

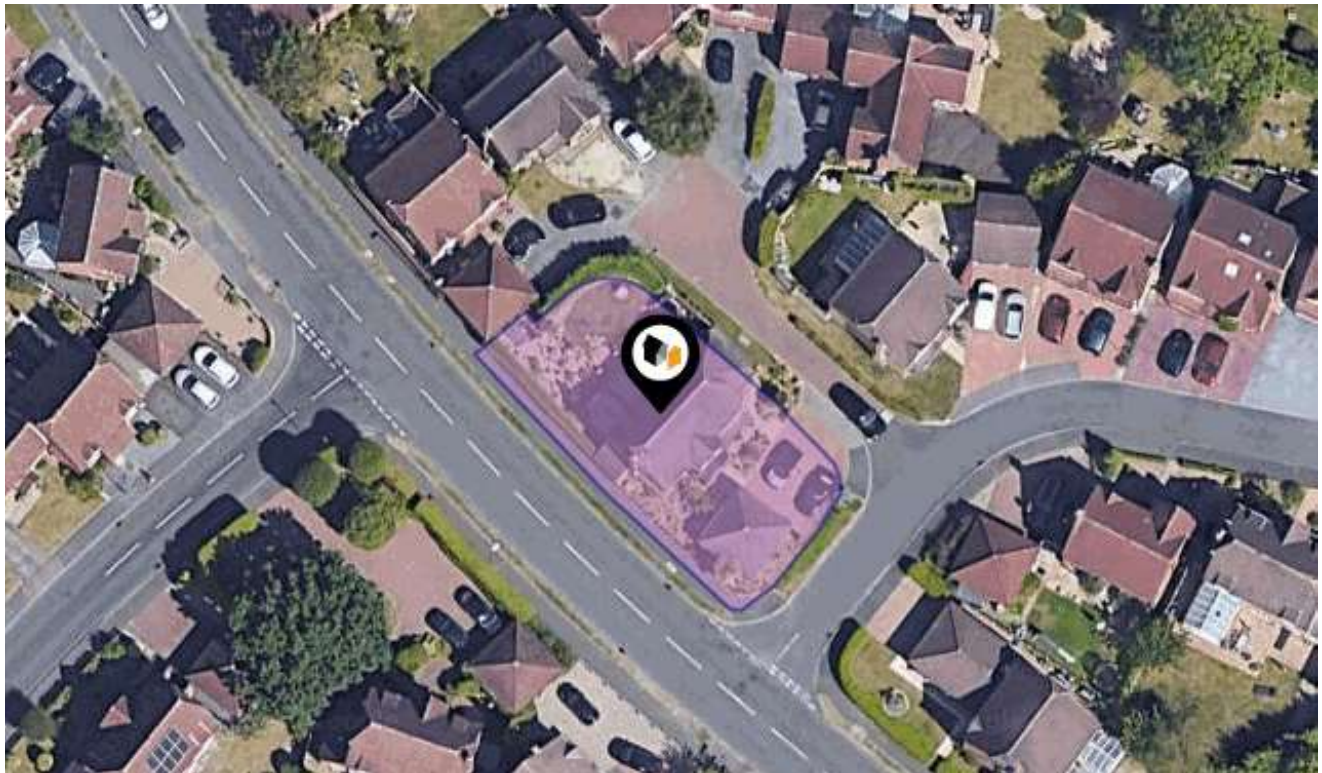


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 17<sup>th</sup> December 2025**



**FAIRISLE CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Extended And Particularly Spacious Detached Family Home
- > Three Reception Rooms, Four Bedrooms Two Having En-Suite Shower Rooms
- > Living/Dining Kitchen And Utility Room
- > EPC Rating D, Standard Construction > Council Tax Band F, Freehold

A superbly appointed detached family home, this impressive property occupies a mature corner plot and has been thoughtfully extended to provide particularly spacious and versatile accommodation. The ground floor features a generous, well-equipped open-plan living/dining kitchen with integrated appliances, a conservatory that has been reroofed and insulated, and an attractive living room centred around a stylish feature fireplace. Two further reception rooms offer excellent flexibility for formal dining, work, or relaxation. To the first floor, there are four good-sized bedrooms, including a master bedroom and a guest bedroom, both benefiting from en-suite shower rooms. The property enjoys ample off-road parking, detached double garage and useful attached outhouse/workshop. Additional features include gas-fired central heating, UPVC double glazing, a wired alarm system, and CCTV. The accommodation briefly comprises: reception hallway, refitted cloakroom/WC, pleasant living room with feature fireplace, conservatory, formal dining room, study/office, spacious open-plan living/dining kitchen, and utility room. The first-floor landing leads to four bedrooms, with en-suite facilities to the master and guest rooms, along with a family bathroom.

