

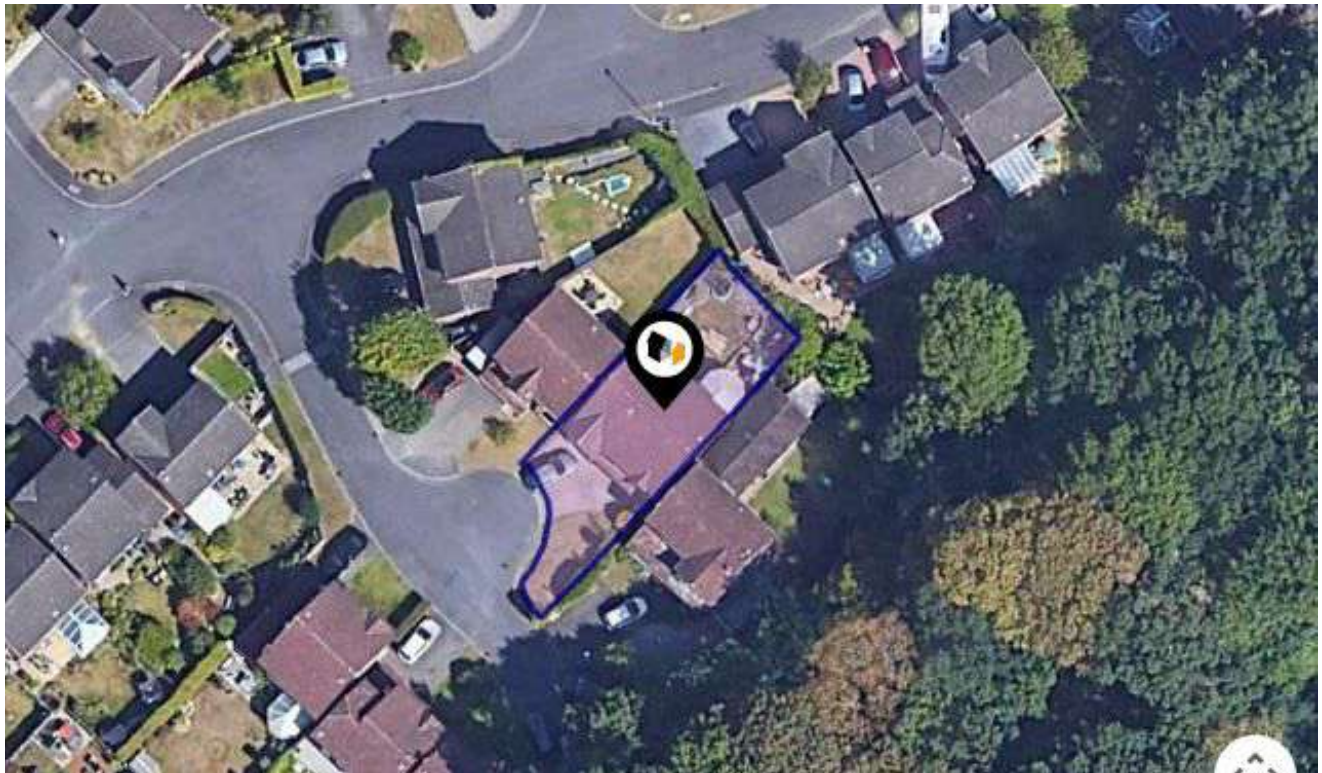


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



HAREBELL CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Extended Six-Bedroom, Detached Property
- > Excellent Family Home With Spacious Living Accommodation
- > EPC Rating D, Standard Construction
- > Council Tax Band D, Freehold
- > Two Reception Rooms, Fitted Kitchen

A spacious detached home having been extended over more recent years and would be perfect for a growing family. This spacious property boasts a versatile layout with uPVC double glazing, gas central heating, off road parking with a garage, and a private and enclosed rear garden! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, spacious lounge, dining room opening to the conservatory, a modern fitted kitchen with a range cooker together with a separate utility room. Found to the first floor are six bedrooms with the master bedroom having an en-suite shower room, two landings and family bathroom together with a three piece suite.

