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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



TUXFORD CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Three-Bedroom Semi-Detached House
> Cul-De-Sac Location In Oakwood
> Driveway Providing Off-Road Parking
> EPC Rating C, Standard Construction
> Council Tax Band B, Freehold

Property Description
Situated in a cul-de-sac in the popular Oakwood area of Derby, this three-bedroom semi-detached house offers well-presented accommodation, a driveway and an enclosed rear garden. The property has a neutral interior with modern grey carpets, a fitted dining kitchen and a contemporary bathroom, making it well suited to first-time buyers, couples or families. The accommodation benefits from UPVC double glazing and gas central heating and briefly comprises an entrance hall, a spacious living room with an opening leading through to the dining area. The dining area features sliding patio doors providing direct access to the rear garden, while the kitchen completes the ground floor accommodation. To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Outside, the property has a small lawn and established shrub to the front, together with a paved driveway running along the side and providing off-road parking. Gated access leads to the enclosed rear garden, which is mainly laid to lawn with a paved patio area and timber shed. Tuxford Close is conveniently placed for the local shops, schools and everyday amenities available within Oakwood and the surrounding area. Derby city centre and the wider road network are also accessible, making the property a practical choice for commuters and families alike.

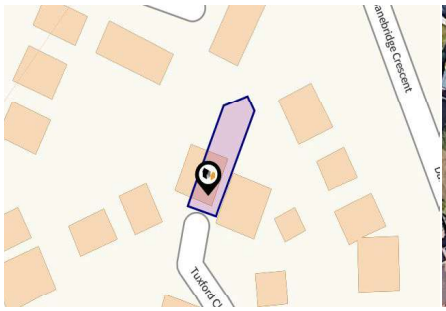
Room Measurement & Details
Hallway: (6'0" x 4'4") 1.83 x 1.32
Living Room: (13'2" x 12'5") 4.01 x 3.78
Dining Kitchen: (15'6" x 11'1") 4.72 x 3.38
Landing: (8'4" x 6'3") 2.54 x 1.91
Bedroom One: (13'4" x 8'9") 4.06 x 2.67
Bedroom Two: (11'0" x 9'1") 3.35 x 2.77
Bedroom Three: (6'9" x 6'6") 2.06 x 1.98
Bathroom: (6'3" x 6'1") 1.91 x 1.85

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 cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	796 ft^2 / 74 m^2		
Plot Area:	0.06 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY161973		

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	61 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















