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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



BISHOPS DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Detached Family Home
- > Situated On A Corner Plot
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Three Bedrooms, No Upward Chain

Property Description

Offered to the market with no upward chain, this well-proportioned three-bedroom detached home presents an excellent opportunity for families, first-time buyers or people looking to upsize. The accommodation extends to approximately 949 sq.ft and comprises an entrance hallway, a spacious lounge/dining room providing an excellent space for both relaxing and entertaining, a fitted kitchen, convenient ground floor WC, and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a good-sized enclosed rear garden, offering plenty of space for children to play, outdoor dining, or keen gardeners to enjoy. To the front is a driveway providing off-road parking, leading to a detached garage, adding further practicality for storage or secure parking. With no upward chain, the property is ready for its next owners to move straight in and make it their own. Situated in the ever-popular Oakwood area of Derby, the property is ideally placed for a wide range of everyday amenities. Oakwood District Centre offers a selection of supermarkets, convenience stores, cafés, takeaways, a pharmacy, medical facilities and other essential services, while families will appreciate the choice of well-regarded local schools. The area also benefits from regular public transport links into Derby city centre, with excellent road connections to the A52, A38, M1 and A50, making commuting straightforward. Nearby parks and green spaces provide opportunities for walking, cycling and outdoor recreation, making Oakwood a popular location for families and professionals alike.

Room Measurement & Details

Entrance Hall: (6'9" x 9'3") 2.06 x 2.82

Cloaks/WC: (2'10" x 6'3") 0.86 x 1.90

Lounge Diner: (15'7" x 16'7") 4.75 x 5.05

Kitchen: (7'4" x 13'9") 2.24 x 4.19

Conservatory: (11'1" x 12'0") 3.38 x 3.66

First Floor Landing: (5'8" x 8'2") 1.73 x 2.49

Bedroom One: (13'9" x 8'11") 4.19 x 2.72

Bedroom Two: (10'7" x 7'7") 3.23 x 2.31

Bedroom Three: (9'6" x 6'9") 2.90 x 2.06

Bathroom: (6'8" x 6'10") 2.03 x 2.08

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

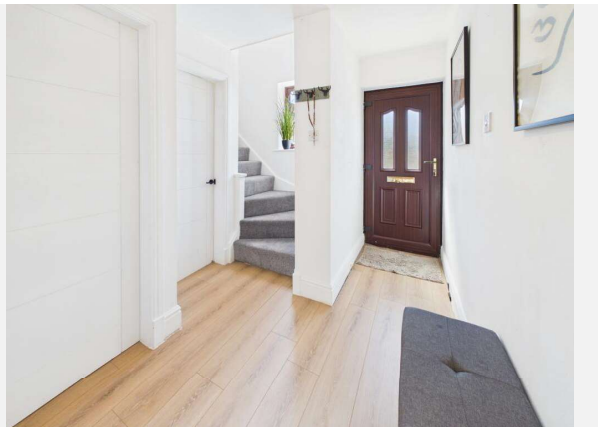
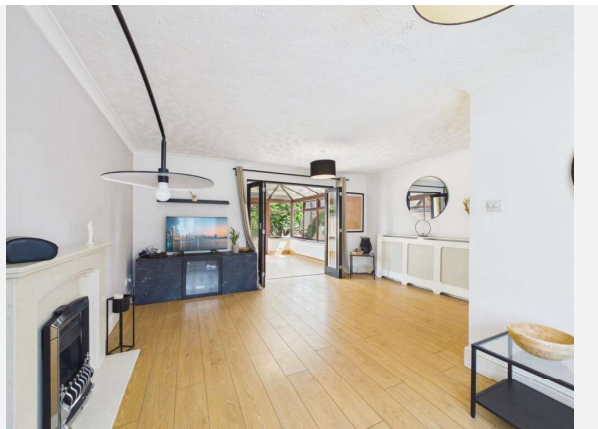