Entrance Hallway: (11'5" x 8'3") 3.48 x 2.51

Cloaks/WC: (5'3" x 3'5") 1.60 x 1.04

Living Room: (20'11" x 11'10") 6.37 x 3.60

Dining Room: (10'3" x 10'4") 3.12 x 3.15

Sun Room: (11'4" x 11'0") 3.45 x 3.35

Kitchen: (10'2" x 9'11") 3.10 x 3.02

Utility Room: (13'3" x 7'10") 4.04 x 2.39

First Floor Landing: (6'1" x 5'6") 1.85 x 1.68

Bedroom One: (10'7" x 11'11") 3.22 x 3.63

En-Suite Shower Room: (6'10" x 5'0") 2.08 x 1.52

Bedroom Two: (18'9" x 7'11") 5.71 x 2.41

Bedroom Three: (10'9" x 11'4") 3.27 x 3.45

Bedroom Four: (10'5" x 7'9") 3.17 x 2.36

Bedroom Five: (8'10" x 9'0") 2.69 x 2.74

Further Landing Area: (5'11" x 3'8") 1.80 x 1.12

Bedroom Six: (6'10" x 7'10") 2.08 x 2.39

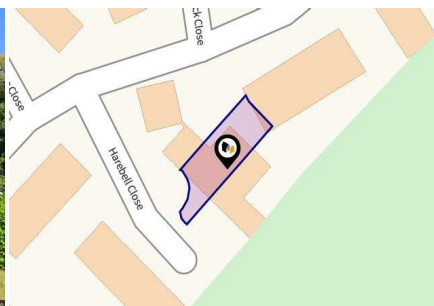
Family Bathroom: (6'9" x 5'6") 2.06 x 1.68

Outside: There are gardens to both front and rear elevations, the front is laid mainly to lawn and incorporates a driveway providing off road parking. This leads to a GARAGE 18'7" x 8'1" with up and over door, light, power and courtesy door to the internal accommodation. There is gated access to the side elevation which leads to an enclosed rear garden.

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:	6		
Floor Area:	1,560 ft ² / 145 m ²		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Title Number:	DY212942		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1	74	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)

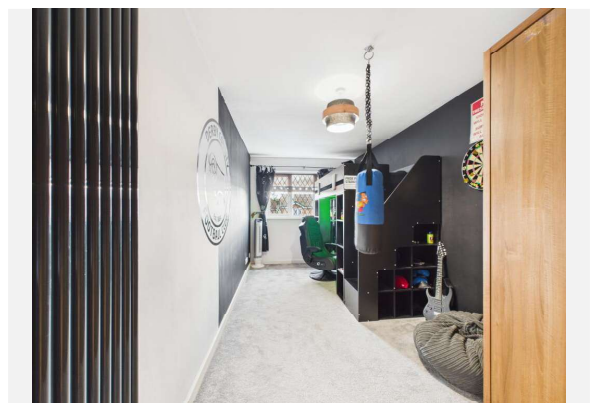
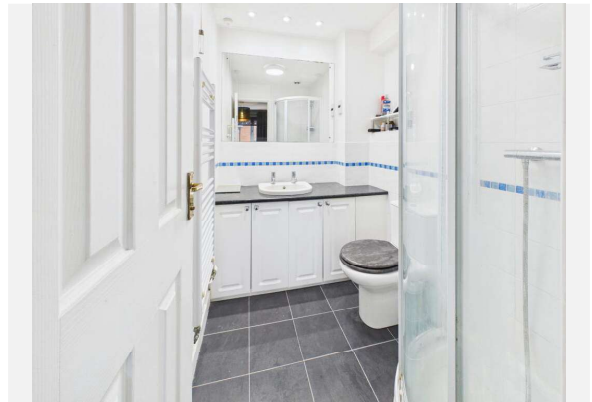
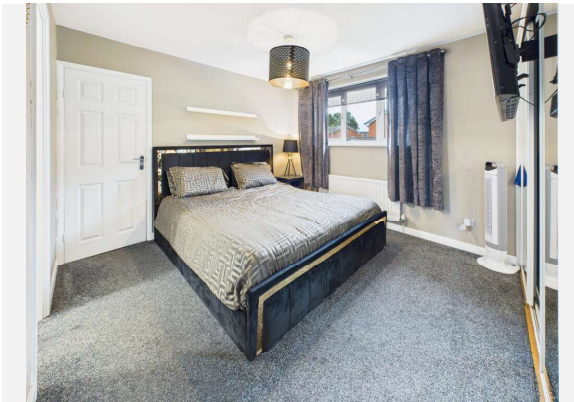
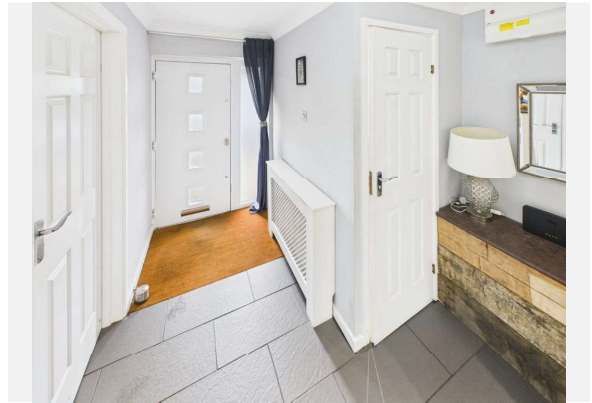


