

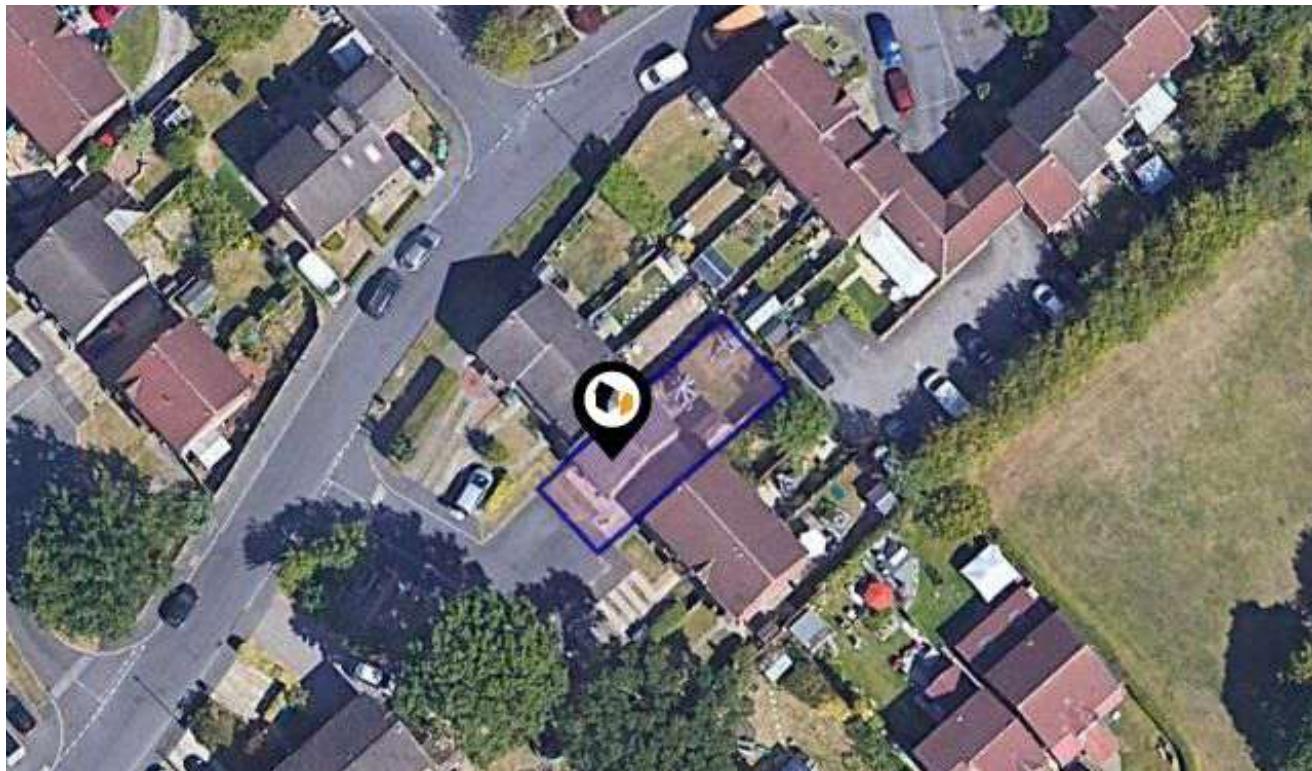


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



HEDGEROW GARDENS, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Presented End Town House
- > No Upward Chain
- > Enclosed Rear Garden With Hot Tub
- > EPC Rating C, Freehold
- > Council Tax Band C, Standard Construction

Property Description

A modern presented three bedroom end town house occupying a sought after cul-de-sac location in the popular area of Oakwood available with no upward chain and suited to the first time buyer or small growing family. The UPVC double glazed and gas central heated accommodation in brief comprises:- entrance hall, lounge through to dining room with French doors providing access to the rear garden and modern fitted kitchen. To the first are three bedrooms and fitted bathroom with white three piece suite. Outside, to the front of the property is a small lawned garden and driveway with carport to the side and gated access leading to the enclosed garden being mainly laid to lawn and offering a hot tub as part of the sale. Hedgerow Gardens is well situated for Oakwood and its amenities with good access to the public transport links to the city centre. Early viewing is highly recommended.

