



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 07<sup>th</sup> October 2025**



## PEERS CLOSE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



- > Well-Presented, Four-Bedroom Family Home With En-Suite Shower Room
- > Desirable Cul-De-Sac Location
- > Off Road-Parking For Two Vehicles & Garage
- > EPC Rating C , Standard Construction
- > Council Tax Band C, Freehold

### Property Description

This attractive and spacious four-bedroom detached family home offers well-appointed accommodation, ideal for modern family living. The property features a master bedroom with fitted wardrobes and an en-suite shower room, a useful utility room, and a convenient downstairs cloakroom/WC. This home provides both comfort and practicality in a desirable residential location! In brief the accommodation comprises:- entrance hallway, lounge, dining room, fitted kitchen, utility room and cloakroom/WC. To the first floor the landing provides access to four bedrooms, master bedroom with fitted wardrobes and en-suite shower room and family bathroom with a four piece suite. Outside, there is off-road parking for two vehicles to the front elevation leading to a garage. There is an enclosed rear garden.

### Room Measurement & Details

Entrance Hall: (4'10" x 4'2") 1.47 x 1.27  
Living Room: (12'9" x 15'8") 3.89 x 4.78  
Dining Room: (8'0" x 11'1") 2.44 x 3.38  
Kitchen: (7'10" x 11'2") 2.39 x 3.40  
Utility Room: (7'7" x 6'10") 2.31 x 2.08  
Cloaks/WC: (4'7" x 3'6") 1.40 x 1.07  
First Floor Landing: (10'6" x 3'3") 3.20 x 0.99  
Bedroom One: (12'7" x 10'8") 3.84 x 3.25  
En-Suite Shower Room: (5'0" x 4'9") 1.52 x 1.45  
Bedroom Two: (9'3" x 11'5") 2.82 x 3.48  
Bedroom Three: (7'6" x 11'4") 2.29 x 3.45  
Bedroom Four: (6'7" x 7'10") 2.01 x 2.39  
Bathroom: (7'7" x 11'0") 2.31 x 3.35

### Outside:

There is a double width driveway to the front elevation providing off-road parking and access to a GARAGE 7'11" x 16'10" with up and over door, light, power and courtesy door to the internal accommodation. There is gated access to the side elevation leading to an enclosed rear garden having a paved patio area, a lawned area beyond and further patio to the head of the garden with fenced boundaries, cold water tap and garden store.

### 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 Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Title Number:	DY149390		

## 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)

<b>2</b> mb/s	<b>73</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)

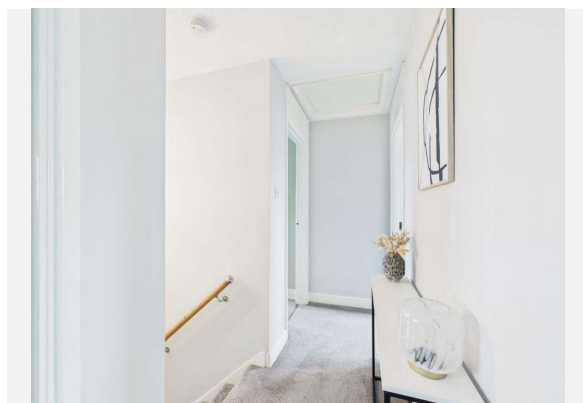
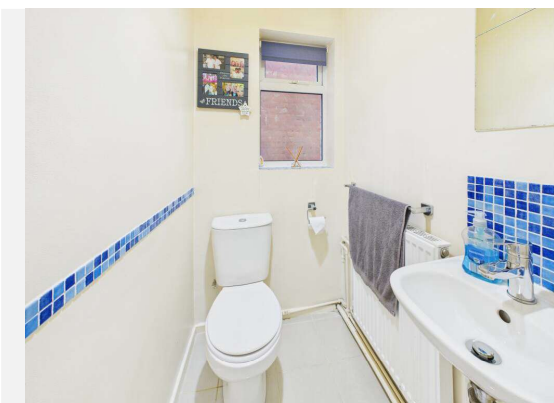
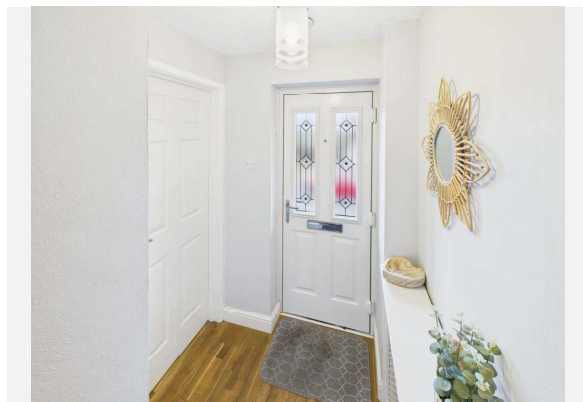


