

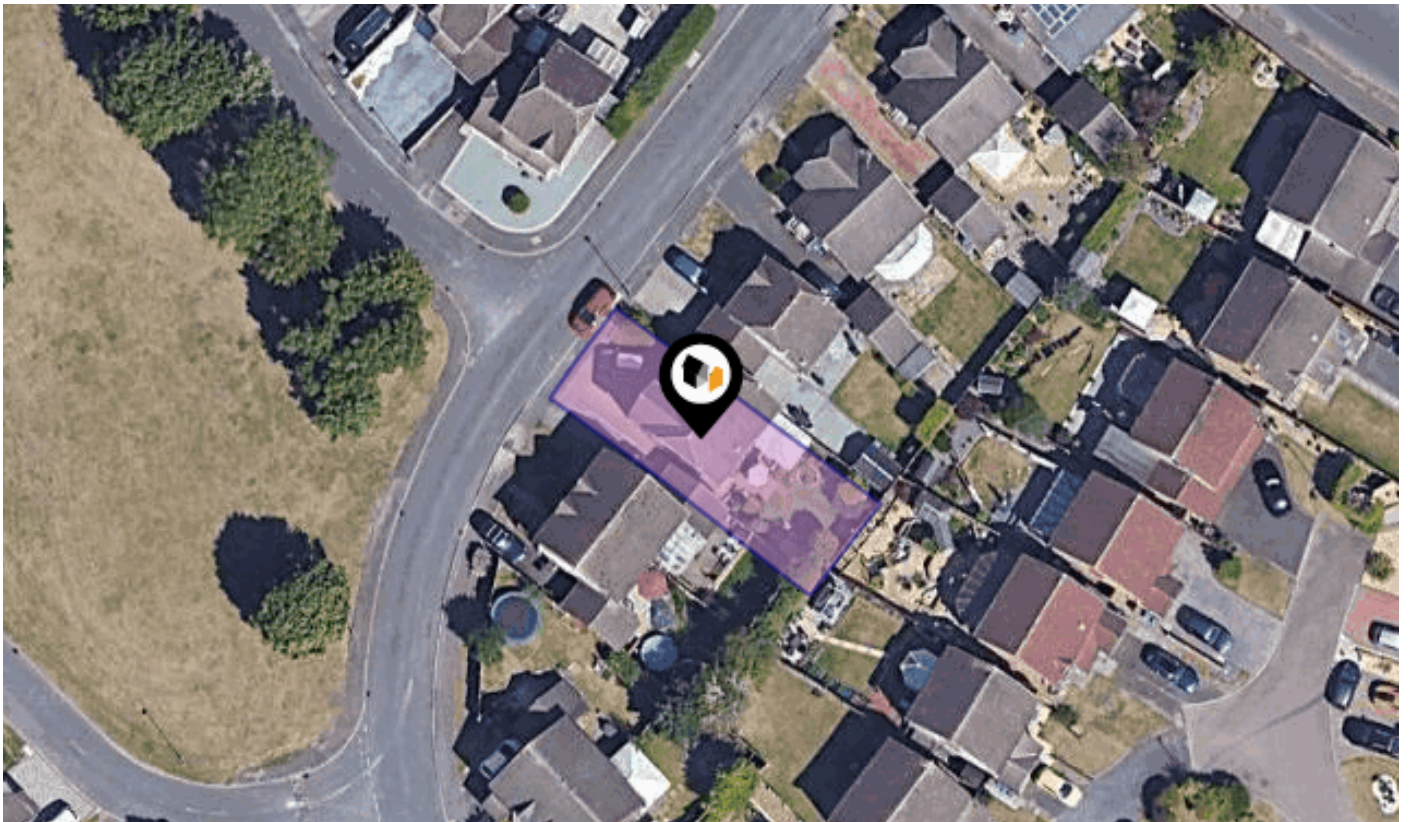


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24<sup>th</sup> June 2025



**GLEADSMOSS LANE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Modern And Extended Four-Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band C
- > Driveway And Garage
- > Spacious Lounge & Dining Room

Located in the most sought-after area of Oakwood, this most spacious, extended and well-presented four-bedroom home offers a generous lounge, spacious dining area, conservatory and separate utility room. With a most generous bathroom, master en-suite and a good-sized garage, it MUST be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature fireplace; separate dining area; uPVC double glazed conservatory; modern fitted kitchen; separate utility room; integral garage with power and lighting; first floor landing; master bedroom with en-suite shower room; three further well-proportioned first floor bedrooms and a most spacious fitted four-piece family bathroom with separate shower cubicle. To the front of the property is a neat garden space alongside a driveway providing ample off-road parking and giving access to the integral garage. To the rear is a beautiful and well stocked garden space with patio seating area, artificial lawn and mixed flower and shrubbery beds.

