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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd July 2026



BYFIELD CLOSE, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Useful Information:

- > Well-Appointed And Presented Detached Home
- > Available With No Upward Chain
- > Ideal Family Buy/First Time Home
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

An early viewing is highly recommended for this well-appointed and presented detached home, situated in a popular and well-established cul-de-sac location. Offered for sale with no upward chain, the property benefits from a full-width conservatory, three bedrooms, off-road parking for two vehicles, and a garage. This is an excellent opportunity for families, first-time buyers, or those looking to upsize in a sought-after residential area. The property benefits from uPVC double glazing, gas central heating, security alarm system and briefly comprises:- reception hallway, living room, fitted kitchen with in-built oven and hob and full width conservatory. To the first floor are three bedrooms and refitted bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a double width driveway providing off-road parking and garage. Byfield Close is an established cul-de-sac location being well situated for Oakwood and range its of shops, doctors, dentist and bus route together excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Hallway: (6'3" x 3'2") 1.90 x 0.97

Living Room: (11'2" x 15'4") 3.40 x 4.67

Kitchen: (8'2" x 15'6") 2.49 x 4.72

Full Width Conservatory: (22'6" x 7'6") 6.86 x 2.29

First Floor Landing: (8'8" x 3'9") 2.64 x 1.14

Bedroom One: (11'6" x 8'7") 3.51 x 2.62

Bedroom Two: (8'1" x 8'5") 2.46 x 2.57

Bedroom Three: (8'4" x 6'6") 2.54 x 1.98

Bathroom: (5'6" x 6'8") 1.68 x 2.03

Outside:

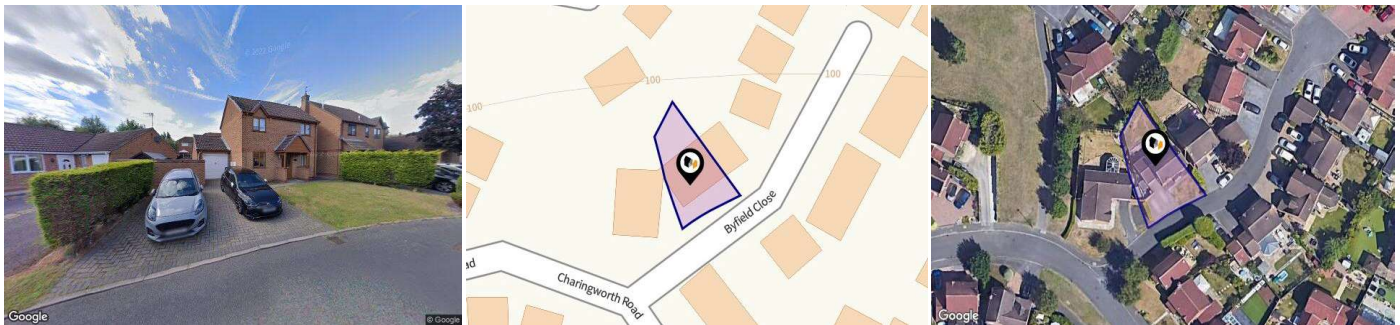
There are gardens to both front and rear elevations, the front is laid mainly to lawn. A paved driveway provides off-road parking for two vehicles and provides access to a GARAGE with up and over door, light and power. There is gated access to the side elevation leading to the enclosed rear garden having a paved patio and decked area, lawned area, fenced boundaries and cold water tap.

