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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



COUNTISBURY DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Four-Bedroom, Detached Family Home
- > Ground Floor Music Room/Optional Bedroom Five
- > Parkview School Catchment
- > EPC Rating D, Brick Construction
- > Council Tax Band C, Freehold

Property Description

Located in the Parkview school catchment, this four-bedroom home includes a spacious lounge/diner with a feature fireplace, UPVC double glazed conservatory and an additional music room/optional bedroom five! With off-road parking and an enclosed rear garden, it must be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance porch; entrance hall; cloaks/WC, spacious lounge diner with feature fireplace; uPVC double glazed conservatory; ground floor music room/optional bedroom five; four first floor bedrooms, two of which have fitted wardrobes and a modern fitted family bathroom. To the front of the property is a driveway providing off-road parking, whilst to the rear is an enclosed tiered garden with full width patio area, lawn area, further seating area, cold water tap, three outside electric points and garden lighting. Countisbury Drive is ideally located close to Oakwood's excellent range of local amenities together with offering easy access into the City Centre and to major roads including the A52, A6, A38 and onwards to the motorway network

Room Measurement & Details

Entrance Porch:

Entrance Hallway: (16'0" x 6'0") 4.88 x 1.83

Kitchen: (15'0" x 5'7") 4.57 x 1.70

Cloaks/WC:

Living Room: (10'0" x 19'7") 3.05 x 5.97

Music Room / Optional Bedroom: (16'0" x 7'2") 4.88 x 2.18

Sun Room: (10'0" x 9'7") 3.05 x 2.92

First Floor Landing: (6'0" x 6'0") 1.83 x 1.83

Bedroom One: (10'10" x 10'0") 3.30 x 3.05

Bedroom Two: (14'0" x 7'2") 4.27 x 2.18

Bedroom Three: (11'0" x 8'9") 3.35 x 2.67

Bedroom Four: (8'0" x 8'4") 2.44 x 2.54

Bathroom: (6'0" x 5'6") 1.83 x 1.68

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:	678 ft ² / 63 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY160108		

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	80	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Countisbury Drive, Oakwood, Derby, DE21*

Reference - 21/00951/FUL

Decision: Decided

Date: 01st June 2021

Description:

Single storey side extension to dwelling house (living space, utility and enlargement of kitchen)

Reference - 19/01756/FUL

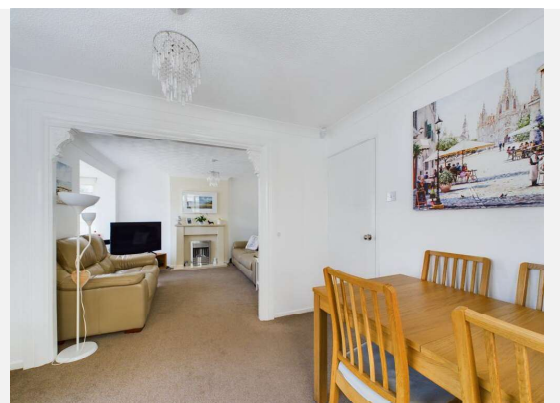
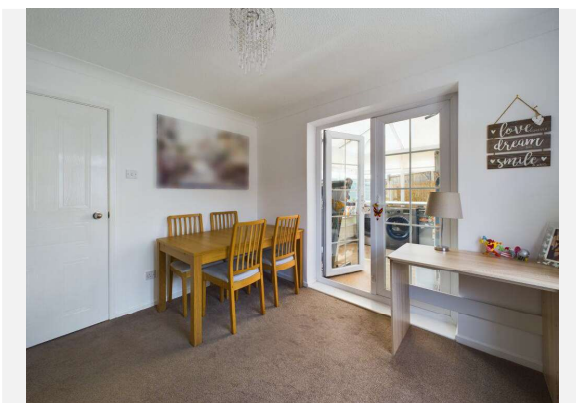
Decision: Decided

