 x 1.90

Outside:

There are gardens to both front and rear elevations. There is a driveway to the side elevation leading in-turn to a brick built garage 18'8" x 8'3" with up and over door, light, power and courtesy door to the rear garden. The rear garden is enclosed having a paved patio and decked area with lawned area beyond with fenced boundaries.

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:	Semi-Detached
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY216592

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)

2	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



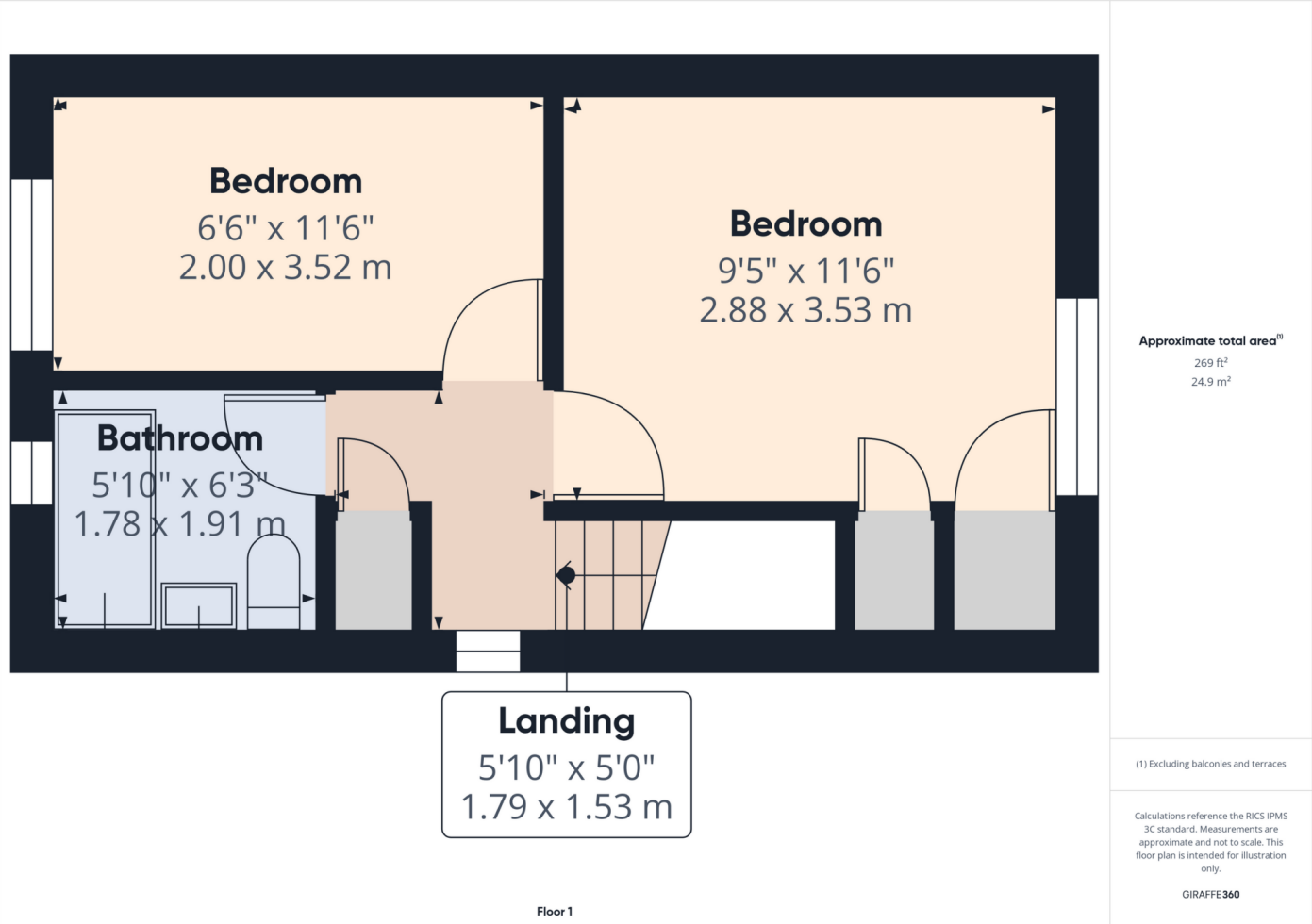




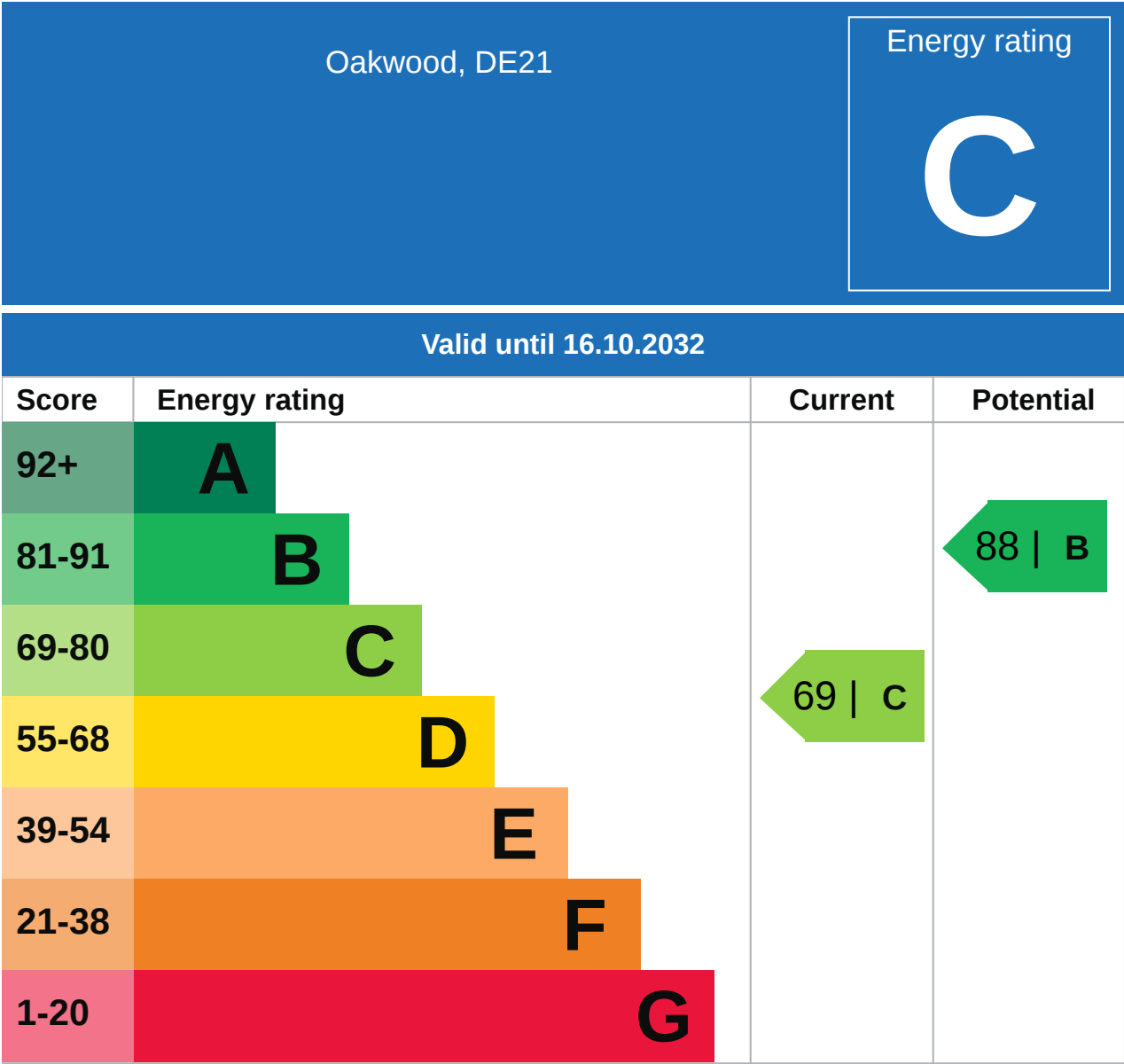
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
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, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²



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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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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.



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