### Satellite/Fibre TV Availability:

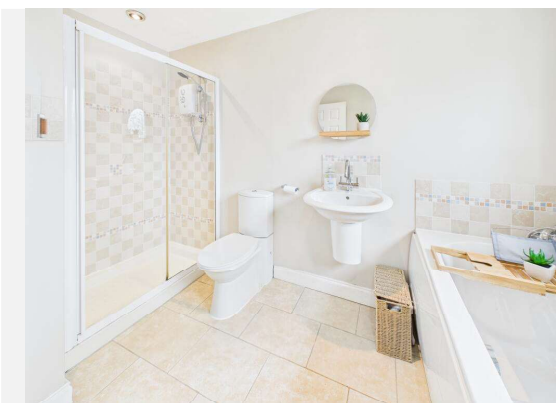
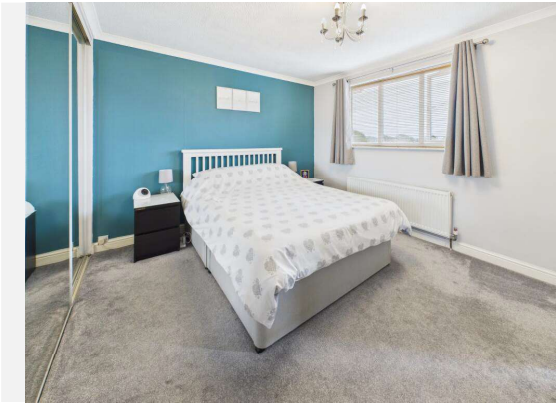




# Gallery Photos



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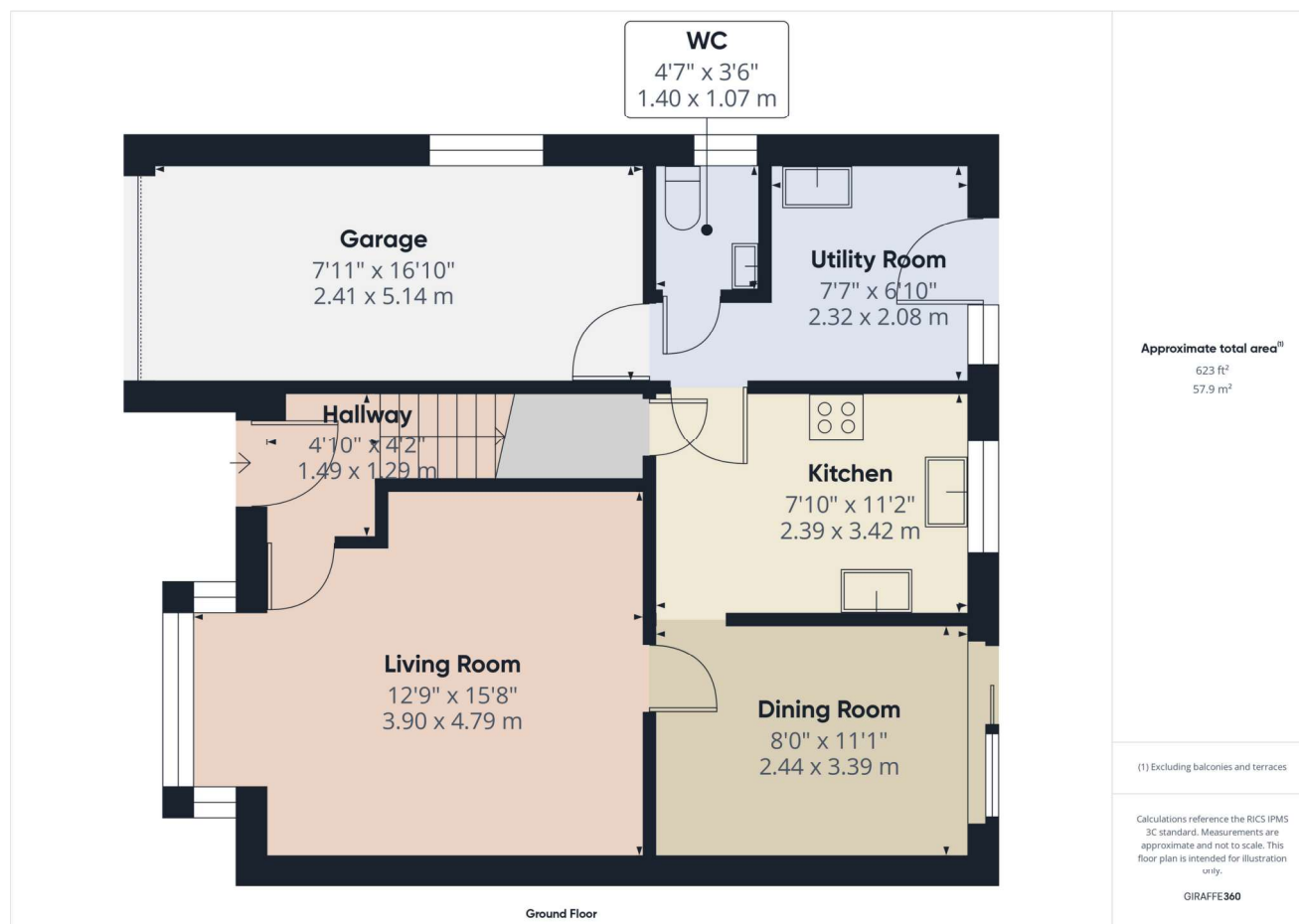