Satellite/Fibre TV Availability:



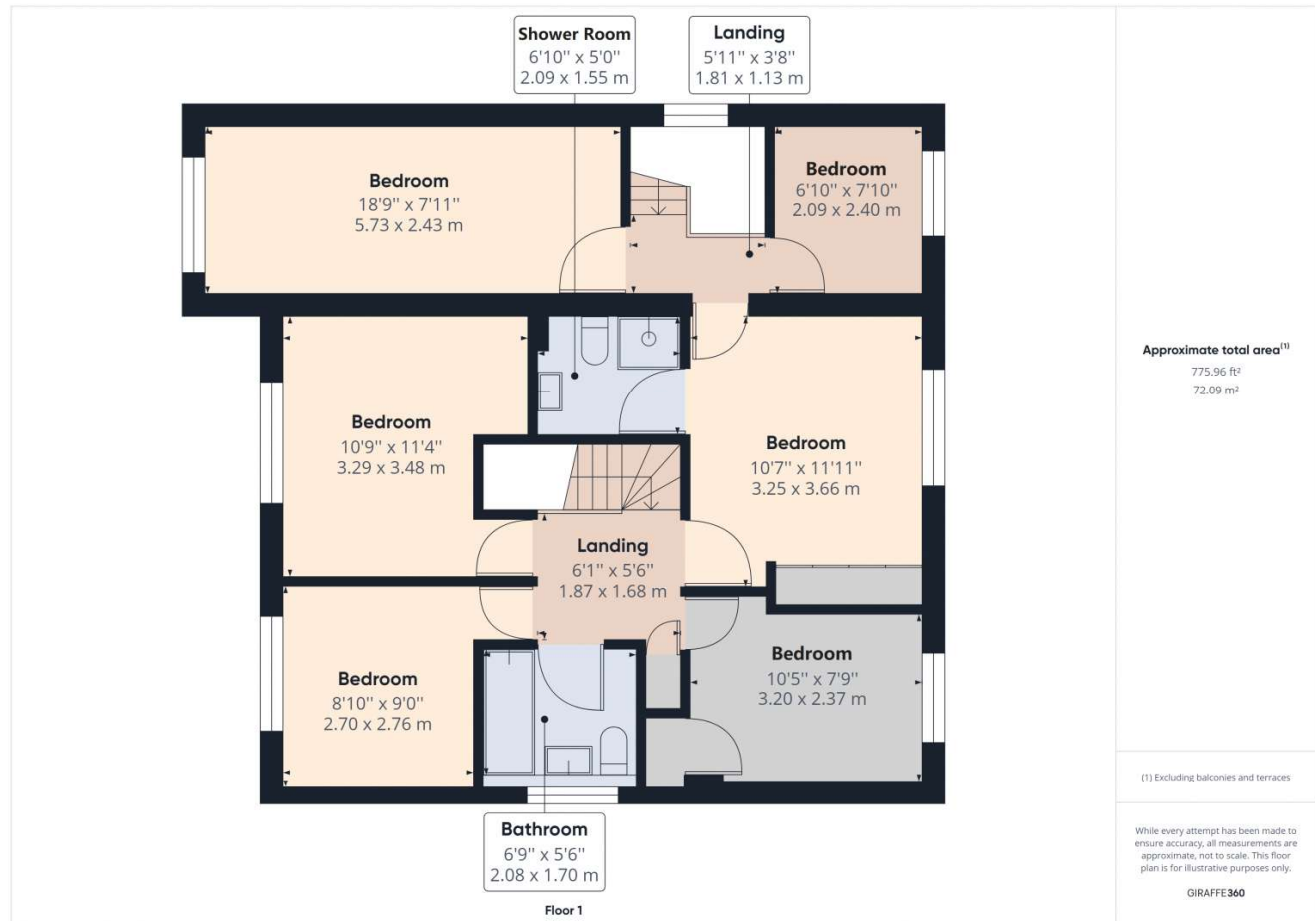
Gallery Photos







HAREBELL CLOSE, OAKWOOD, DERBY, DE21



HAREBELL CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Harebell Close, Oakwood, DERBY, DE21

Energy rating

D

Valid until 30.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	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:	Average
Lighting:	Low energy lighting in 12% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	145 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 prope

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.

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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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