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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th August 2026



SAUNDERSFOOT WAY, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modern, Well-Presented And Spacious Detached Family Home
- > Three Reception Rooms
- > Ample Off Road Parking, Detached Double Garage And Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band E, Freehold

Property Description

A modern and well-presented four-bedroom detached home, occupying a popular and highly sought-after location in the Oakwood area of Derby. Offering spacious and versatile accommodation, this impressive family home is ideal for a growing family. The property benefits from three well-proportioned reception rooms, a detached double garage, and ample off-road parking. Early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing briefly comprises:- reception hallway, cloakroom/WC, good size lounge with patio doors to the conservatory, dining room, fitted kitchen with integrated appliances, utility room and study. To the first floor the landing provides access to four good size bedrooms, master bedroom with en-suite shower room and family bathroom. Outside, there is a driveway to the front elevation with access in-turn to a detached double garage. There is an enclosed garden to the rear elevation.

Room Measurement & Details

Entrance Hallway: (9'7" x 10'8") 2.92 x 3.25

Cloaks/WC: (5'6" x 2'10") 1.68 x 0.86

Study: (6'6" x 9'2") 1.98 x 2.79

Living Room: (14'10" x 14'6") 4.52 x 4.42

Conservatory: (11'4" x 8'2") 3.45 x 2.49

Dining Room: (8'7" x 13'7") 2.62 x 4.14

Kitchen: (12'5" x 10'2") 3.78 x 3.10

Utility Room: (5'4" x 8'3") 1.63 x 2.51

First Floor Landing: (3'1" x 9'9") 0.94 x 2.97

Bedroom One: (12'11" x 10'3") 3.94 x 3.12 En-Suite Shower Room: (7'3" x 2'5") 2.21 x 0.74

Bedroom Two: (11'4" x 10'6") 3.45 x 3.20

Bedroom Three: (8'10" x 11'4") 2.69 x 3.45

Bedroom Four: (8'10" x 7'0") 2.69 x 2.13

Bathroom: (5'5" x 7'2") 1.65 x 2.18

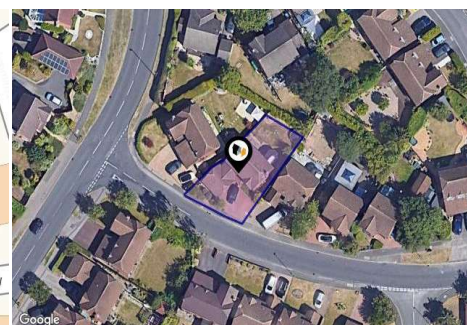
Outside: There is a driveway to the front elevation providing off-road parking together with electric car charging point. There is also the benefit of a DETACHED DOUBLE GARAGE with up and over door, light and power. There is gated access to the side elevation leading to the enclosed rear garden having a paved patio area and lawned area.

Please Note: Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells.

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,

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,818		
Title Number:	DY227668		