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

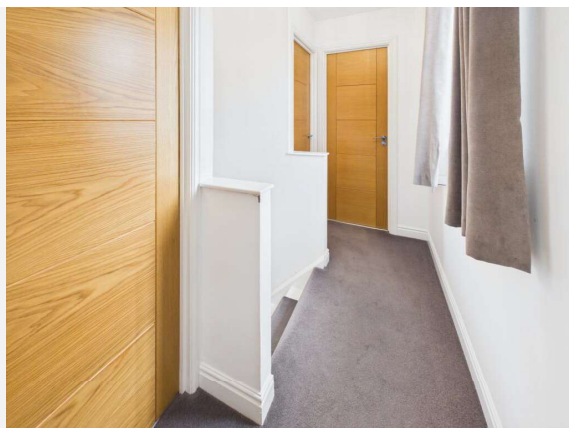


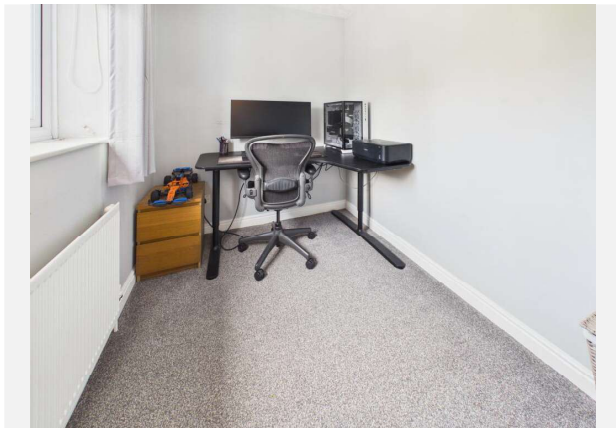
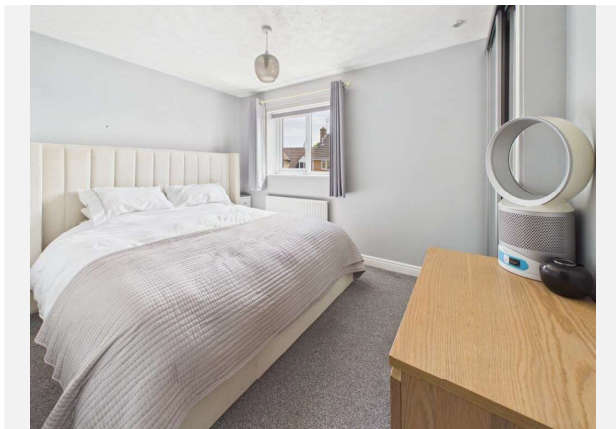
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY179247		

