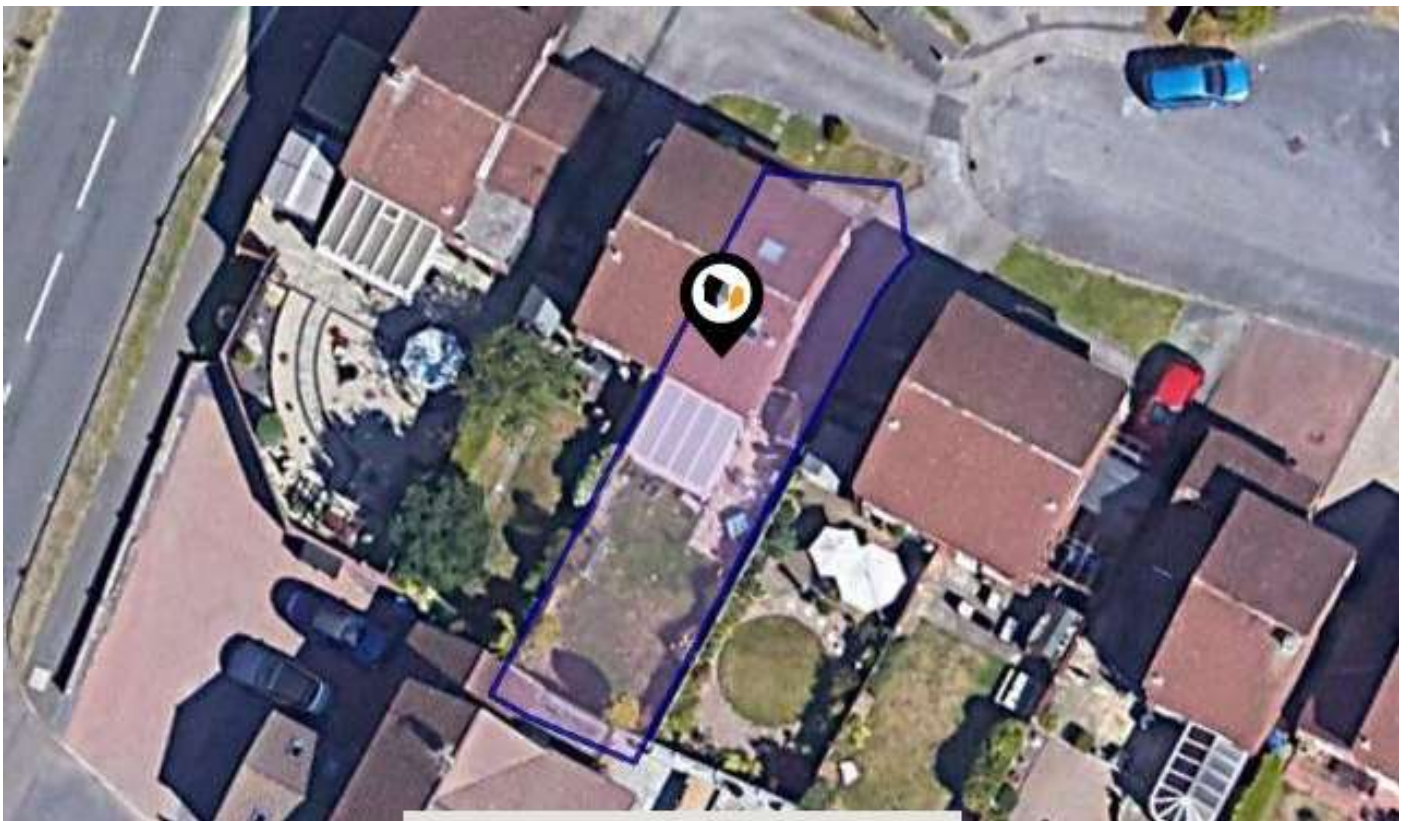




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 16th April 2026



DUKERIES LANE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Particularly Well-Appointed And Presented Home
- > Early Viewing Highly Recommended, Ideal First Time Buy
- > No Upward Chain, Driveway, Enclosed And Pleasant Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A particularly well-presented and appointed semi-detached home, ideally situated within an established cul-de-sac. This attractive property benefits from a thoughtfully completed loft conversion, offering three-bedroom accommodation. The interior is complemented by a pleasant rear garden—perfect for relaxing or entertaining—as well as a driveway providing convenient off-road parking. The accommodation is supplemented by gas fired central heating, UPVC double glazing and neutral decor and briefly comprises:- deep reception hallway, lounge, fitted kitchen and conservatory with French doors providing access to the rear garden. To the first floor the landing provides access to two bedrooms and modern bathroom with a three piece suite. To the second floor there is a good size bedroom converted in 2003. Outside, to the front elevation is a driveway which is suitable for a small to medium sized car as well as the additional space for cars at the side of the property. To the rear is an enclosed garden with paved