

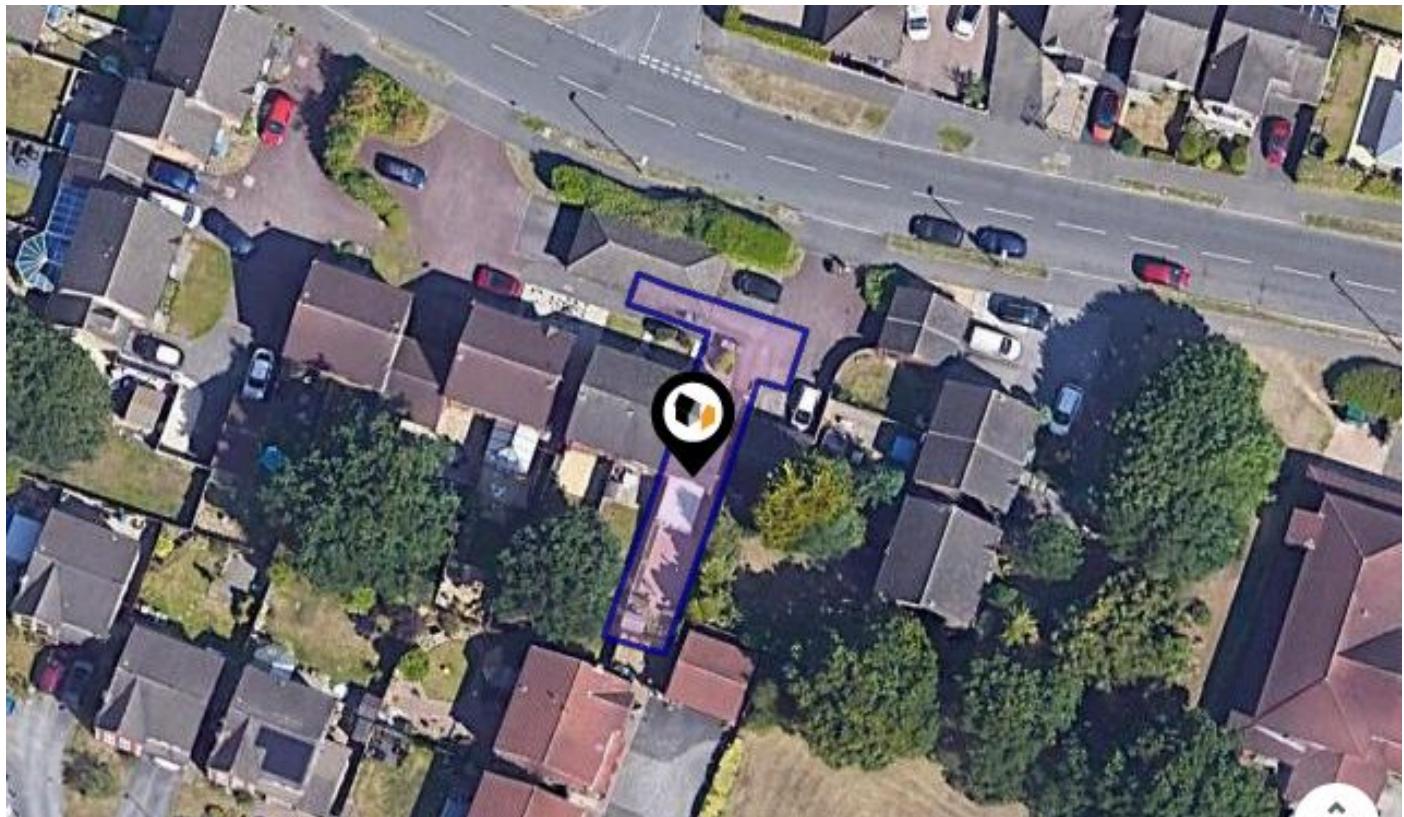


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025



SMALLEY DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented, Two-Bedroom Semi-Detached Home
- > Excellent First Time Buy, No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking And Garage

