



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



SAFFRON DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Two-Bedroom Mid-Terrace Home
- > Early Viewing is Highly Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Rating A, Freehold
- > Allocated Parking For Two Vehicles

Property Description

Located in a popular residential area, this well-maintained two-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property offers a spacious living/dining room, allocated parking for two vehicles, and an enclosed, low maintenance rear garden. Early viewing is highly recommended to appreciate all that this property has to offer. The accommodation features Q-Rad electric radiators, double glazing and briefly comprises: reception hallway, kitchen with integrated oven and hob, and a spacious living/dining room with French doors leading to the rear garden. To the first floor the landing provides access to two bedrooms and shower room with the added benefit of underfloor heating. Outside to the front elevation is a slated foregarden, while to the rear is an enclosed, low-maintenance paved garden, with a gate at the head providing access to the two allocated parking spaces. Saffron Drive is well situated for Oakwood district shopping centre with a range of shops, dentist, doctors and opticians together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (5'3" x 5'8") 1.60 x 1.73

Kitchen: (13'3" x 6'0") 4.04 x 1.83

Living/Dining Room: (16'9" x 12'0") 5.11 x 3.66

First Floor Landing: (8'5" x 2'11") 2.57 x 0.89

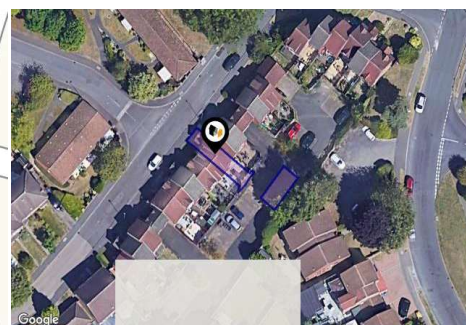
Bedroom One: (8'10" x 12'0") 2.69 x 3.66

Bedroom Two: (5'8" x 1'11") 1.73 x 0.58

Shower Room: (6'5" x 5'9") 1.96 x 1.75

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	602 ft ² / 56 m ²
Plot Area:	0.03 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY216847

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)

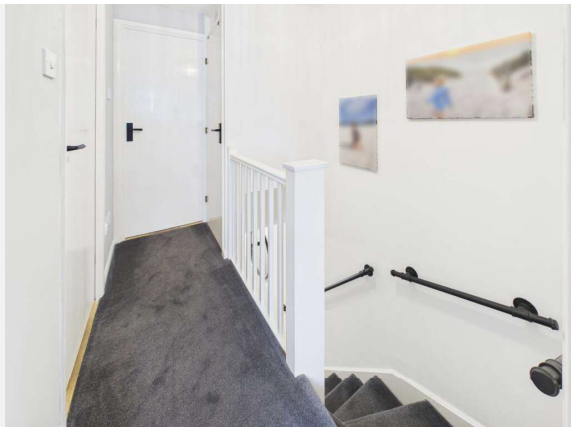
2	80	1800
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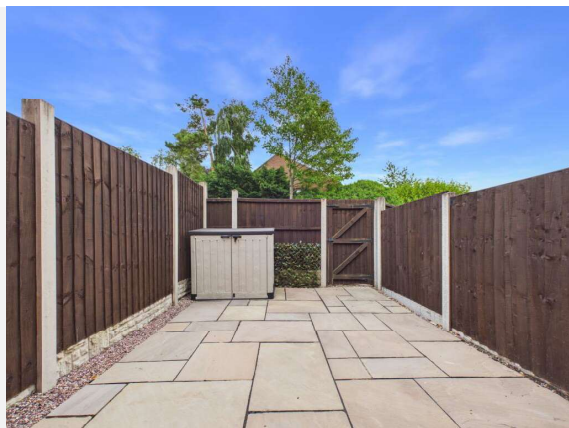
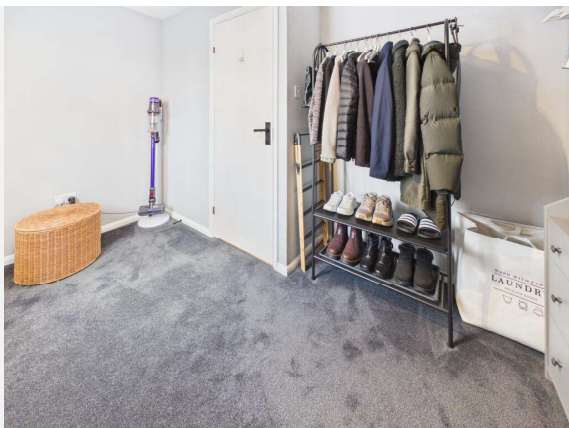
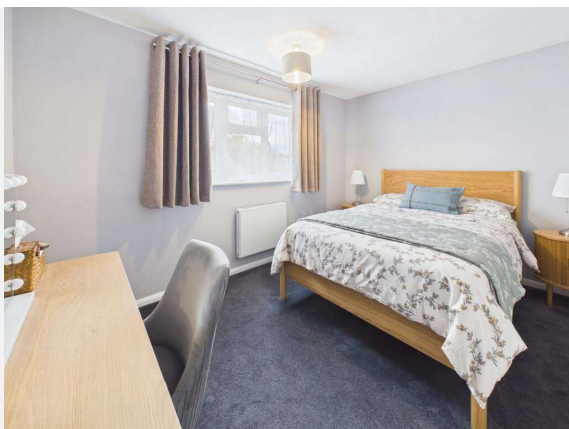
Mobile Coverage:
(based on calls indoors)



