



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th April 2026



## GRASSTHORPE CLOSE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented, Semi-Detached Home
- > Three Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Living Room Opening To Dining Area

### Property Description

Ideal for a first-time buyer or a growing family, this fantastic three-bedroom semi-detached home is situated in the sought-after Derby suburb of Oakwood. Located on a pleasant cul-de-sac and boasting a well-presented interior, the property features off-road parking and an enclosed rear garden. Viewing is highly recommended. The accommodation benefits from gas-fired central heating and uPVC double glazing, and briefly comprises a living room leading through to the dining room, which has French doors opening onto the rear garden, and a fitted kitchen. To the first floor are three bedrooms (bedroom one with fitted wardrobes) and a bathroom with a white three-piece suite. Outside, there are gardens to both the front and rear elevations, together with a driveway providing off-road parking. Grassthorpe Close is well situated for Oakwood shopping centre, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Door To:

Living Room: (13'9" x 13'3") 4.19 x 4.04

Dining Area: (7'5" x 10'6") 2.26 x 3.20

Kitchen: (6'2" x 10'6") 1.88 x 3.20

First Floor Landing: (5'9" x 5'9") 1.75 x 1.75

Bedroom One: (10'7" x 9'7") 3.23 x 2.92

Bedroom Two: (6'8" x 9'5") 2.03 x 2.87

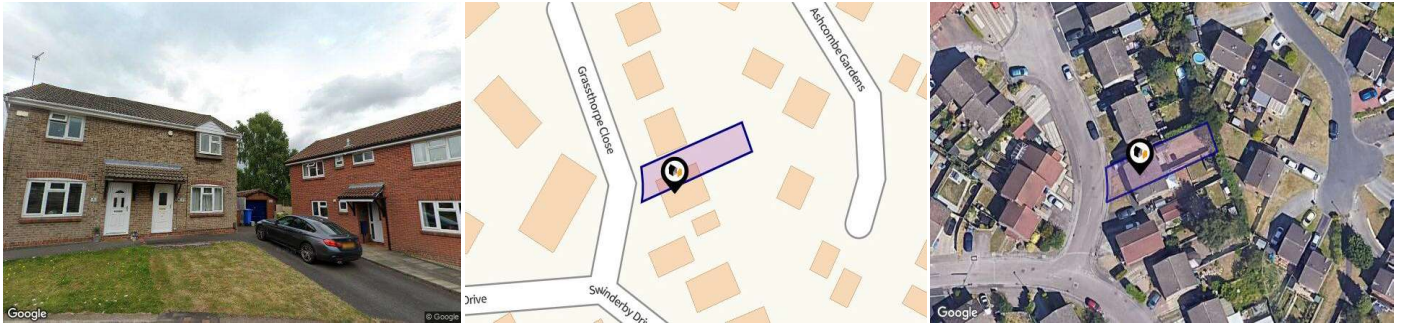
Bedroom Three: (6'10" x 6'6") 2.08 x 1.98

Bathroom: (7'7" x 4'9") 2.31 x 1.45

#### 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:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 656 ft<sup>2</sup> / 61 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 1983-1990  
**Council Tax :** Band B  
**Annual Estimate:** £1,794  
**Title Number:** DY127688

**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)

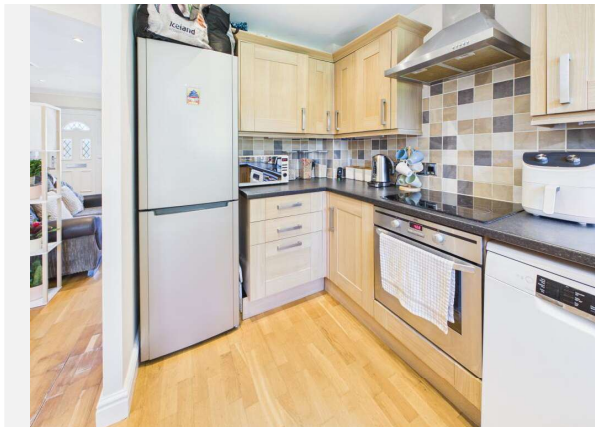
<b>2</b> mb/s	<b>76</b> mb/s	<b>1800</b> mb/s