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Gallery
Photos

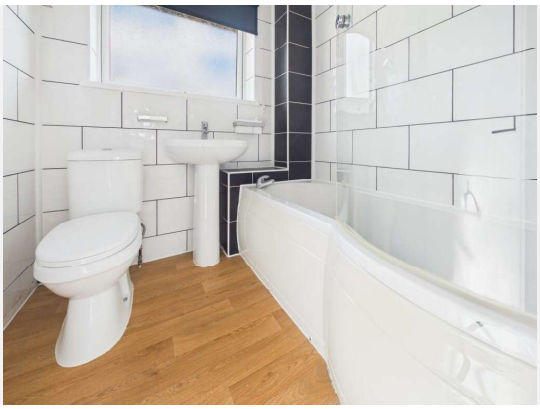












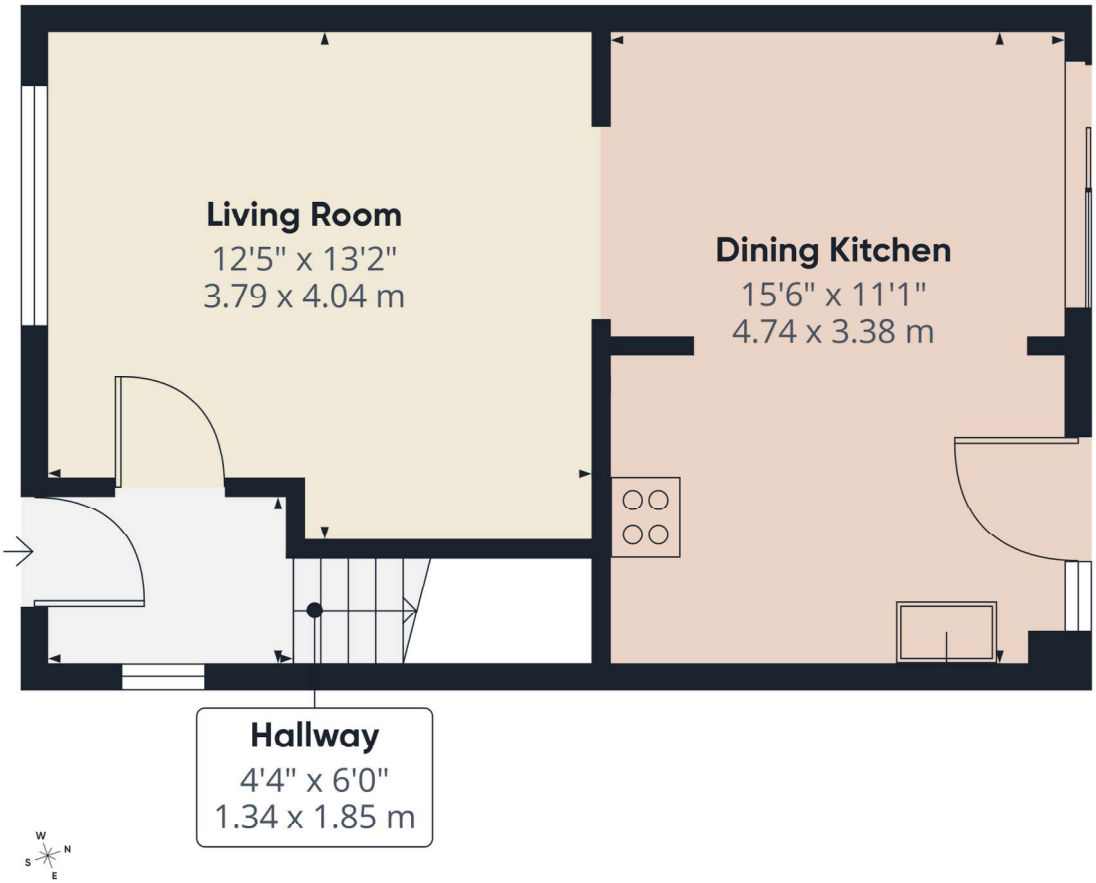




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Gallery
Floorplan

TUXFORD CLOSE, OAKWOOD, DERBY, DE21



Approximate total area(1)
381 ft²
35.5 m²

(1) Excluding balconies and terraces

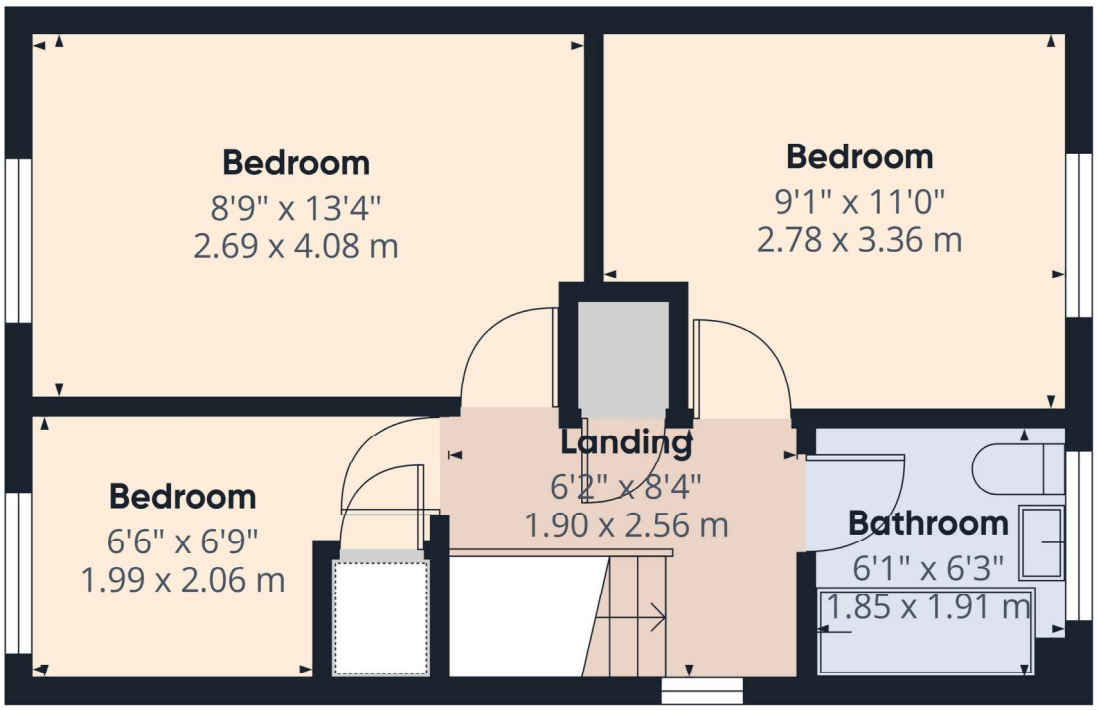
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Gallery
Floorplan

