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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th April 2026



MORLEY ROAD, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Five Bedroom Standard Construction Detached Property
- > EPC Rating C, Freehold
- > Council Tax Band F
- > Off-Road Parking With An Integral Double Garage

Property Description

This impressive five-bedroom detached home offers spacious and versatile living accommodation, making it an ideal purchase for a growing family. Set back from the main road in the highly desirable area of Oakwood, the property enjoys both privacy and convenience. Upon entering, you are welcomed into a bright and well-presented interior, with generous living spaces designed for modern family life. The property benefits from uPVC double glazing and gas central heating off road parking with an integral double garage and a private & enclosed rear garden. In brief, the accommodation comprises; Entrance hallway, downstairs cloakroom/WC, a spacious lounge, modern fitted kitchen diner, separate utility room and a home office. Found to the first floor are five good sized bedrooms with the master bedroom having an en-suite shower room, galleried first floor landing and a modern fitted family bathroom having a three piece suite. At the front of the property, a spacious driveway offers off-road parking for several vehicles, complemented by an integral double garage, providing excellent storage and offers a versatile space suitable for a range of uses. To the rear of the property is a private and enclosed garden laid mainly to lawn, patio area flower and shrubbery beds and fenced boundaries.

Room Measurement & Details

Entrance Hallway: (14'5" x 7'8") 4.39 x 2.33

Office: (6'2" x 8'7") 1.87 x 2.61

Living Room: (12'7" x 22'11") 3.84 x 6.99

Kitchen/Diner: (21'2" x 11'5") 6.46 x 3.47

Utility: (6'2" x 5'3") 1.87 x 1.59

Downstairs W.C: (6'2" x 2'11") 1.89 x 0.89

Landing: (18'1" x 7'6") 5.50 x 2.29

Master Bedroom: (16'3" x 12'8") 4.95 x 3.85 Ensuite Bathroom: (7'3" x 7'3") 2.21 x 2.22

Bedroom: (12'10" x 11'4") 3.92 x 3.45

Bedroom: (10'7" x 13'9") 3.22 x 4.20

Bedroom: (10'4" x 8'4") 3.15 x 2.55

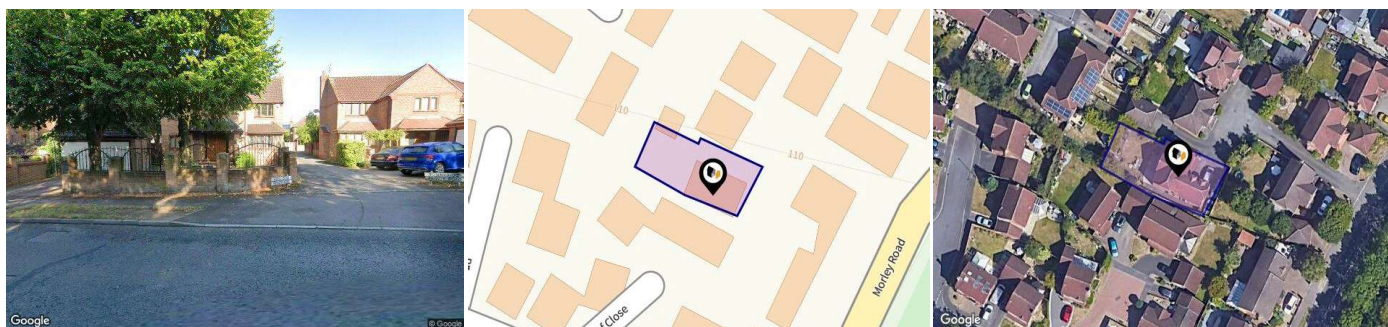
Bedroom: (6'10" x 10'9") 2.09 x 3.28

Bathroom: (8'8" x 7'11") 2.63 x 2.41

Buyers 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:	5		
Floor Area:	1,980 ft ² / 184 m ²		
Plot Area:	0.09 acres		
Year Built :	1998		
Council Tax :	Band F		
Annual Estimate:	£3,331		
Title Number:	DY299235		

Local Area

Local Authority:	Derby
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

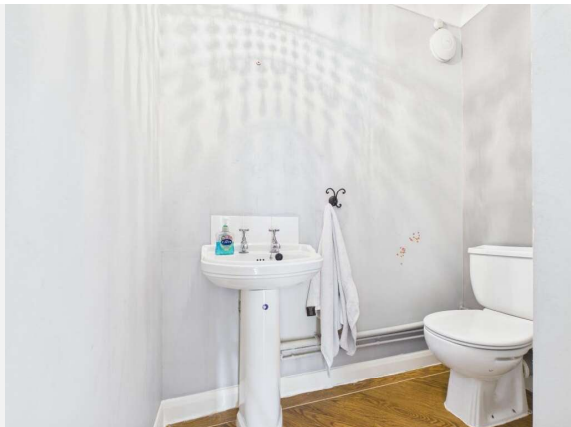
Mobile Coverage: (based on calls indoors)

