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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



BOLEHILL CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Modern Three-Bedroom Semi-Detached House
> Council Tax Band C, Freehold
> EPC Rating B, Standard Construction
> Tandem Driveway For Multiple Vehicles
> Dining Kitchen With Garden Access

Property Description
This well-presented three-bedroom semi-detached house occupies a cul-de-sac position in the popular Oakwood area of Derby. Offering a tandem driveway, an enclosed rear garden and a main bedroom with en suite, the property provides practical accommodation for first-time buyers, couples and young families. It is offered for sale on a freehold basis and has an EPC rating of B. The accommodation begins with an entrance hallway, where stairs rise to the first floor and doors lead to the ground-floor WC and living room. The living room is a comfortable reception space with a front-facing window and useful storage beneath the stairs. To the rear is the dining kitchen, fitted with a range of white wall and base units, wood-effect work surfaces, an integrated oven and hob, and space for additional appliances. There is ample room for a dining table, while glazed double doors open directly onto the decked seating area and rear garden, creating a practical layout for everyday family life and entertaining. On the first floor, the landing provides access to all three bedrooms and the family bathroom. Bedroom one is a double room with the added benefit of an en suite shower room. Bedroom two is also well proportioned, while bedroom three would suit use as a child's room, nursery or home office. The family bathroom completes the accommodation on this level. Outside, the property has a lawned frontage with established planting, together with a tandem driveway running alongside the house and providing off-road parking for multiple vehicles. Gated access leads into the enclosed rear garden. A generous decked area adjoining the dining kitchen offers space for outdoor seating, with steps leading to a lawn bordered by mature planting. A garden shed provides useful storage.
Room Measurement & Details
Hallway: (4'11" x 3'8") 1.50 x 1.12
WC: (5'6" x 3'0") 1.68 x 0.91
Living Room: (14'1" x 12'1") 4.29 x 3.68
Dining Kitchen: (15'3" x 8'10") 4.65 x 2.69
Landing:
Bedroom One: (9'9" x 9'9") 2.97 x 2.97
Bedroom Two: (9'3" x 7'4") 2.82 x 2.24
Bedroom Three: (7'5" x 5'9") 2.26 x 1.75
Bathroom: (5'11" x 5'7") 1.80 x 1.70
Buyer Information:
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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	731 ft^2 / 68 m^2		
Plot Area:	0.04 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY530876		

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)

29 mb/s

900 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

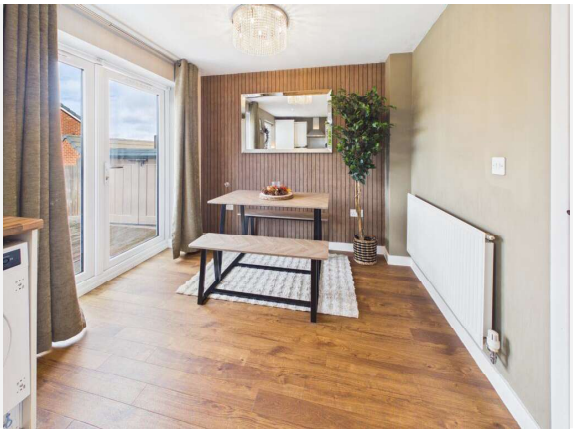
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Photos