Room Measurement & Details

Entrance Hall:

Lounge: (14'5" x 11'4") 4.39 x 3.45

11'4 min - 14'9 max to under stairs

Dining Room: (10'2" x 7'8") 3.10 x 2.34

Kitchen: (9'0" x 6'11") 2.74 x 2.11

First Floor Landing:

Bedroom One: (8'8" x 12'9") 2.64 x 3.89

12'9 to front wardrobes 8'08 (11'05 into door way)

Bedroom Two: (7'7" x 7'0") 2.31 x 2.13

Bedroom Three: (9'5" x 5'11") 2.87 x 1.80

Bathroom: (6'4" x 6'1") 1.93 x 1.85

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



Property

| | |
|------------------|---|
| Type: | Terraced |
| Bedrooms: | 3 |
| Floor Area: | 764 ft ² / 71 m ² |
| Plot Area: | 0.04 acres |
| Council Tax : | Band C |
| Annual Estimate: | £1,952 |
| Title Number: | DY243226 |

Tenure: Freehold

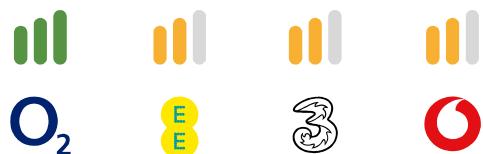
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



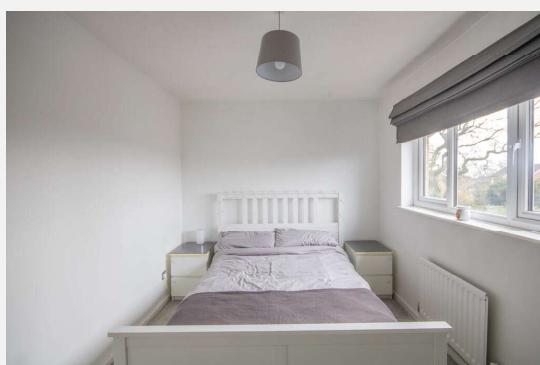
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



