



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd October 2026



TIMSBURY COURT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Attractive Four-Bedroom Detached Family Home
- > Generous Dining Kitchen
- > Ample Off-Road Parking And Detached Double Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band E, Freehold

Property Description

Situated in the popular residential area of Oakwood, this attractive four-bedroom detached family home offers spacious, well-presented accommodation arranged over two floors, making it an ideal choice for growing families. The property benefits from a generous dual-aspect dining kitchen and a well-proportioned living room. The accommodation is further complemented by a modern family bathroom and an en-suite shower room to the principal bedroom. Externally, the property enjoys generous off-road parking, together with a detached double garage. To the ground floor there is a good size reception hallway, cloakroom/WC and dual aspect living room and fitted dining kitchen. To the first floor the landing provides access to practical layout, with four bedrooms providing flexibility for family members, guests or those requiring a dedicated home office. The principal bedroom benefits from a modern en-suite shower room, adding an extra level of convenience and privacy together with a family bathroom. Externally, the property enjoys a detached double garage, providing secure parking and valuable additional storage, alongside ample driveway parking for multiple vehicles.

Room Measurement & Details

Hallway: (6'7" x 6'5") 2.01 x 1.96

WC: (6'8" x 3'1") 2.03 x 0.94

Living Room: (17'7" x 10'6") 5.36 x 3.20

Dining Kitchen: (21'5" x 10'6") 6.53 x 3.20

First Floor Landing: (6'11" x 6'5") 2.11 x 1.96

Bedroom One: (12'0" x 8'5") 3.66 x 2.57

En-Suite Shower Room: (9'3" x 5'2") 2.82 x 1.57

Bedroom Two: (10'10" x 9'4") 3.30 x 2.84

Bedroom Three: (9'6" x 8'1") 2.90 x 2.46

Bedroom Four: (9'0" x 7'9") 2.74 x 2.36

Bathroom: (9'4" x 5'3") 2.84 x 1.60

Outside:

There are gardens to both front and rear elevations, the front has a lawned area and incorporates a driveway providing ample off-road parking and access to a DOUBLE GARAGE with up and over door, light and power. There is gated access to the side elevation leading in-turn to the enclosed rear garden which is laid mainly to lawn with paved patio area.

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

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KFB - Key Facts For Buyers



Property Overview

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A Moving Experience



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,818		
Title Number:	DY128341		

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)