Date: 16th December 2019

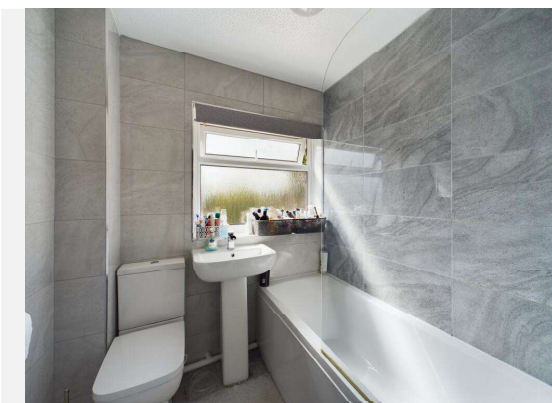
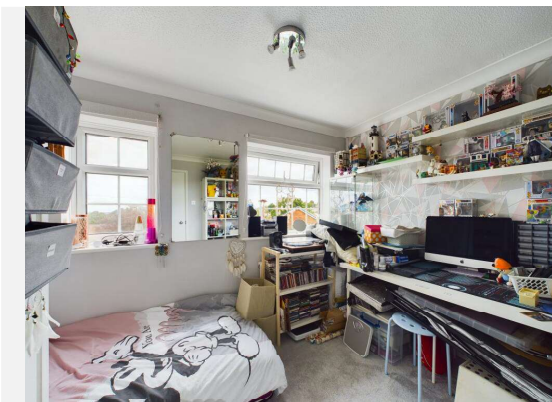
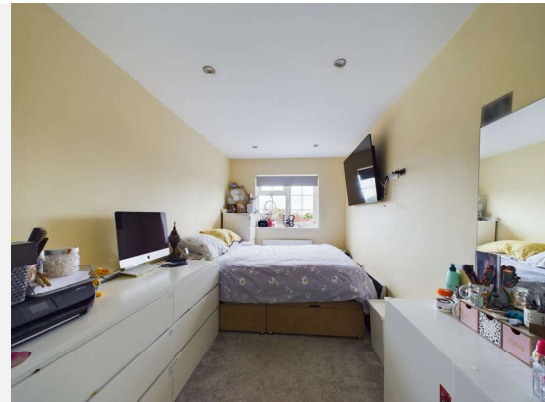
Description:

First floor side extension to dwelling house (bedroom)