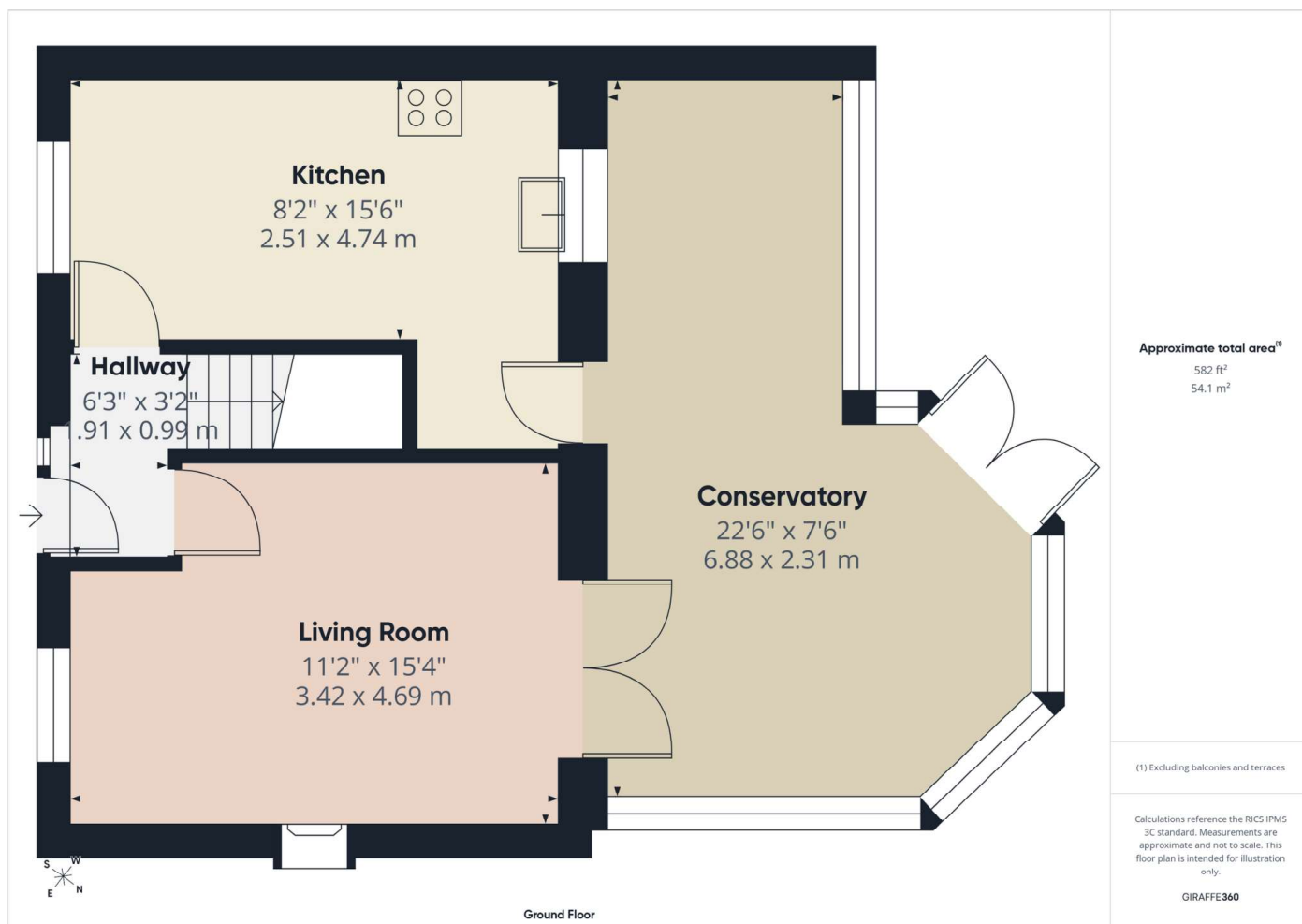
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3	62	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
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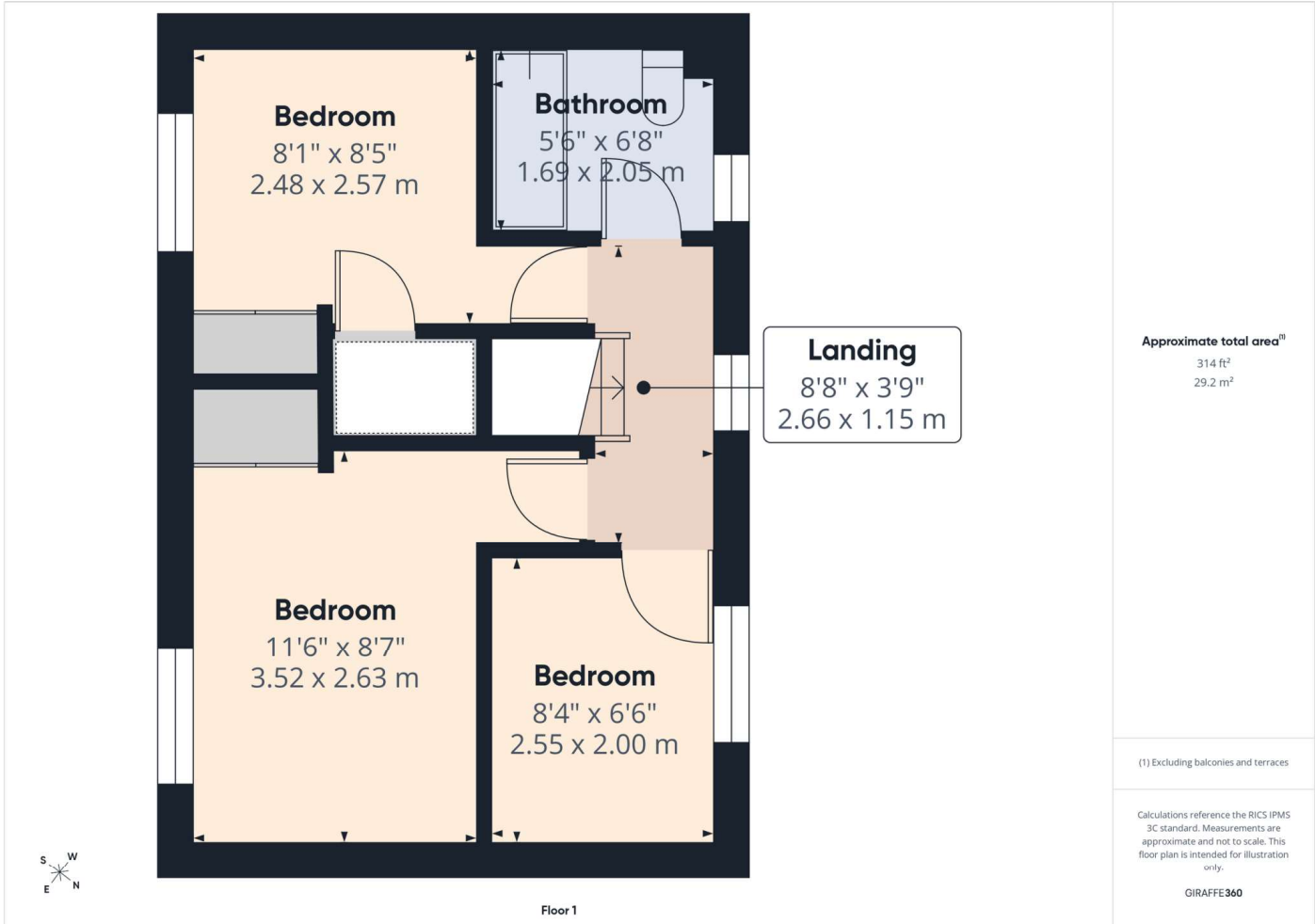