### Entrance Hall:

Cloakroom With W.C: (5'2" x 2'6") 1.57 x 0.76

Lounge: (16'9" x 12'9") 5.11 x 3.89

Dining Room: (9'7" x 7'6") 2.92 x 2.29

Conservatory: (10'4" x 8'2") 3.15 x 2.49

Kitchen: (9'6" x 7'9") 2.90 x 2.36

Utility Room: (10'7" x 7'10") 3.23 x 2.39

Garage: (15'11" x 7'10") 4.85 x 2.39

### First Floor Landing:

Bedroom One: (17'0" x 7'10") 5.18 x 2.39

En-Suite: (6'4" x 4'0") 1.93 x 1.22

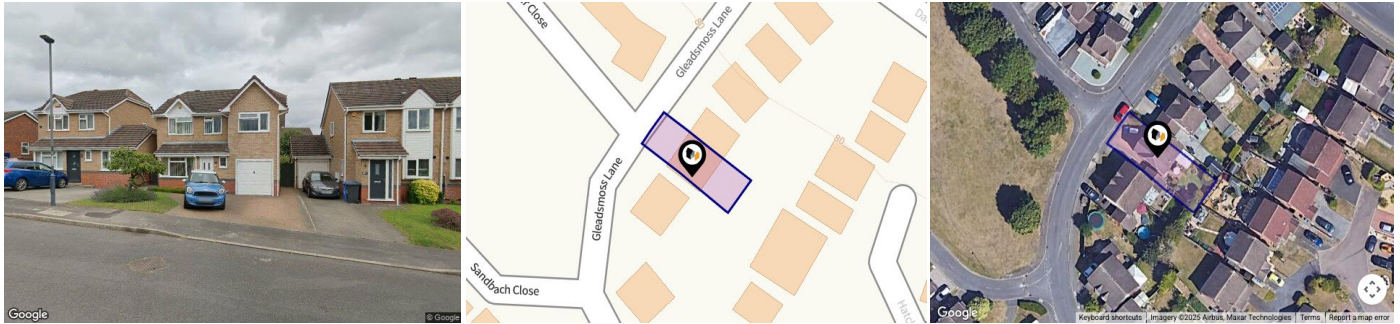
Bedroom Two: (10'8" x 7'8") 3.25 x 2.34

Bedroom Three: (9'0" x 8'6") 2.74 x 2.59

Bedroom Four: (7'8" x 7'7") 2.34 x 2.31

Bathroom: (15'3" x 5'10") 4.65 x 1.78

Buyer Information: 1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (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

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,952		
<b>Title Number:</b>	DY158310		

## Local Area

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

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

<b>1</b> mb/s	<b>73</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address

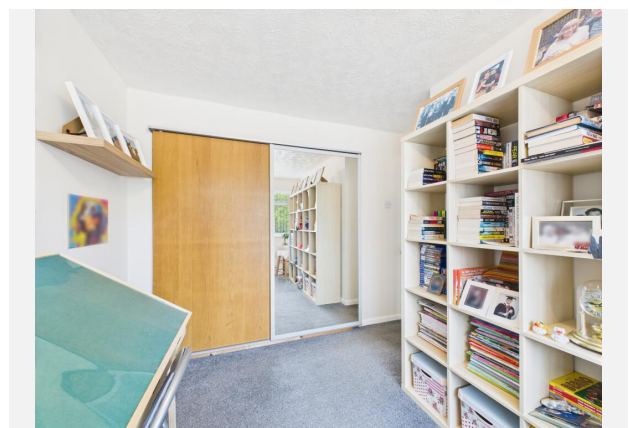


Planning records for: *Gleadsmoss Lane, Oakwood, Derby, DE21*

<b>Reference - 02/13/00153</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	13th February 2013
<b>Description:</b>	Two Storey Extension To Dwelling House (Bedroom, En-Suite Shower Room, Utility Room And Enlargement Of Bathroom)

