

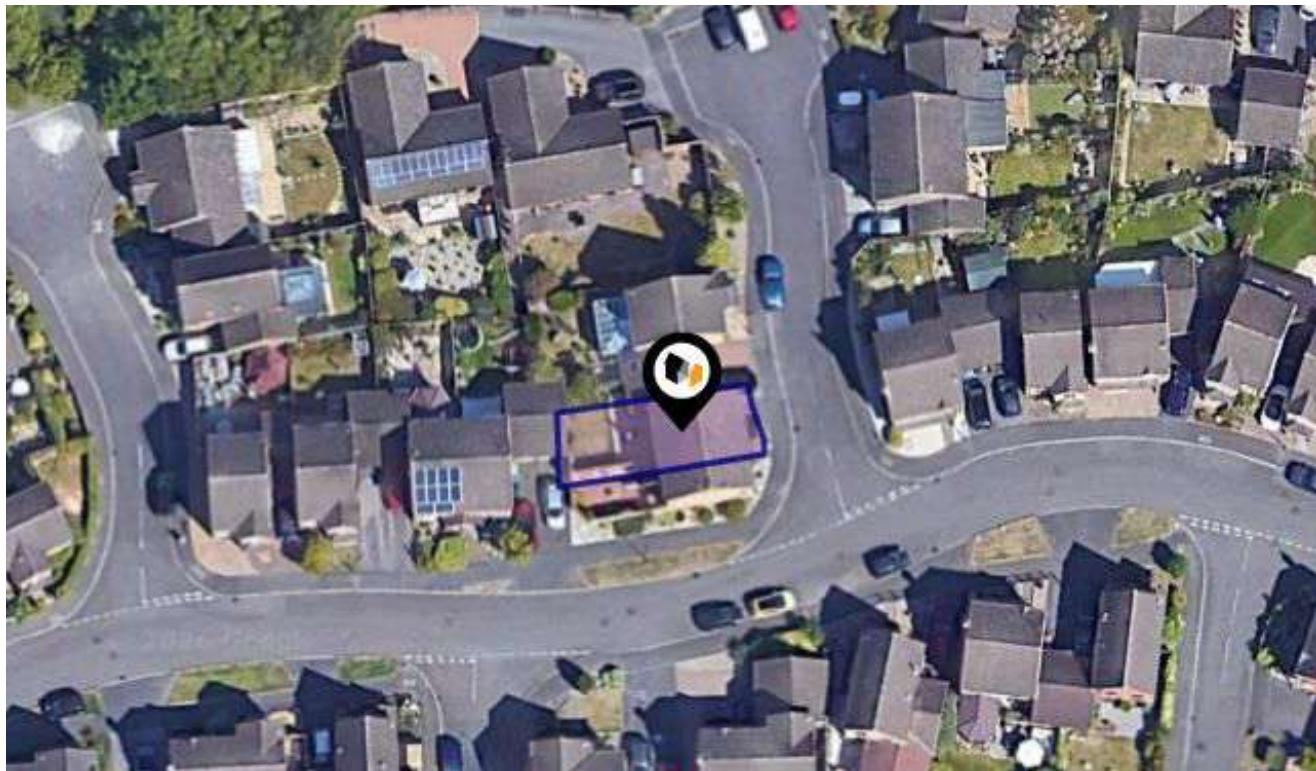


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 22<sup>nd</sup> January 2026**



**HASGILL 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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# Introduction

## Our Comments



### Useful Information:

- > Two Bedroom Semi-Detached Home
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking With A Garage
- > Worcester Bosch Boiler Fitted July 2025

### Property Description

Situated on a wonderful cul-de-sac in the highly sought after Derby suburb of Oakwood is this two bedroom semi-detached home. Ideal for a first time buyer or investor the property must be viewed to fully appreciate the accommodation on offer. CALL TODAY TO VIEW!!! Additional benefits includes a Worcester Bosch gas central heating boiler installed in July 2025 along with upgraded radiators, fitted blinds, redecoration, and the installation of a handrail on the staircase. The property has also previously had planning permission granted for a first floor side extension (bedroom and en-suite). In brief, the accommodation comprises; Entrance Hallway, a spacious lounge having a feature electric fireplace and a modern fitted kitchen diner. To the first floor are two double bedrooms having fitted wardrobes, first floor landing and family bathroom having a three piece suite. At the front of the property is a driveway providing off-road parking together with an integral garage big enough for a small family car. To the rear is an enclosed garden laid mainly to lawn, patio area and fenced boundaries.

### Room Measurement & Details

Entrance: (3'4" x 3'10") 1.02 x 1.17

Living Room: (13'10" x 12'5") 4.22 x 3.78

Kitchen Diner: (9'2" x 12'5") 2.79 x 3.78

First Floor Landing: (6'6" x 5'11") 1.98 x 1.80

Bedroom One: (8'1" x 10'6") 2.46 x 3.20

Bedroom Two: (8'2" x 9'5") 2.49 x 2.87

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

Garage: (18'7" x 8'1") 5.66 x 2.46

### Please Note:

We have been informed that the property has cavity wall insulation and has previous planning granted for a first floor side extension (bedroom and en-suite).

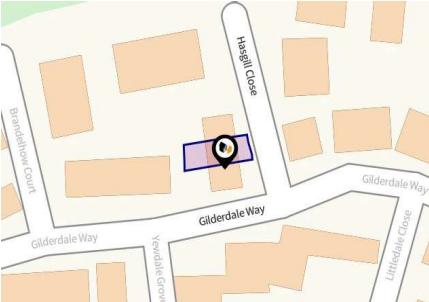
### Buyer Information:

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:	Semi-Detached
Bedrooms:	2
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	1996-2002
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY255829

Tenure: Freehold

## Local Area

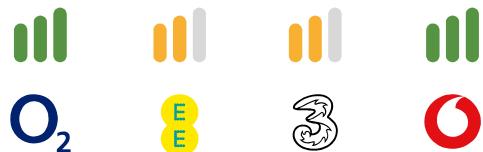
Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**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: *Hasgill Close, Oakwood, Derby, DE21*

## Reference - 22/01601/FUL

**Decision:** Pending Consideration

**Date:** 13th October 2022

**Description:**

First floor side extension to dwelling house (bedroom and en-suite)

# Gallery Photos



# Gallery Photos



## HASGILL CLOSE, OAKWOOD, DERBY, DE21



## HASGILL CLOSE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

C

Valid until 20.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<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, limited insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	54 m <sup>2</sup>

# 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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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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