

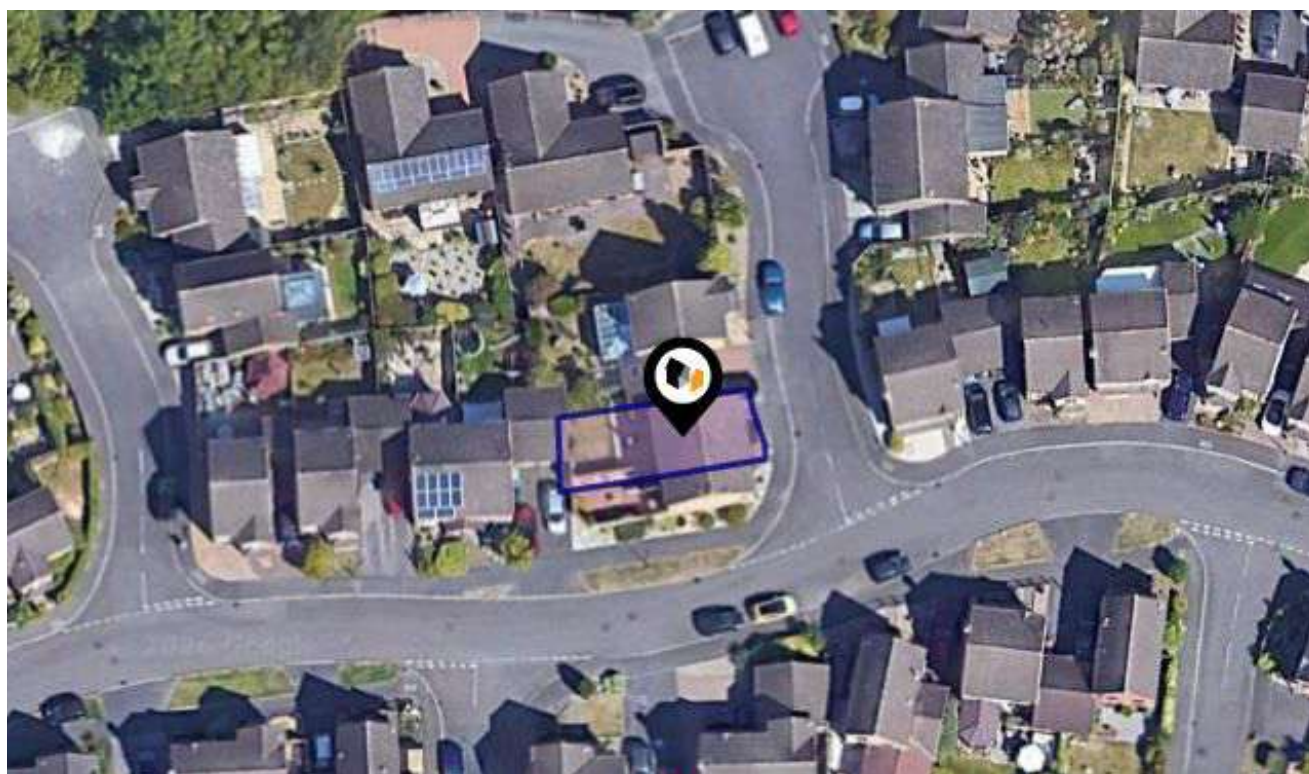


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd 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

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A Moving Experience



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 839 ft² / 78 m²
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 **80** **1800**
mb/s mb/s mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

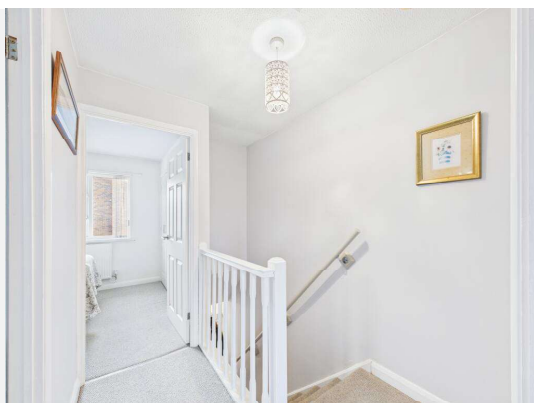


Planning History This Address



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



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

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	54 m ²



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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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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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513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
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hannells.co.uk

