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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th August 2025



MARIGOLD CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern & Spacious Detached Home
- > Parkview School Catchment, Cul-De-Sac Location
- > Four Double Bedrooms, Master En-Suite
- > EPC Rating C, Standard Construction
- > Council Tax Band E, Freehold

Located in the sought-after area of Oakwood, this spacious and well presented, four double-bedroom detached home offers a modern, fitted open plan dining/living kitchen, good size conservatory and lounge with a feature fireplace together with four bedrooms, ample parking and a detached double garage. The property is also situated within the Parkview school catchment. Benefiting from uPVC double glazing and gas central heating and the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature fireplace, fitted dining/living kitchen and good size conservatory. To the first floor the landing provides access to four bedrooms, master bedroom having an en-suite shower room and family bathroom. Outside, there are gardens to both front and rear elevations together with off road parking for three/four vehicles together access to a detached double garage.

Entrance Hallway: (9'9" x 4'8") 2.97 x 1.42
Cloaks/WC: (5'4" x 4'7") 1.63 x 1.40
Living Room: (12'3" x 17'5") 3.73 x 5.31
Dining Kitchen: (10'8" x 28'6") 3.25 x 8.69
Conservatory: (10'6" x 22'11") 3.20 x 6.98
First Floor Landing: (3'6" x 20'5") 1.07 x 6.22
Bedroom One: (11'5" x 9'10") 3.48 x 3.00
En-Suite Shower Room: (5'8" x 7'4") 1.73 x 2.24
Bedroom Two: (12'6" x 10'11") 3.81 x 3.33
Bedroom Three: (10'9" x 10'7") 3.28 x 3.23
Bedroom Four: (8'1" x 10'8") 2.46 x 3.25
Family Bathroom: (8'1" x 6'4") 2.46 x 1.93
Outside:

The property is situated at the head of Marigold Close and is approached via a driveway providing ample off road parking for three/four vehicles and access to the garage. There is a garden area to the front elevation and gated access to the side elevation leads in-turn to the enclosed rear garden which is laid mainly to lawn and incorporates a paved patio area. Cold water tap.

Double Garage: (17'9" x 17'9") 5.41 x 5.41

With two up and over doors, light, power and courtesy door to the front of the property.

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.

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,323 ft ² / 123 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY210463		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	1 mb/s	45 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						

Planning History

This Address



Planning records for: *Marigold Close, Oakwood, Derby, DE21*

Reference - 03/05/00417	
Decision:	Permitted
Date:	10th March 2005
Description:	Extension To Dwelling House (Conservatory)