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

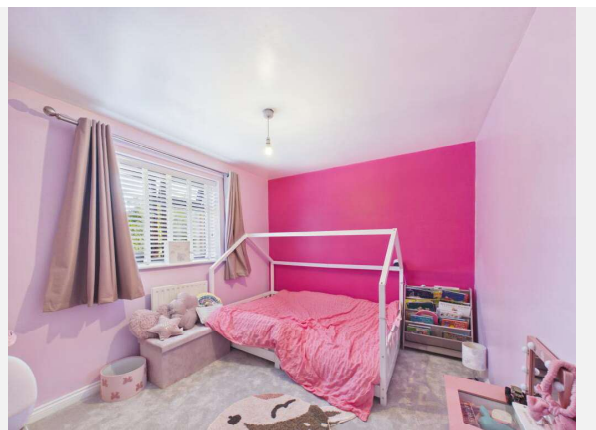
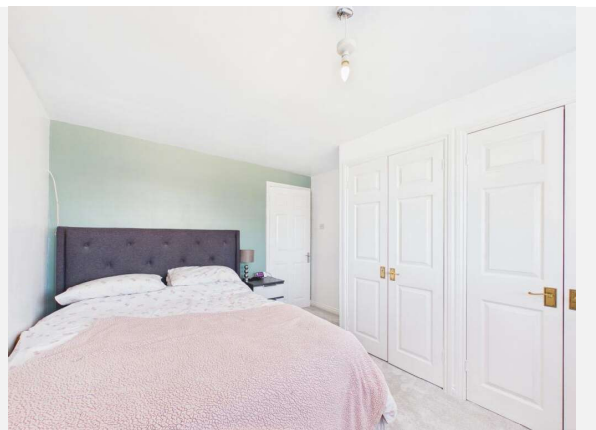
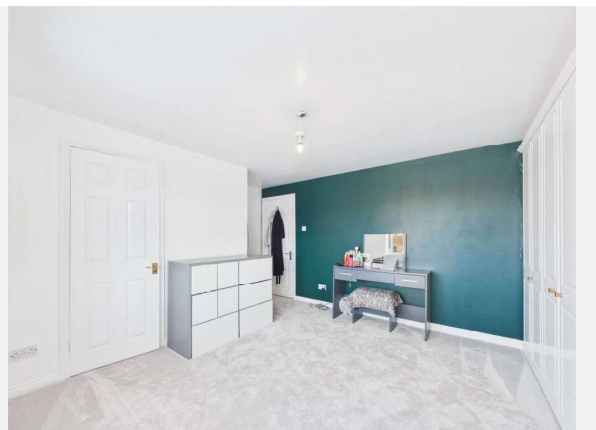
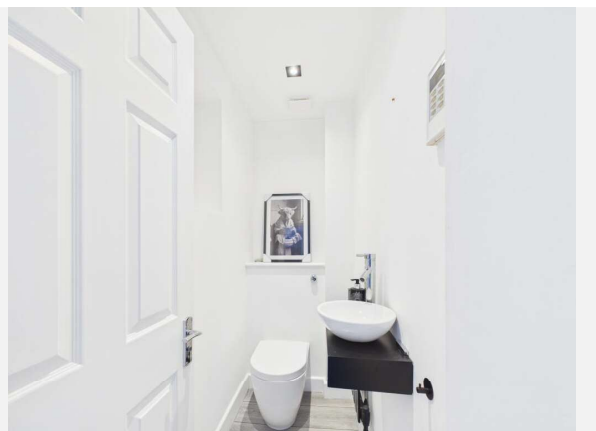
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

