



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th August 2025



MORLEY ROAD, OAKWOOD, DERBY, DE21

Hannells

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- > Spacious Four Bedroom Detached Home
- > EPC Rating D, Standard Construction
- > Council Tax Band E, Freehold
- > Driveway & Garage
- > Spacious Lounge & Separate Dining Room

Property Description

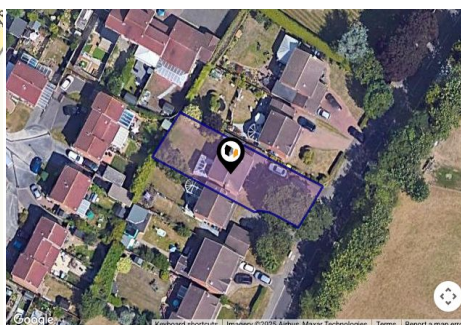
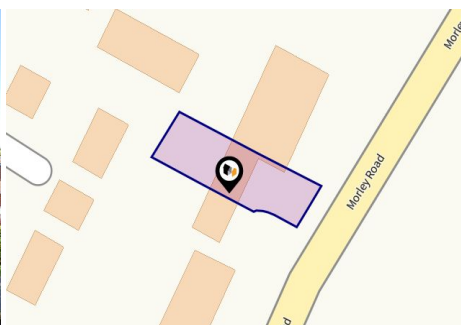
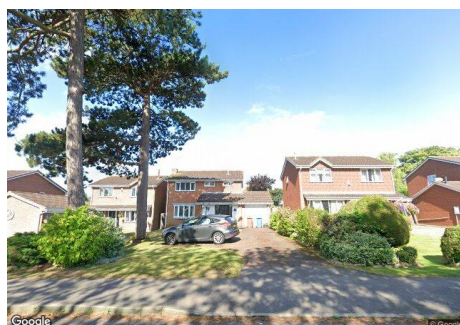
**** PREMIER PROPERTY **** Located in the sought after area of Oakwood and opposite beautiful farmland, this spacious four-bedroom detached family home offers a generous lounge, separate dining room, conservatory and a most spacious fitted breakfast kitchen with separate utility area. With a master en-suite, large extended garage and well-proportioned rear garden, it must be viewed! Benefitting from double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with built in store cupboards; cloakroom with W.C; spacious lounge with double doors giving access to the dining room; uPVC double glazed conservatory with French doors to the rear garden; modern and spacious breakfast kitchen with additional utility room; first floor landing; master bedroom with built in wardrobes and a good sized en-suite shower room; three further bedrooms and a fitted family bathroom. To the front of the property is a generous driveway alongside a lawned garden with flower and shrubbery beds. The driveway sets the property back from the road and gives access to the extended garage with power and lighting. To the rear is a good-sized enclosed garden with patio, lawn and mixed flower and shrubbery beds.

Room Measurement & Details

Entrance Hall: (5'1" x 9'9") 1.55 x 2.97
Cloakroom With W.C: (5'8" x 4'10") 1.73 x 1.47
Living Room: (12'10" x 17'2") 3.91 x 5.23
Dining Room: (10'3" x 11'11") 3.12 x 3.63
Conservatory: (11'11" x 12'6") 3.63 x 3.81
Breakfast Kitchen: (13'2" x 10'4") 4.01 x 3.15
Utility Room: (6'5" x 8'1") 1.96 x 2.46
First Floor Landing: (7'9" x 5'9") 2.36 x 1.75
Bedroom One: (9'8" x 14'0") 2.95 x 4.27
En-Suite Shower Room: (5'8" x 8'4") 1.73 x 2.54
Bedroom Two: (11'8" x 9'4") 3.56 x 2.84
Bedroom Three: (8'6" x 7'9") 2.59 x 2.36
Bedroom Four: (8'5" x 8'0") 2.57 x 2.44
Bathroom: (8'3" x 4'11") 2.51 x 1.50
Garage: (36'8" x 9'0") 11.18 x 2.74

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:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.12 acres		
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY136066		

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)

3	66	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Morley Road, Oakwood, Derby, DE21*

Reference - 22/01668/TPO	
Decision:	Pending Consideration
Date:	25th October 2022
Description:	Crown lift to give 5.2m clearance from ground level (roadside only), cutting back of branches overhanging the neighbouring property by 2m and dead wood of a Pine tree. Removal of one lowest limb and reduction of limb above by 2m of a Pine tree protected by Tree Preservation Order no. 344