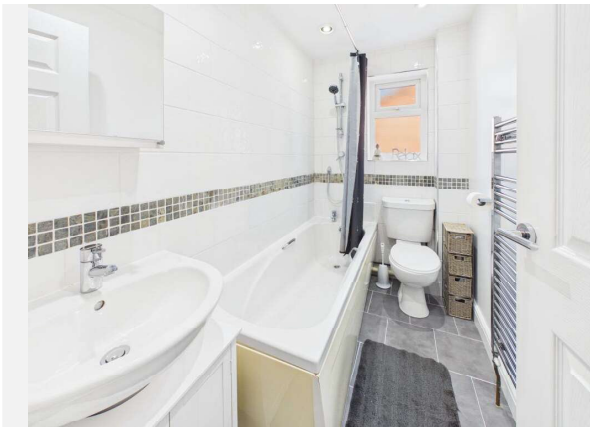
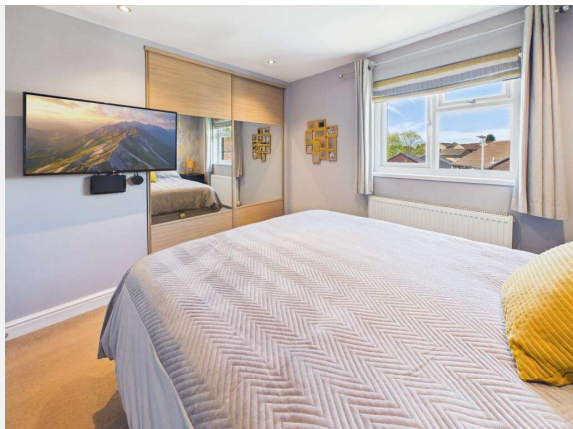
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