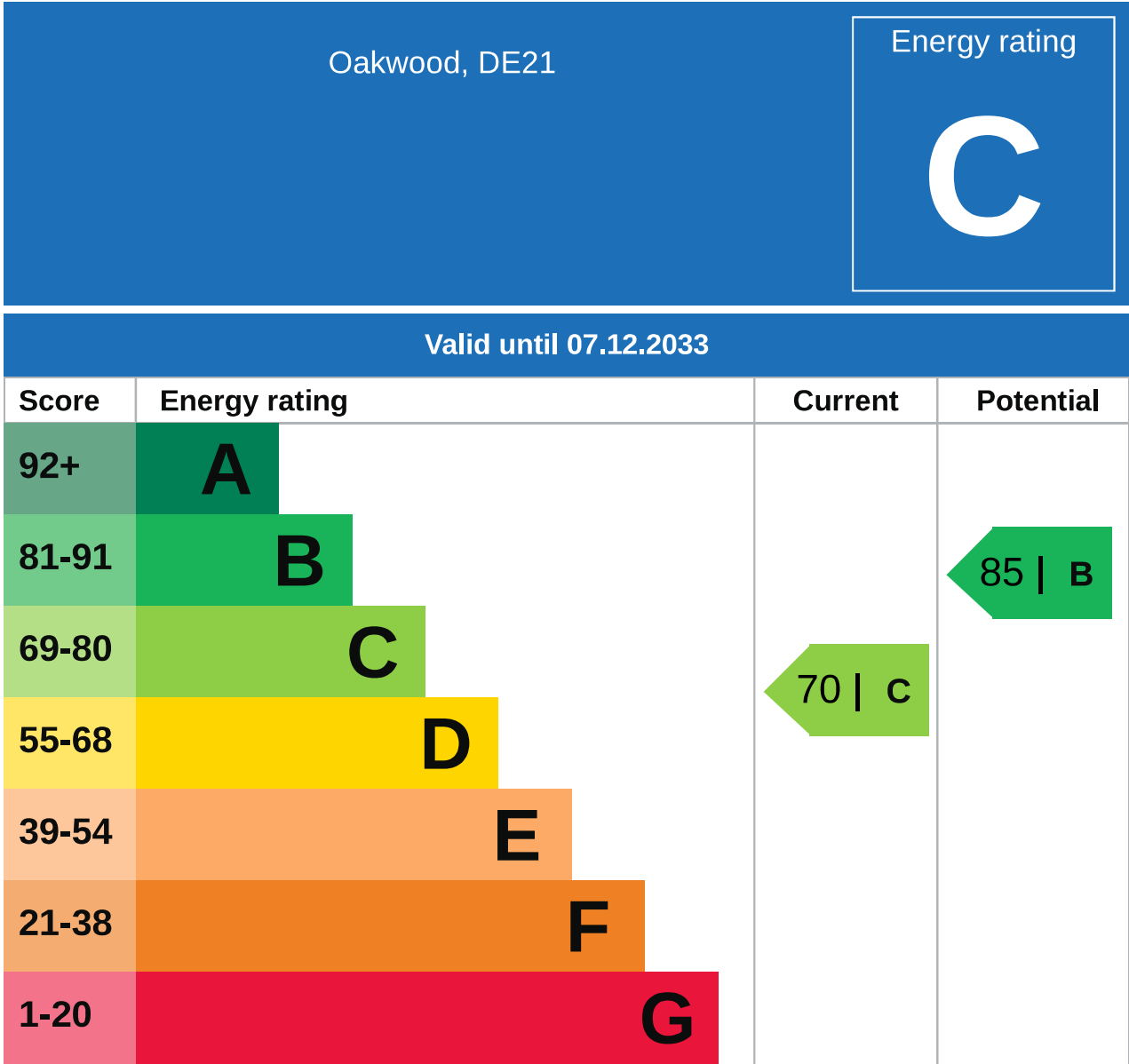
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	65 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.

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

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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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