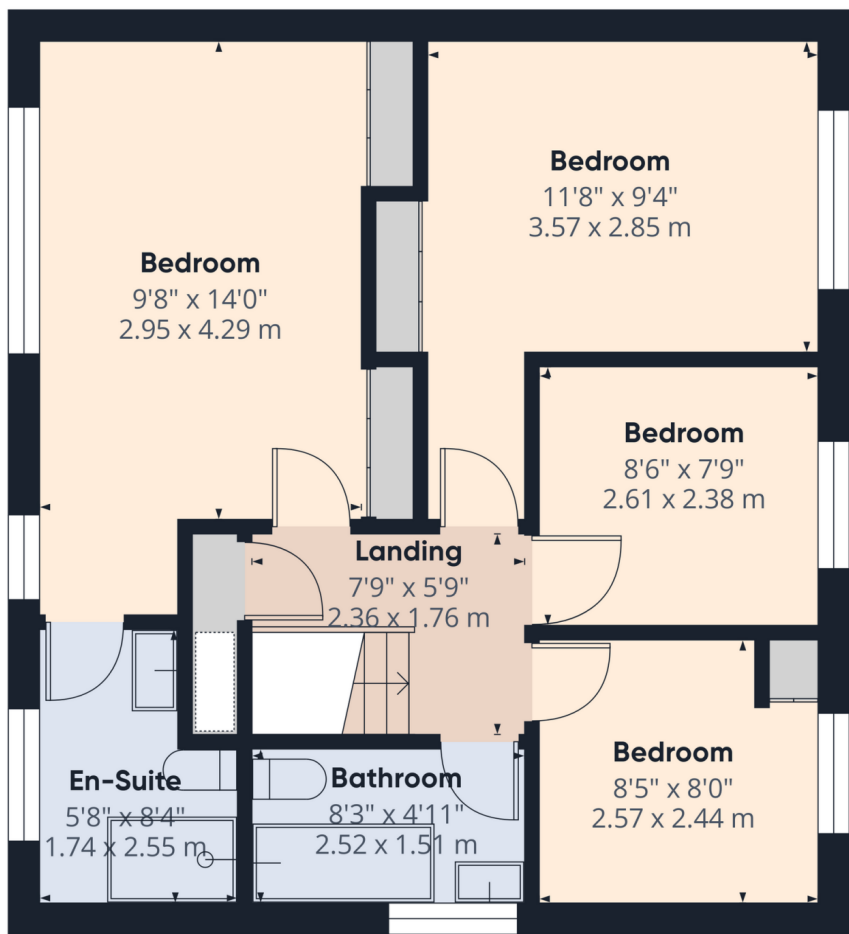




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Floor 1

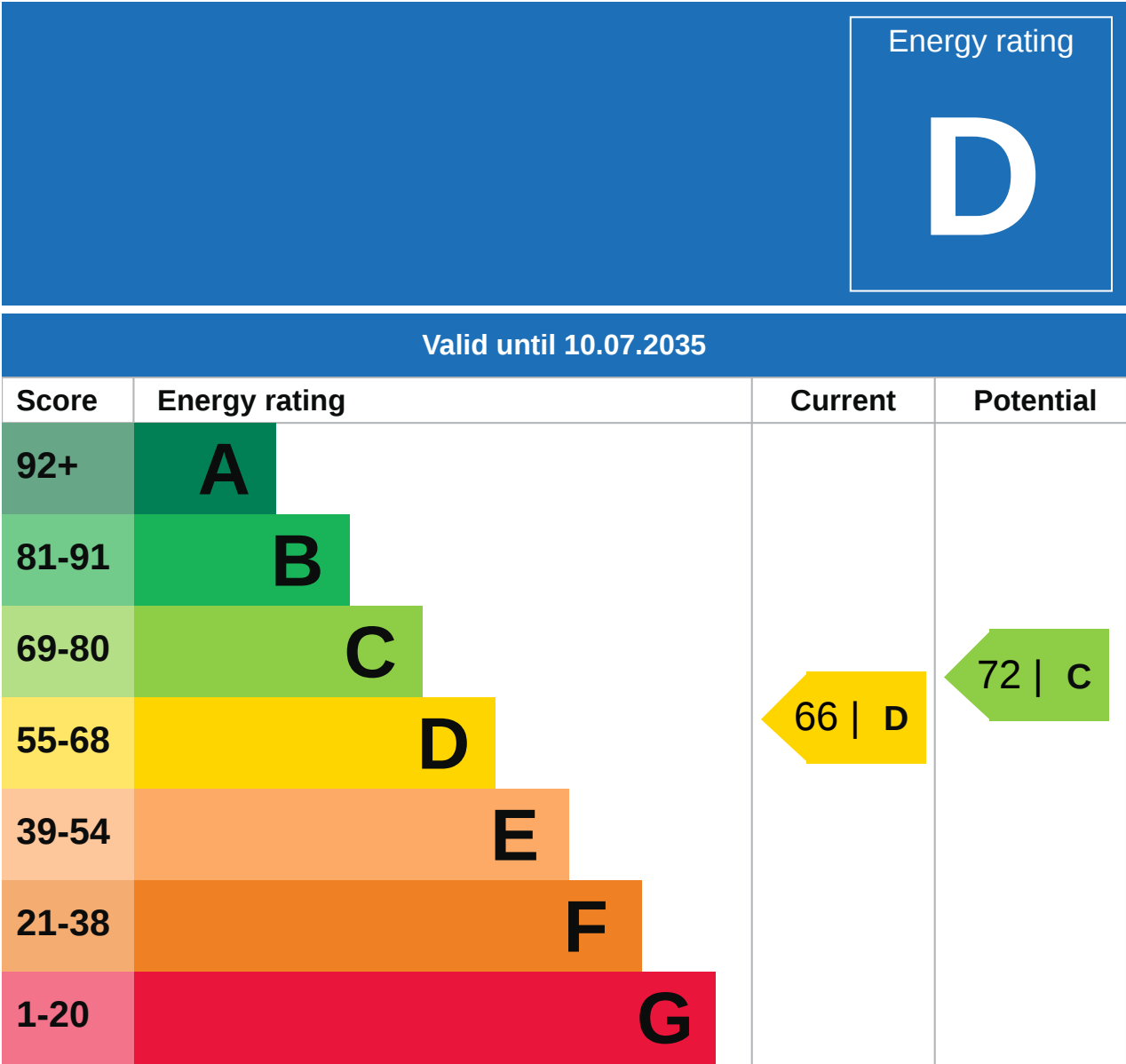
Approximate total area^m
545 ft²
50.7 m²

(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:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	119 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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