



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



DIAMOND DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Well Presented And Maintained Detached Family Home
- > Three Bedrooms, Master With En-Suite Shower Room
- > Ample Off Road Parking, South Facing Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

A well presented and maintained detached family home, occupying a pleasant cul-de-sac location. The property benefits from ample off road parking, converted garage to a useful sitting room/study, conservatory with feature glassroof and private south facing rear garden. Early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge, dining room with French doors to a conservatory with feature glass roof, refitted kitchen, utility room and cloakroom/WC. To the first floor are three bedrooms, master bedroom with an en-suite shower room and modern bathroom with a three piece suite. Outside, the property is set back from Diamond Drive and has a driveway providing off road parking there is an enclosed south facing rear garden which enjoys a degree of privacy. Diamond Drive is well located for local amenities, including shops, schools and excellent road and public transport links together with road links for the A52, M1 motorway and A50 respectively providing access to Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (4'10" x 4'4") 1.47 x 1.32

Living Room: (16'3" x 11'6") 4.95 x 3.51

Conservatory: (12'4" x 9'2") 3.76 x 2.79

Kitchen: (9'4" x 13'8") 2.84 x 4.17

Cloaks/WC: (5'6" x 3'6") 1.68 x 1.07

First Floor Landing: (5'0" x 6'2") 1.52 x 1.88

Bedroom One: (12'0" x 11'6") 3.66 x 3.51

En-Suite Shower Room: (5'5" x 4'11") 1.65 x 1.50

Bedroom Two: (14'2" x 7'10") 4.32 x 2.39

Bedroom Three: (9'0" x 7'11") 2.74 x 2.41

Family Bathroom: (5'6" x 6'3") 1.68 x 1.90

Outside:

The property is set back from Diamond Drive and provides ample off road parking to the front elevation. The gated access to the side elevation leading in-turn to the enclosed rear garden having composite fenced boundaries, lawned area and cold water tap.

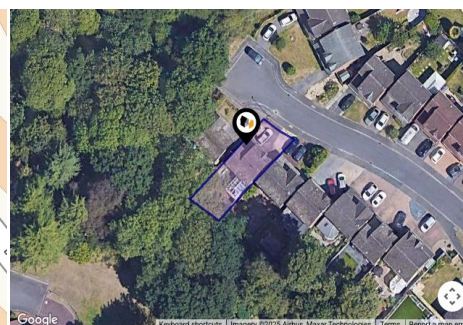
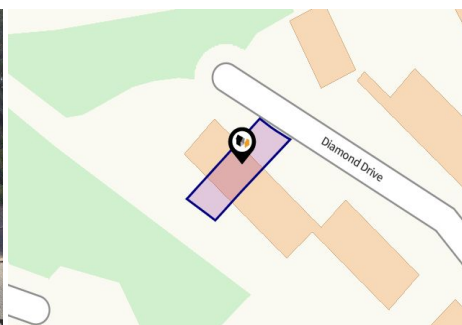
Buyer Information:

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

KFB authorised to make representations or warranties regarding the property.



Property




Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.06 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY213111		

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	85	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

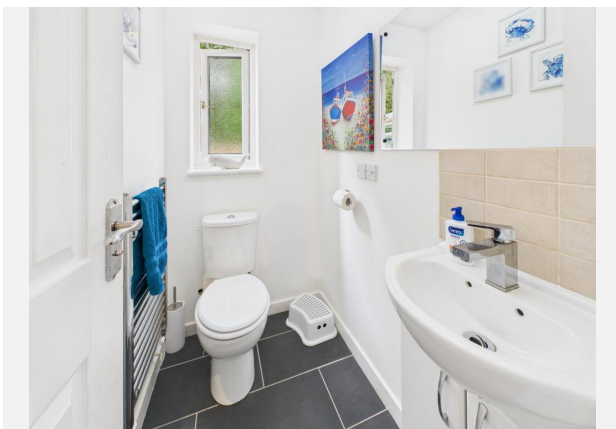
(based on calls indoors)



Satellite/Fibre TV Availability:





