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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



KIRKSTEAD CLOSE, OAKWOOD, DERBY, DE21

Hannells

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- > Spacious, Well-Presented Detached Family Home
- > Sought-After Cul-De-Sac Location with Mature Surroundings
- > Planning Permission for Side Granny Annex
- > EPC Rating D , Standard Construction
- > Council Tax Band E, Freehold

Set within a mature and highly sought-after location, this impressive three-storey detached residence offers spacious and adaptable living accommodation, perfectly suited to the evolving needs of a growing family. The property also benefits from full planning permission for a side elevation Granny Annex (snug, bedroom, and en-suite) — ideal for multi-generational living. The home features gas-fired central heating and UPVC double glazing, and briefly comprises: reception hallway with useful cloaks cupboard, living room with double doors opening to a dining room with French doors to the rear garden, fitted breakfast kitchen, and an inner hallway with access to the first floor and a cloaks/WC. On the first floor, the landing leads to four bedrooms (one currently used as a living room) and a family bathroom. The second floor provides access to walk-in storage, the roof space, a useful airing cupboard, and a spacious master bedroom with an en-suite bathroom featuring a four-piece suite. Outside, the property occupies a corner plot position with gardens to front, side and rear elevations together with a driveway providing off road for three vehicles together with access to a garage.

Room Measurement & Details

Entrance Hallway: (5'11" x 4'0") 1.80 x 1.22

Living Room: (15'0" x 15'7") 4.58 x 4.76

Dining Room: (9'5" x 11'2") 2.87 x 3.40

Kitchen: (9'5" x 14'2") 2.88 x 4.33

Downstairs W.C: (2'9" x 4'9") 0.85 x 1.46

First Floor Landing: (6'2" x 14'3") 1.88 x 4.34

Bedroom Two: (12'4" x 13'6") 3.76 x 4.11

Bedroom Three: (12'6" x 11'1") 3.80 x 3.39

Bedroom Four: (13'0" x 11'3") 3.95 x 3.43

Bedroom Five: (9'6" x 7'1") 2.90 x 2.15

Family Bathroom: (8'2" x 6'10") 2.48 x 2.09

Second Floor Landing:

Storage: (4'6" x 5'7") 1.36 x 1.70

With access to roof storage.

Bedroom One: (13'3" x 12'10") 4.04 x 3.91

Four Piece En-Suite Bathroom: (13'3" x 12'10") 4.05 x 3.90

Garage: (16'9" x 9'1") 5.11 x 2.78

Please Note: Application No: 25/01122/FUL Single storey side extension to dwelling house (snug, bedroom and en-suite)

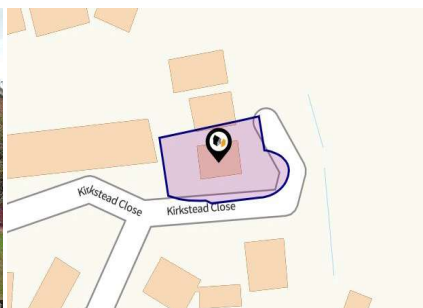
Buyer Information:

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KFB - Key Facts For Buyers

Property Overview

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A Moving Experience



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,776 ft ² / 165 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY215834		

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)

3 mb/s	50 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



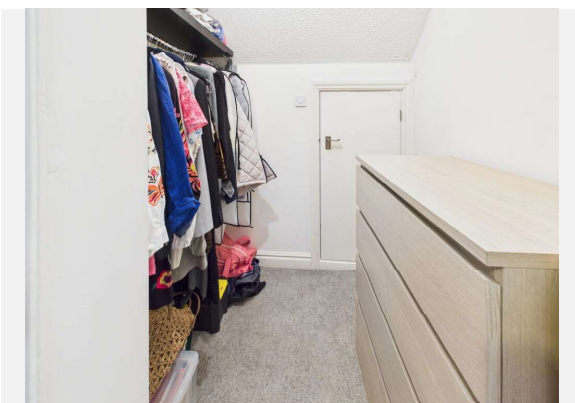
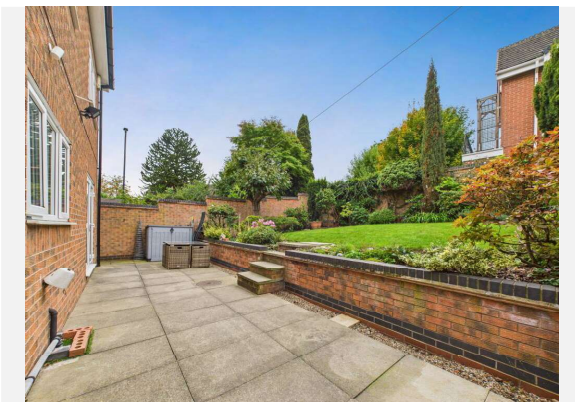
Planning History This Address