Entrance Porch: (2'11" x 7'3") 0.89 x 2.21

Entrance Hall: (10'1" x 6'5") 3.07 x 1.96

Cloaks/WC: (6'2" x 4'6") 1.88 x 1.37

Living Room: (20'6" x 10'11") 6.25 x 3.33

Conservatory: (10'2" x 8'9") 3.10 x 2.67

Dining Room: (10'0" x 13'10") 3.05 x 4.22

Living/Dining Kitchen: (20'6" x 13'4") 6.25 x 4.06

Utility Room: (5'10" x 6'9") 1.78 x 2.06

Office: (10'0" x 8'3") 3.05 x 2.51

First Floor Landing: (6'3" x 11'7") 1.90 x 3.53

Bedroom One: (10'1" x 12'2") 3.07 x 3.71

Dressing Room: (7'11" x 6'8") 2.41 x 2.03 En-Suite Shower Room: (8'5" x 6'7") 2.57 x 2.0

Bedroom Two: (13'6" x 11'3") 4.11 x 3.43 En-Suite Shower Room: (6'4" x 7'1") 1.93 x 2.16

Bedroom Three: (10'0" x 9'10") 3.05 x 3.00

Bedroom Four: (6'9" x 13'8") 2.06 x 4.17

Family Bathroom: (6'0" x 7'4") 1.83 x 2.24

Outside: DETACHED DOUBLE GARAGE (19'8 x 19'8) with light, power, shelving and a security alarm. Car charging point. Greenhouse (6' x 4'). Useful brick-built outhouse (7'9" x 4'9") with light, ample sockets, fitted bench and security alarm. Please Note: The garage, attached outhouse and property benefits from a hard wired alarm together with CCTV.

**Buyer Information:** 1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.

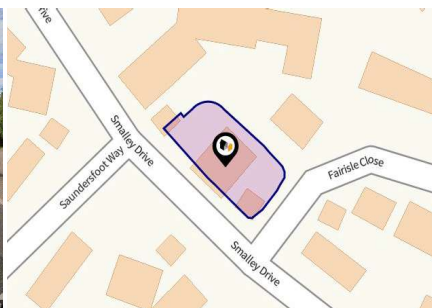
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.

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 survey.

# Property Overview

Hannells  
A Moving Experience



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,829 ft <sup>2</sup> / 170 m <sup>2</sup>		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,172		
Title Number:	DY240616		

## 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)

2 mb/s	80 mb/s	1800 mb/s

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



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *Fairisle Close, Oakwood, Derby, DE21*

## Reference - 07/14/00968

**Decision:** Permitted

**Date:** 15th July 2014

**Description:**

Extensions To Dwelling House (Porch And Enlargement Of Kitchen And 2 Bedrooms) And Formation Of Rooms In Roof Space (Bedroom, Living Room, Shower Room And Storage)