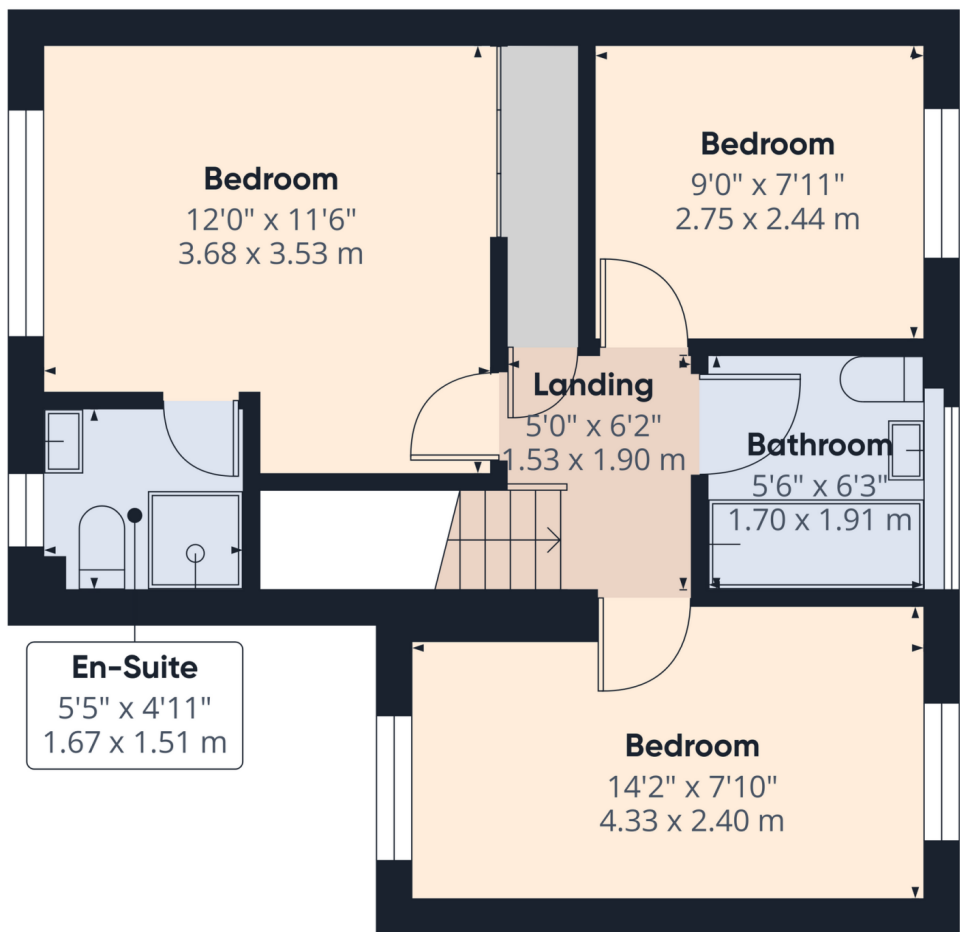




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Floor 1

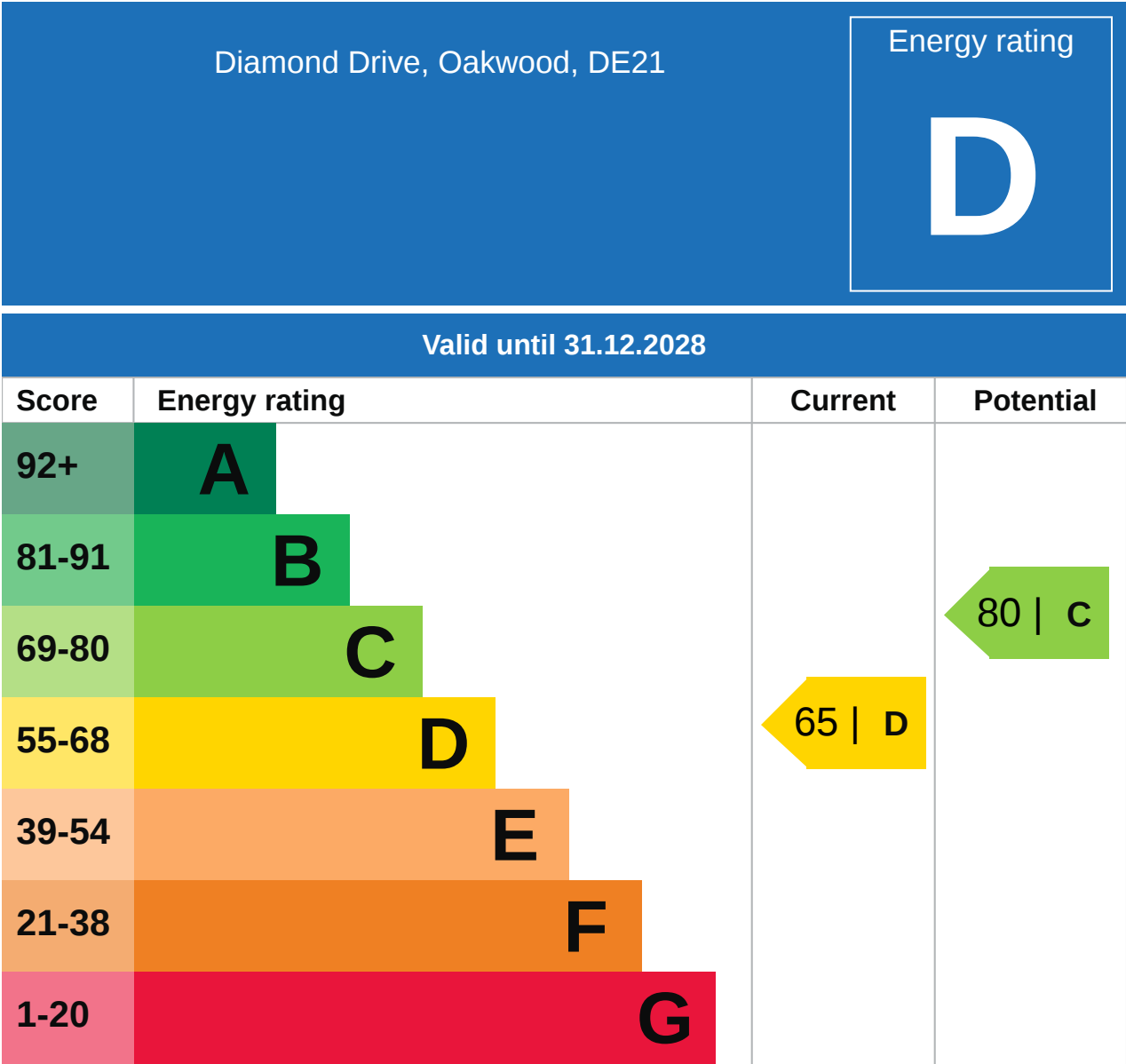
Approximate total area^m
411 ft²
38.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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, 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:	94 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

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

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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