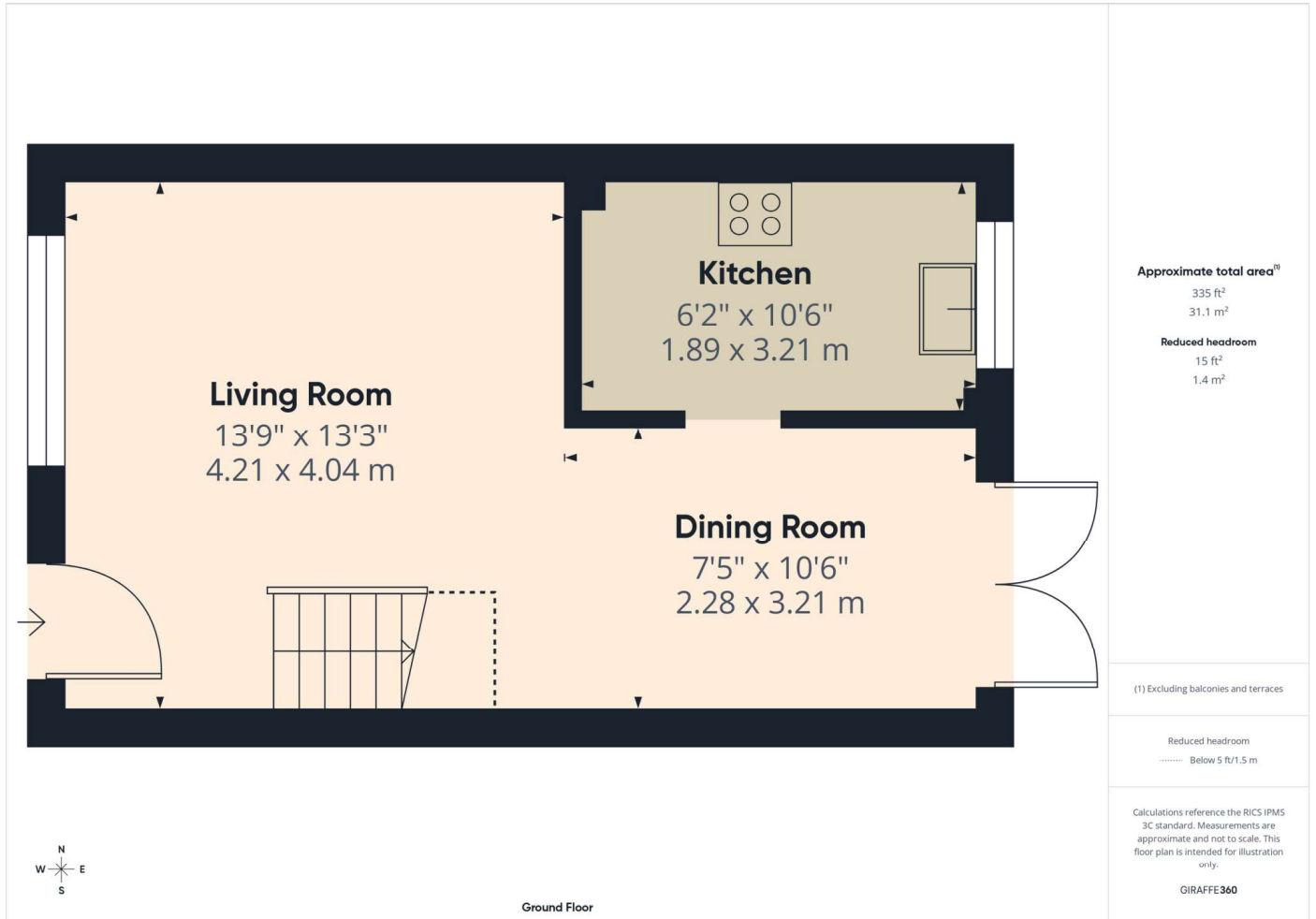




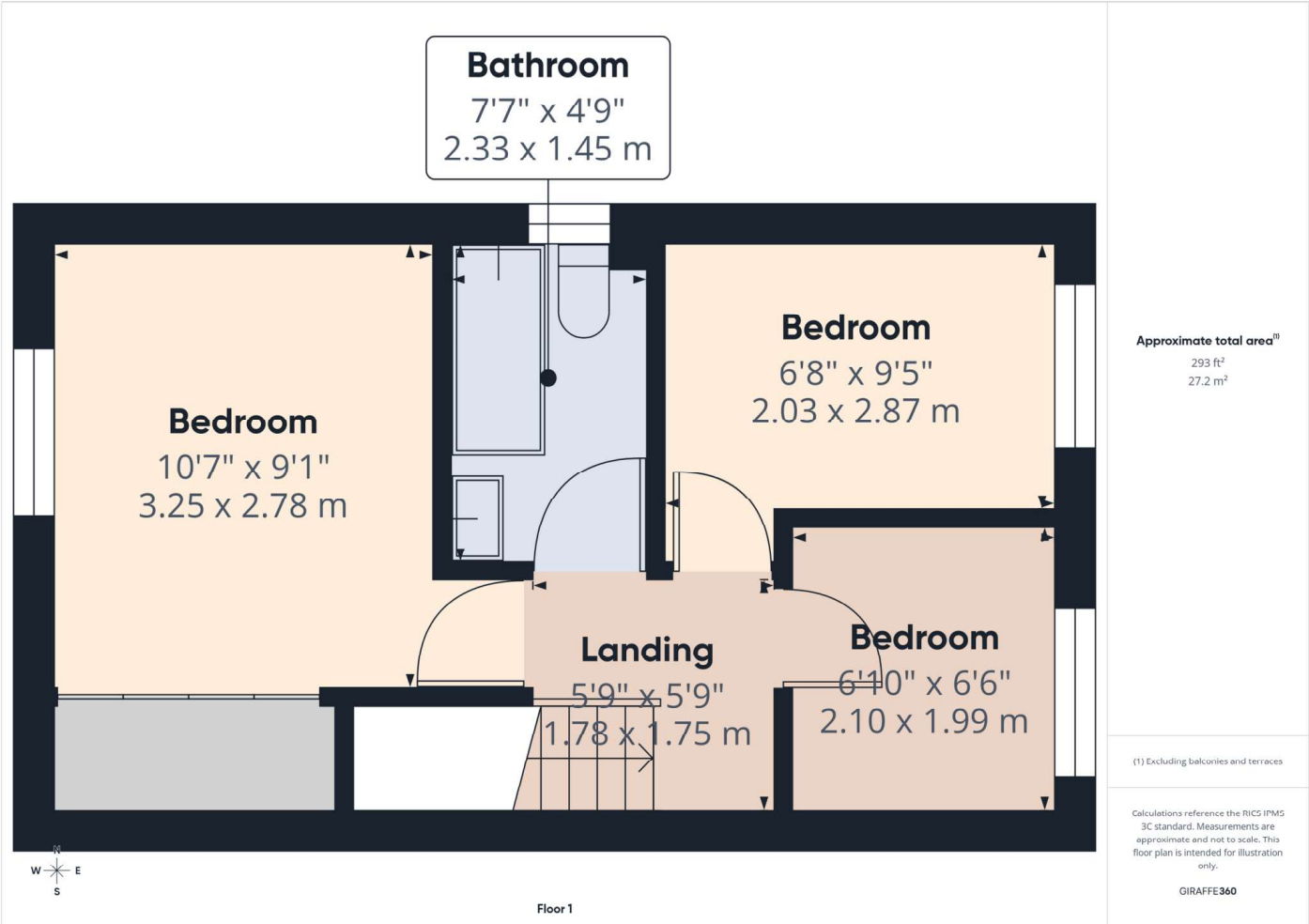
# Gallery Photos



## GRASSTHORPE CLOSE, OAKWOOD, DERBY, DE21



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# Property EPC - Certificate



DERBY, DE21

Energy rating

**C**

Valid until 25.08.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
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>	Semi-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>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 9% of fixed outlets
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	61 m <sup>2</sup>



## 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.



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# Hannells

## Data Quality

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