patio area with Pergola, decked area and garden shed. Dukeries Lane is an established cul-de-sac being well situated for Oakwood its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport. Early viewing is recommended.

Room Measurement & Details

Entrance Porch:

Hallway: (3'3" x 6'4") 0.99 x 1.93

Lounge: (11'10" x 17'11") 3.61 x 5.46

Kitchen: (11'9" x 8'5") 3.58 x 2.57

Conservatory: (10'2" x 9'10") 3.10 x 3.00

First Floor Landing: (6'0" x 18'2") 1.83 x 5.54

Bedroom Two: (11'11" x 8'5") 3.63 x 2.57

Bedroom Three: (5'11" x 10'4") 1.80 x 3.15

Bathroom: (5'5" x 7'5") 1.65 x 2.26

Second Floor:

Bedroom One: (11'9" x 13'5") 3.58 x 4.09

Outside:

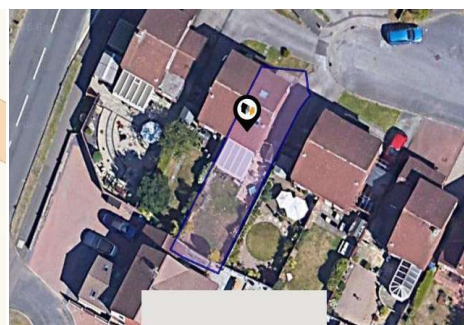
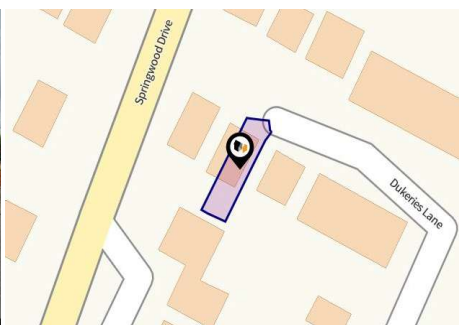
To the front elevation is a driveway which is suitable for a small to medium sized car as well as the additional space for cars at the side of the property and there is gated access to the enclosed and pleasant rear garden. There is the benefit of a full width paved patio area with Pergola, decked area and garden shed approx 12' x 8' with light and power. Outside lighting and cold water tap.

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.
KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY123257

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

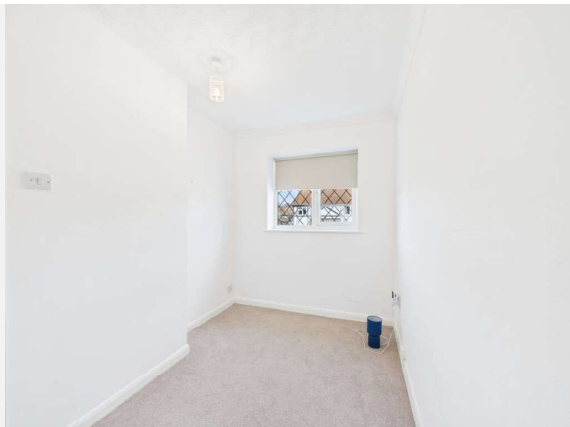
3 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

