

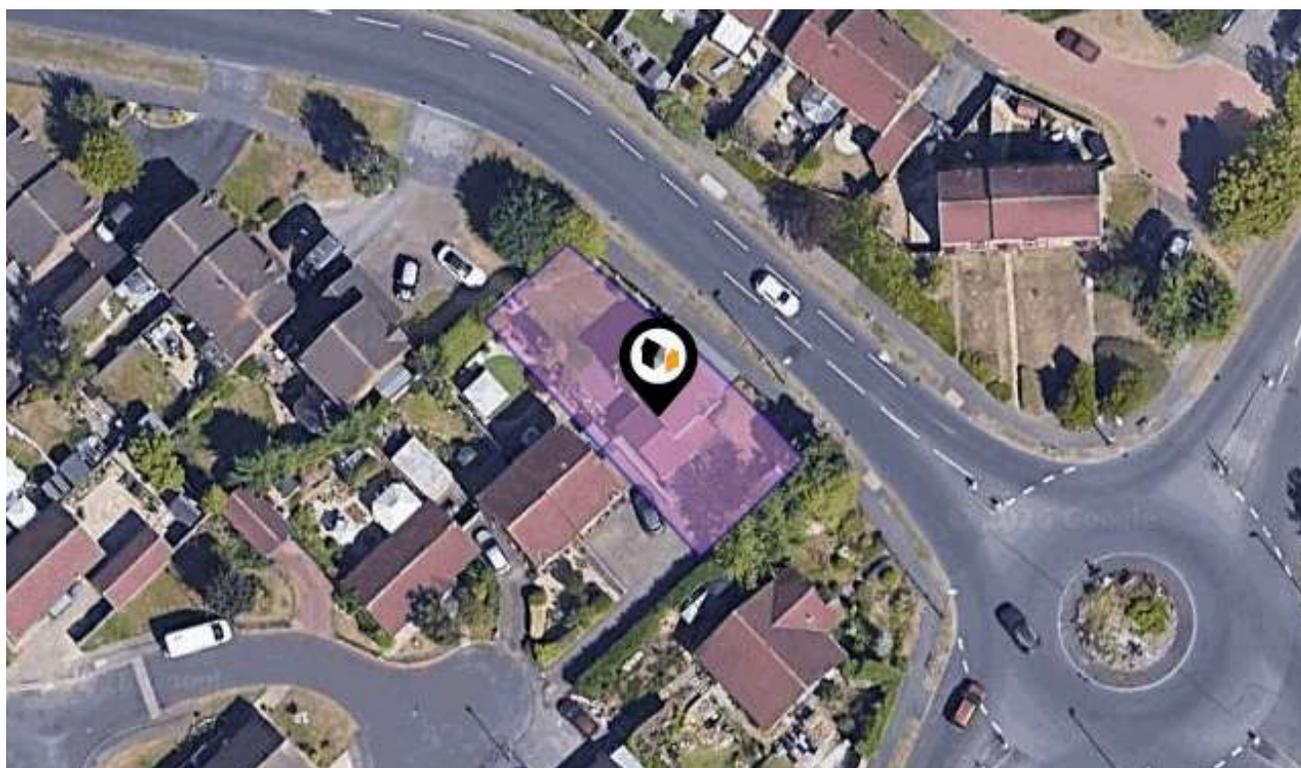


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th February 2026



BRYONY CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three Bedroom Detached Home
- > Generous Mature Corner Plot, No Upward Chain
- > Off-Road Parking & Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

Located in the popular and sought after area of Oakwood and occupying a generous plot, this well-proportioned three bedroom detached home offers a spacious lounge, dining room, modern fitted bathroom and benefits from a good-sized garage and enclosed rear garden, viewing is highly recommended! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature fireplace and arch through to a good-sized dining room with French doors to the rear garden; fitted kitchen; first floor landing; master bedroom with fitted wardrobes, two further bedrooms and a well-appointed fitted family bathroom. Outside, to the rear of the property is a generous enclosed garden with decked seating area, lawn and mixed flower and shrubbery beds. To the front of the property is a driveway providing ample off-road parking and access to the garage. Along with the driveway is a generous garden area with lawn and mixed flower and shrubbery beds. Bryony Close itself offers excellent access to all the local amenities that Oakwood has to offer, including shops, schools, public transport.

Room Measurement & Details

Entrance Hall:

Lounge: (15'11" x 14'2") 4.85 x 4.32 Max

Kitchen: (8'5" x 7'5") 2.57 x 2.26

Dining Room: (8'6" x 7'11") 2.59 x 2.41

First Floor Landing:

Bedroom One: (14'0" x 9'6") 4.27 x 2.90 Max Including Depth Of Wardrobes

Bedroom Two: (8'11" x 7'10") 2.72 x 2.39 Min

Bedroom Three: (6'10" x 6'2") 2.08 x 1.88 Min

Bathroom: (7'10" x 5'6") 2.39 x 1.68 Max

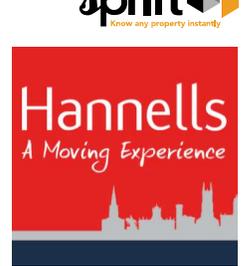
Outside:

Outside, the rear of the property is a generous enclosed garden with decked seating area, lawn and mixed flower and shrubbery beds. To the front of the property is a driveway providing ample off-road parking and giving access to the garage. Along with the driveway is a generous garden area with lawn and mixed flower and shrubbery beds.