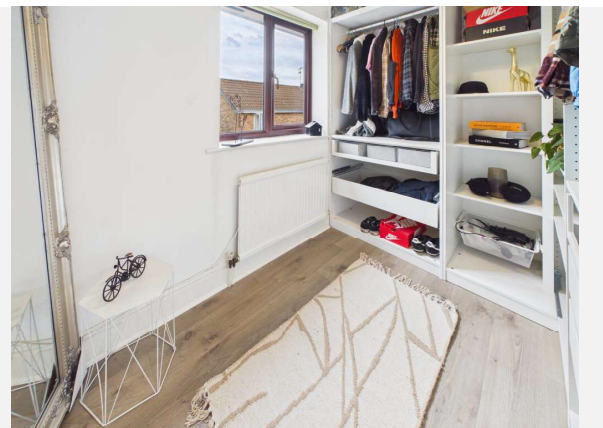
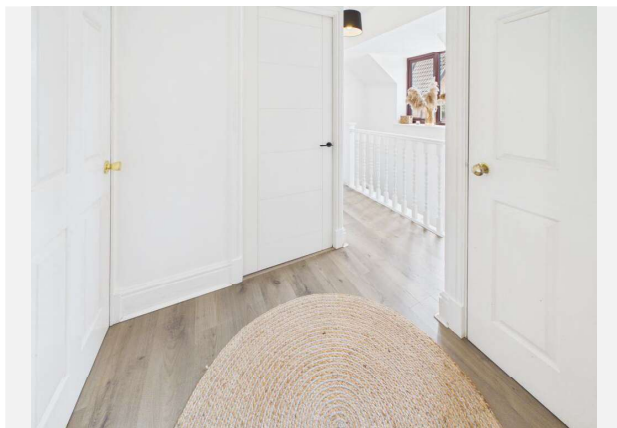
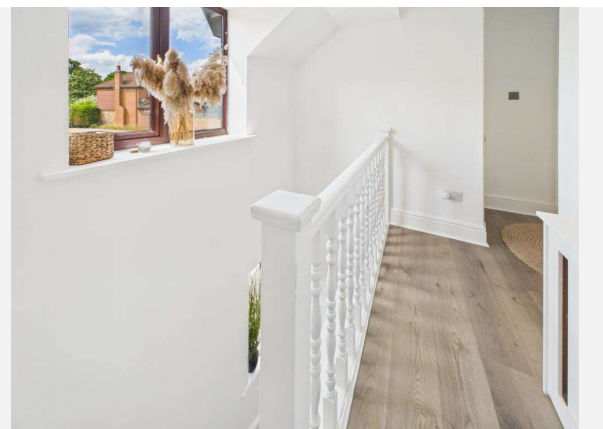
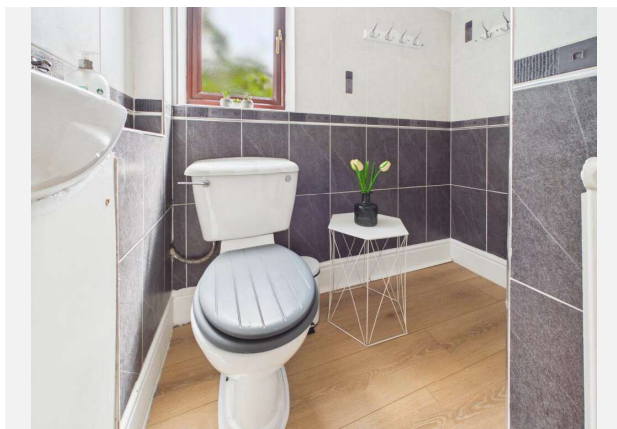
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.1 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY129117		