25 mb/s **75** mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



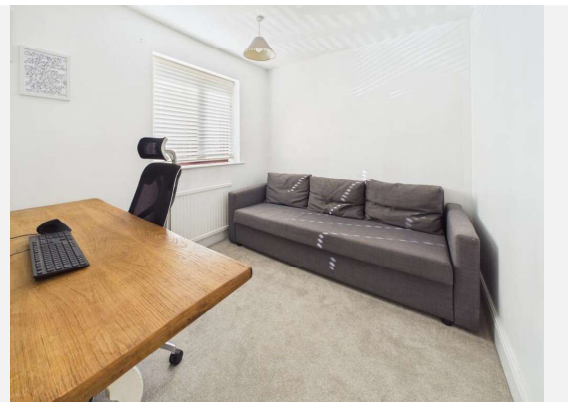
Gallery Photos



Gallery Photos



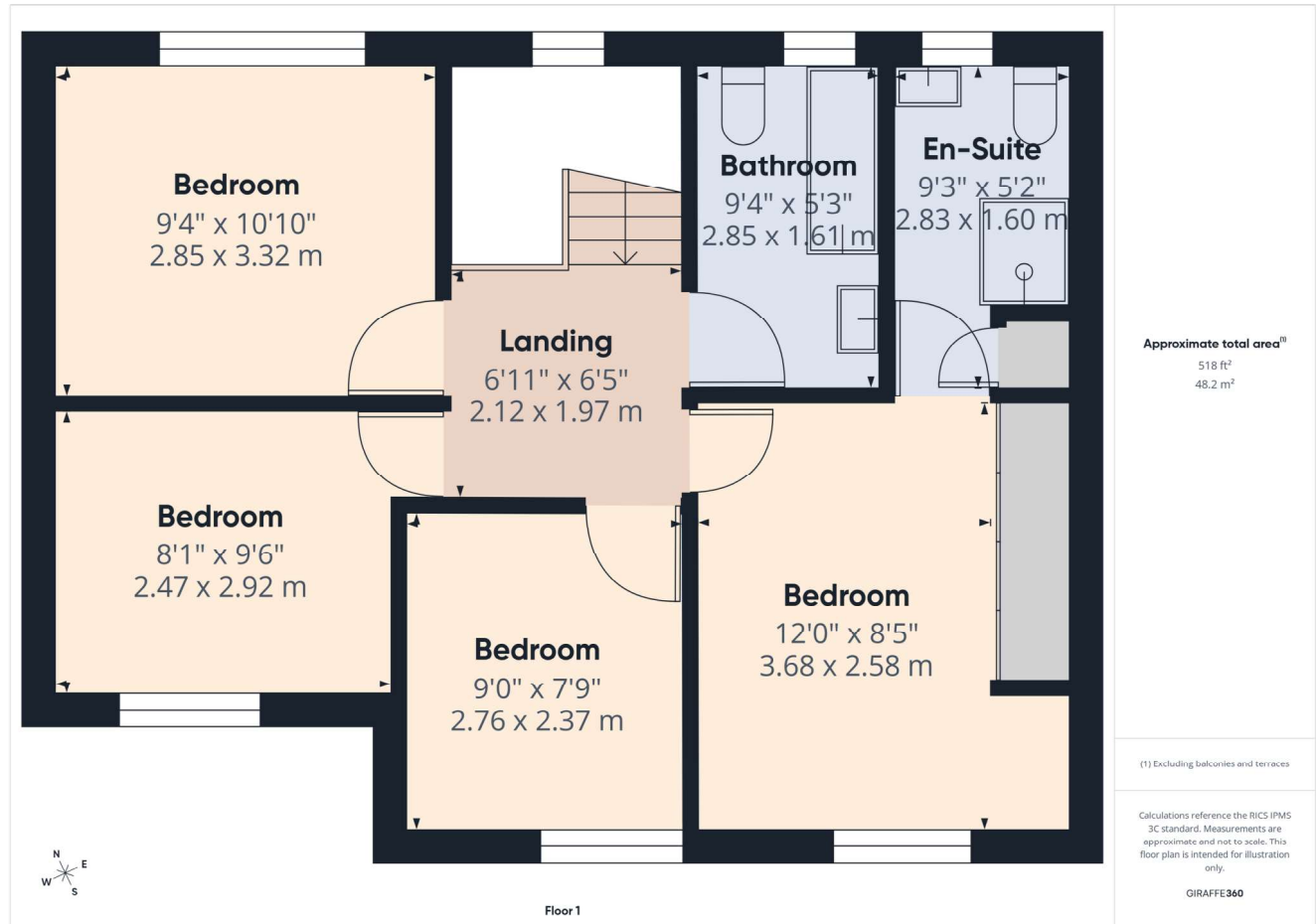
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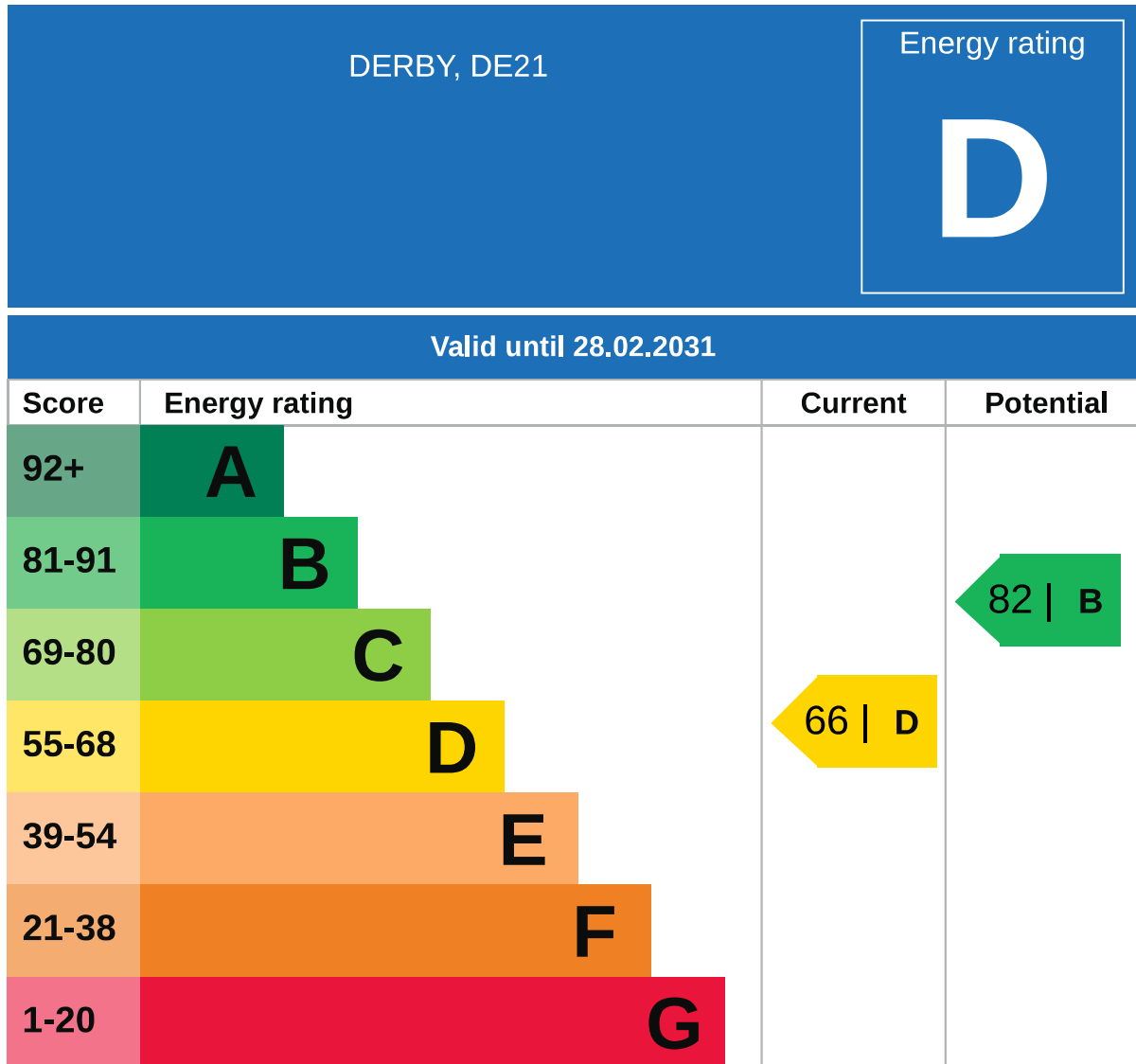
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²



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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

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

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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