# Gallery Photos





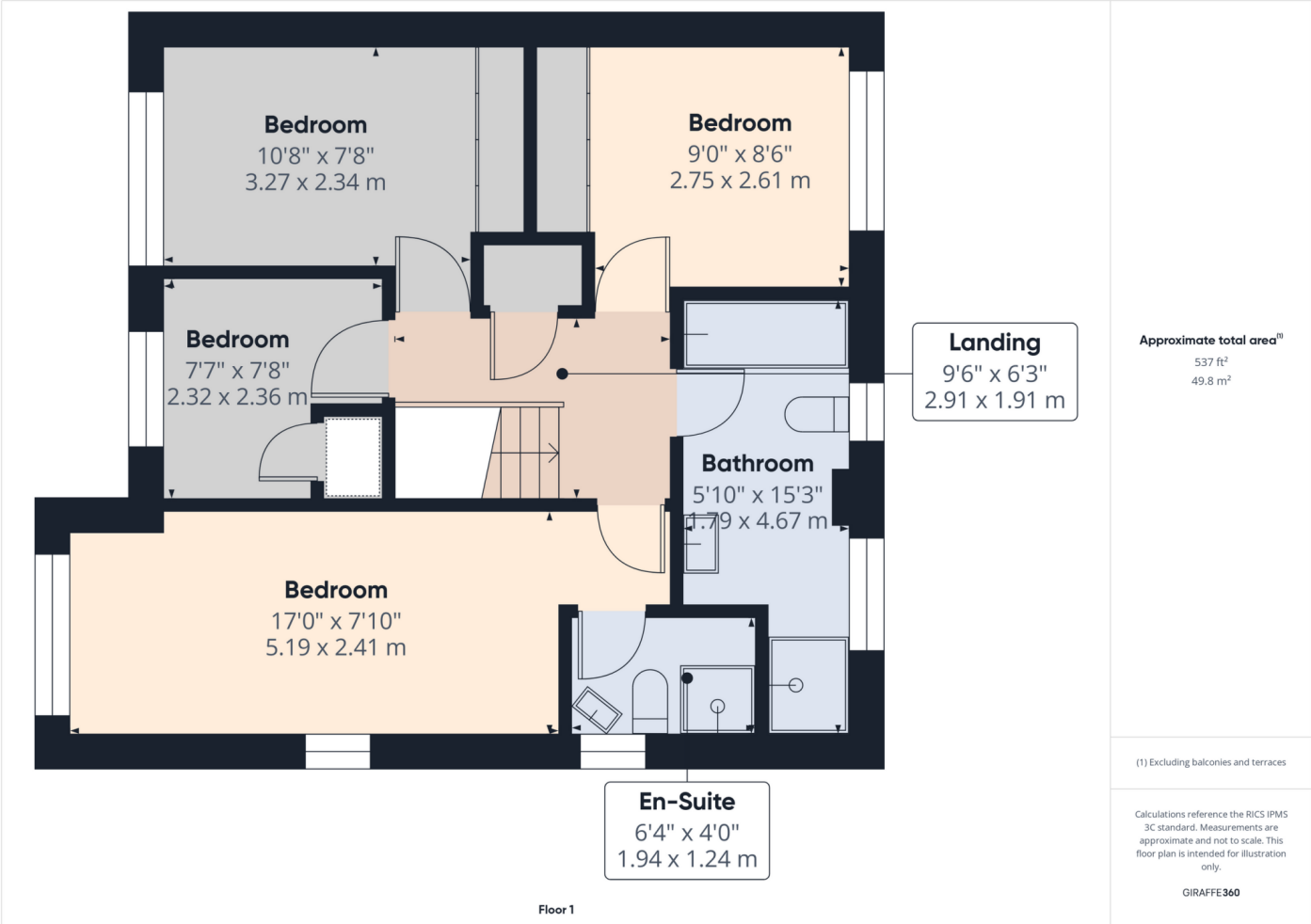


## GLEADSMOSS LANE, OAKWOOD, DERBY, DE21





**GLEADSMOSS LANE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

**D**

Valid until 16.06.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   C
55-68	<b>D</b>	66   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

# Hannells

## About Us



### Hannells

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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

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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.

# 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

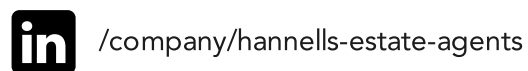
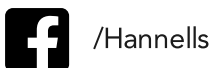


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# Hannells

## Data Quality

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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