## Reference - 01/14/00083

**Decision:** Rejected

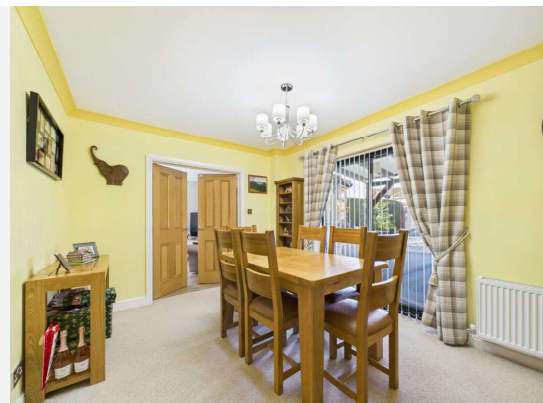
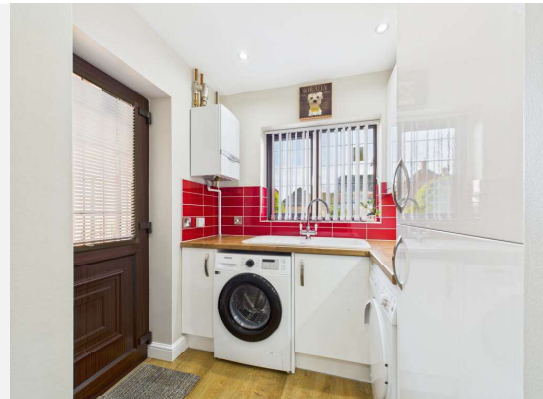
**Date:** 28th January 2014

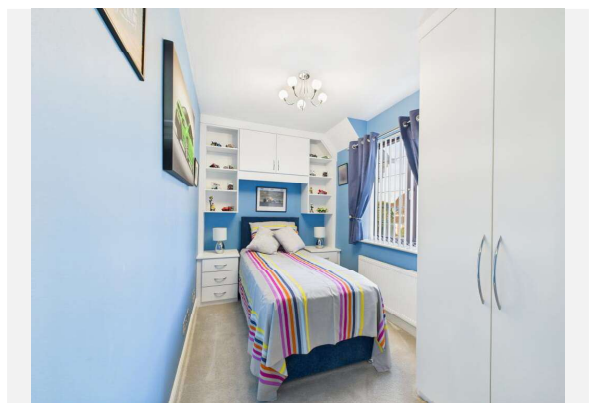
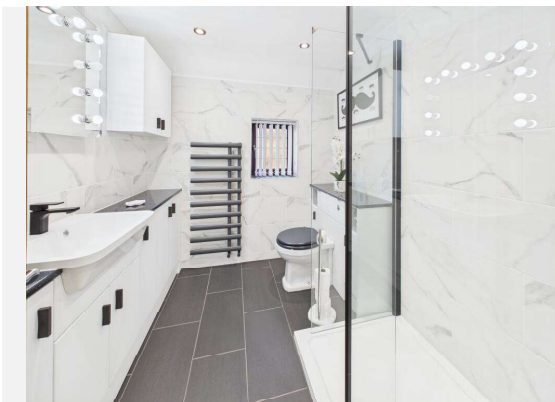
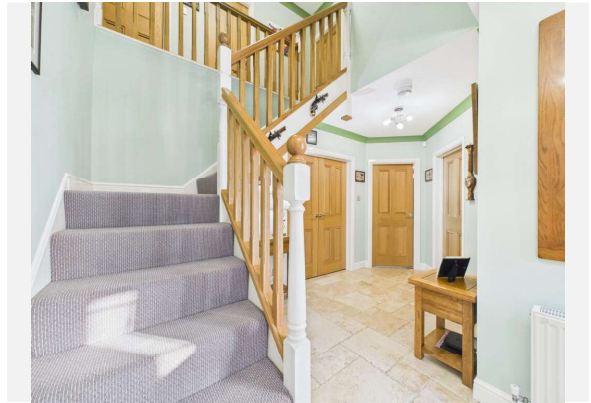
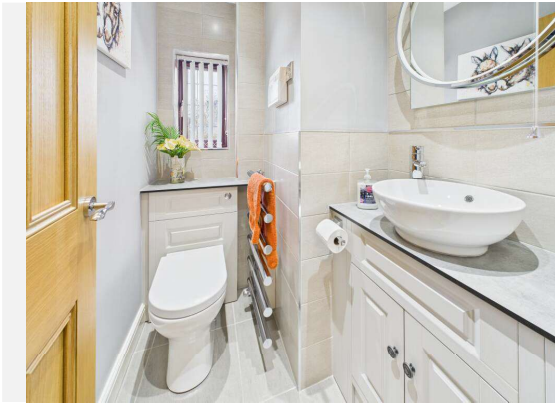
**Description:**

Extensions To Dwelling House (Family Room, En-Suite And Enlargement Of Porch And Kitchen), First Floor Extension To Garage (Games Room And Dormers).