Local Area

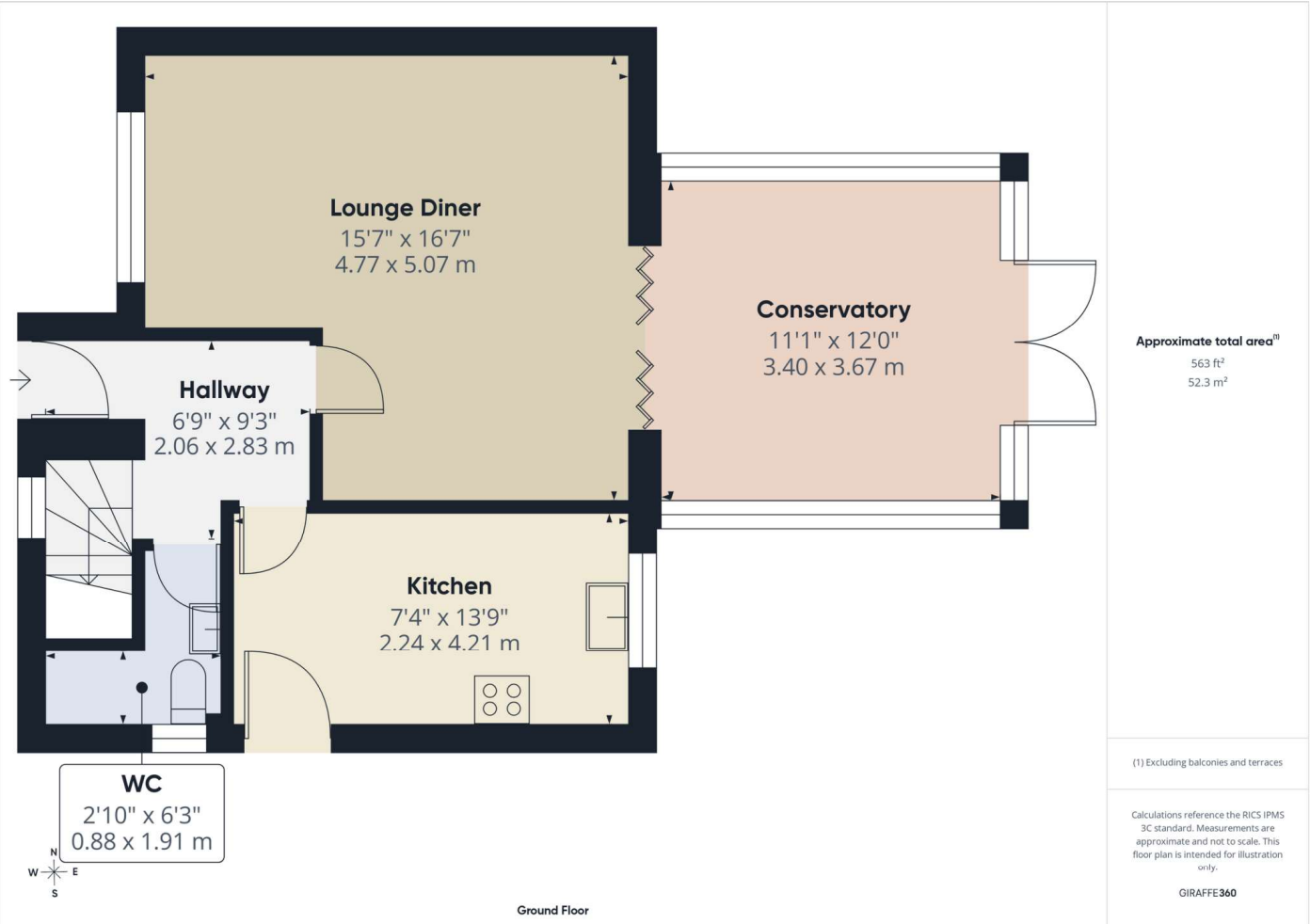
Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	11 mb/s	71 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		