Gallery Photos



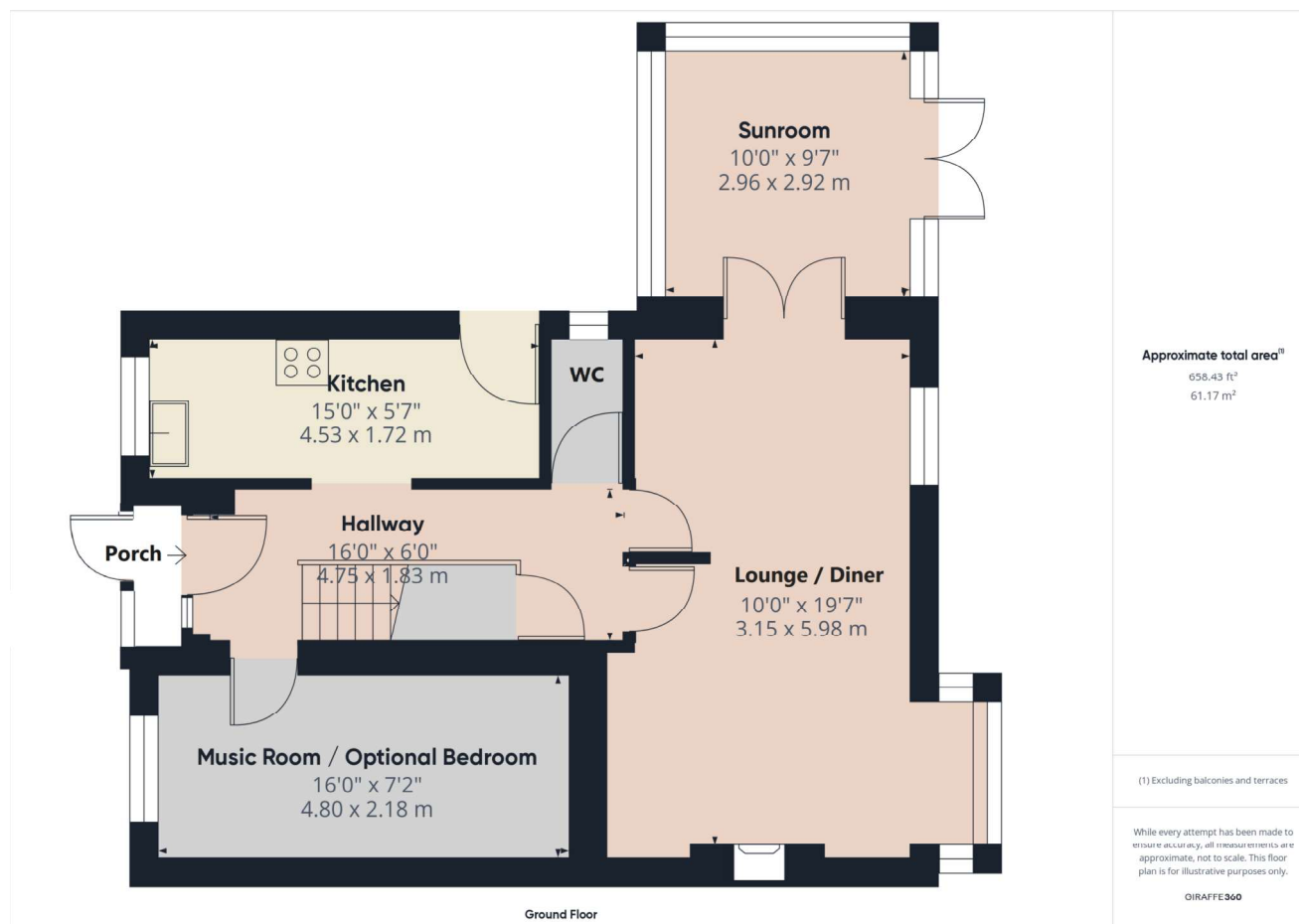
Gallery Photos



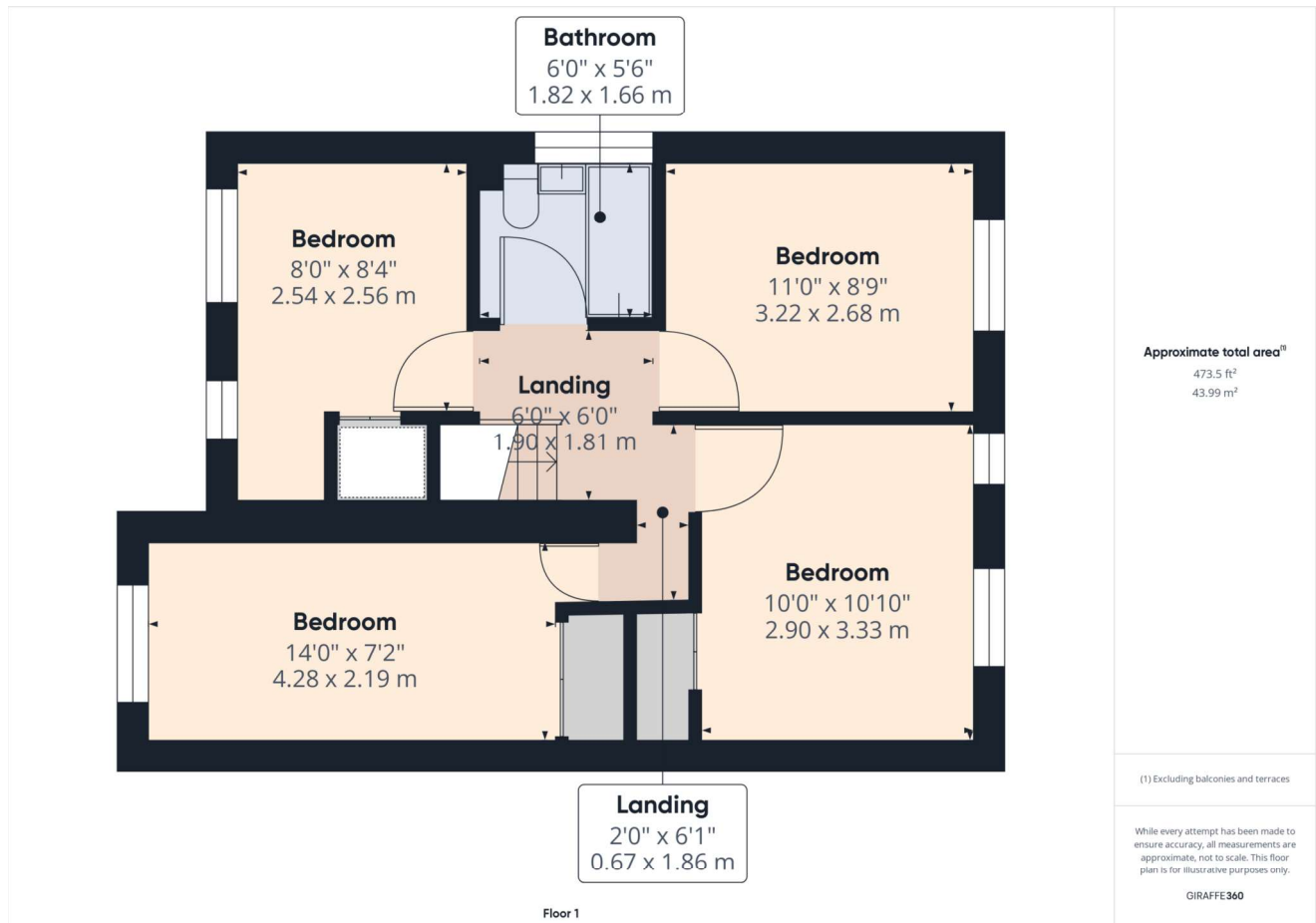
Gallery Photos



COUNTISBURY DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Countisbury Drive, Oakwood, DERBY, DE21

Energy rating

D

Valid until 28.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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 22% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	63 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

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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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