# Gallery Photos



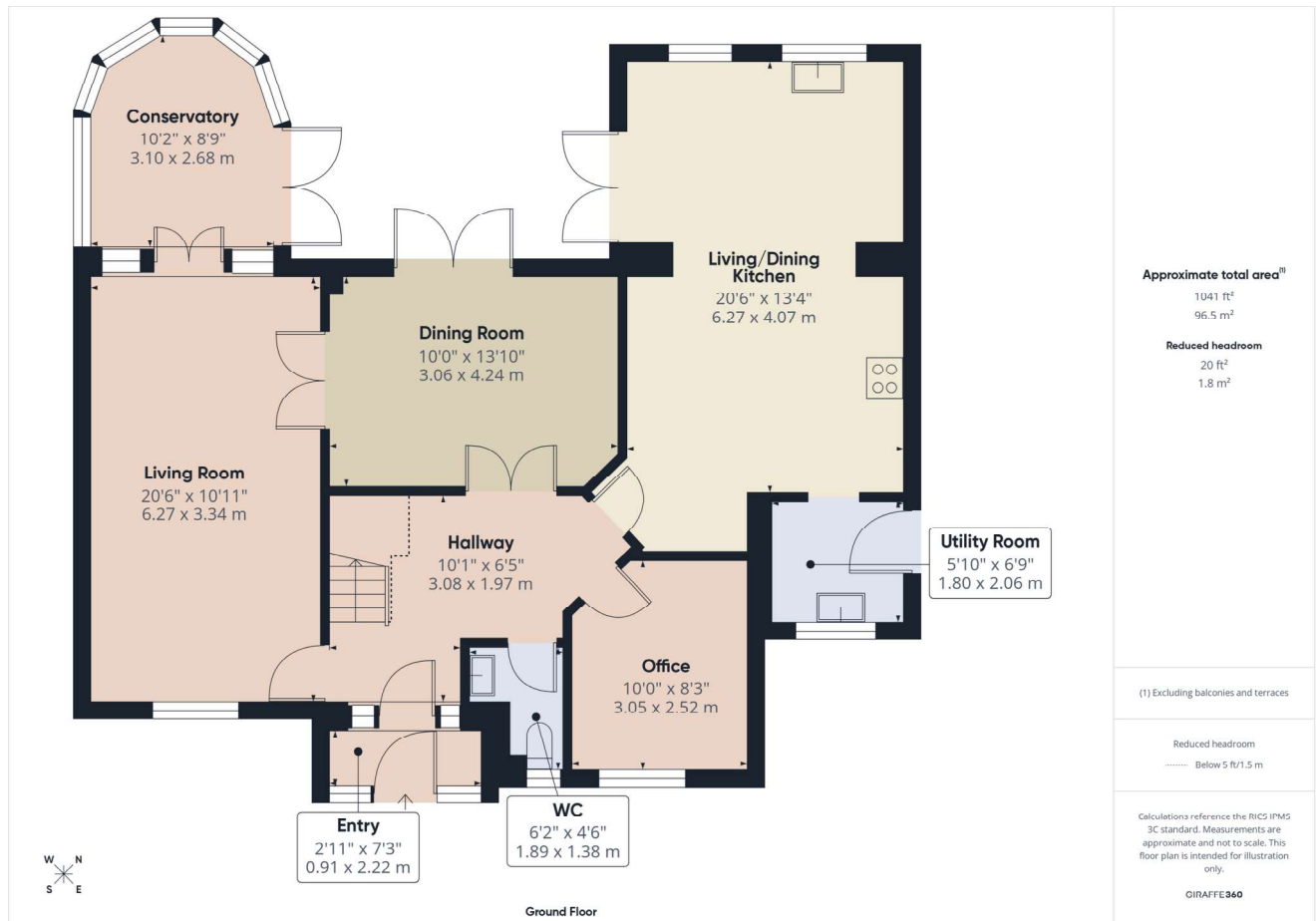




# Gallery Photos

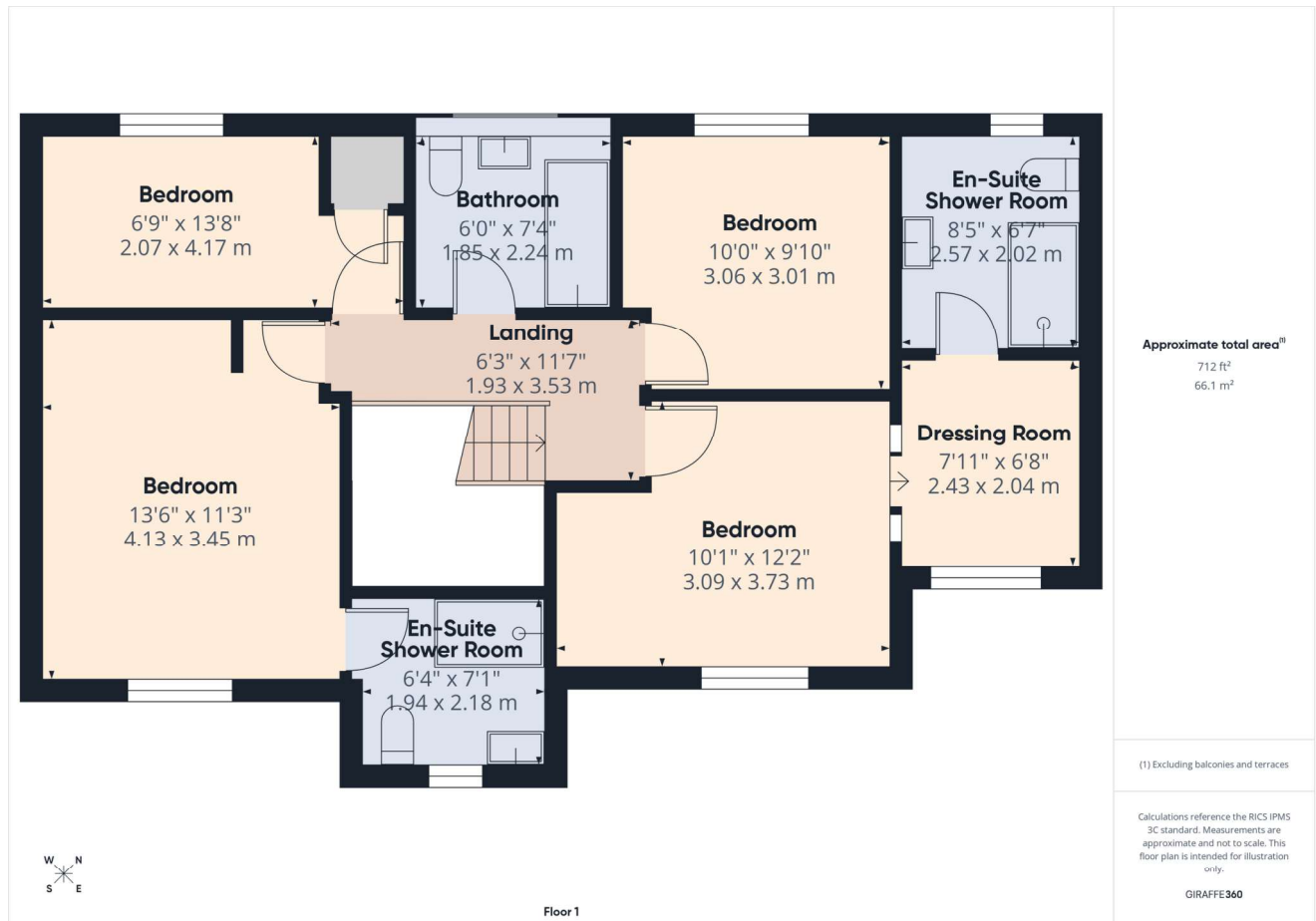


## FAIRISLE CLOSE, OAKWOOD, DERBY, DE21





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# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

D

Valid until 04.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	71   C
39-54	E		
21-38	F		
1-20	G		

# 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, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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, electric
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	170 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.

# 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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# Hannells

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