Property Description

A well-presented two-bedroom semi-detached home is situated in the highly sought-after area of Oakwood, within a short walk to the local amenities. With modern living accommodation and no upward chain, the property benefits from gas central heating, UPVC double glazing, off-road parking and a garage! In brief the accommodation comprises; entrance hall, kitchen, living room with feature fireplace and patio doors to the conservatory. To the first floor are two bedrooms and a shower room with white three piece suite. To the outside of the property there is a driveway providing off-road parking and garage. To the rear elevation is an enclosed, south-facing, low maintenance garden being block paved with decorative bark borders. Oakwood itself offers a good range of local amenities including shops, schools and transport links together with easy access for Derby City Centre, Meteor Centre and road links with the A38 and A52 respectively.

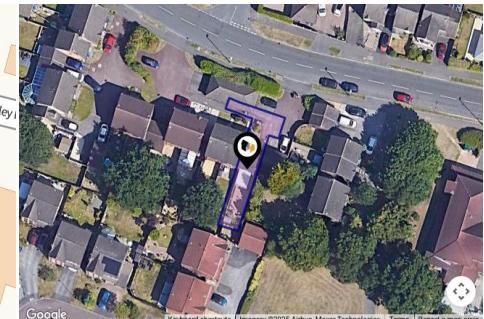
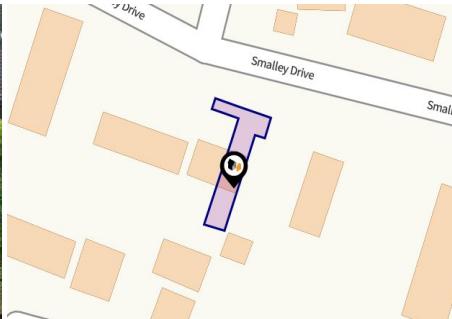
Room Measurement & Details

Entrance Hallway: (5'10" x 9'3") 1.78 x 2.82
Kitchen: (6'5" x 9'4") 1.96 x 2.84
Living Room: (12'6" x 13'8") 3.81 x 4.17
Conservatory: (8'1" x 10'10") 2.46 x 3.30
First Floor Landing: (3'2" x 5'1") 0.97 x 1.55
Bedroom One: (12'7" x 9'6") 3.84 x 2.90
Bedroom Two: (9'1" x 8'3") 2.77 x 2.51
Shower Room: (6'1" x 6'4") 1.85 x 1.93
Garage: (8'2" x 18'7") 2.49 x 5.66
Situated 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. 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.

Property Overview



Property

Type: Terraced

Tenure: Freehold

Bedrooms: 2

592 ft² / 55 m²

Floor Area: 0.04 acres

Plot Area: 0.04 acres

Year Built : 1991-1995

Council Tax : Band B

Annual Estimate: £1,708

Title Number: DY451682

Local Area

Local Authority: Derby city

Estimated Broadband Speeds

Conservation Area: No

(Standard - Superfast - Ultrafast)

Flood Risk:

1
mb/s

• Rivers & Seas
Very low

76
mb/s

• Surface Water
Very low

-
mb/s



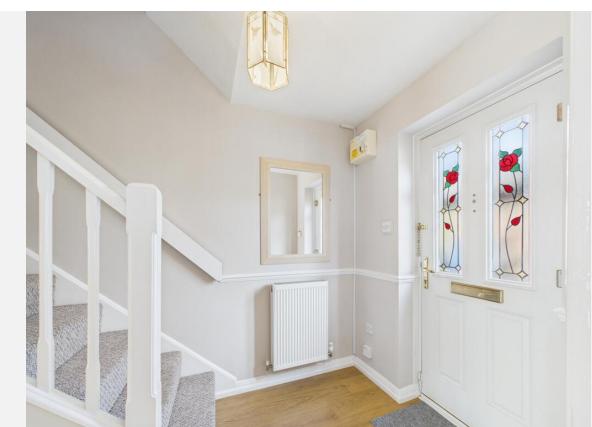
Mobile Coverage:

Satellite/Fibre TV Availability:

(based on calls indoors)



Gallery Photos



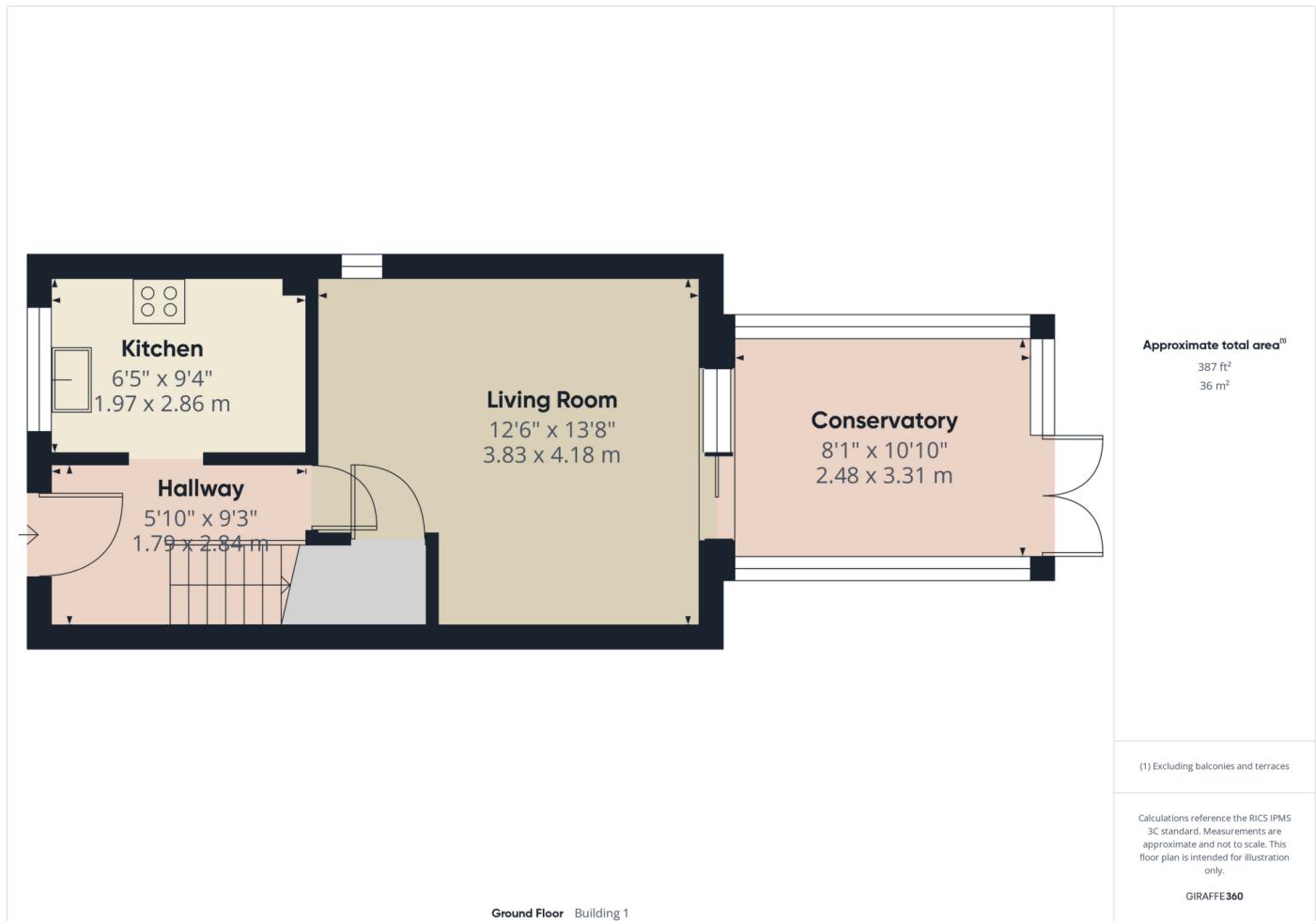
Gallery Photos



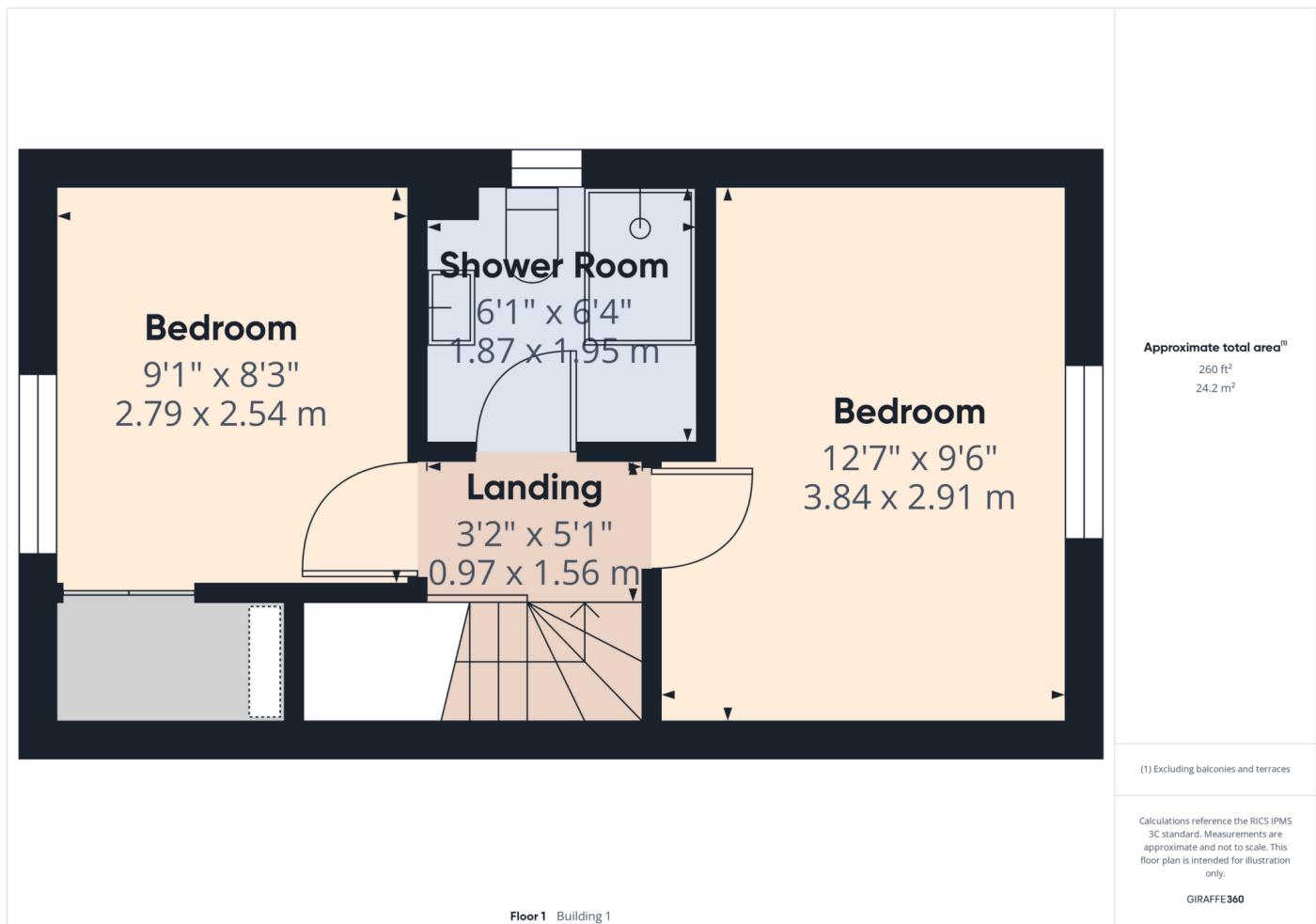
Gallery Floorplan