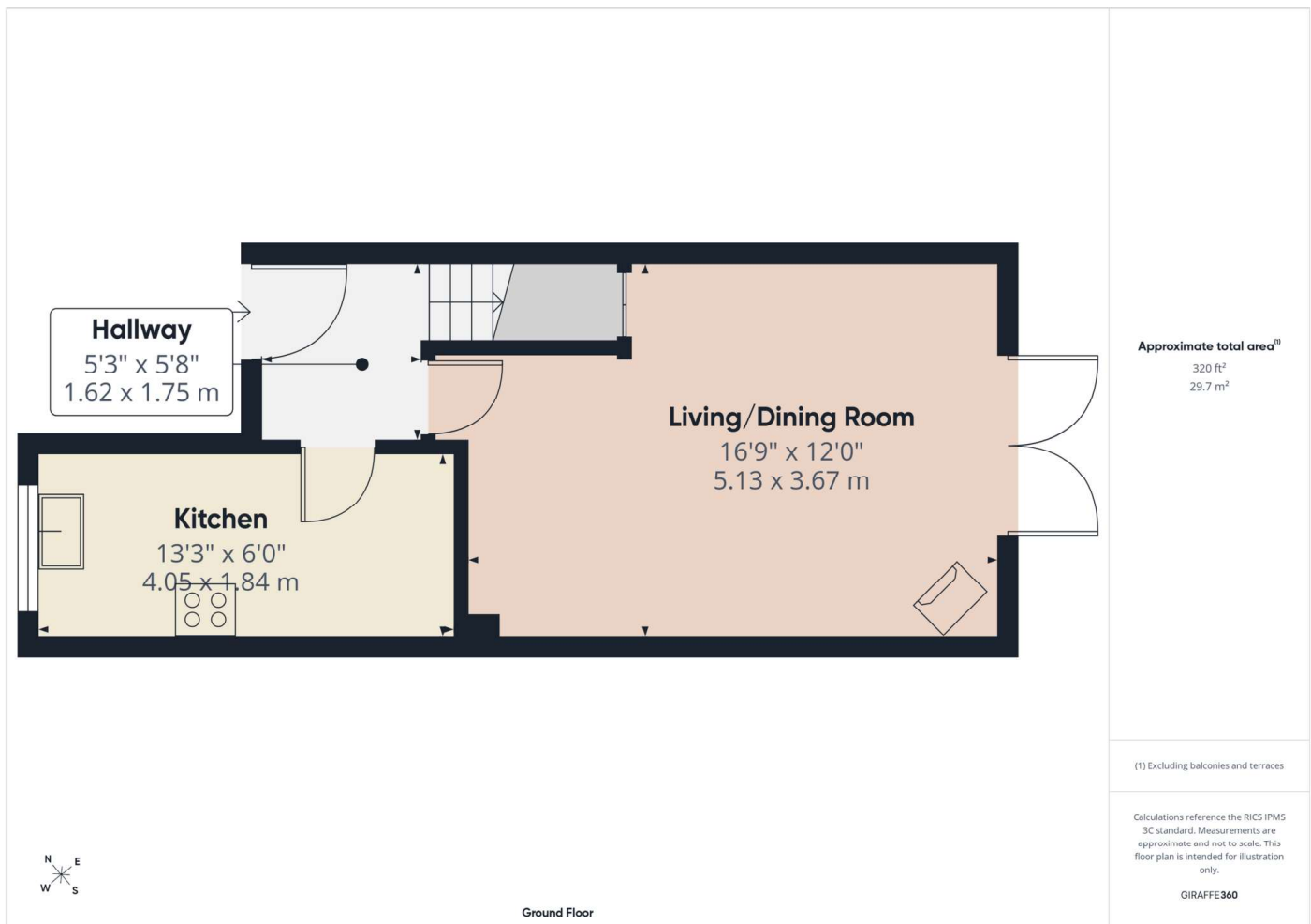
Satellite/Fibre TV Availability:



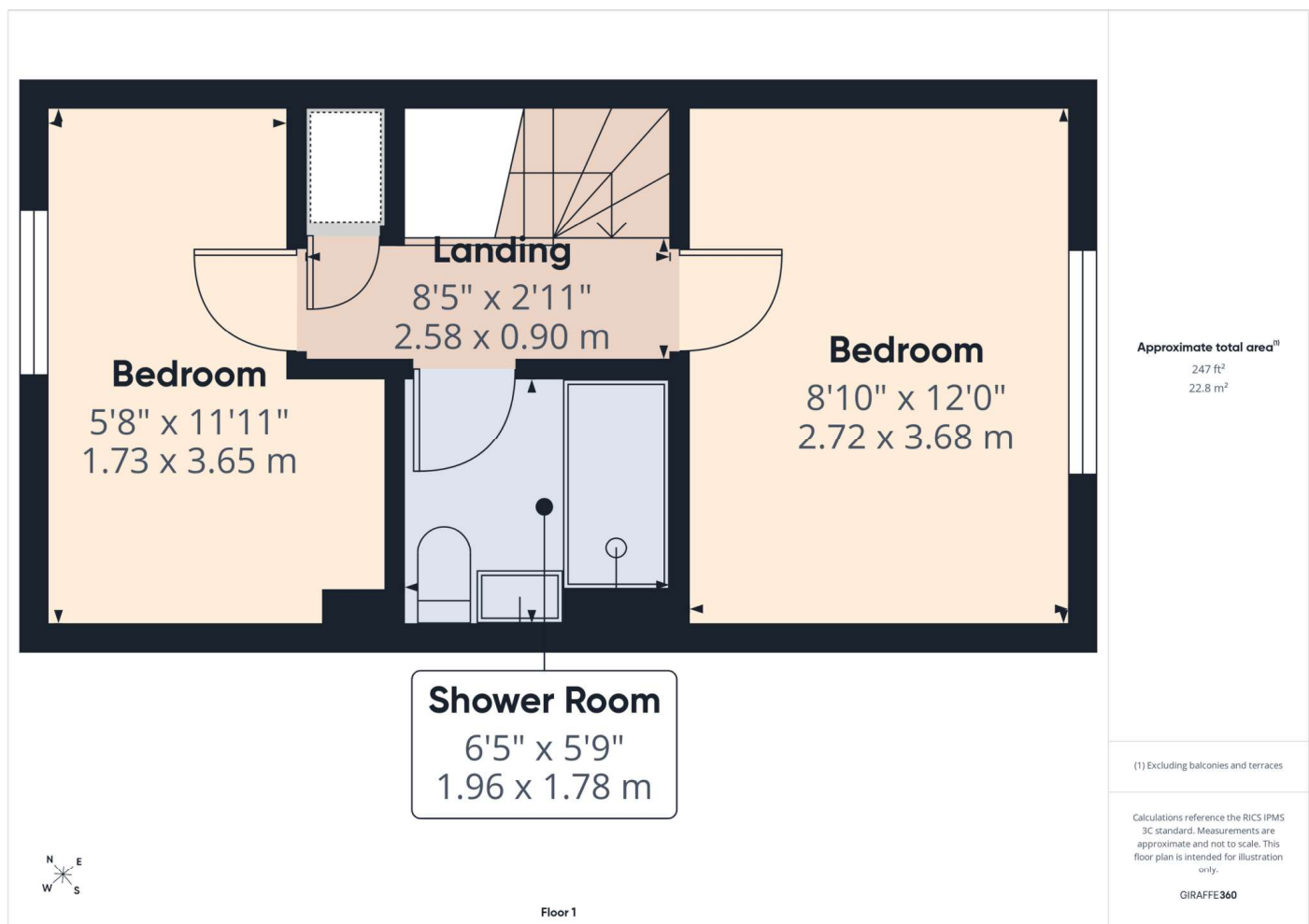




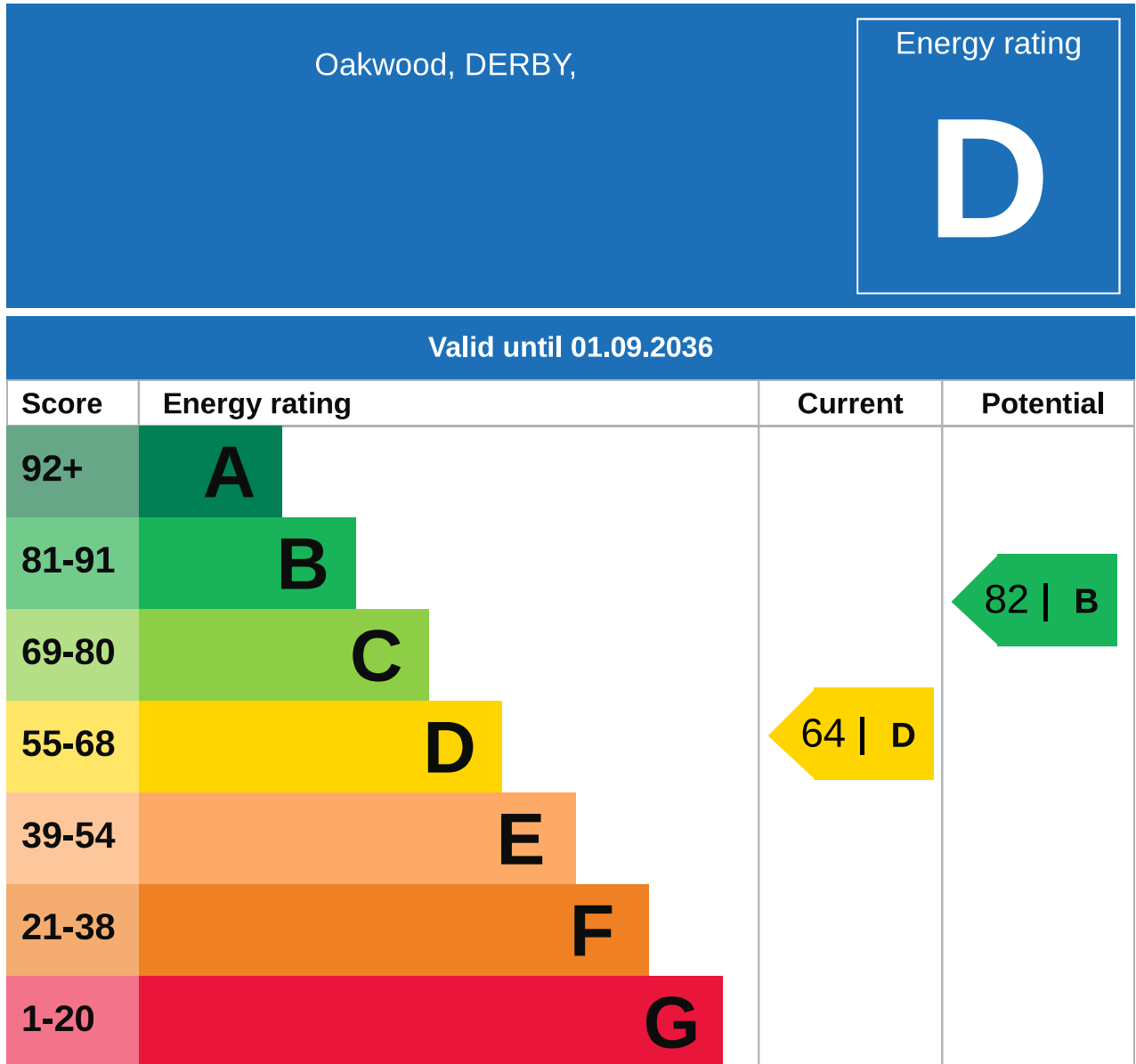
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Energy:	Poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very poor
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	56 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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