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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th December 2025



CALVER CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern And Well-Presented Detached Family Home
- > Set Back Within An Established Cul-De-Sac
- > Extensive Driveway And Larger Than Average Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band D, Freehold

Property Description

This is a well-presented, four bedroom, detached residence set back within an established cul-de-sac location in Oakwood. The property is approached via an extensive block paved driveway with access to a larger than average garage and a pleasant rear garden. The property is available with no upward chain and viewing is recommended. Internally, the accommodation is double glazed and gas central heated with reception hallway, living room with feature fireplace, dining room, fitted kitchen and cloakroom/WC. The first floor landing leads to four bedrooms and modern shower room with a three piece suite. Outside, there are gardens to both front and rear elevations together with a block paved driveway providing off-road parking for several vehicles and access to a larger than average garage.

Room Measurement & Details

Reception Hallway: (5'0" x 4'9") 1.52 x 1.45

Living Room: (21'8" x 11'0") 6.60 x 3.35

Dining Room: (11'11" x 9'7") 3.63 x 2.92

Kitchen: (9'2" x 8'11") 2.79 x 2.72

Rear Hallway: (4'6" x 2'11") 1.37 x 0.89

WC: (4'10" x 4'0") 1.47 x 1.22

First Floor Landing: (8'10" x 3'3") 2.69 x 0.99

Bedroom One: (12'0" x 11'2") 3.66 x 3.40

Bedroom Two: (12'1" x 9'8") 3.68 x 2.95

Bedroom Three: (9'2" x 8'9") 2.79 x 2.67

Bedroom Four: (9'1" x 7'7") 2.77 x 2.31

Shower Room: (7'4" x 5'5") 2.24 x 1.65

Outside:

There are gardens to both front and rear elevations, the front incorporates an extensive block paved driveway providing ample off road parking. In-turn this provides access to a larger than average GARAGE 17'3" x 15'3" with electric up and over door, light, power and courtesy. The rear garden is enclosed and benefits from a paved patio area, circular lawned areas, shrubs, trees and fenced boundaries. Cold water tap.

Please Note:

This property currently has spray foam loft insulation.

Buyer Information:

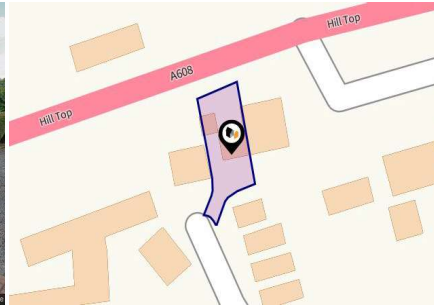
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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

KID Key Facts For Buyers 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:	1,054 ft ² / 98 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,196		
Title Number:	DY71209		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	54 mb/s	1000 mb/s

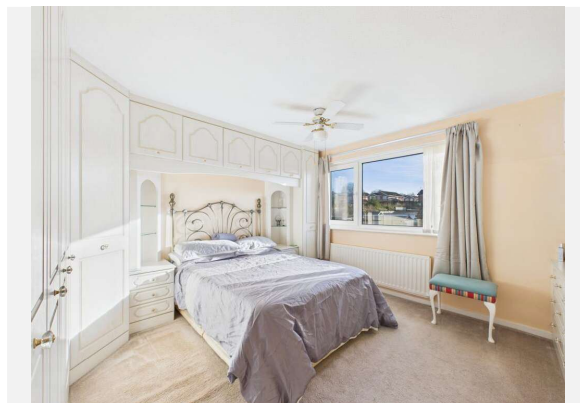
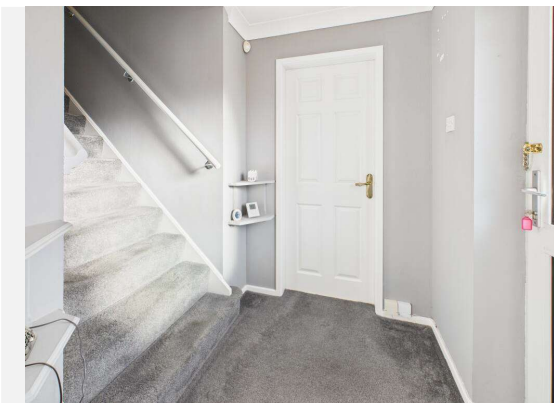
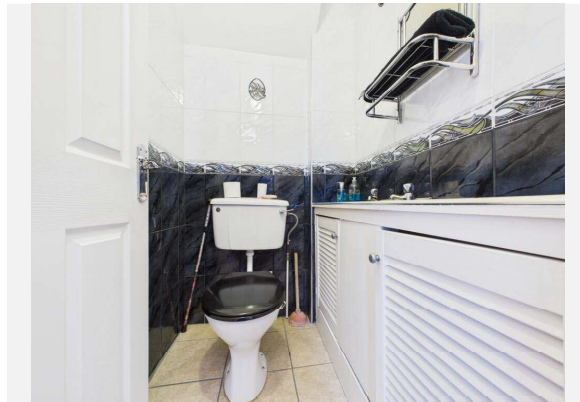
Mobile Coverage: (based on calls indoors)