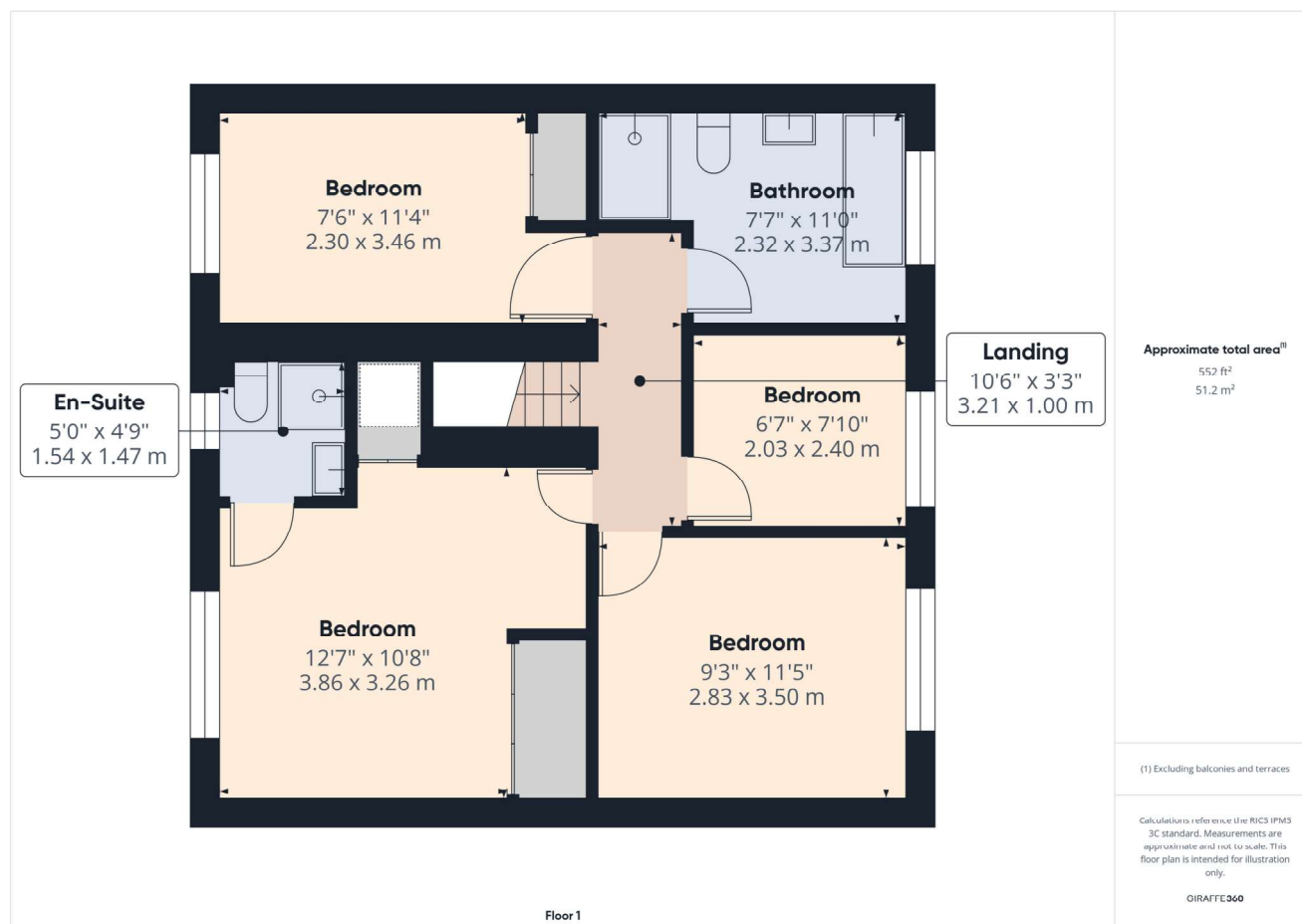
# Gallery Photos



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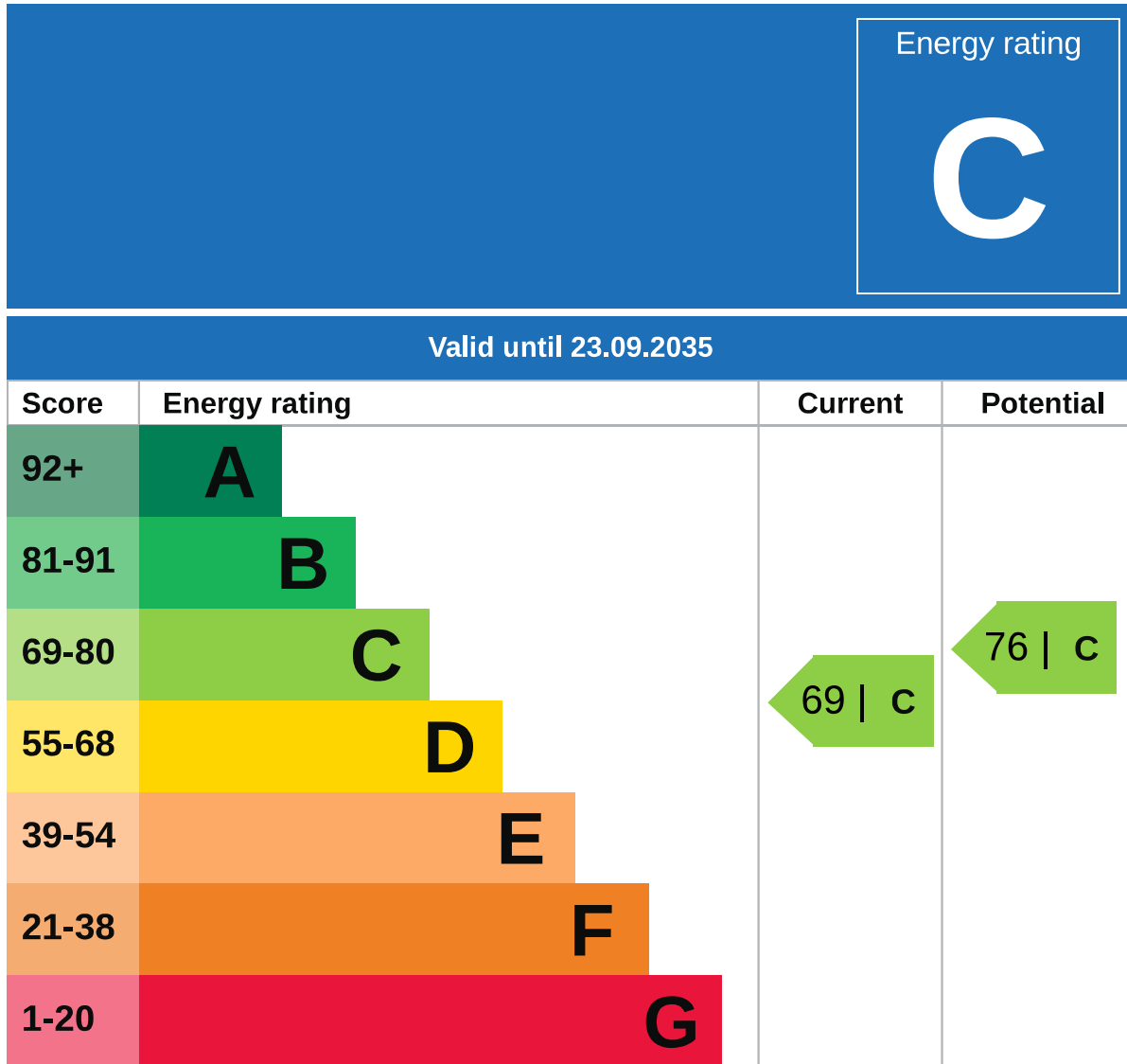


## PEERS CLOSE, OAKWOOD, DERBY, DE21





# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Pitched, 150 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>



## Hannells

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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

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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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# Hannells

## Data Quality

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