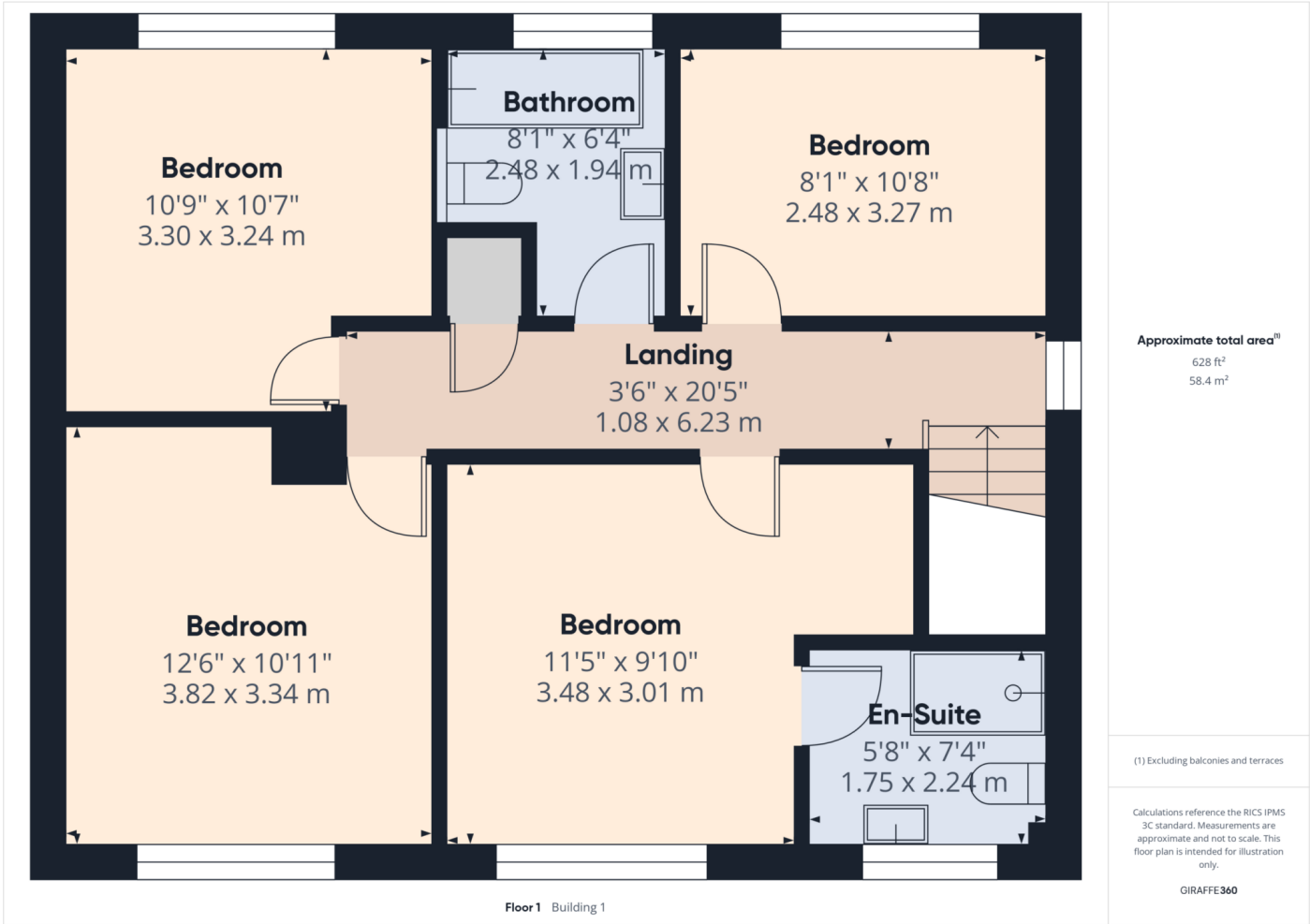




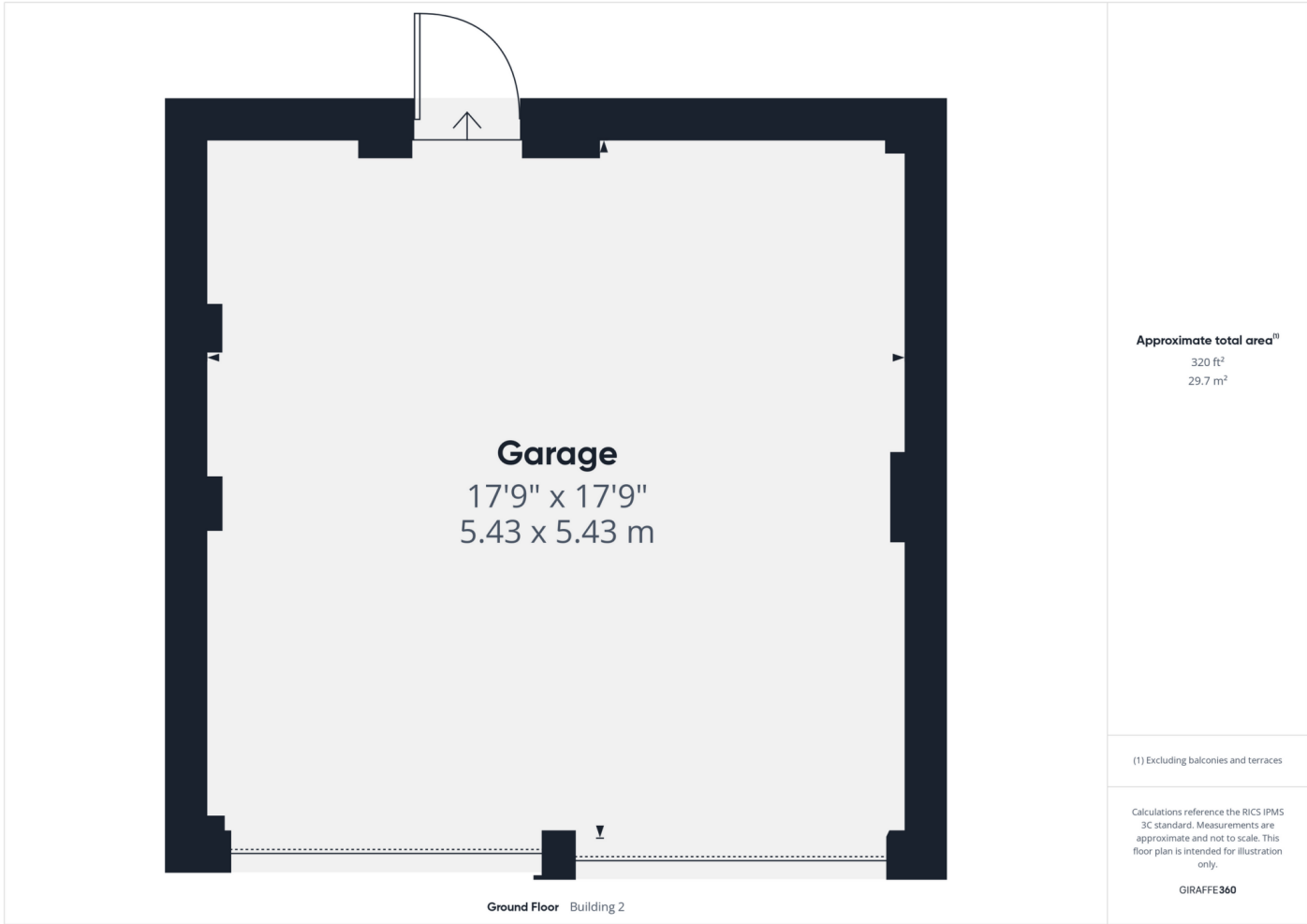
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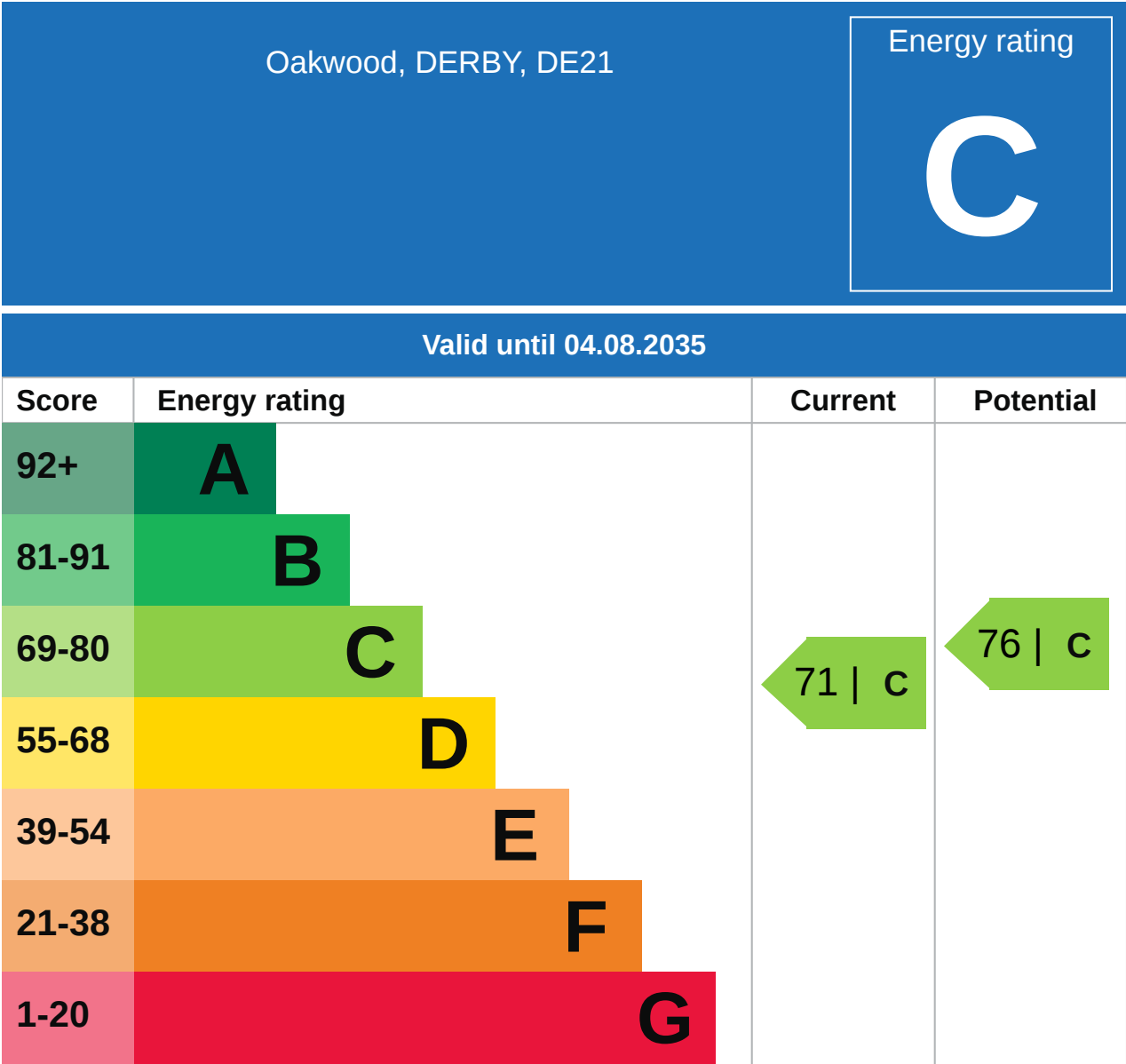
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Property
EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	123 m ²



Hannells

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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

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