

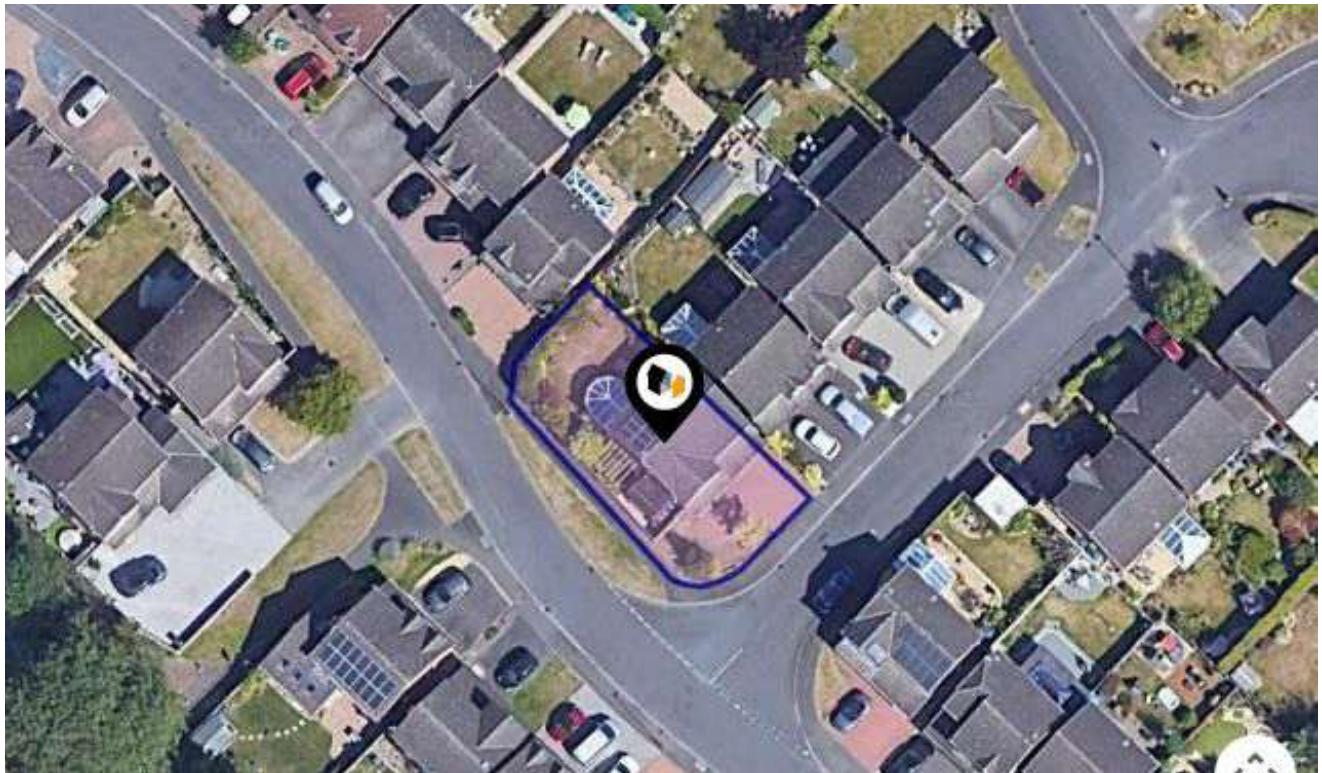


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 05<sup>th</sup> November 2025**



**FOXGLOVE DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Superbly Appointed And Presented Detached Family Home
- > Early Viewing Absolutely Essential, No Upward Chain
- > Ample Off-Road Parking And Garage/Utility
- > EPC Rating B, Standard Construction
- > Council Tax Band E, Freehold

### Property Description

A superbly appointed and beautifully presented four bedroomed detached family home, occupying a mature corner plot with potential to extend (subject to planning permission). This impressive property offers a spacious and well-equipped open-plan dining kitchen with integrated appliances, a charming conservatory with a feature glass roof, and an attractive living room centred around a stylish feature fireplace. Outside, the home enjoys ample off-road parking and a garage incorporating a practical utility area. The accommodation is supplemented by gas fired central heating, UPVC double glazing, solar panels (owned) and a security alarm system and briefly comprises:- reception hallway with double doors providing access to the living room. Further double doors provide access to the open plan fitted dining kitchen with integrated appliances and Granite work surfaces. There is also access to the conservatory with feature glass roof. From the hallway, there is a cloakroom/WC and a staircase provides access to the first floor accommodation. The first floor landing provides access to four bedrooms, master bedroom having an en-suite shower room and family bathroom. Outside, there are mature gardens and pleasant, well tended and stocked gardens and a block paved driveway provides off road parking for several vehicles together with access to a garage/utility with electric roller door.