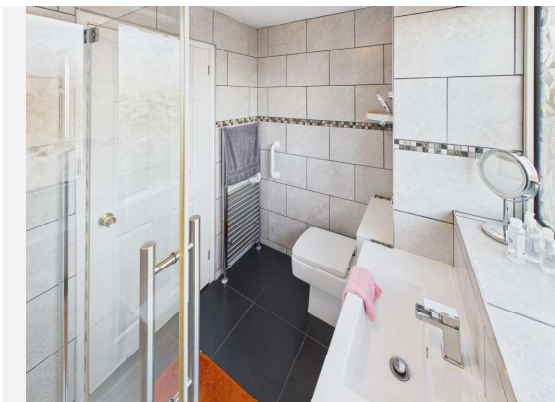
Satellite/Fibre TV Availability:



Gallery Photos

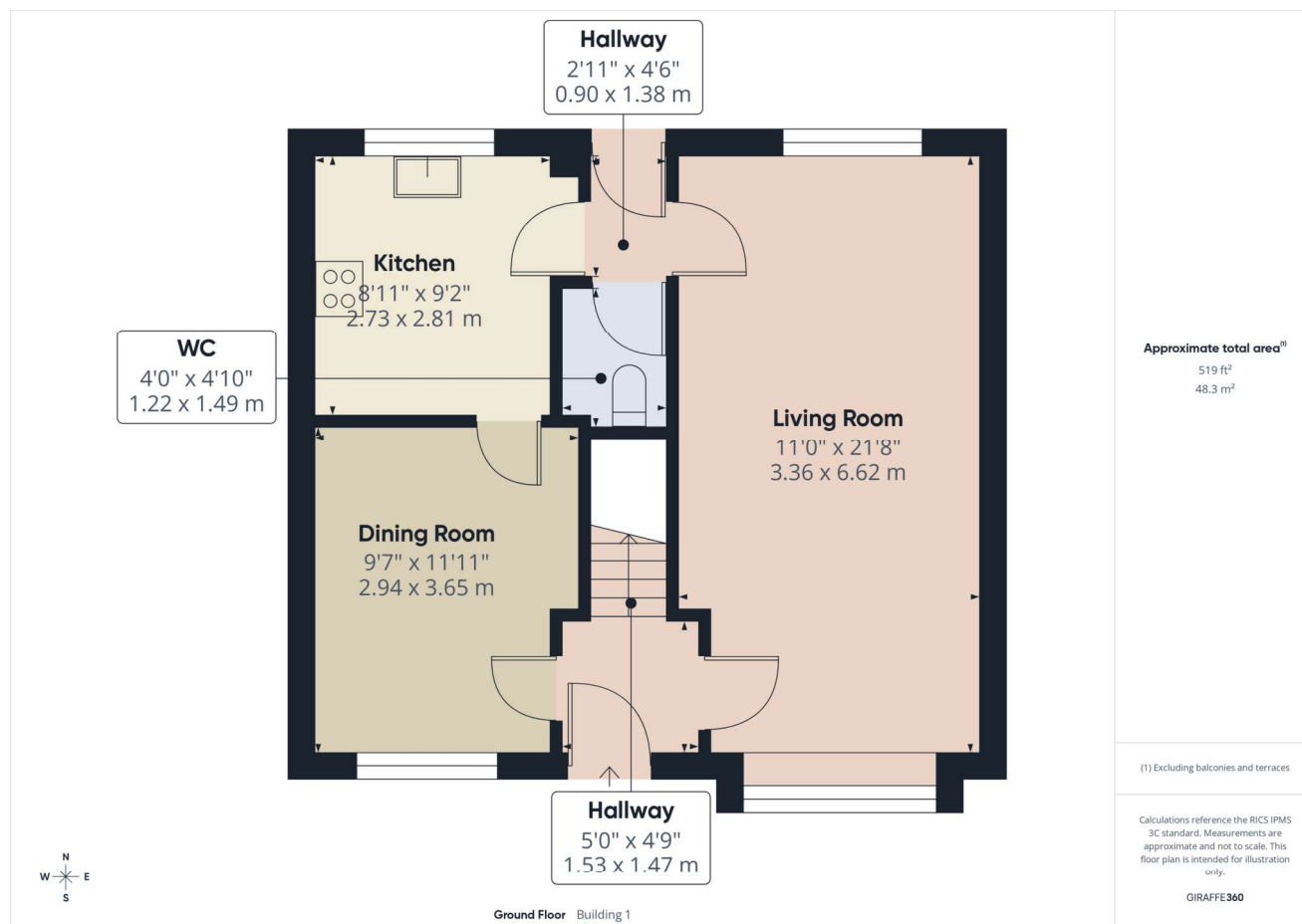


Gallery Photos

