

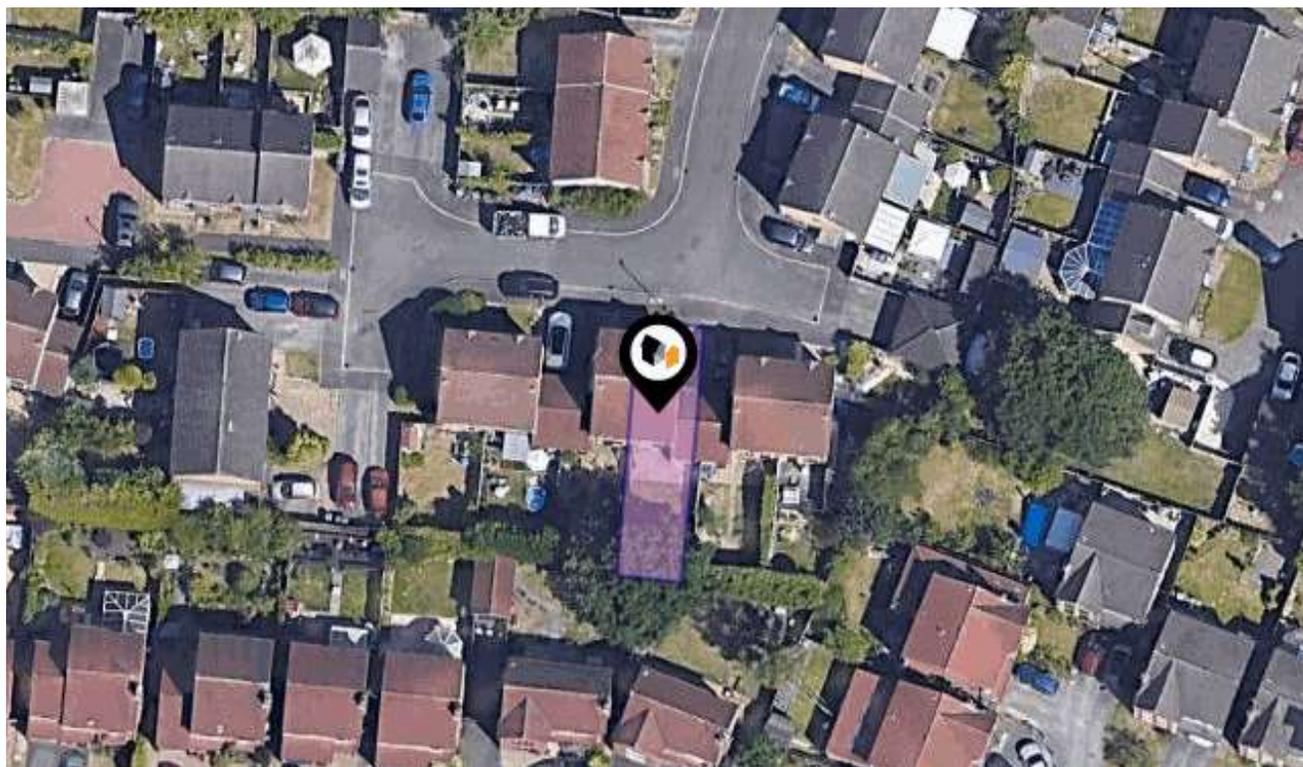


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th March 2026



HUCKLOW COURT, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Beautifully Presented Semi-Detached Home
- > Two Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking And Garage

Property Description

A beautifully presented two-bedroom semi-detached home situated in the highly sought-after area of Oakwood, within close proximity to local amenities. Offering modern living accommodation, the property would ideally suit a first-time buyer and benefits from gas central heating, uPVC double glazing, off-road parking, and a garage. Ready to move into!! In brief, the accommodation comprises: an entrance hall, a living room with a feature fireplace, and a dining kitchen. To the first floor are two bedrooms and a refitted bathroom with a white three-piece suite. Externally, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden featuring paved and decked patio areas, along with a lawn. Oakwood itself offers a good range of local amenities, including shops, schools, and transport links, together with easy access to Derby City Centre, the Meteor Centre, and major road links such as the A38 and A52.

