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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



TREGARON CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Attractive And Spacious Detached Family Home
- > Four Bedrooms, Full Width Garden Room
- > No Onward Chain
- > EPC Rating C, Standard Construction
- > Council Tax D, Freehold

Property Description

Occupying a cul-de-sac position in the popular Oakwood area, this well-presented four-bedroom detached family home offers generous and practical accommodation and is available with no onward chain. Features include an open-plan dining kitchen, substantial garden room, principal bedroom with en-suite, enclosed rear garden and detached double garage with driveway parking. The ground floor comprises a welcoming hallway with WC, a comfortable living room with feature fireplace and French doors opening towards the garden room. The open-plan dining kitchen spans the rear of the property, with a separate utility room providing additional storage and space for laundry appliances. The impressive garden room offers a versatile additional reception space with extensive glazing overlooking the garden. To the first floor are four bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, with three further bedrooms and a modern three-piece family bathroom. Outside, the property has a neat lawned frontage, paved pathway and driveway providing off-road parking and access to the detached double garage with electric doors. The enclosed rear garden features a central lawn, paved seating areas and established planted borders.

Room Measurement & Details

Hallway: (13'1" x 8'0") 3.99 x 2.44
Cloaks/WC: (5'11" x 2'11") 1.80 x 0.89
Living Room: (16'3" x 12'0") 4.95 x 3.66
Dining Kitchen: (23'9" x 8'10") 7.24 x 2.69
Utility Room: (6'11" x 5'1") 2.11 x 1.55
Garden Room: (23'7" x 9'9") 7.19 x 2.97
Landing: (12'1" x 2'10") 3.68 x 0.86
Principal Bedroom: (12'1" x 10'11") 3.68 x 3.33
En-Suite Shower Room: (11'3" x 4'9") 3.43 x 1.45
Bedroom Two: (9'11" x 8'11") 3.02 x 2.72
Bedroom Three: (8'9" x 8'0") 2.67 x 2.44
Bedroom Four: (8'9" x 6'5") 2.67 x 1.96
Family Bathroom: (7'6" x 5'9") 2.29 x 1.75
Detached Double Garage: (17'0" x 16'2") 5.18 x 4.93

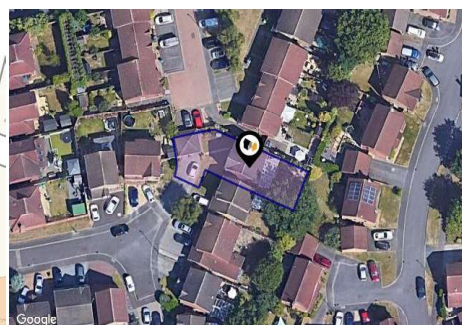
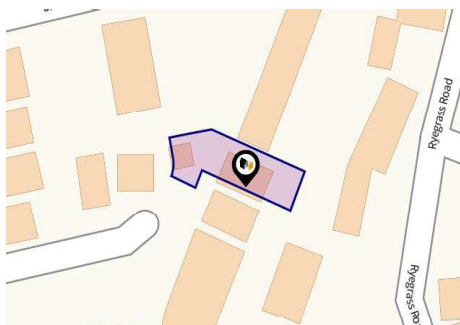
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KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.08 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,306		
Title Number:	DY254322		

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)

2 mb/s	80 mb/s	1800 mb/s

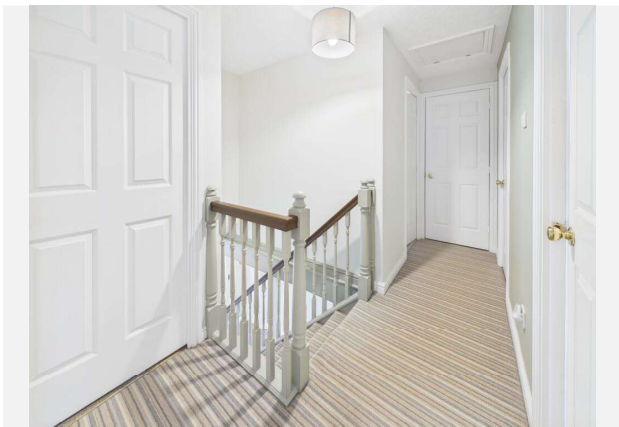
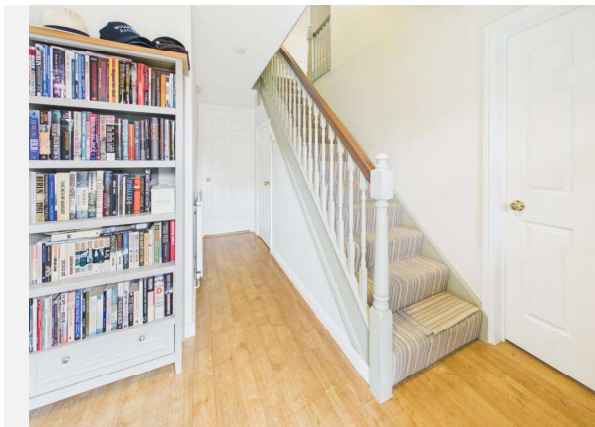
Mobile Coverage: (based on calls indoors)