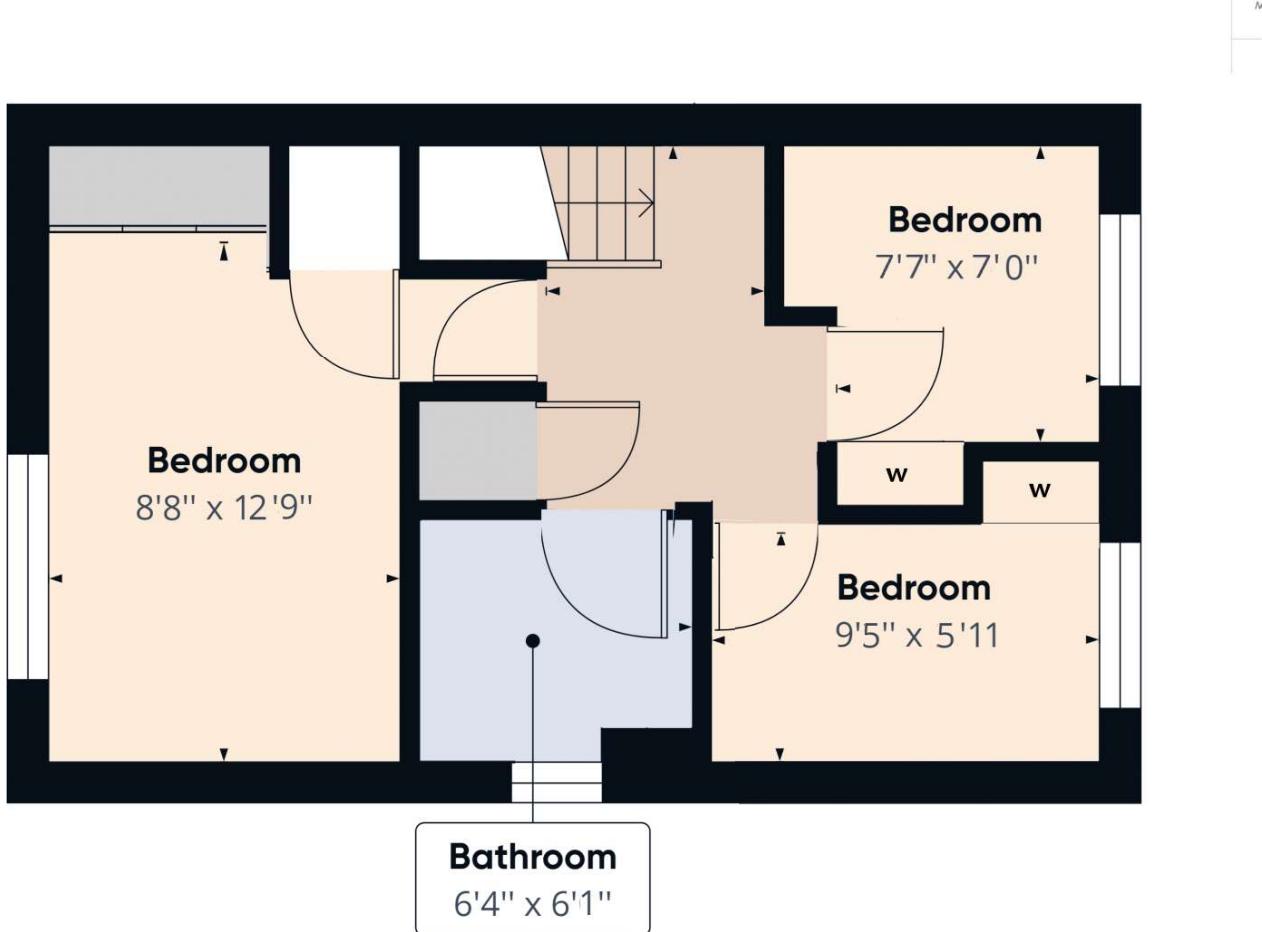
Gallery Photos



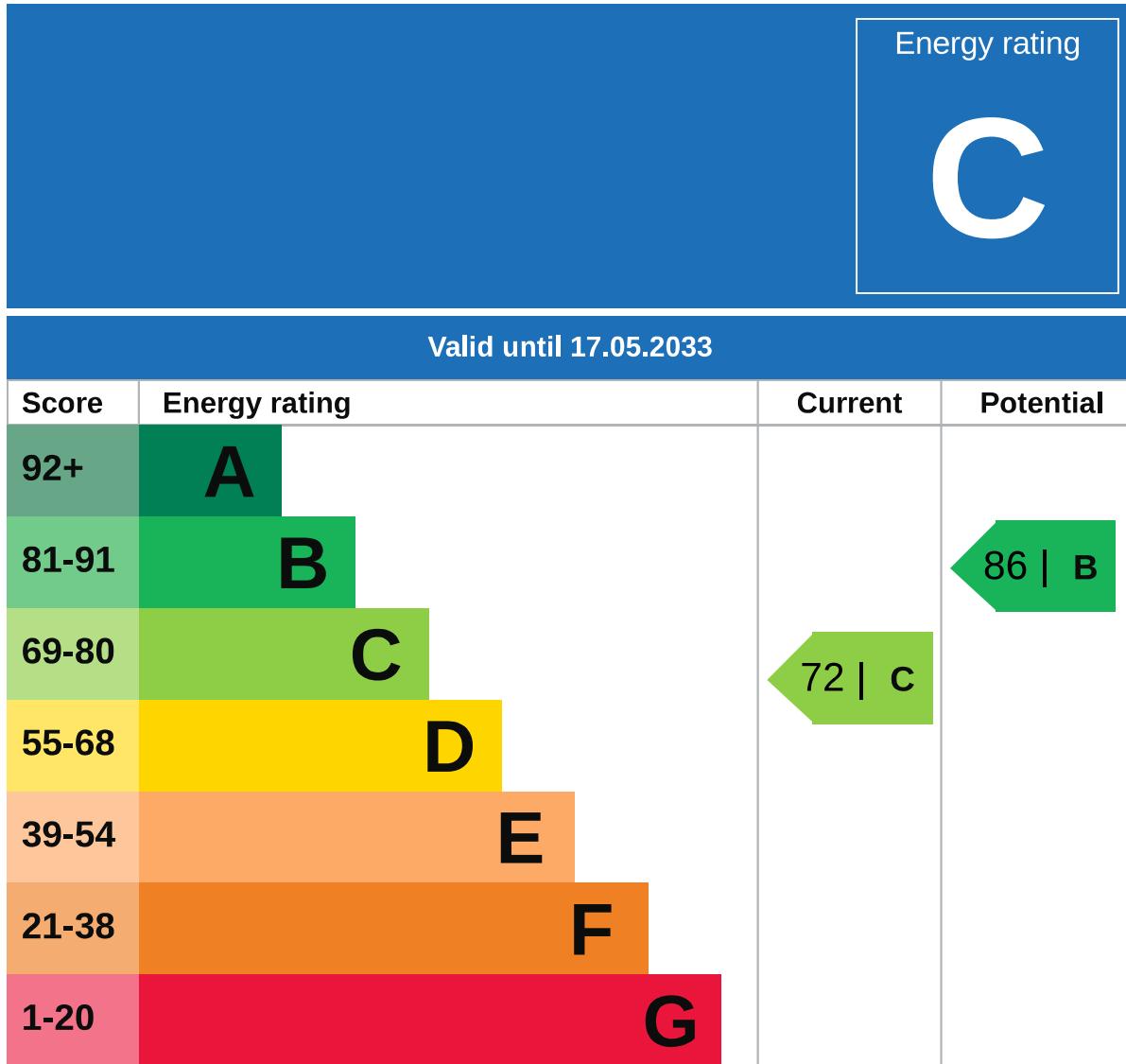
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HEDGEROW GARDENS, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | End-terrace house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall as built insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched 100 mm loft insulation |
| Roof Energy: | Average |
| 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 all fixed outlets |
| Floors: | Solid no insulation (assumed) |
| Total Floor Area: | 71 m ² |

Hannells

About Us



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 proper

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.

Hannells 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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