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 **KFB** obliged to make representations or warranties regarding the property.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY168780		

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)

1 mb/s	165 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



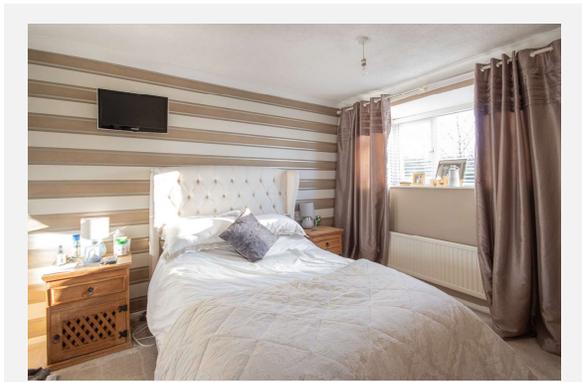
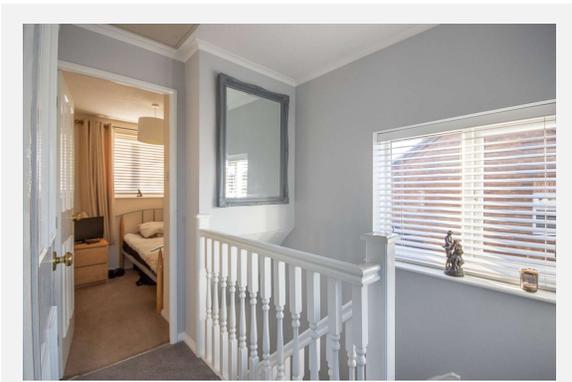
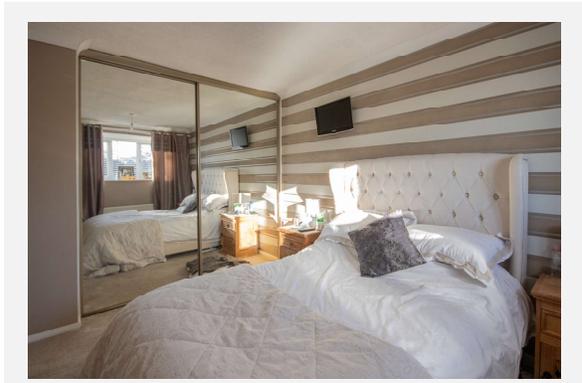
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



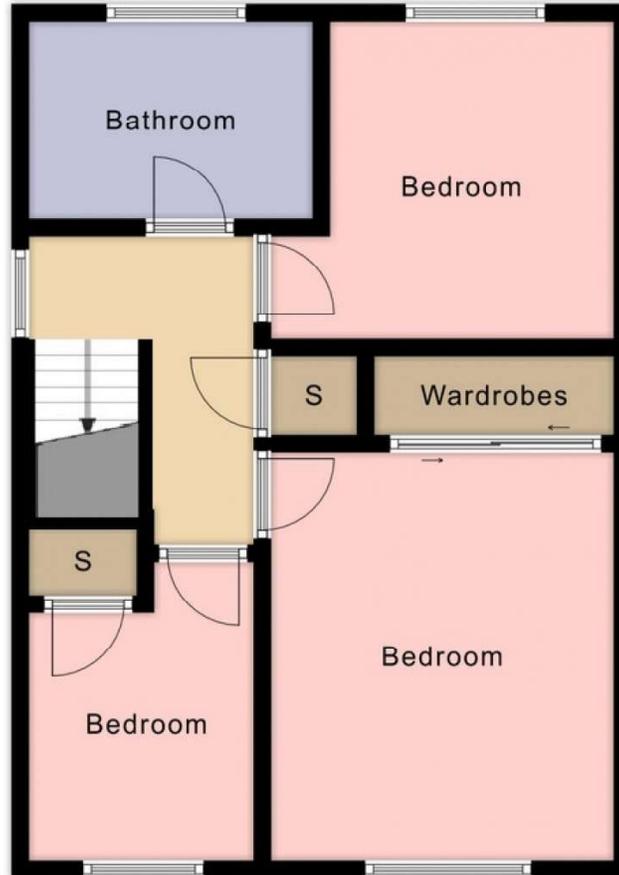
Gallery Photos



BRYONY CLOSE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Oakwood, DE21

Energy rating

C

Valid until 25.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 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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