Room Measurement & Details

Entrance: (3'7" x 3'3") 1.09 x 0.99
Living Room: (10'3" x 15'7") 3.12 x 4.75
Dining Kitchen: (10'4" x 11'9") 3.15 x 3.58
First Floor Landing: (2'8" x 8'4") 0.81 x 2.54
Bedroom One: (10'3" x 9'11") 3.12 x 3.02
Bedroom Two: (10'4" x 6'0") 3.15 x 1.83
Bathroom: (7'4" x 5'5") 2.24 x 1.65

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	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY238104		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	71 mb/s	1800 mb/s

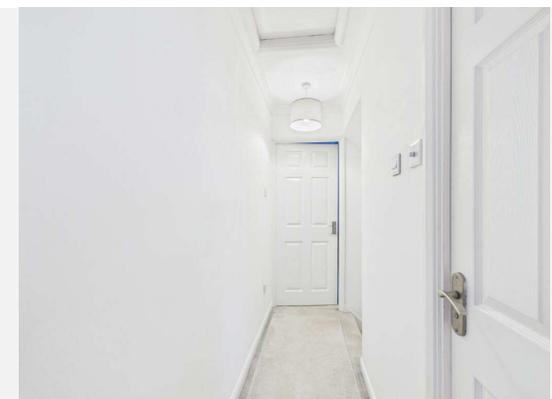
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



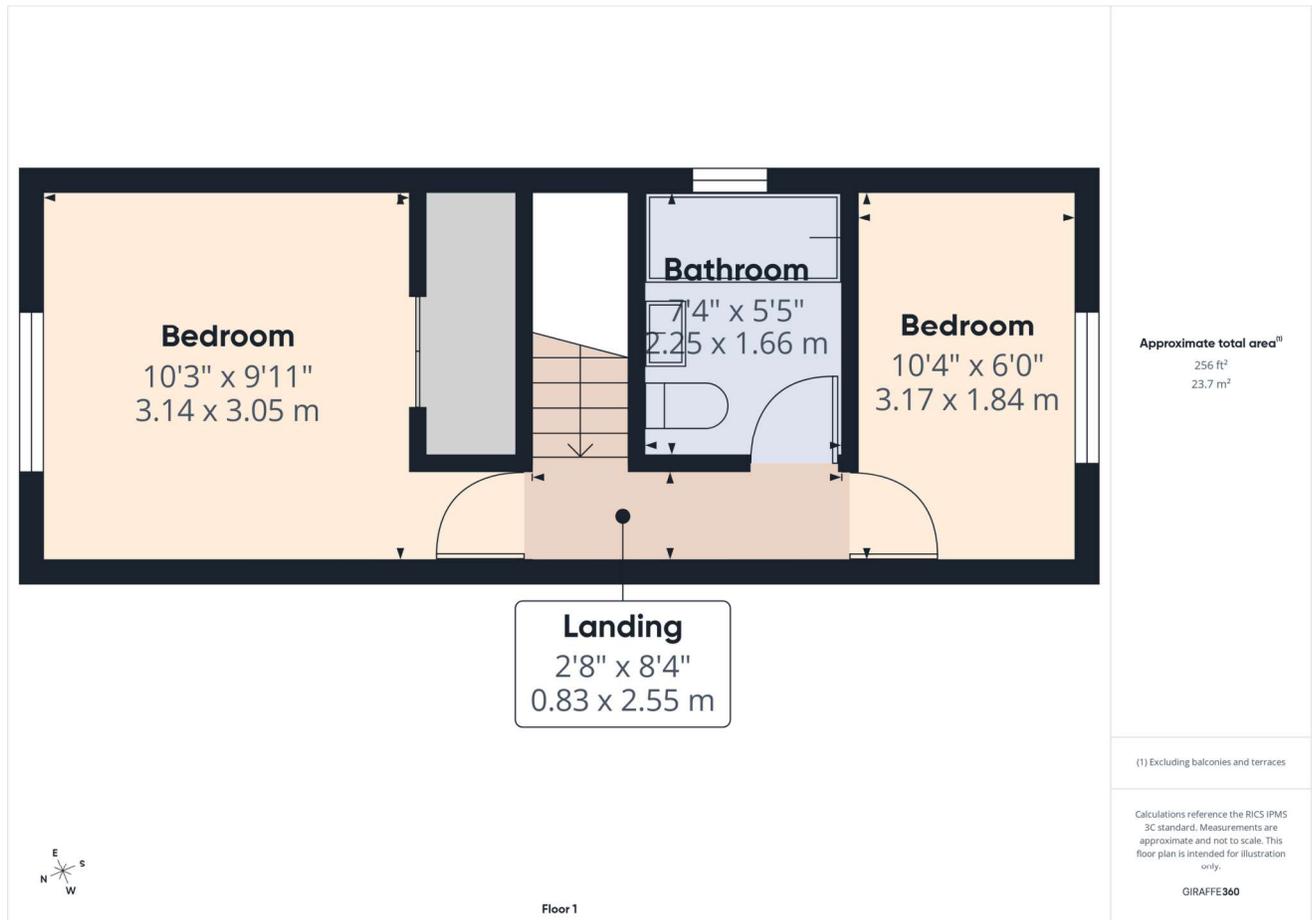
Gallery Photos



HUCKLOW COURT, OAKWOOD, DERBY, DE21



HUCKLOW COURT, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Hucklow Court, Oakwood, DE21

Energy rating

D

Valid until 11.05.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
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 57% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²

Hannells About Us



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.

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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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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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