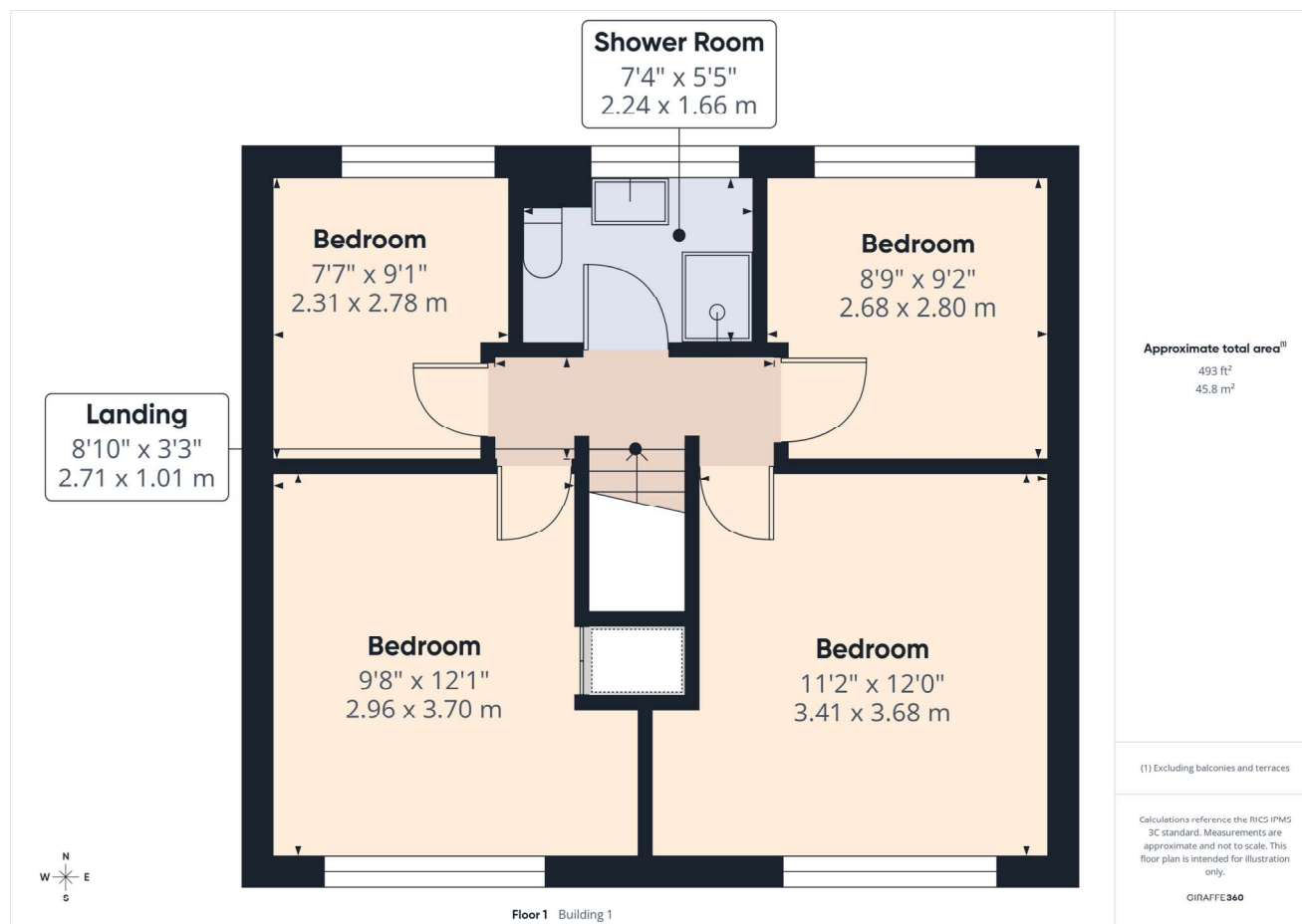




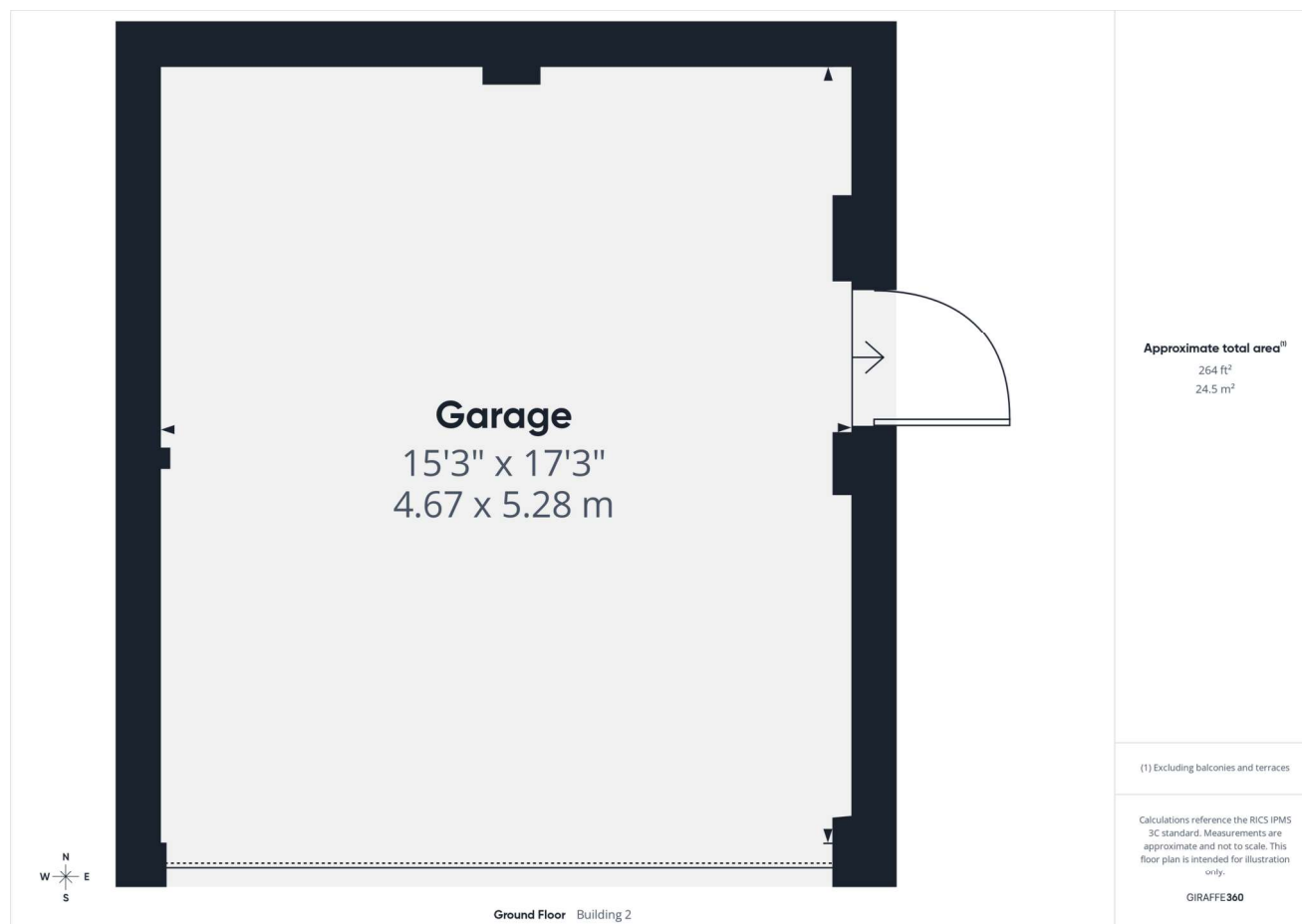
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