

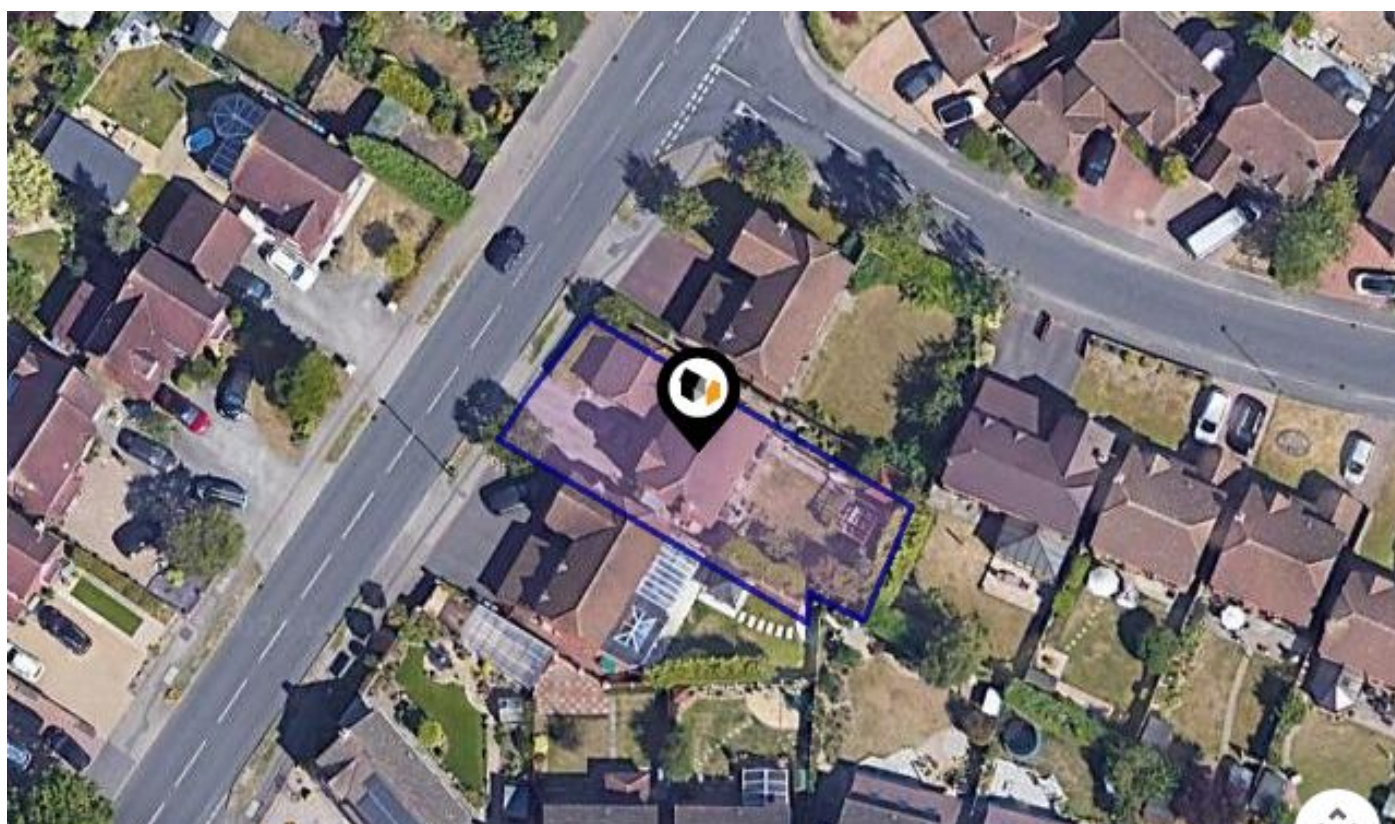


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th September 2025



SPRINGWOOD DRIVE, OAKWOOD, DERBY, DE21

Hannells

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- > Superbly Presented Four-Bedroom Detached Home
- > EPC Rating C, Standard Construction
- > Council Tax Band E, Freehold
- > Generous Driveway, Garage & Workshop
- > Spacious Living Room With Access To The Rear Garden

Property Description

This beautifully presented four-bedroom detached family home in excellent condition features an inviting and well-thought-out layout with modern, contemporary touches throughout – ideal for a growing family. It has been lovingly maintained and is situated in a popular and convenient location, close to schools, shops, and transport links. An internal viewing is highly recommended to fully appreciate the space, quality, and lifestyle this fantastic home has to offer! The property is supplemented by gas central heating and UPVC double glazing and briefly comprises; welcoming entrance hall, cloaks/WC, office/family room, spacious living room with garden access via patio doors and stylish dining kitchen with in-built double oven, induction hob and breakfast bar and utility room. To the first floor the landing provides access to the loft with ladder and light, bedroom one having built-in wardrobes and en-suite shower room, bedroom two with built-in wardrobes, bedroom three and a further bedroom with useful storage cupboard. There is also a modern family bathroom having a white three piece suite. Outside to the front is driveway providing off-road parking and leading to the garage and useful workshop. There is gated access to the side elevation leading to the enclosed rear garden being mainly laid to lawn with paved patio area and further seating area with pergola. .

