

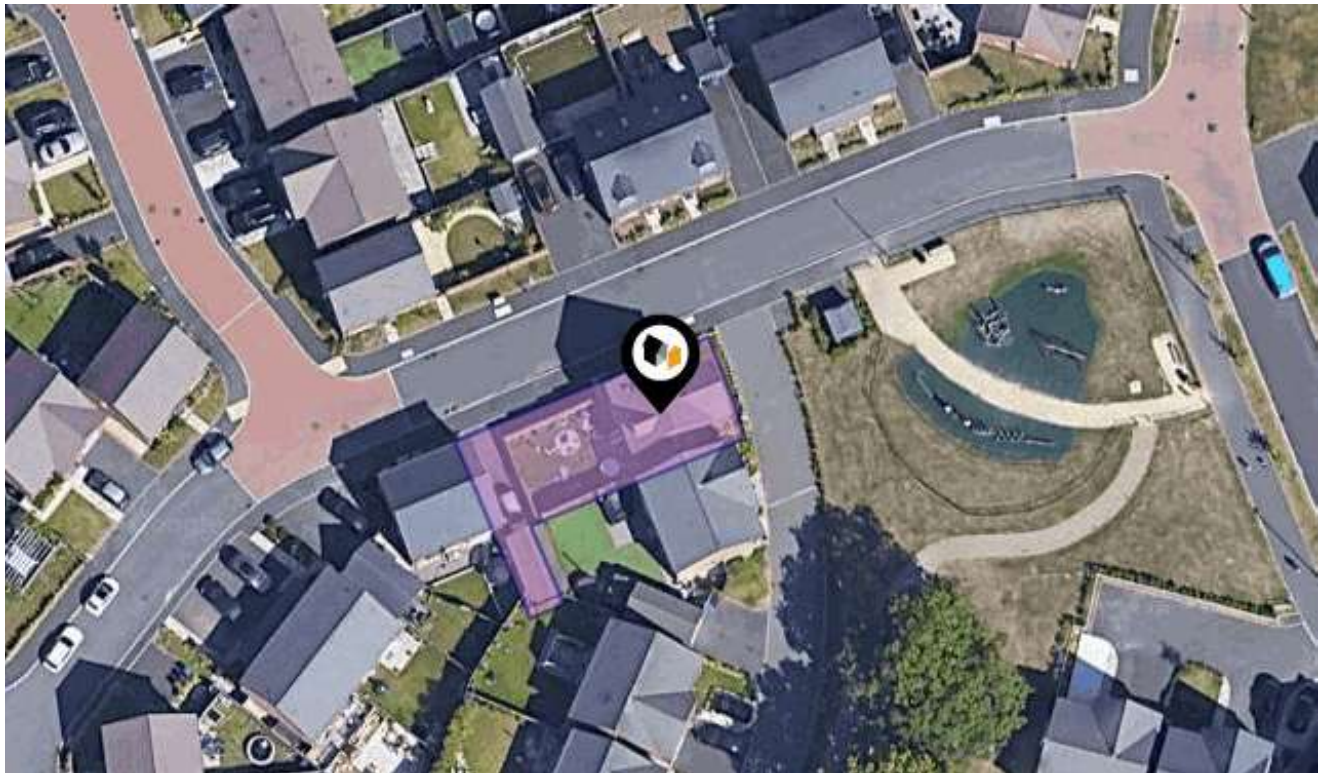


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th November 2025



BLEAKLOW CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Deceptively Spacious Three-Storey Detached Family Home
- > Four Bedrooms, Two En-Suite Shower Rooms And Family Bathroom
- > Off Road Parking For Two Vehicles And Brick-Built Garage
- > EPC Rating B, Standard Construction
- > Council Tax Band D, Freehold