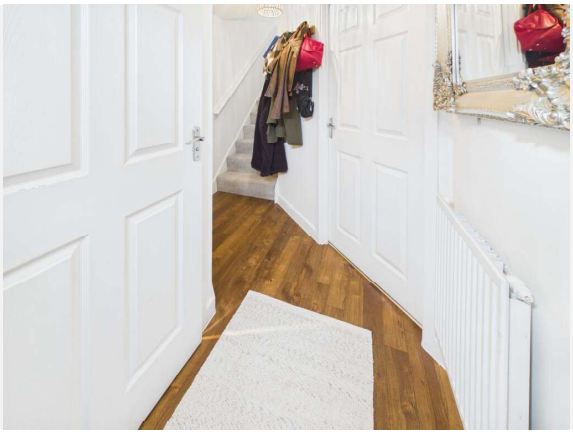










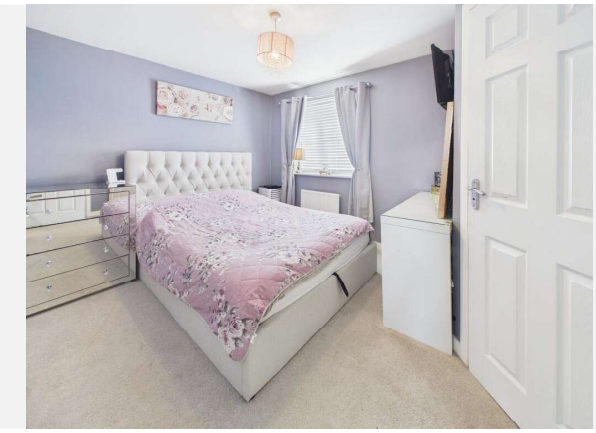


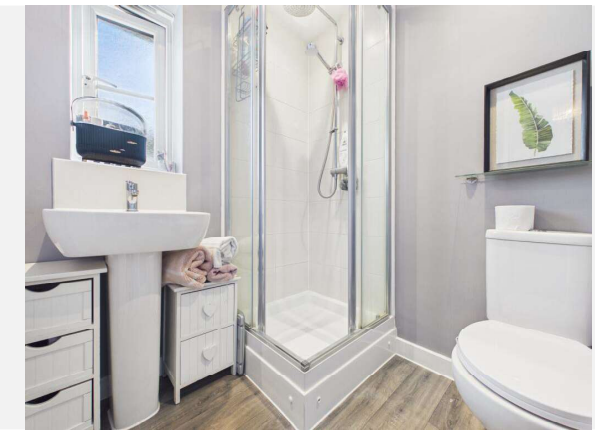


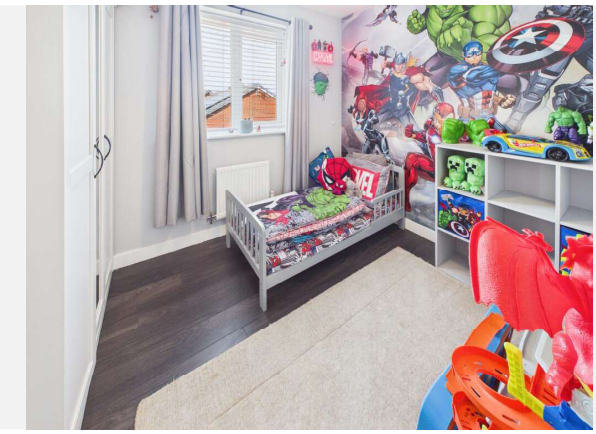
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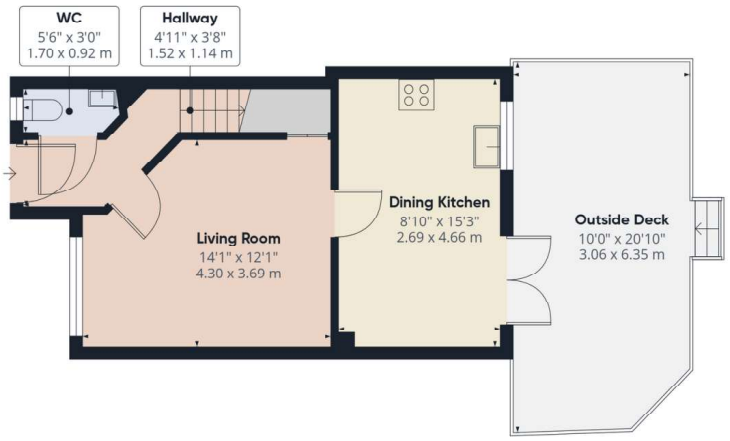




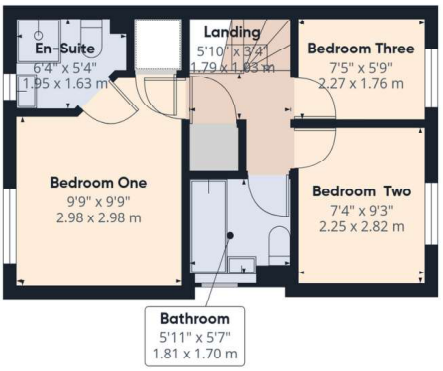
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Gallery
Floorplan