Room Measurement & Details

Entrance Hallway: (4'10" x 10'4") 1.47 x 3.15
Cloaks/WC: (5'8" x 2'10") 1.73 x 0.86
Living Room: (14'11" x 14'9") 4.55 x 4.50
Office/Family Room: (6'7" x 9'3") 2.01 x 2.82
Dining Kitchen: (21'10" x 10'6") 6.65 x 3.20
Utility Room: (5'0" x 8'1") 1.52 x 2.46
First Floor Landing: (2'11" x 9'11") 0.89 x 3.02
Bedroom One: (13'0" x 10'4") 3.96 x 3.15
En-Suite Shower Room: (3'6" x 5'0") 1.07 x 1.52
Bedroom Two: (8'11" x 11'6") 2.72 x 3.51
Bedroom Three: (11'3" x 8'3") 3.43 x 2.51
Bedroom Four: (8'11" x 6'11") 2.72 x 2.11
Family Bathroom: (5'8" x 7'2") 1.73 x 2.18
Garage: (16'7" x 8'9") 5.05 x 2.67
Workshop: (16'5" x 7'4") 5.00 x 2.24

Buyer Information:

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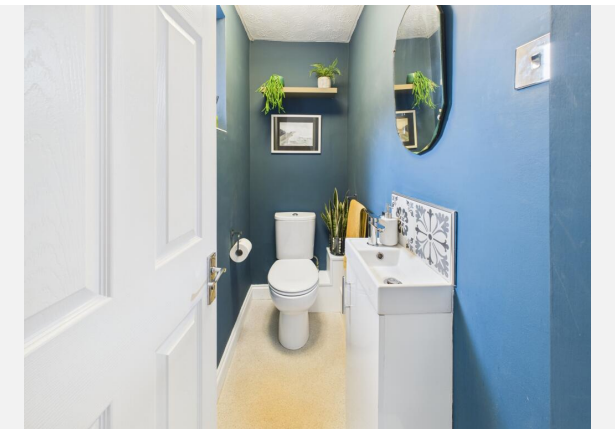
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.1 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY191008		

Local Area

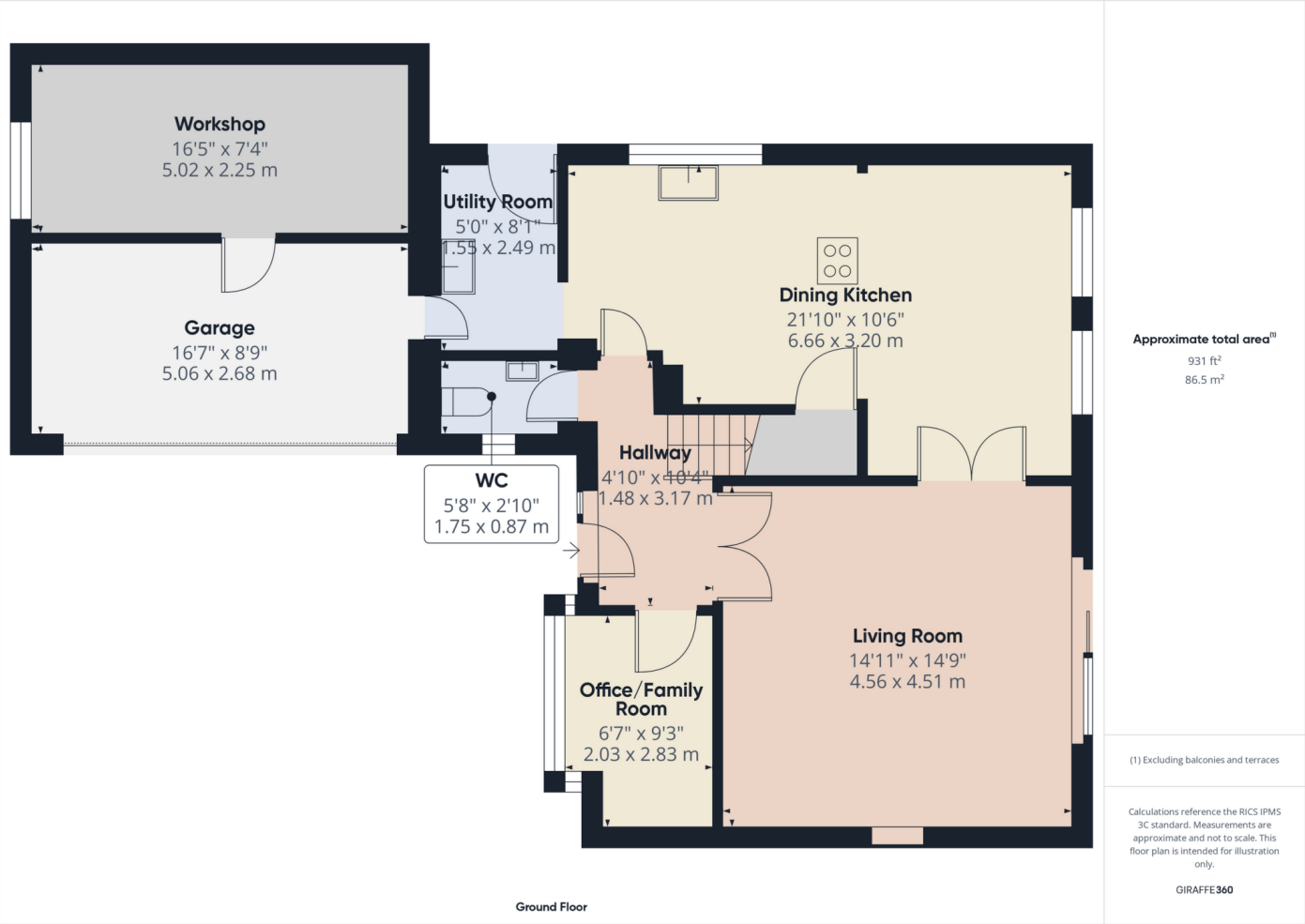
Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2	80	1800
• Surface Water	Low	mb/s	mb/s	mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O ₂	sky
				