Property Description

A well-presented, three-storey modern detached family home occupying a favourable plot with views over an open green to the front, situated within an established development. The property offers spacious and well-planned accommodation, including a modern dining kitchen, a comfortable living room, and a ground-floor cloakroom/WC. Across the upper floors, there are four generous bedrooms, two en-suite shower rooms, and a family bathroom. Outside, the home benefits from a driveway providing off-road parking and a detached garage. In brief the accommodation comprises; an entrance hall with an understairs storage cupboard, a living room, a cloakroom/WC, and a spacious dining kitchen with integrated appliances and French doors providing access to the rear garden, along with a separate utility room. The first floor landing leads to three bedrooms, one of which benefits from an en-suite shower room, as well as a family bathroom. On the second floor is the master bedroom, featuring fitted wardrobes and a further en-suite shower room. Outside, to the front of the property, there are a variety of flower and shrub beds, while to the rear is an enclosed garden laid mainly to lawn, with a patio area, flower beds, and walled and fenced boundaries. Off-road parking is available at the rear of the property, providing space for several vehicles and access to a detached garage.

Room Measurement & Details

Entrance Hallway: (12'11" x 6'5") 3.94 x 1.96

Cloaks/WC: (5'2" x 2'11") 1.57 x 0.89

Living Room: (12'0" x 12'9") 3.66 x 3.89

Dining Kitchen: (9'1" x 17'9") 2.77 x 5.41

Utility Room: (5'2" x 7'5") 1.57 x 2.26

First Floor Landing: (6'11" x 7'8") 2.11 x 2.34

Bedroom Two: (10'5" x 11'9") 3.17 x 3.58

En-Suite Shower Room: (5'9" x 5'9") 1.75 x 1.75

Bedroom Three: (9'4" x 9'4") 2.84 x 2.84

Bedroom Four: (9'3" x 8'2") 2.82 x 2.49

Family Bathroom: (6'11" x 5'5") 2.11 x 1.65

Second Floor Landing: (2'8" x 3'3") 0.81 x 0.99

Bedroom One: (14'3" x 11'2") 4.34 x 3.40

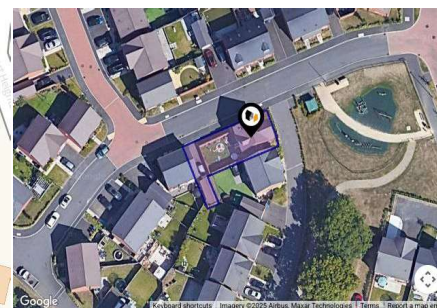
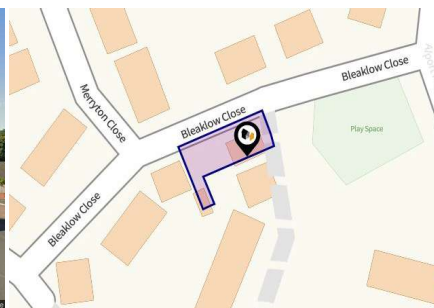
En-Suite Shower Room: (5'3" x 6'4") 1.60 x 1.93

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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A Moving Experience



Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,194 ft ² / 111 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 2019 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,196 | | |
| Title Number: | DY532747 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-----------|------------|-------------|
| 5 mb/s | 52 mb/s | 900 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



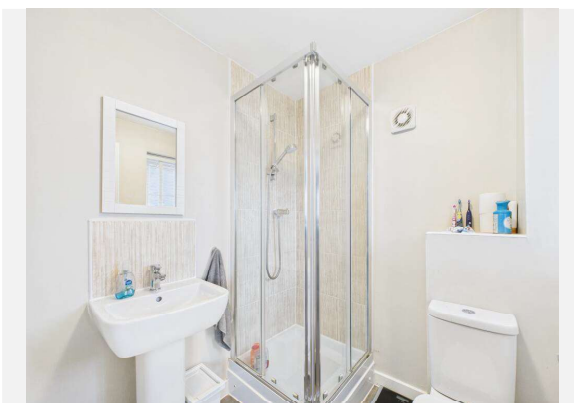
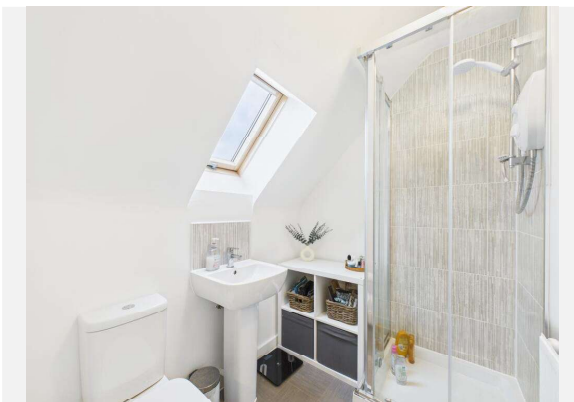
Satellite/Fibre TV Availability:



Gallery Photos

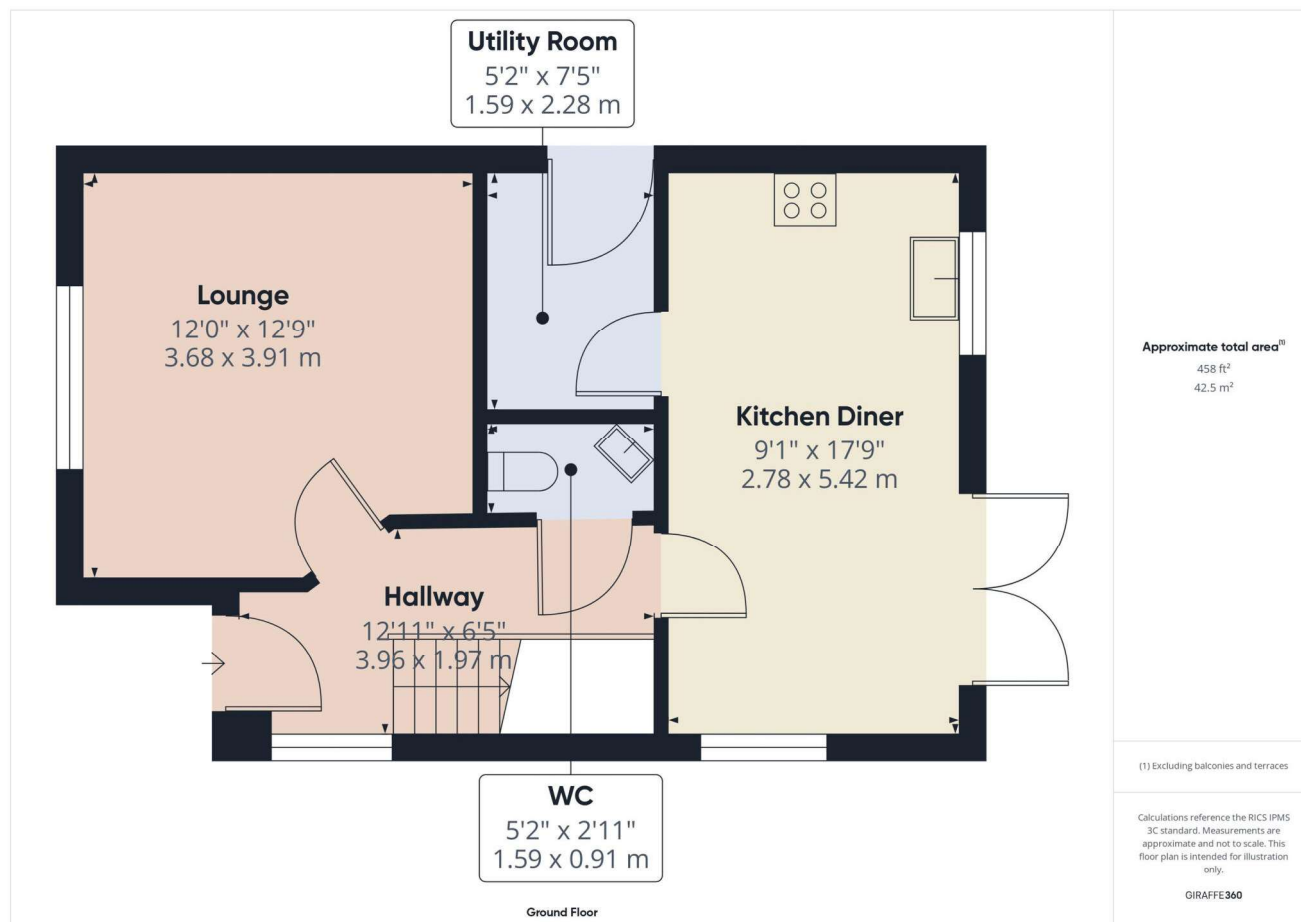


Gallery Photos

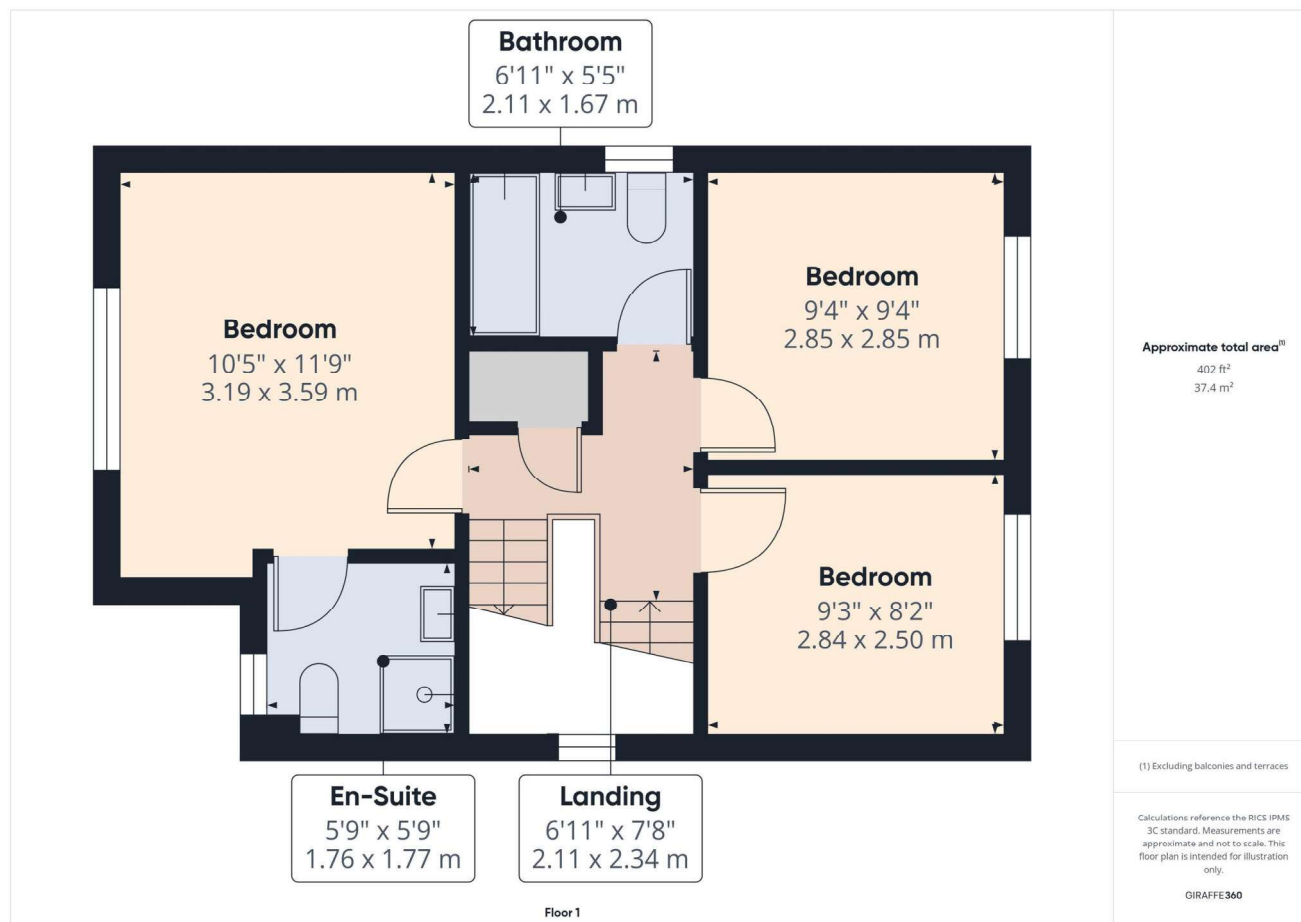




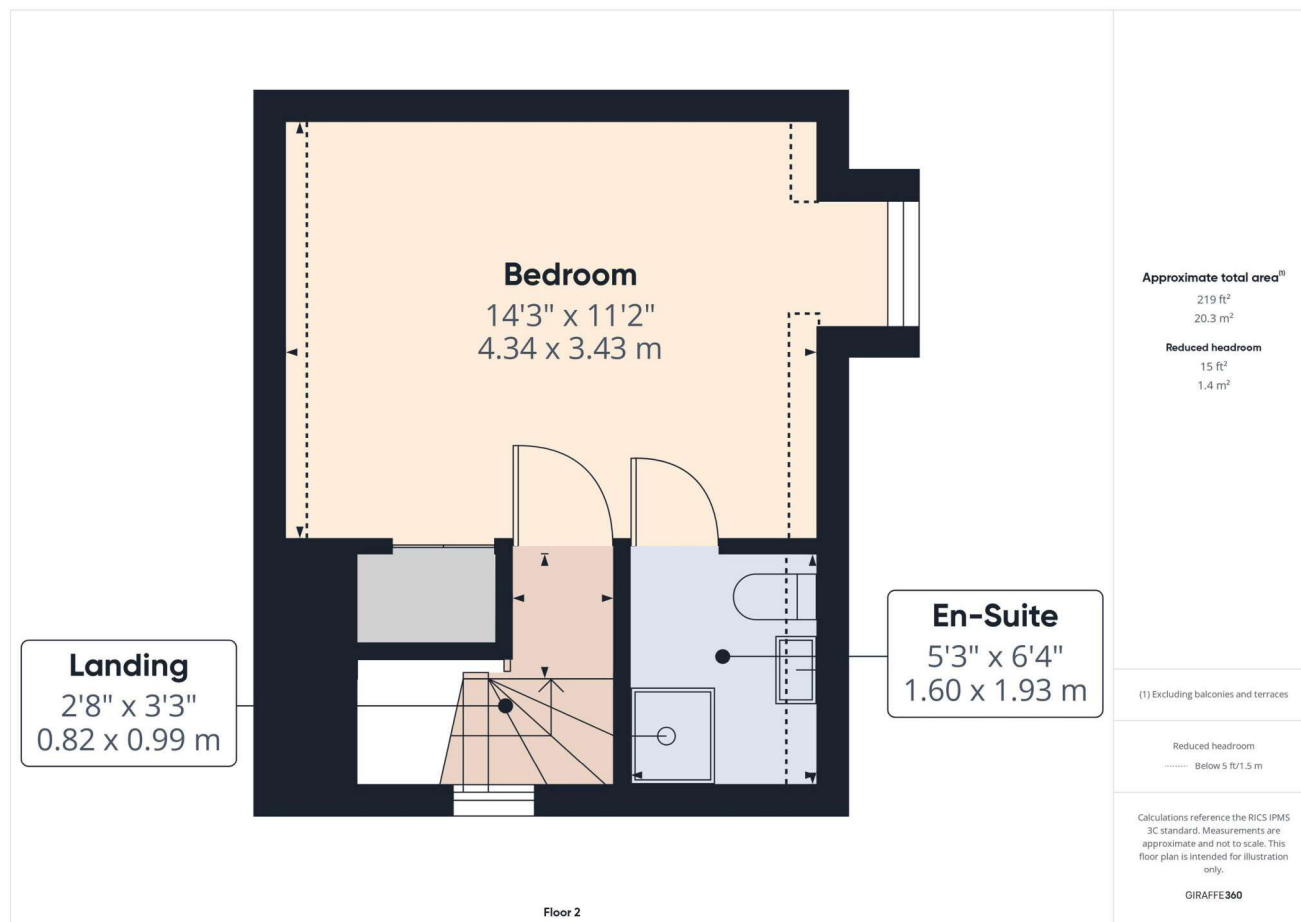
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Property EPC - Certificate



Bleaklow Close, Oakwood, DE21

Energy rating

B

Valid until 21.03.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.25 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.14 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.22 W/m-Â°K |
| Total Floor Area: | 111 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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