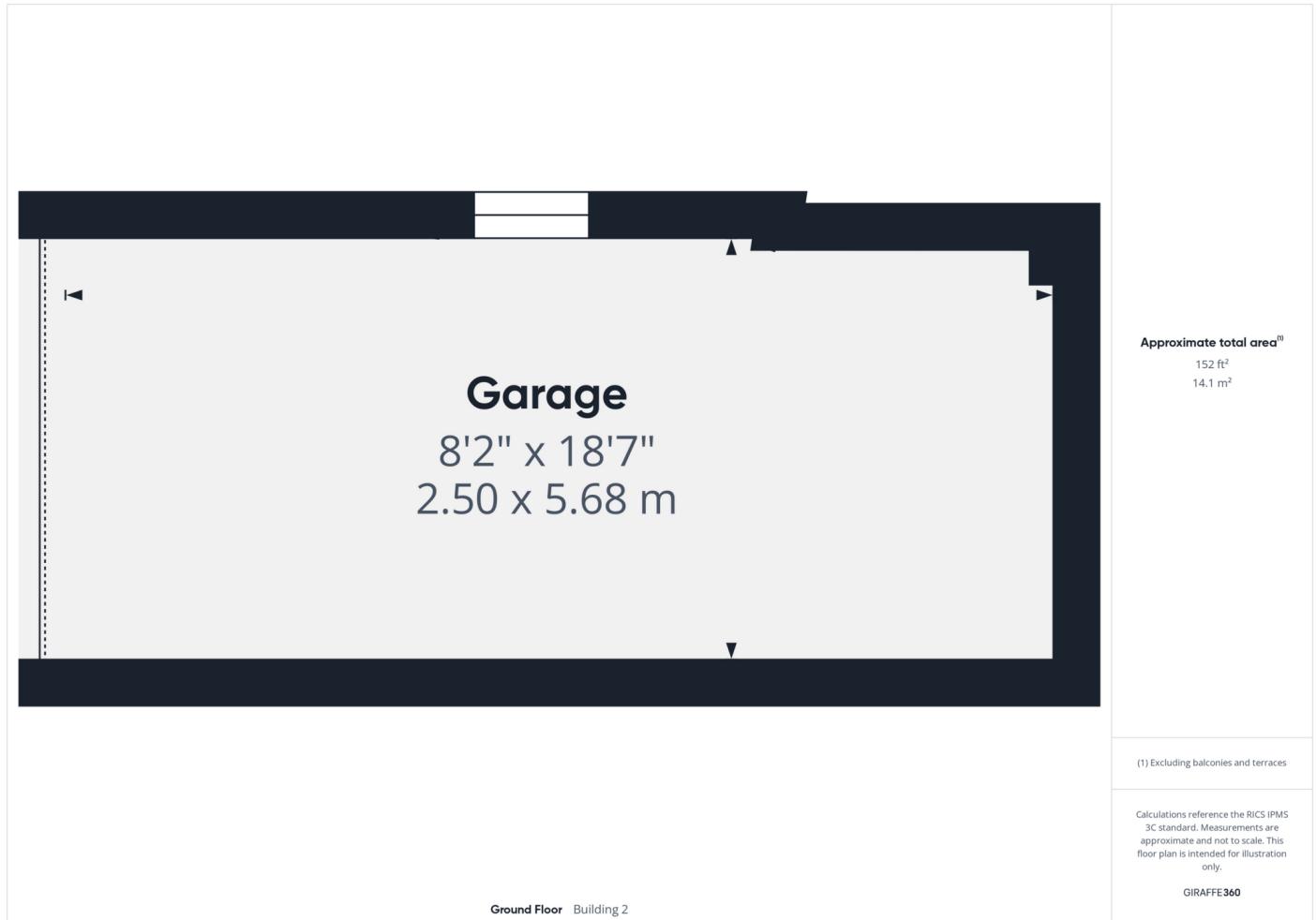
SMALLEY DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



OAKWOOD, DE21

Energy rating

D

Valid until 18.07.2031

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

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 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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