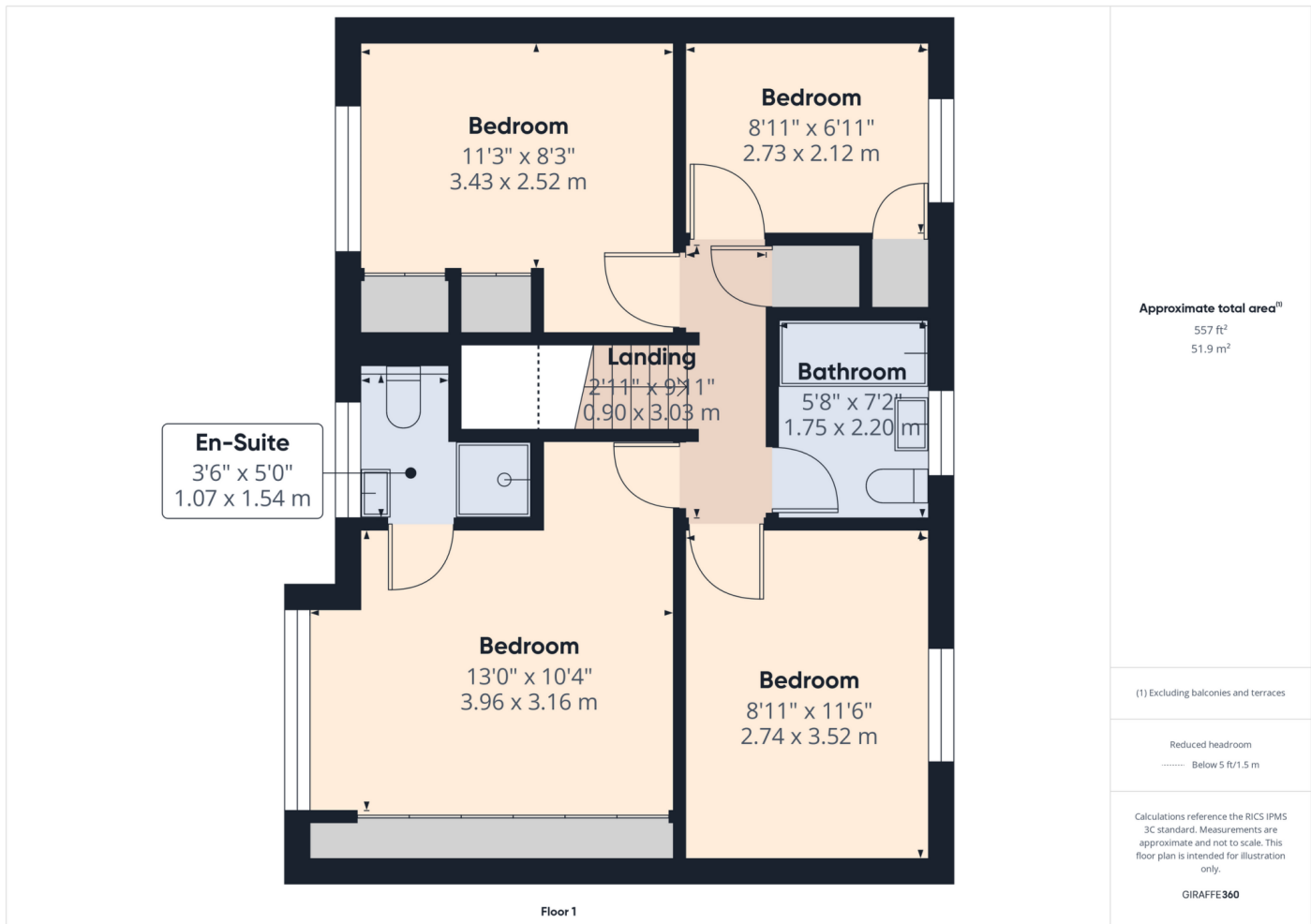




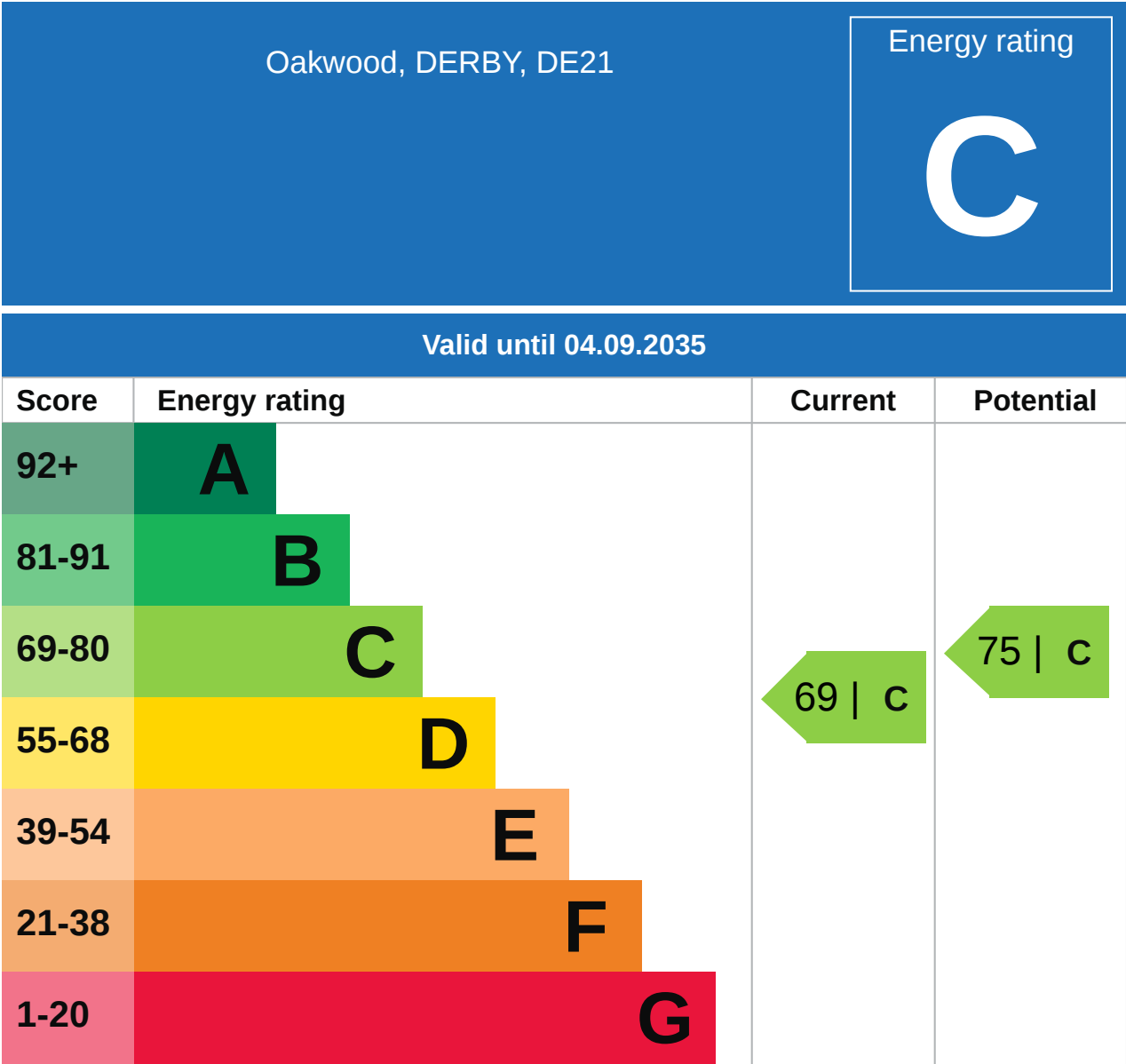
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Property
EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	113 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.

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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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