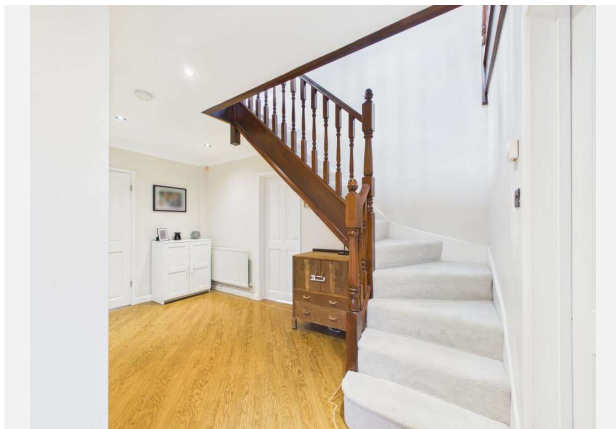


Satellite/Fibre TV Availability:

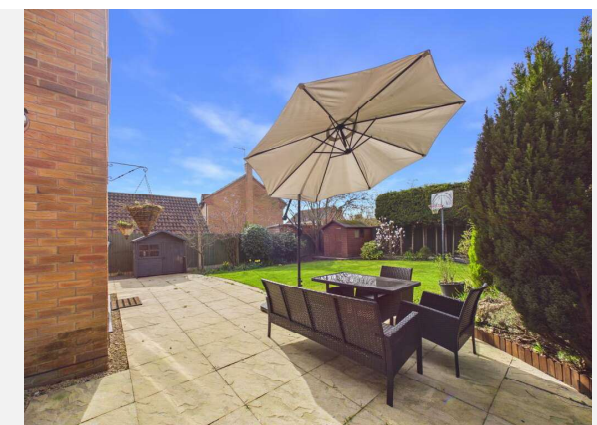


Gallery Photos

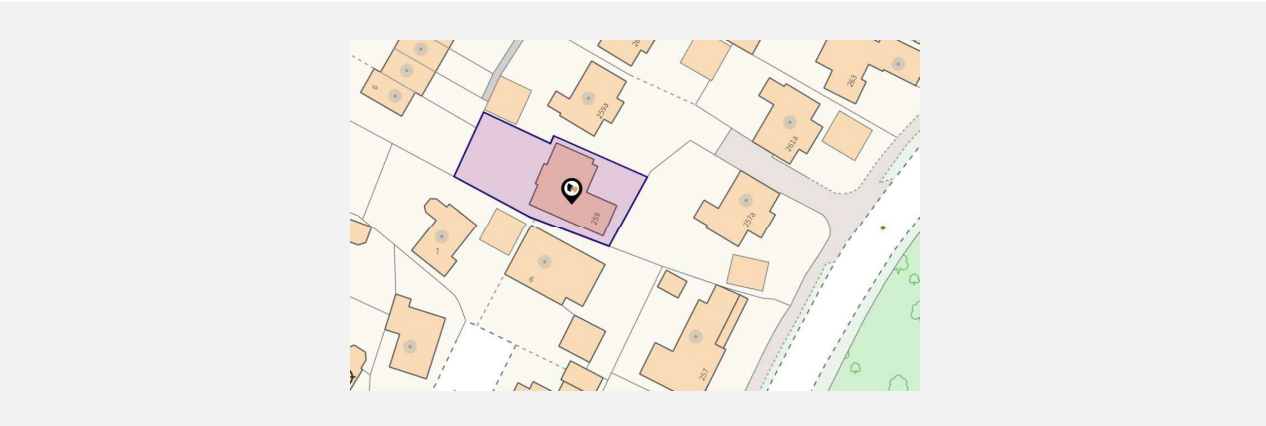




Gallery Photos



Gallery Photos



MORLEY ROAD, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Morley Road, Oakwood, DE21

Energy rating

C

Valid until 05.06.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Flat Top Storey:	No
Top Storey:	0
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, insulated (assumed)
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, limited insulation (assumed)
Total Floor Area:	184 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

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.



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.



Hannells

Data Quality

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