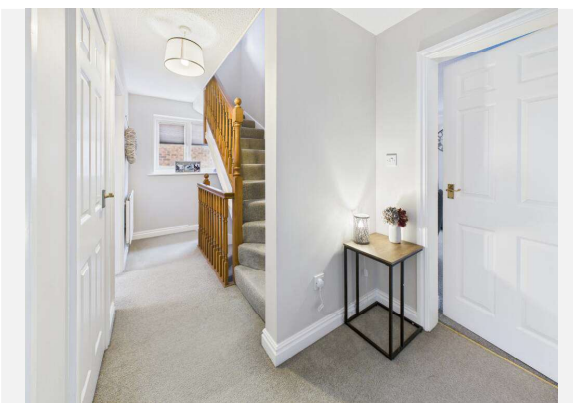
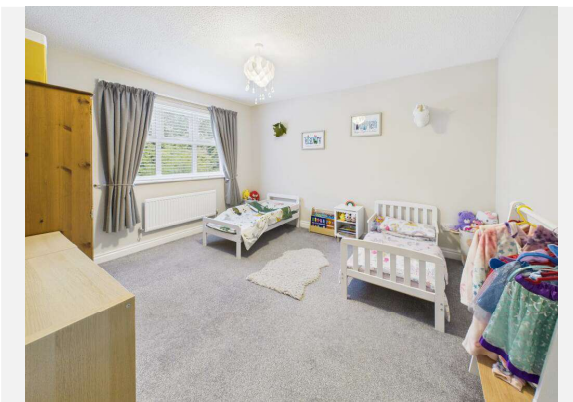


Planning records for: *Kirkstead Close, Oakwood, Derby, DE21*

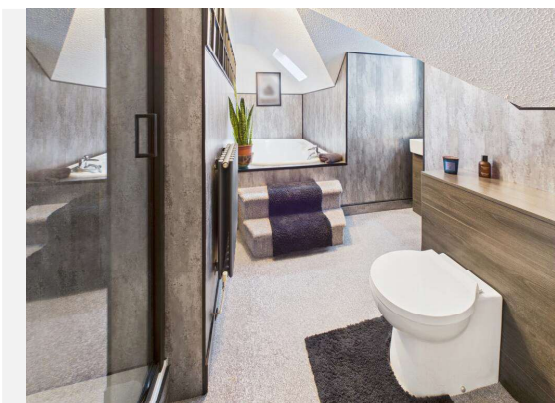
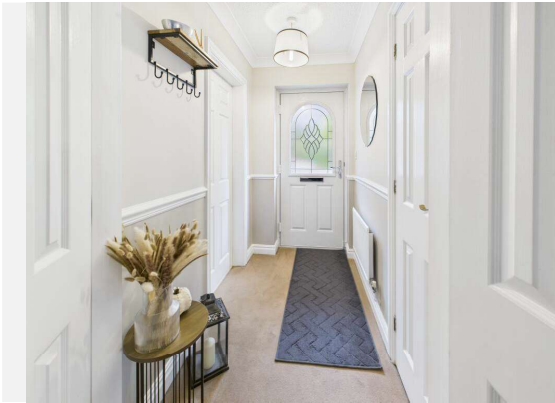
Reference - 25/01122/FUL	
Decision:	Pending Consideration
Date:	30th July 2025
Description:	Single storey side extension to dwelling house (snug, bedroom and en-suite)