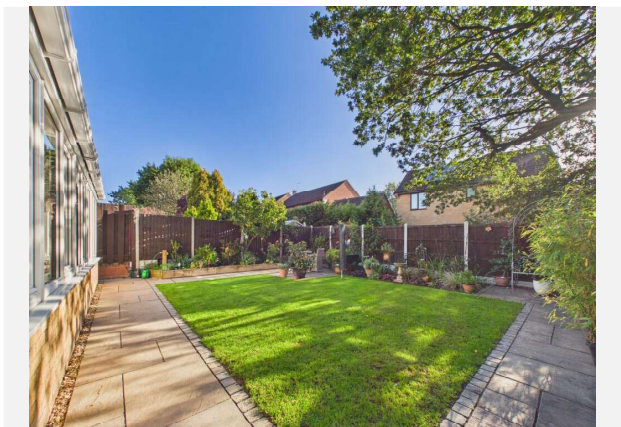
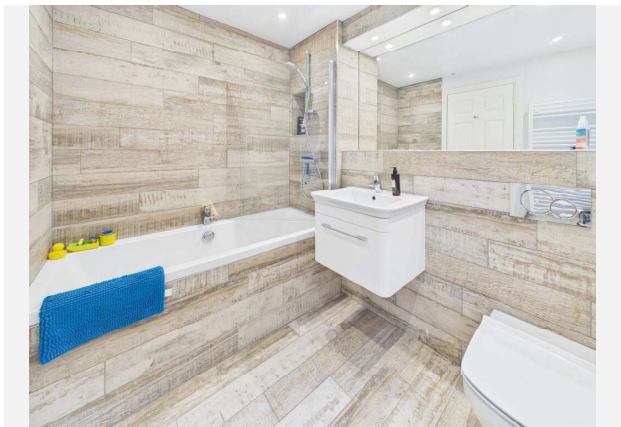


Satellite/Fibre TV Availability:

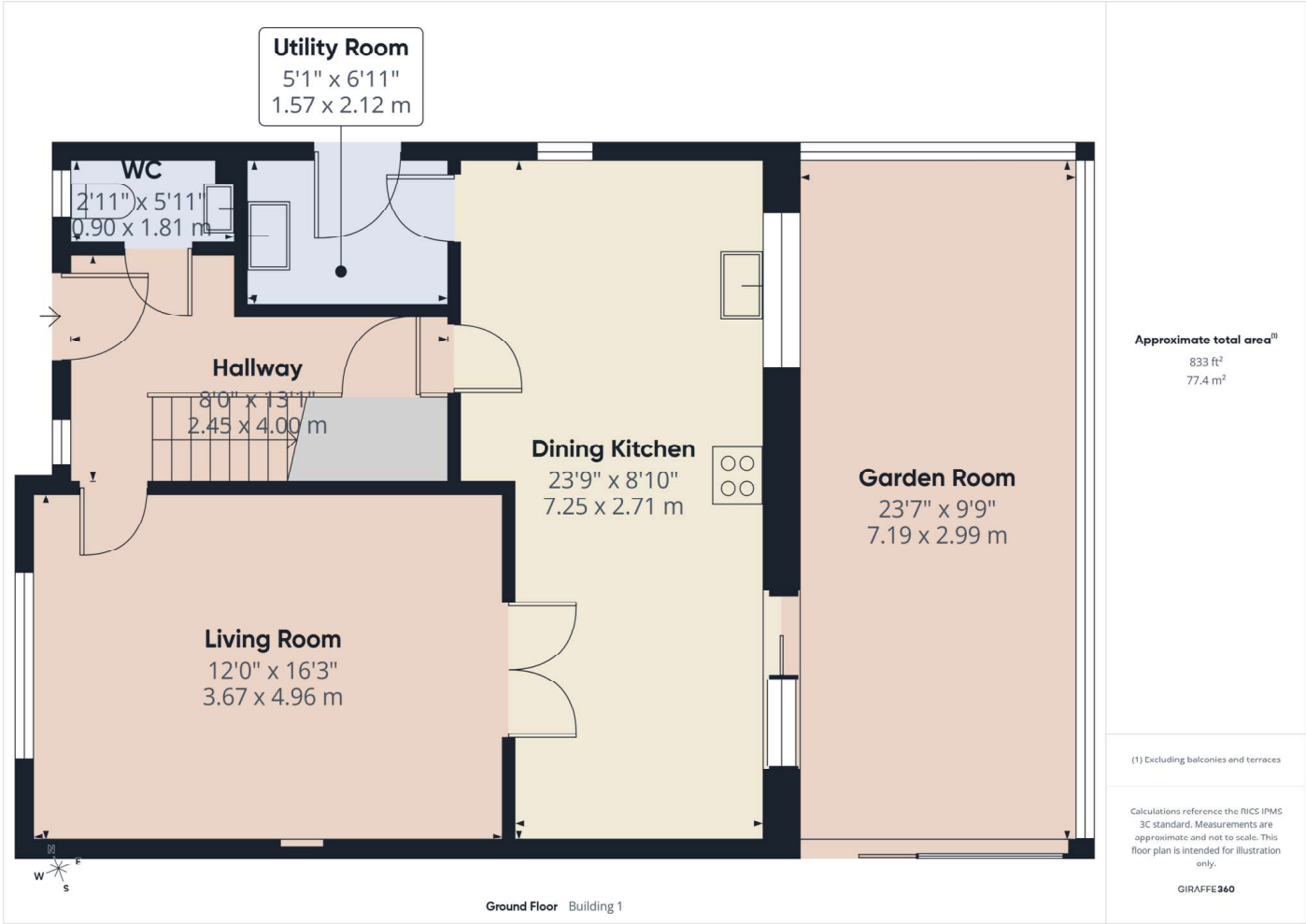




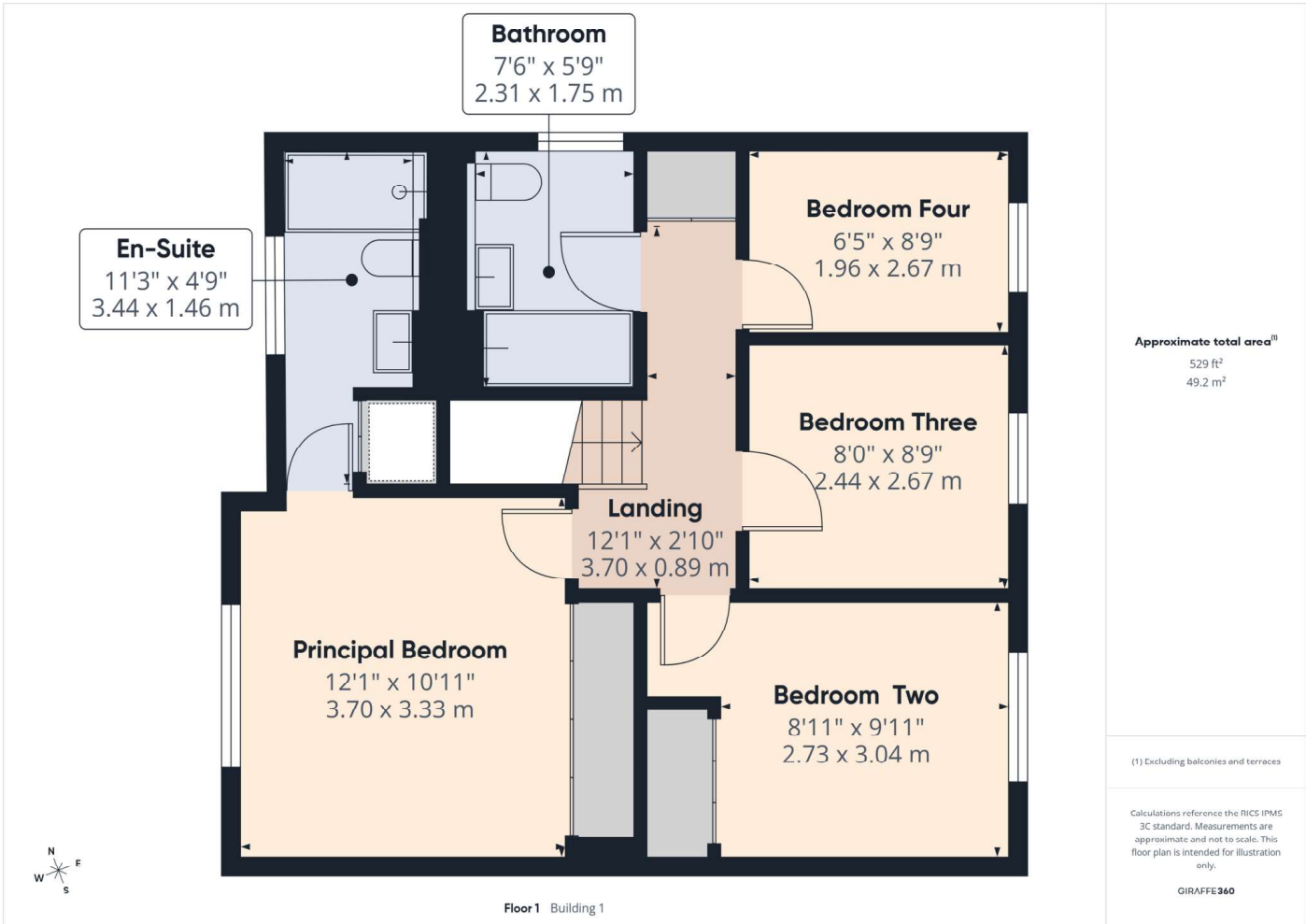




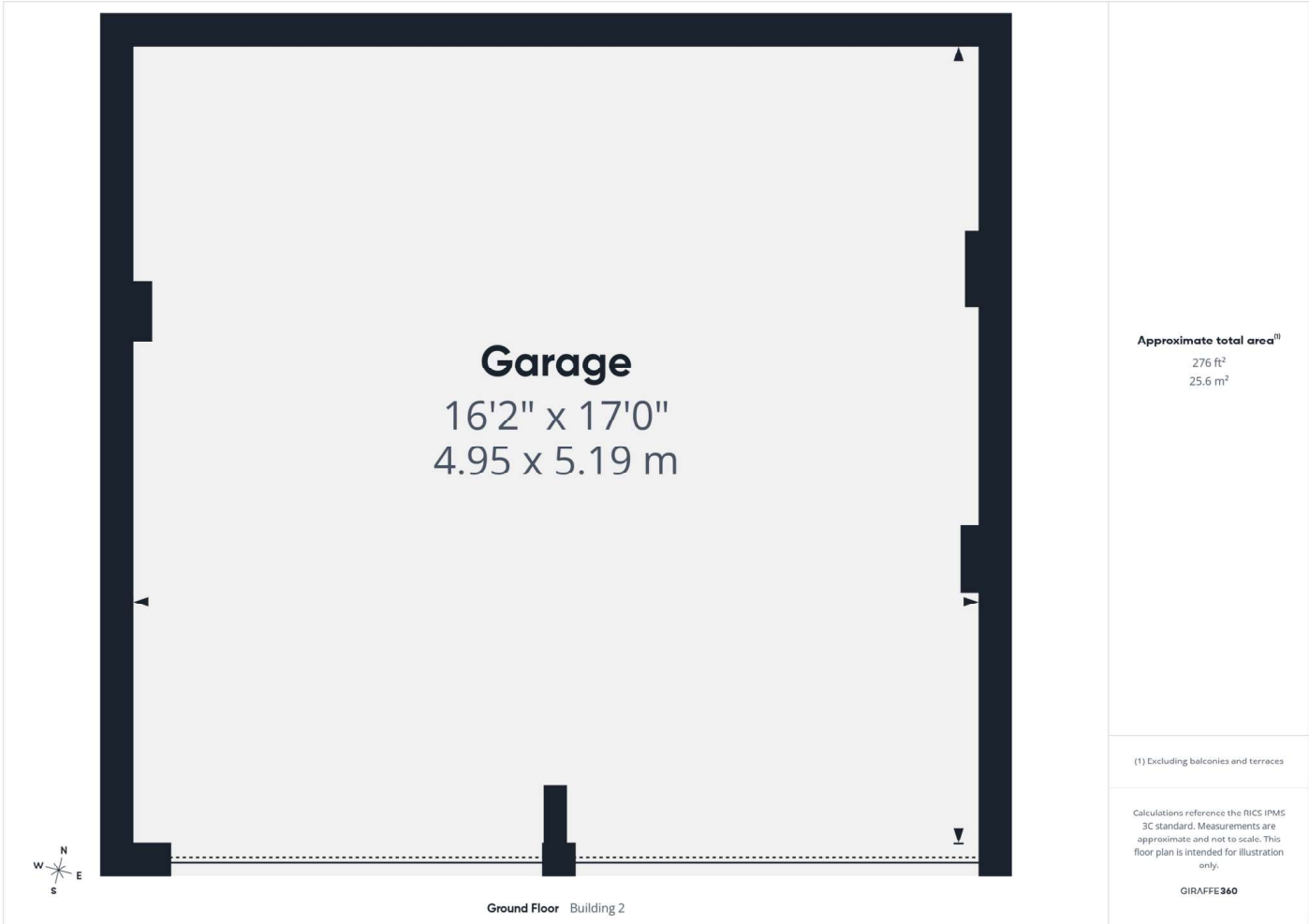
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