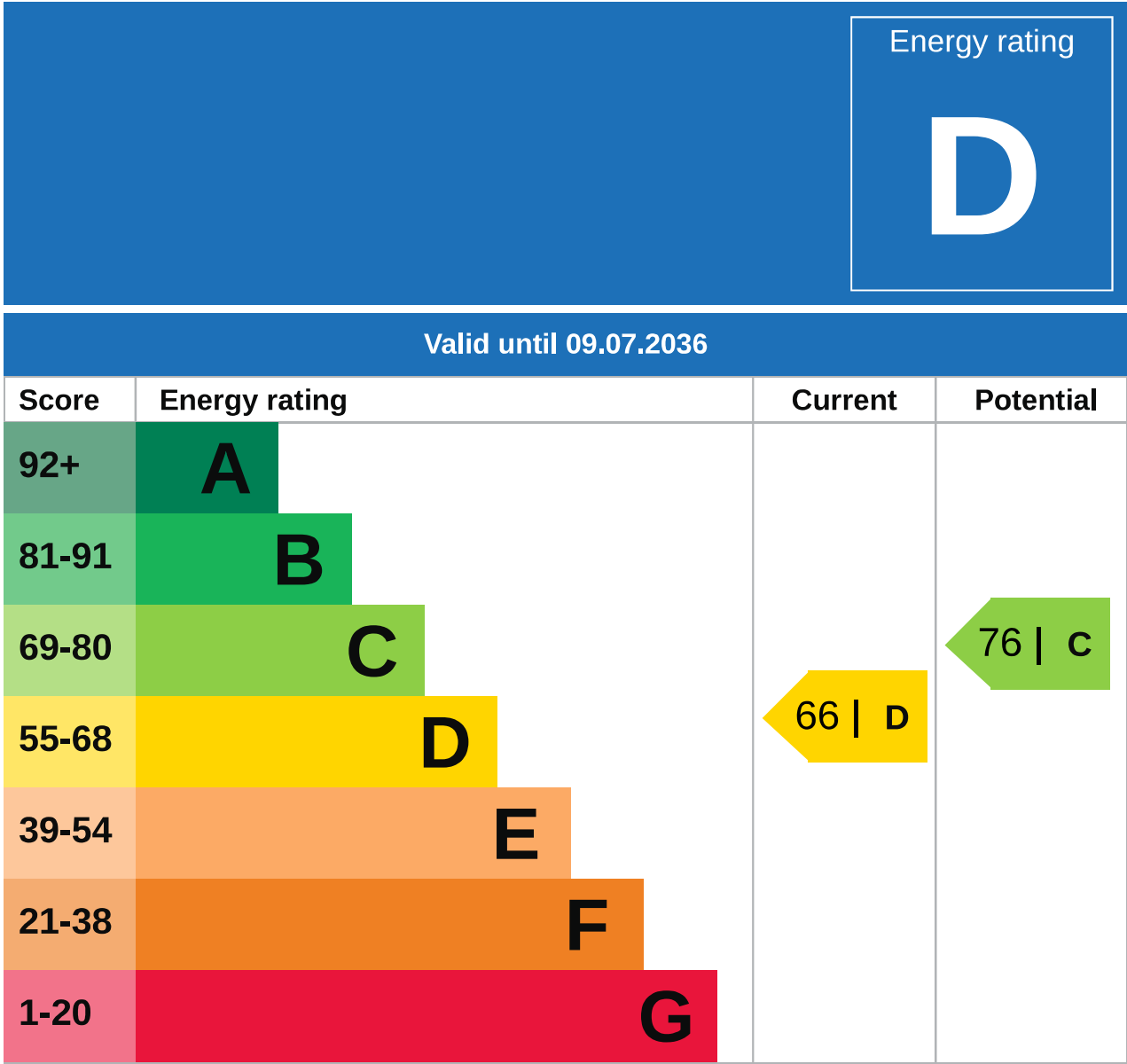
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 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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Data Quality

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