Gallery Photos



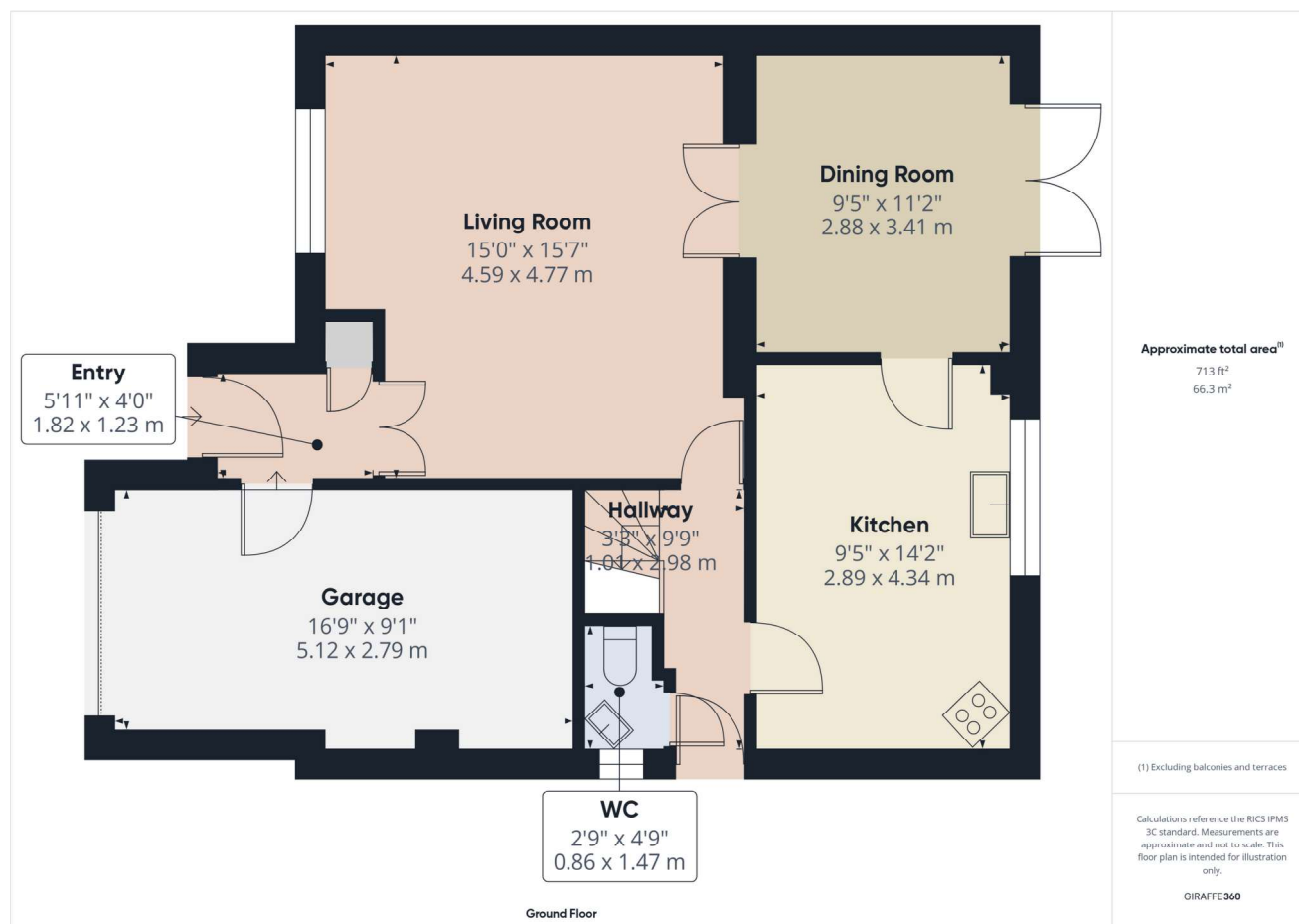


Gallery Photos

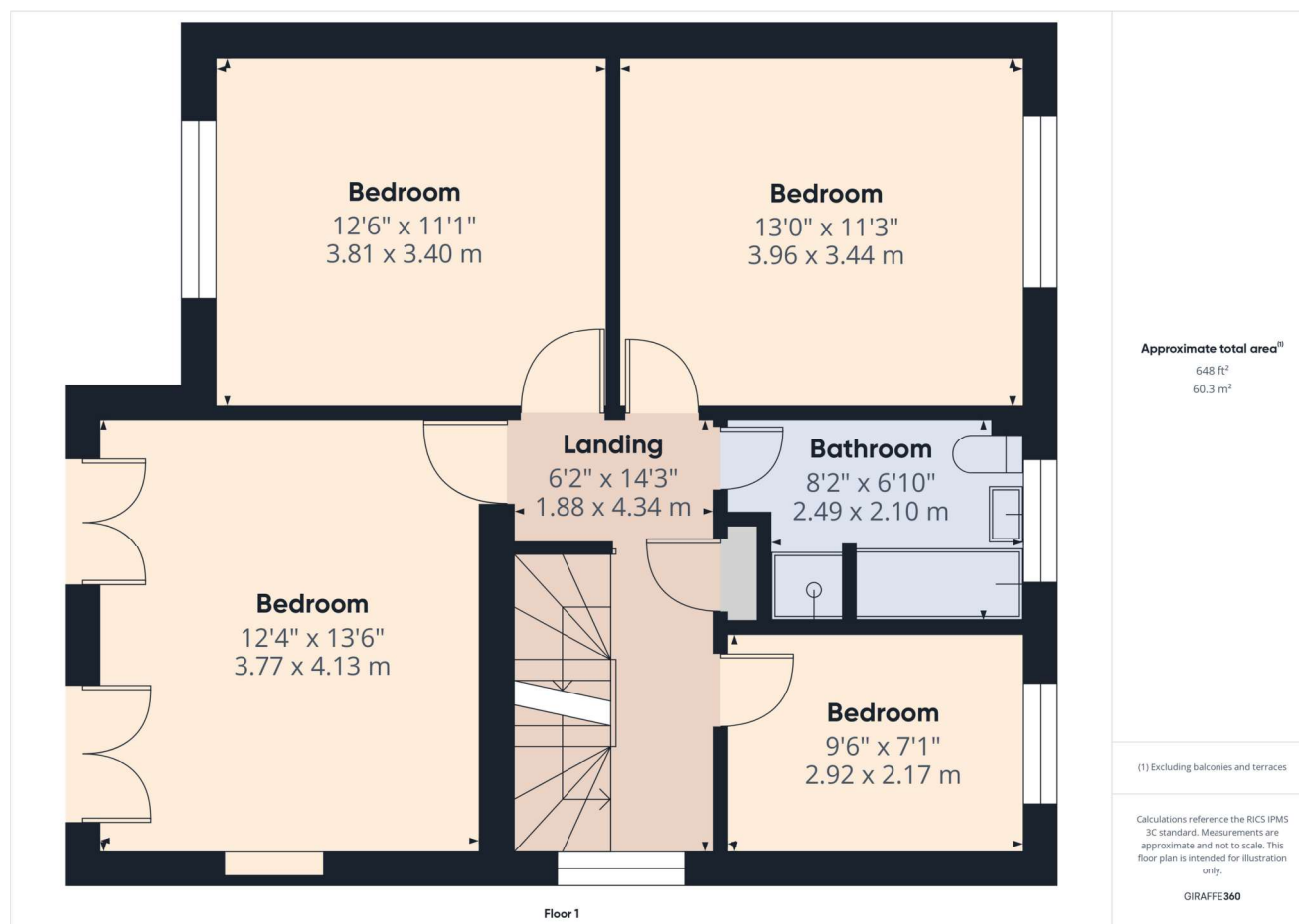




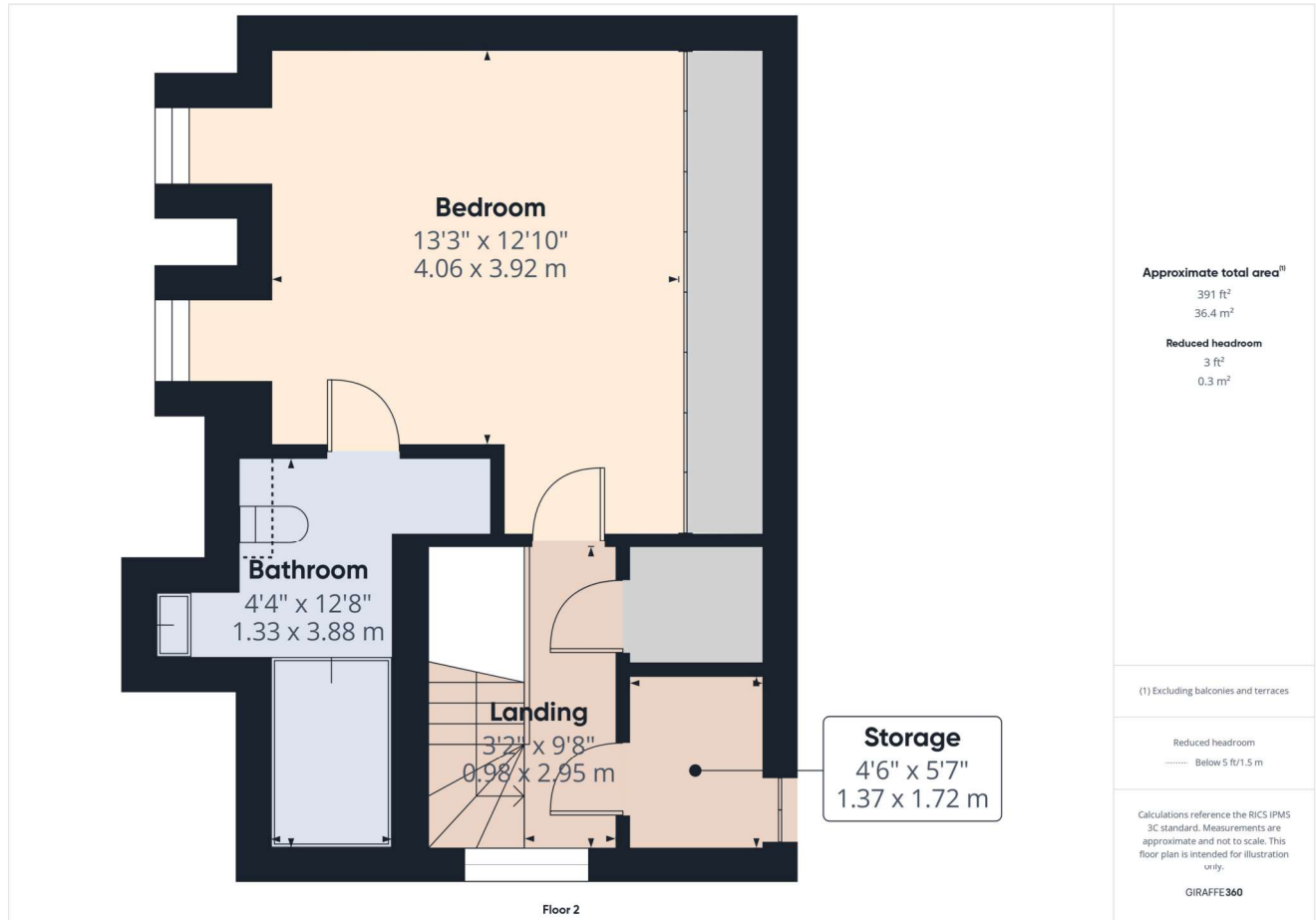