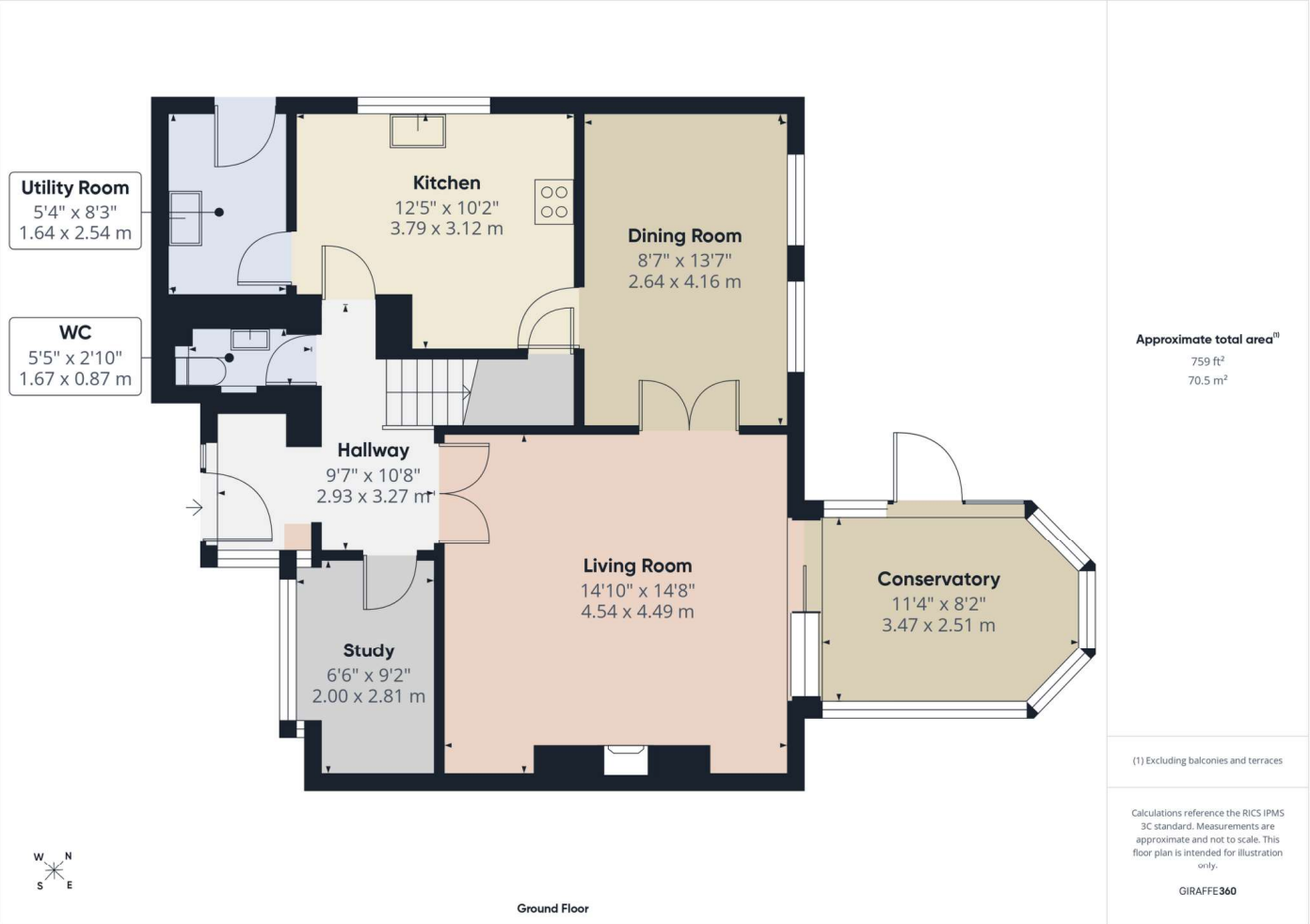




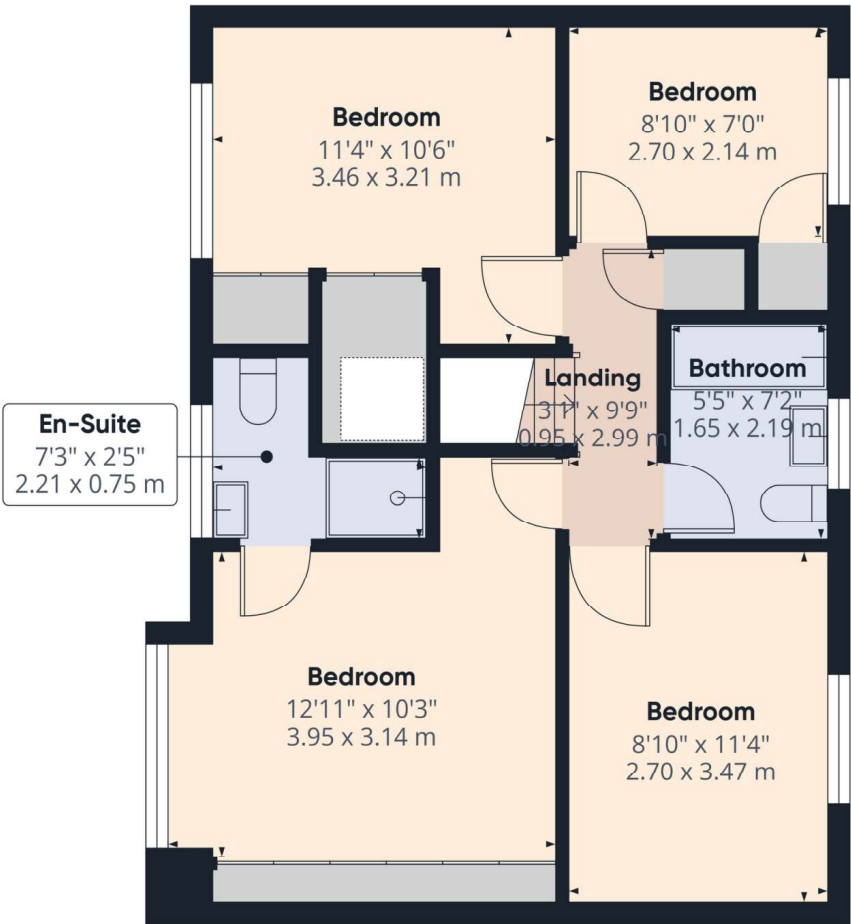




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Floor 1

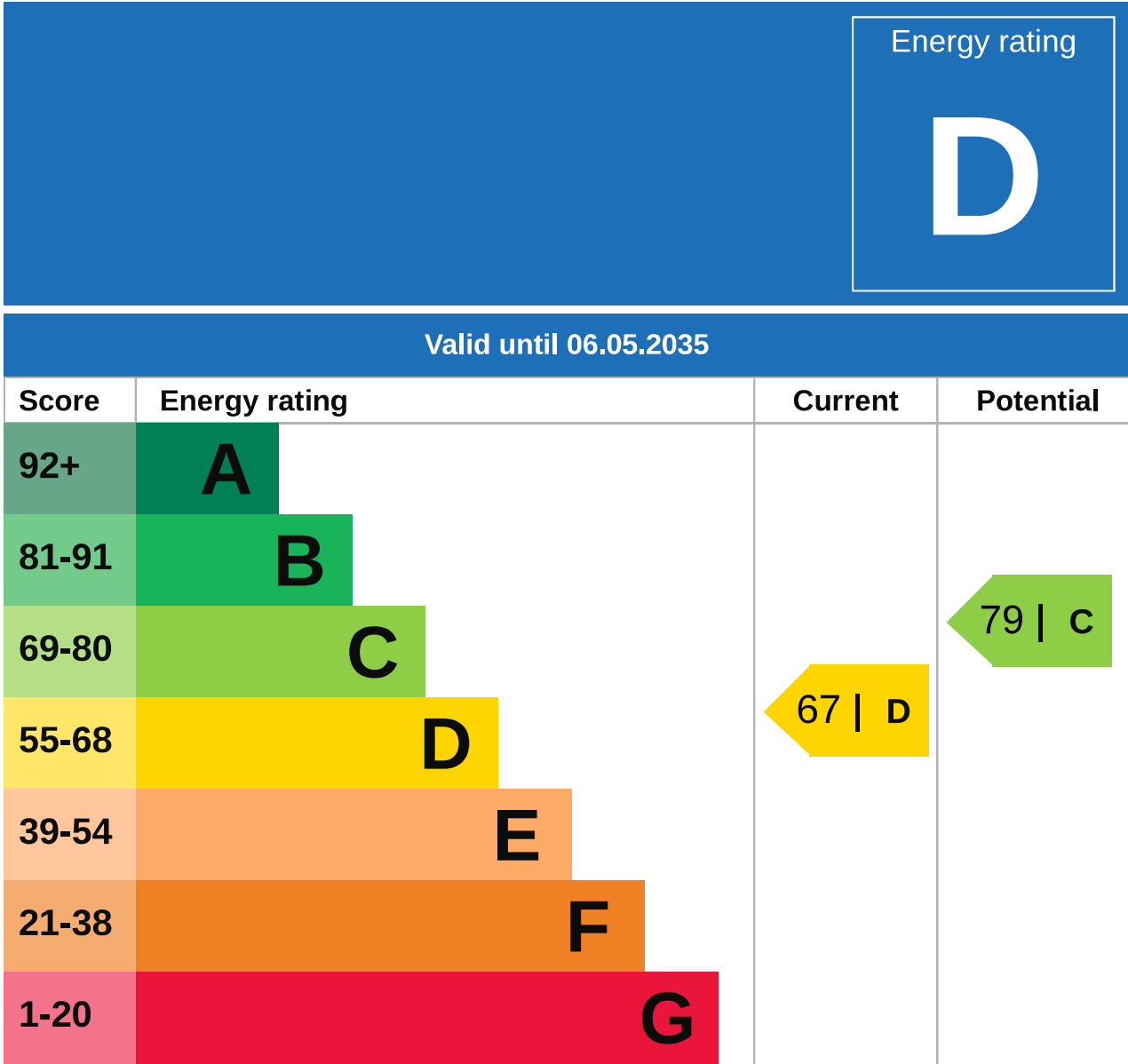
Approximate total area^m
551 ft²
51.3 m²

(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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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	114 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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