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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



PADDOCK CROFT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom Detached Home Within Popular Location
- > Driveway And Brick Built Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold
- > Two Reception Rooms, Kitchen

Property Description

A three bedroomed detached home occupying an established cul-de-sac location close to local amenities and benefits from two reception rooms, driveway, brick built garage and an enclosed rear garden. The property is supplemented by gas central heating and UPVC double glazing and viewing is recommended. The accommodation briefly comprises:- entrance hallway, lounge, dining room and kitchen. To the first floor the landing provides access to three bedrooms and family bathroom. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking leading to a brick built garage. The property occupies a cul-de-sac location close to local amenities together with road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch:

Living Room: (17'7" x 12'9") 5.36 x 3.89

Dining Room: (7'6" x 9'11") 2.29 x 3.02

Kitchen: (13'6" x 7'6") 4.11 x 2.29

First Floor Landing:

Bedroom One: (8'10" x 9'11") 2.69 x 3.02

Bedroom Two: (9'5" x 9'4") 2.87 x 2.84

Bedroom Three: (7'1" x 10'7") 2.16 x 3.23

Bathroom: (7'1" x 10'7") 2.16 x 3.23

Outside:

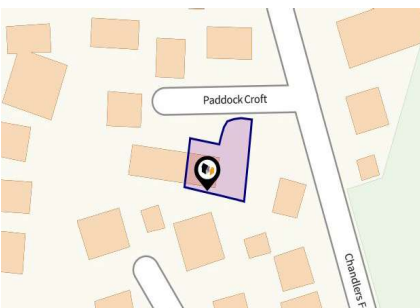
There are gardens to both front and rear elevations. A driveway provides off-road parking and provides access to a BRICK BUILT GARAGE with up and over door.

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

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY132067		

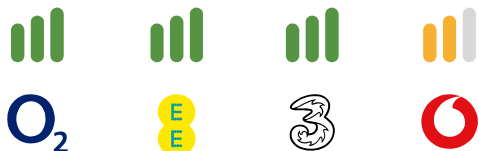
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	66 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