KIRKSTEAD CLOSE, OAKWOOD, DERBY, DE21



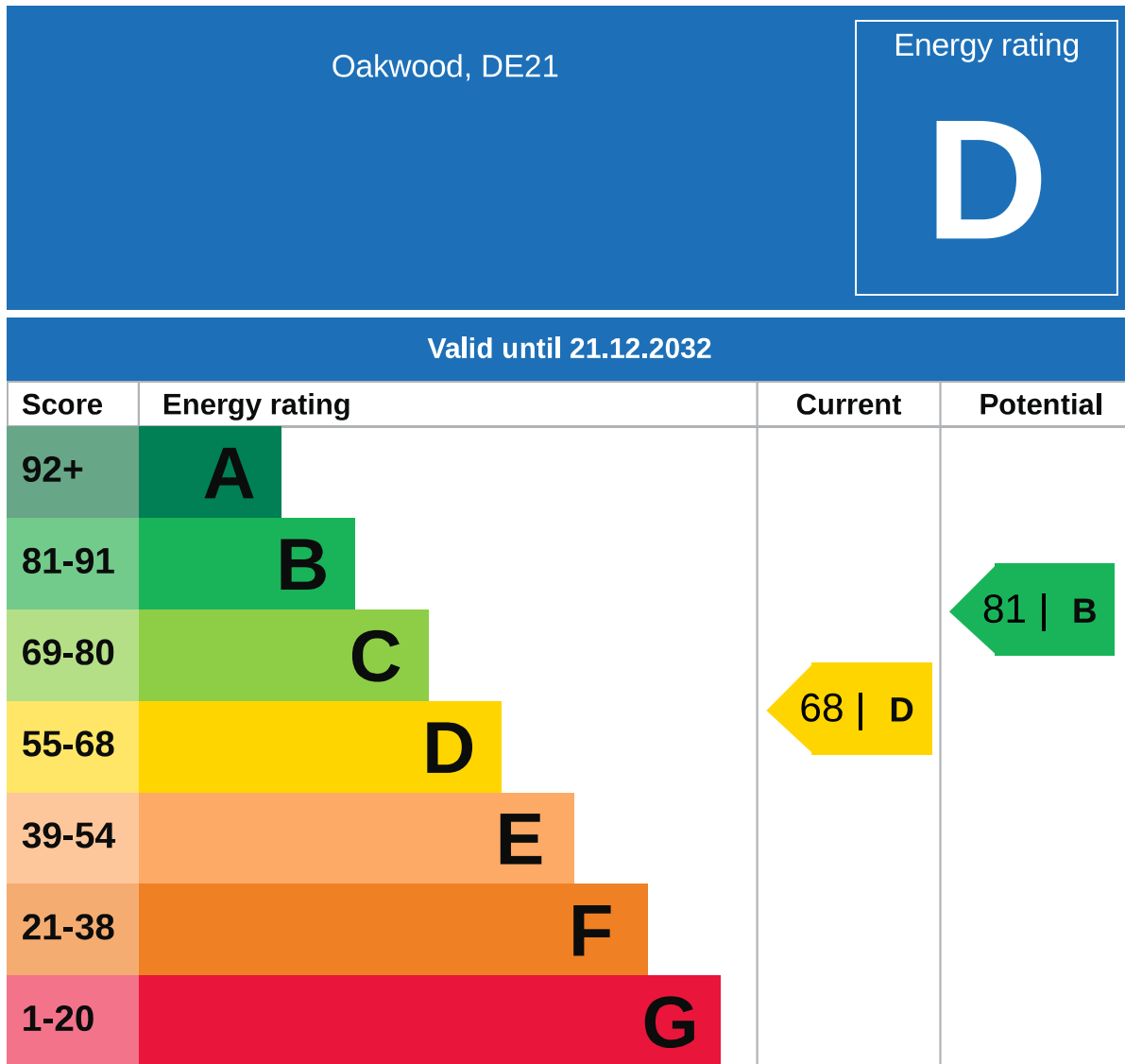
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KIRKSTEAD CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