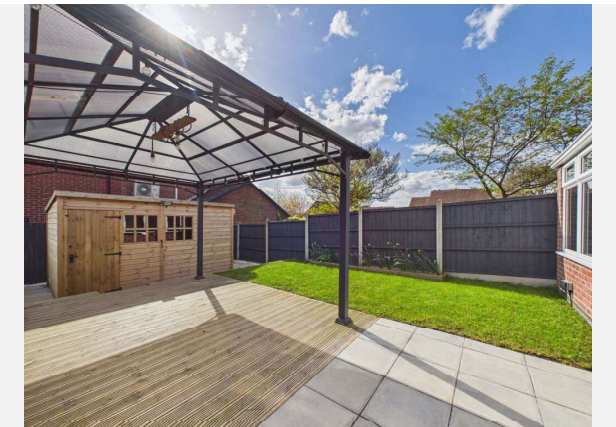
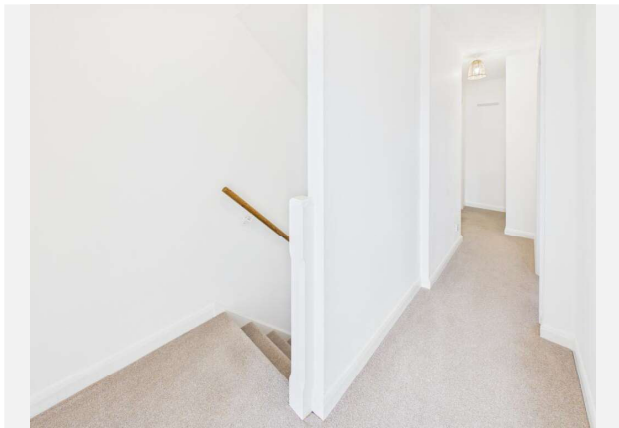


Satellite/Fibre TV Availability:

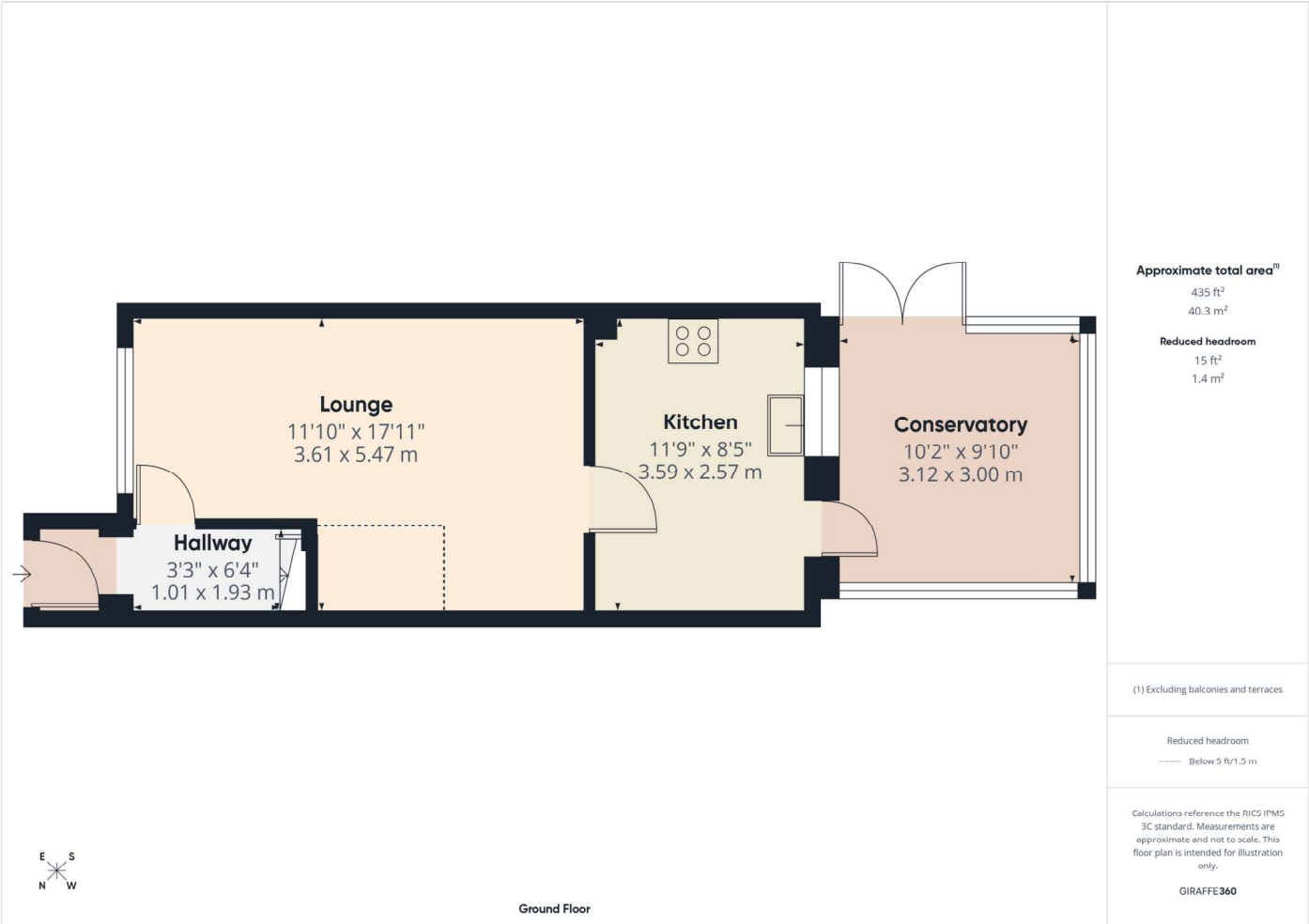




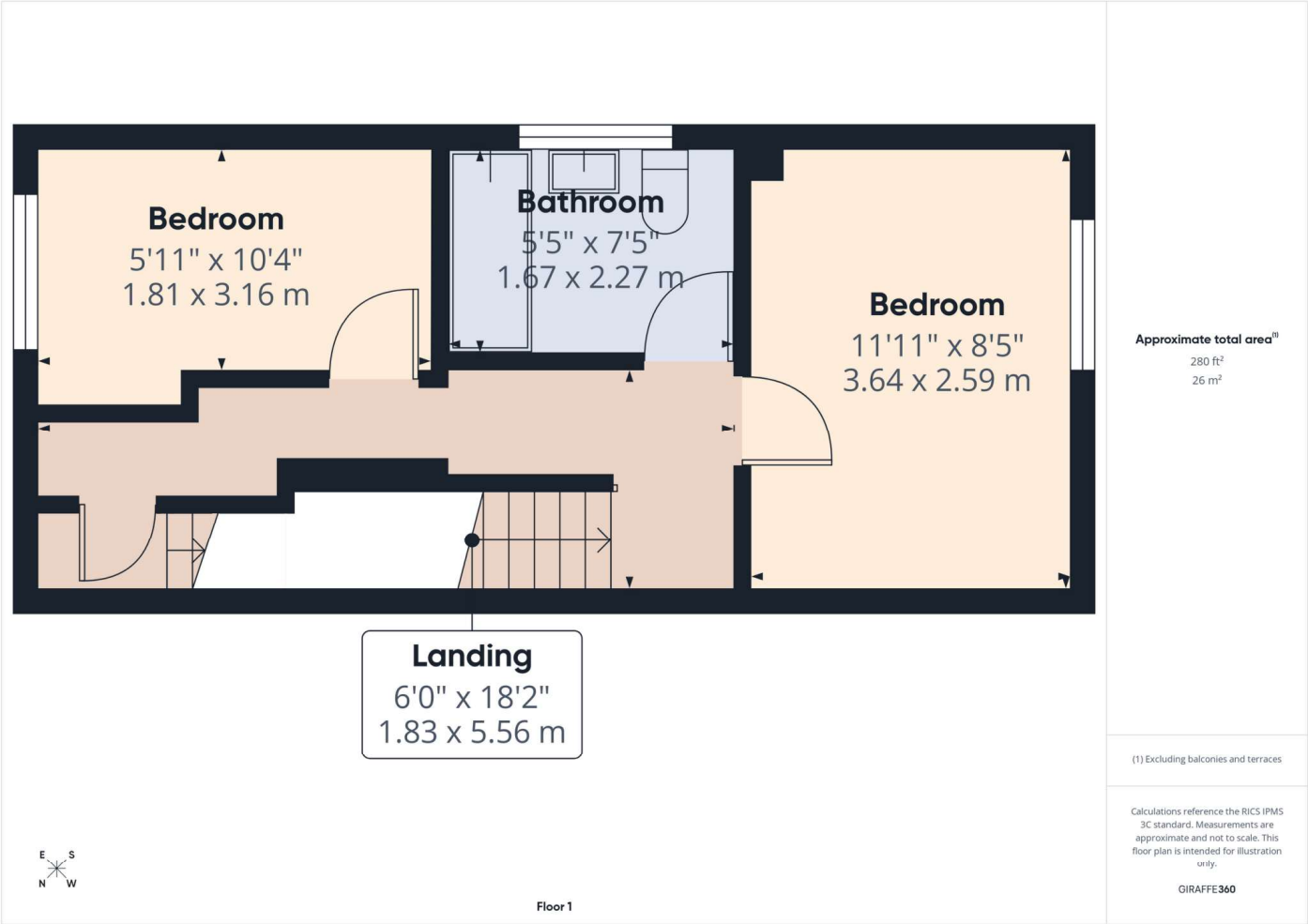
Gallery Photos



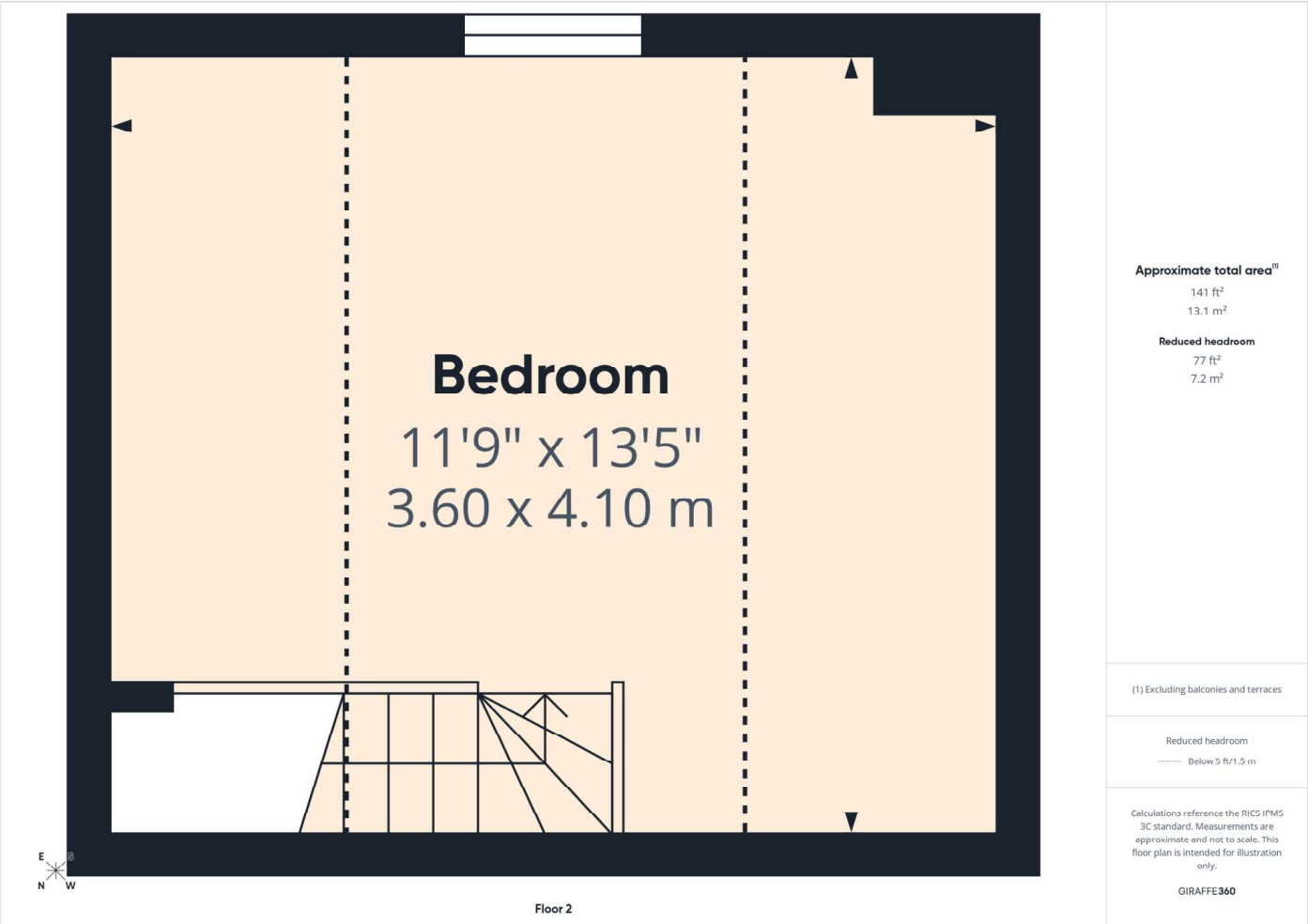
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Property EPC - Certificate



Oakwood, DE21

Energy rating

C

Valid until 03.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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:	76 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

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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