TUXFORD CLOSE, OAKWOOD, DERBY, DE21



Floor 1

Approximate total area(1)
347 ft²
32.2 m²

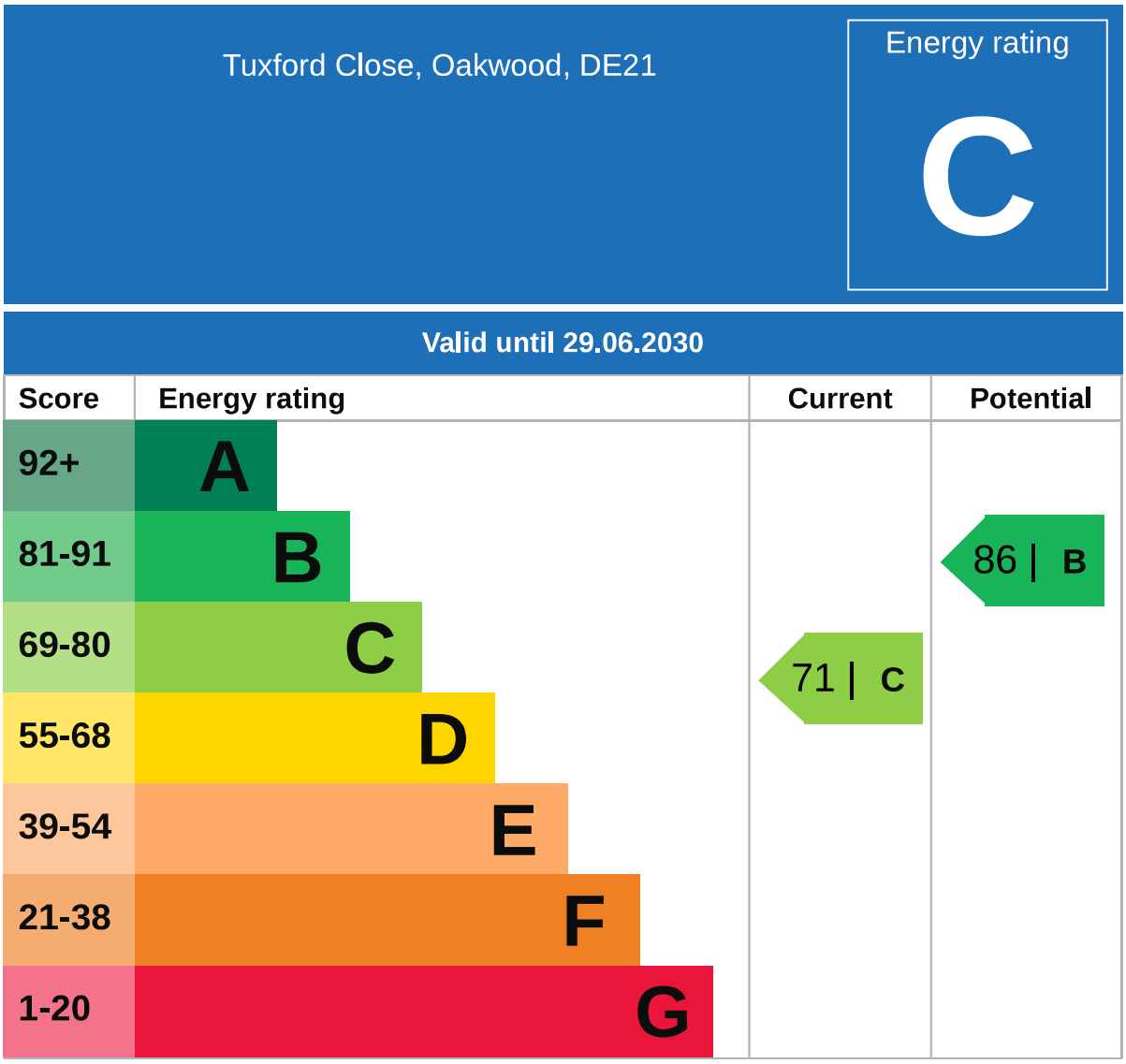
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
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, 300 mm loft insulation
Roof Energy:	Very Good
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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 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.

Hannells
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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
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