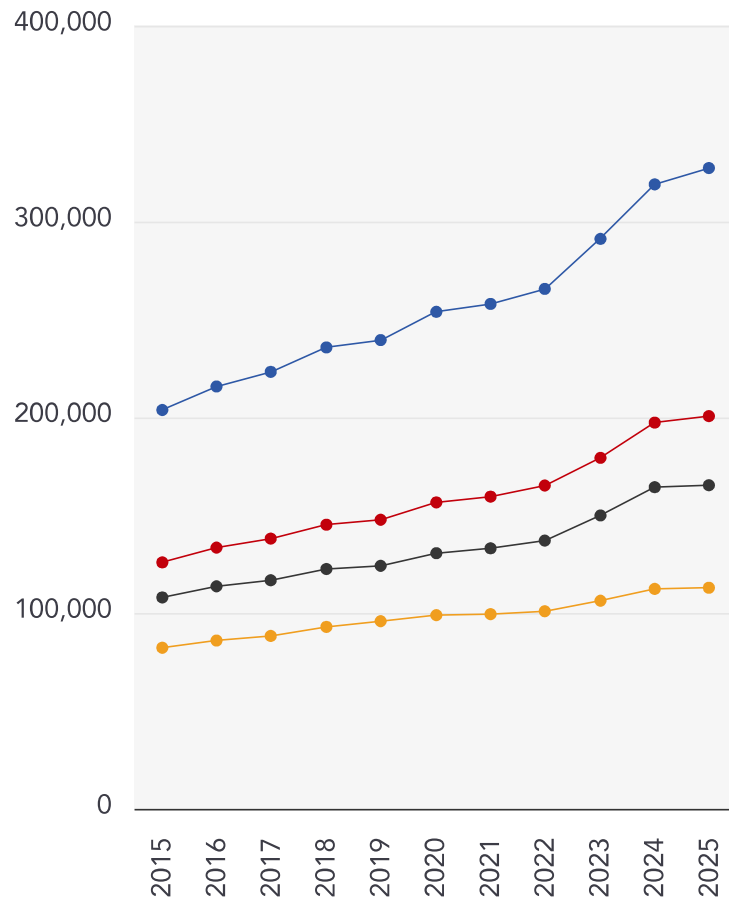
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	165 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE21



Detached

+60.65%

Semi-Detached

+59.33%

Terraced

+53.03%

Flat

+37.21%



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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