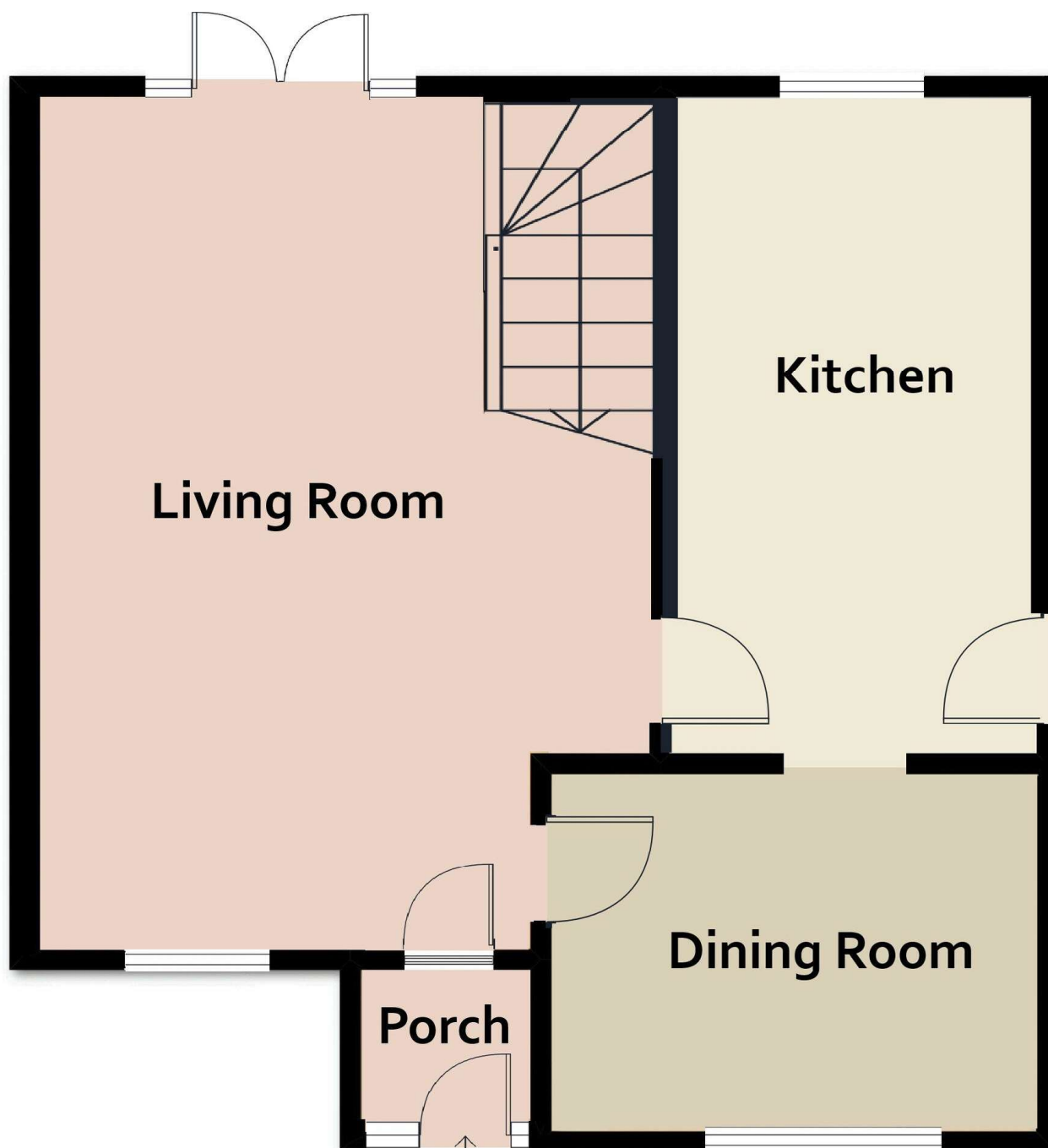


Gallery Photos

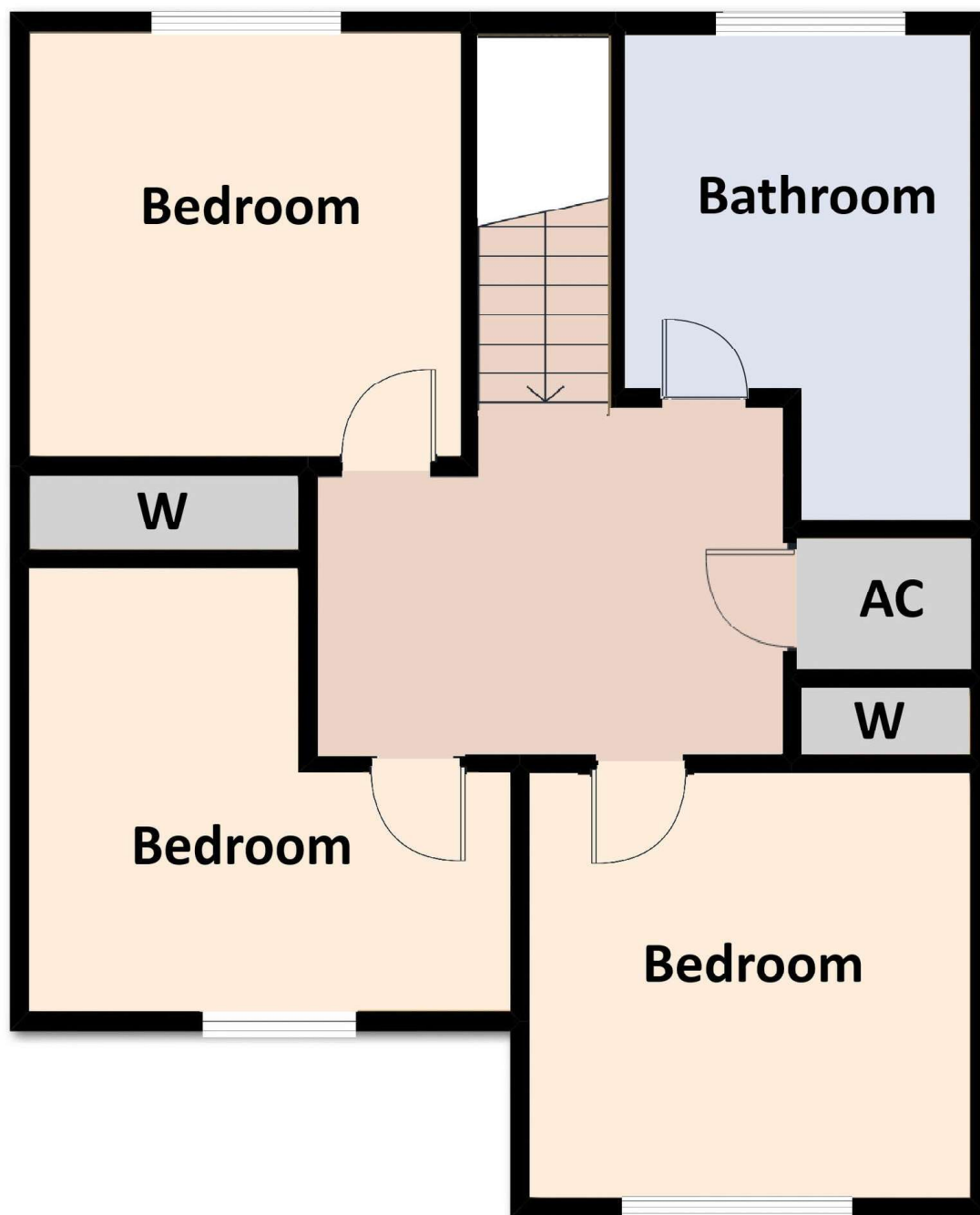




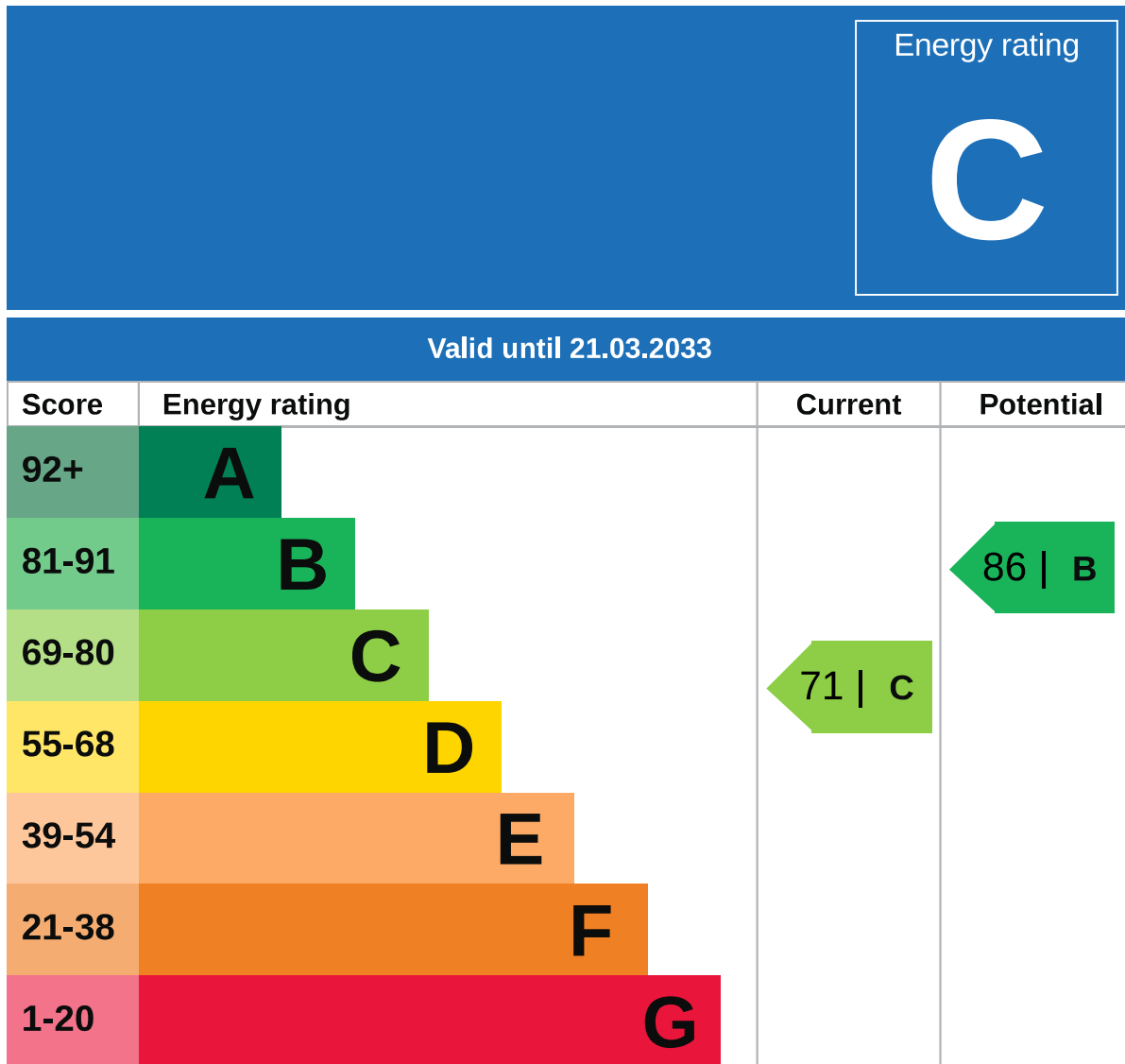
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Good
Roof:	Pitched 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	73 m ²



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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

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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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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