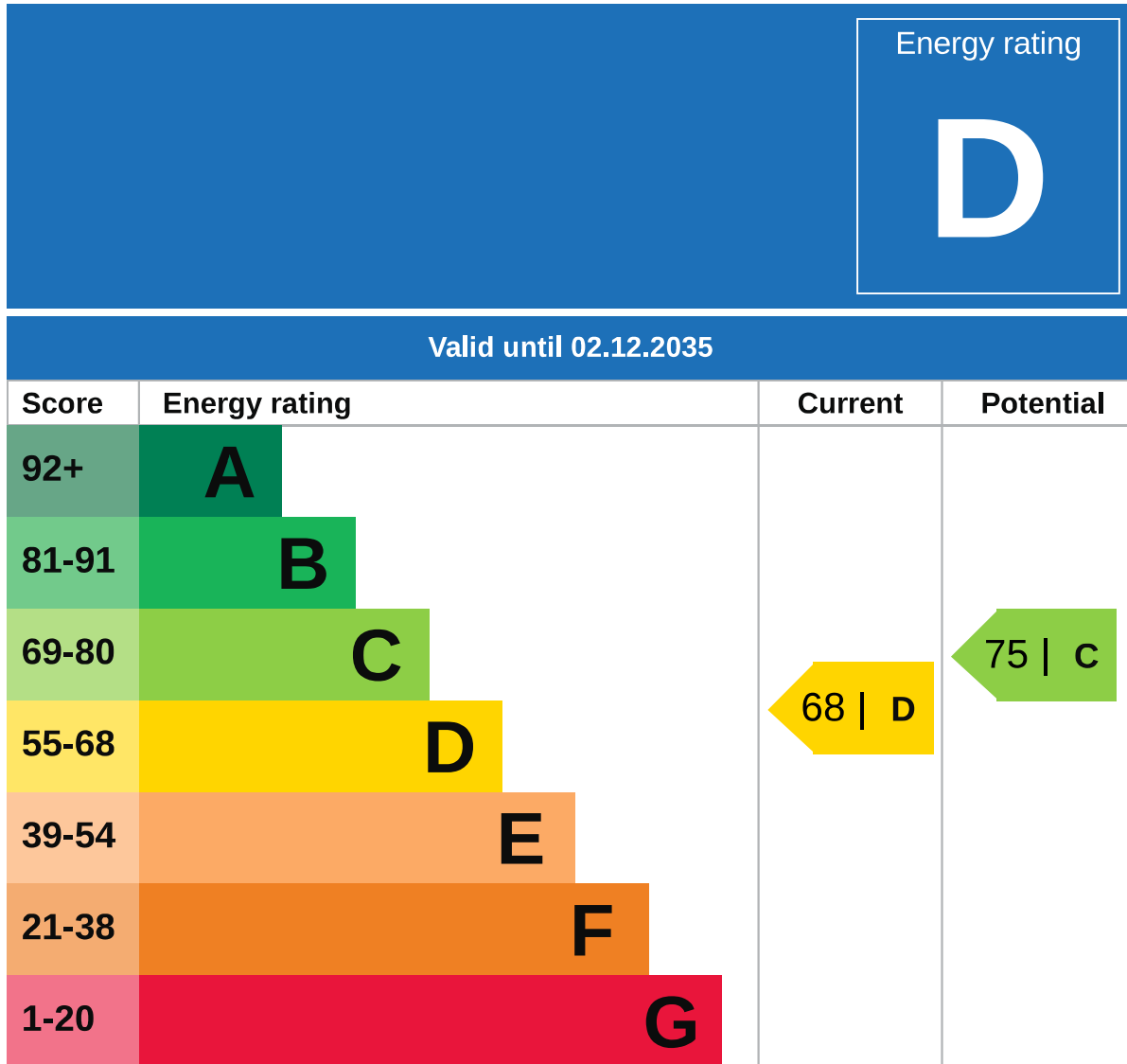
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	98 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.

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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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