### Room Measurement & Details

Entrance Hall:

Cloakroom/WC: (4'11" x 6'4") 1.50 x 1.93

Living Room: (11'8" x 19'6") 3.56 x 5.94

Dining Kitchen: (27'4" x 11'6") 8.33 x 3.51

Conservatory: (10'5" x 12'7") 3.17 x 3.84

First Floor Landing: (11'1" x 3'9") 3.38 x 1.14

Bedroom One: (11'10" x 12'0") 3.61 x 3.66

En-Suite Shower Room: (4'6" x 5'5") 1.37 x 1.65

Bedroom Two: (10'3" x 13'1") 3.12 x 3.99 Built in wardrobes

Bedroom Three: (10'1" x 8'11") 3.07 x 2.72

Bedroom Four: (8'6" x 10'2") 2.59 x 3.10

Family Bathroom: (7'9" x 6'6") 2.36 x 1.98

Garage/Utility: (16'1" x 8'1") 4.90 x 2.46

Having an electric roller door, light, power, courtesy door to the internal accommodation and utility area to the rear of the garage.

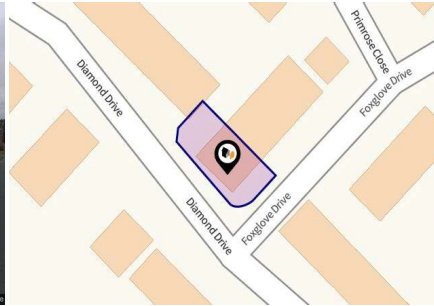
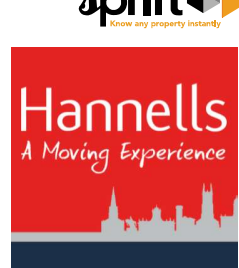
### Buyer Information:

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.

**KFB** 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:      | 1,399 ft <sup>2</sup> / 130 m <sup>2</sup> |         |          |
| Plot Area:       | 0.08 acres                                 |         |          |
| Year Built :     | 1991-1995                                  |         |          |
| Council Tax :    | Band E                                     |         |          |
| Annual Estimate: | £2,684                                     |         |          |
| Title Number:    | DY216918                                   |         |          |

## 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>25</b><br>mb/s | <b>74</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

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



### Satellite/Fibre TV Availability:



# Planning History This Address

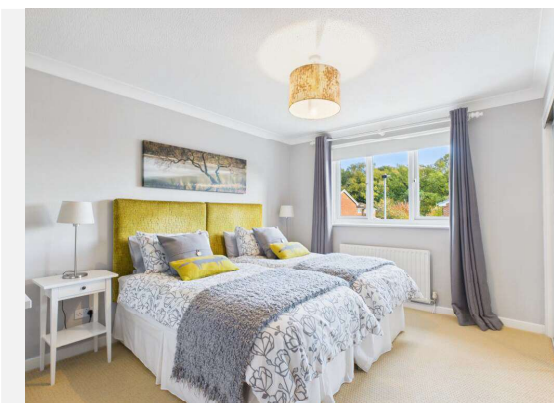
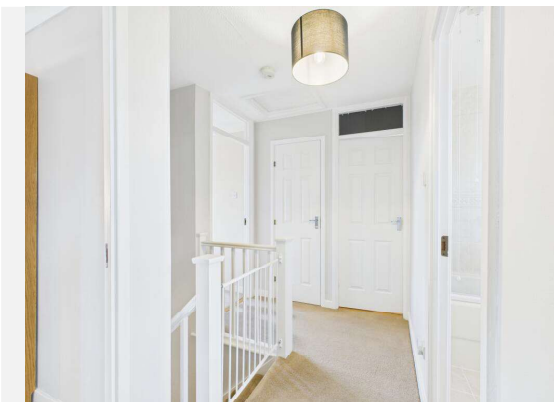
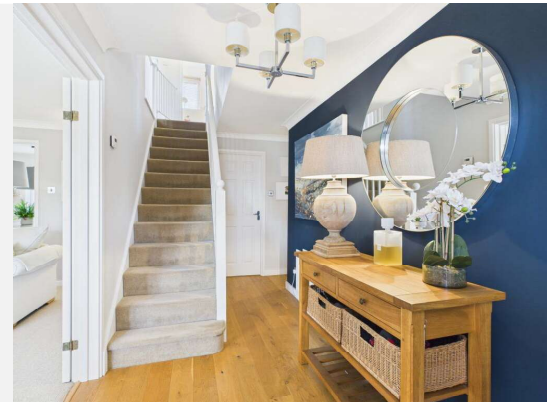


Planning records for: *Foxglove Drive, Oakwood, Derby, DE21*

| Reference - 10/12/01272 |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Decision:               | Permitted                                                           |
| Date:                   | 22nd October 2012                                                   |
| Description:            | Single Storey Extension To Dwelling House (Garage And Utility Room) |