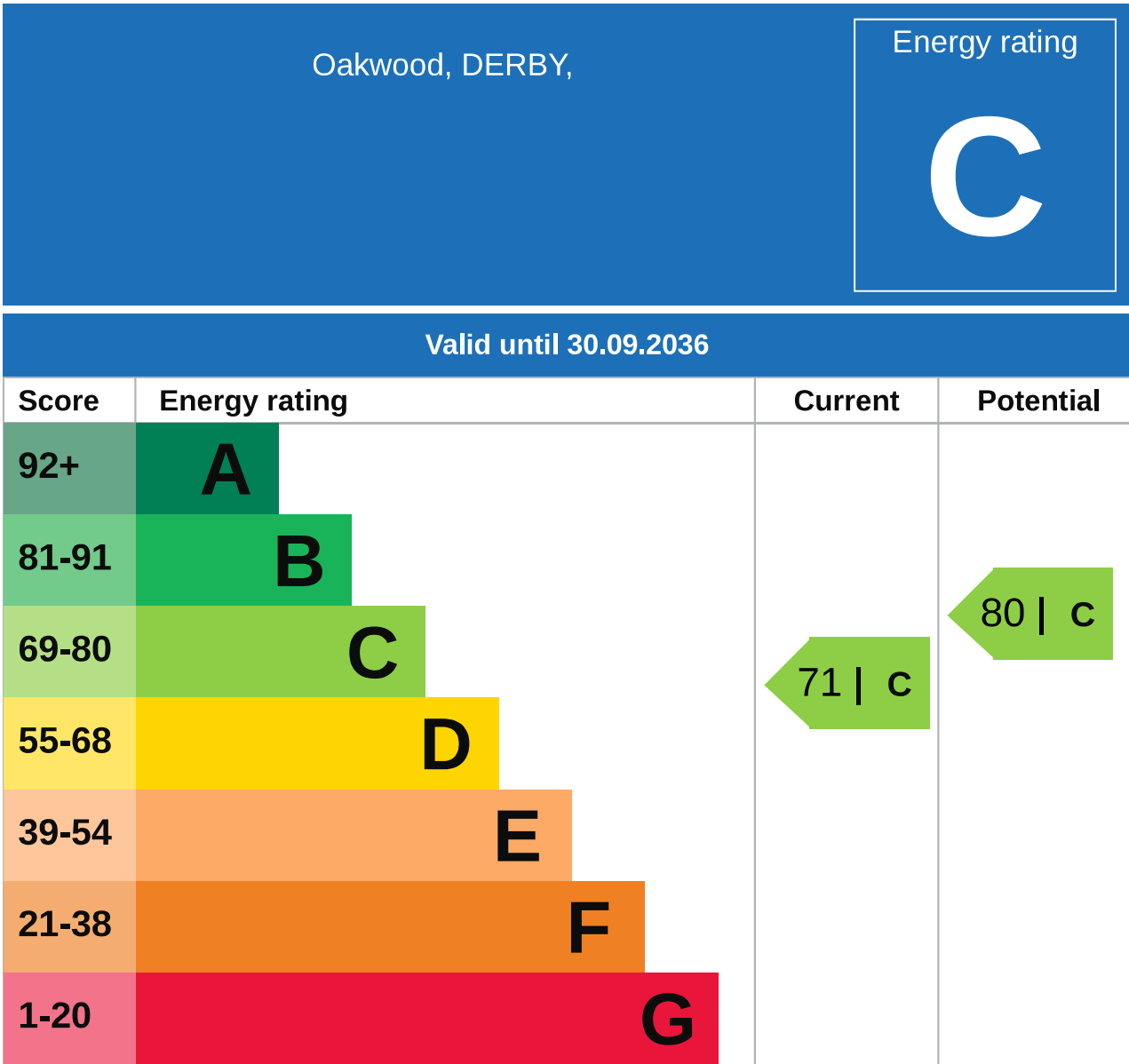
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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	131 m ²



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

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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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