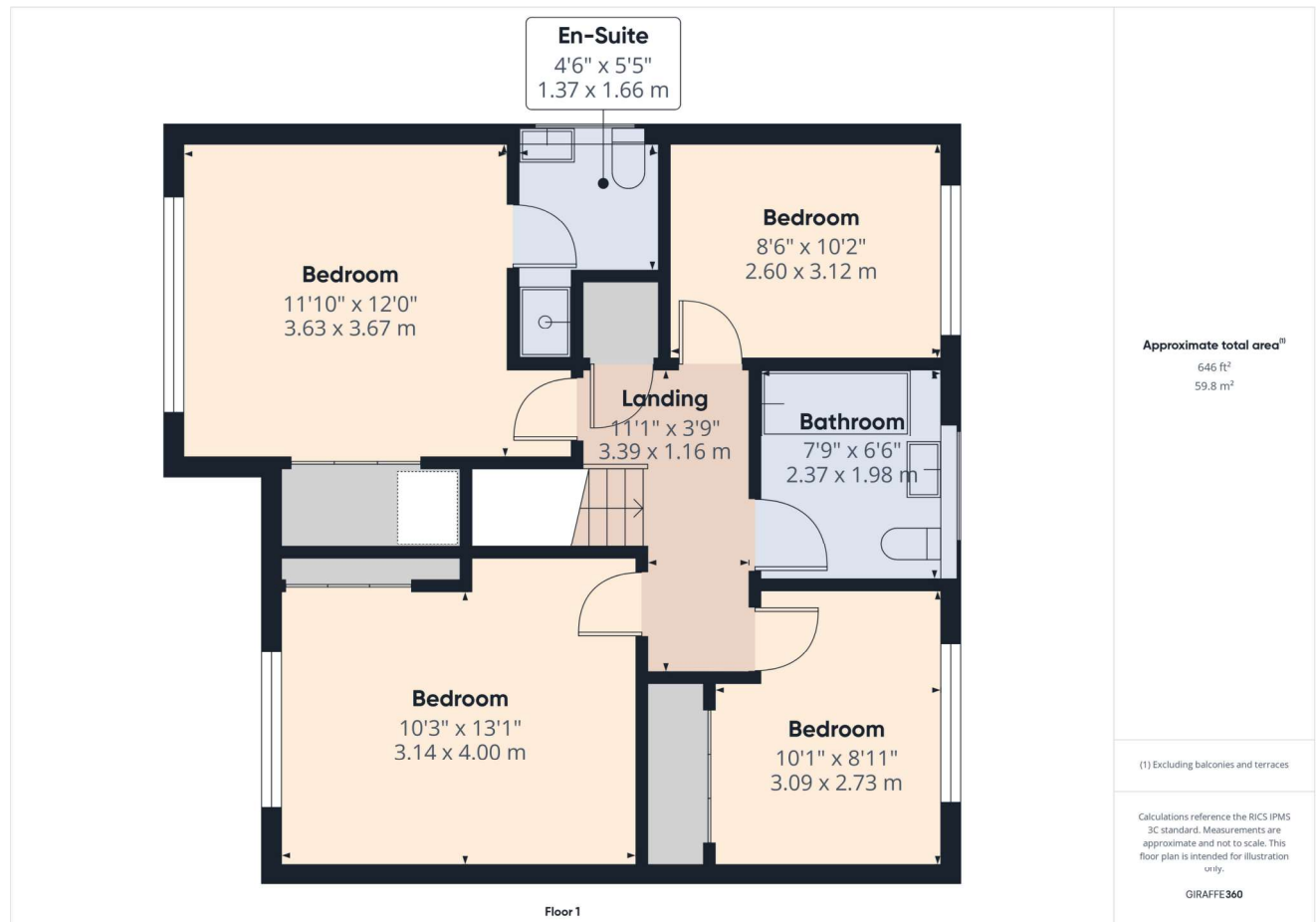


## FOXGLOVE DRIVE, OAKWOOD, DERBY, DE21





## FOXGLOVE DRIVE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

**B**

Valid until 04.11.2035

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      | 83   <b>B</b> | 85   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

## EPC - Additional Data



### Additional EPC Data

|                                      |                                            |
|--------------------------------------|--------------------------------------------|
| <b>Property Type:</b>                | Detached house                             |
| <b>Walls:</b>                        | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                 | Good                                       |
| <b>Roof:</b>                         | Pitched, 270 mm loft insulation            |
| <b>Roof Energy:</b>                  | Very good                                  |
| <b>Window:</b>                       | Fully double glazed                        |
| <b>Window Energy:</b>                | Average                                    |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas            |
| <b>Main Heating Energy:</b>          | Good                                       |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs       |
| <b>Main Heating Controls Energy:</b> | Good                                       |
| <b>Hot Water System:</b>             | From main system                           |
| <b>Hot Water Energy Efficiency:</b>  | Good                                       |
| <b>Lighting:</b>                     | Good lighting efficiency                   |
| <b>Lighting Energy:</b>              | Good                                       |
| <b>Floors:</b>                       | Solid, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | Room heaters, mains gas                    |
| <b>Air Tightness:</b>                | (not tested)                               |
| <b>Total Floor Area:</b>             | 130 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.



## 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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