BOLEHILL CLOSE, OAKWOOD, DERBY, DE21



Ground Floor





Floor 1

Approximate total area(1)

686 ft²
63.8 m²

Balconies and terraces

208 ft²
19.3 m²

(1) Excluding balconies and terraces

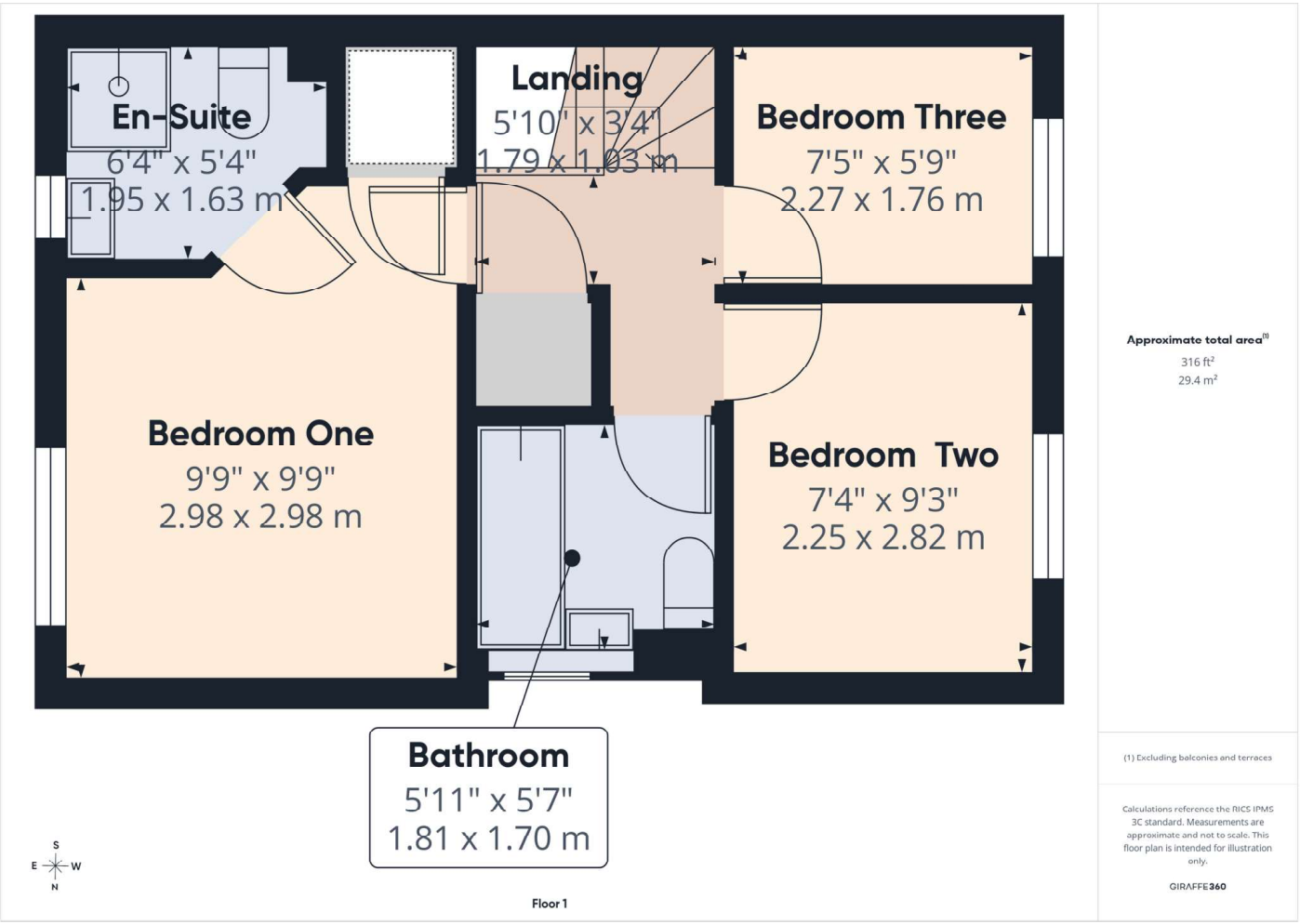
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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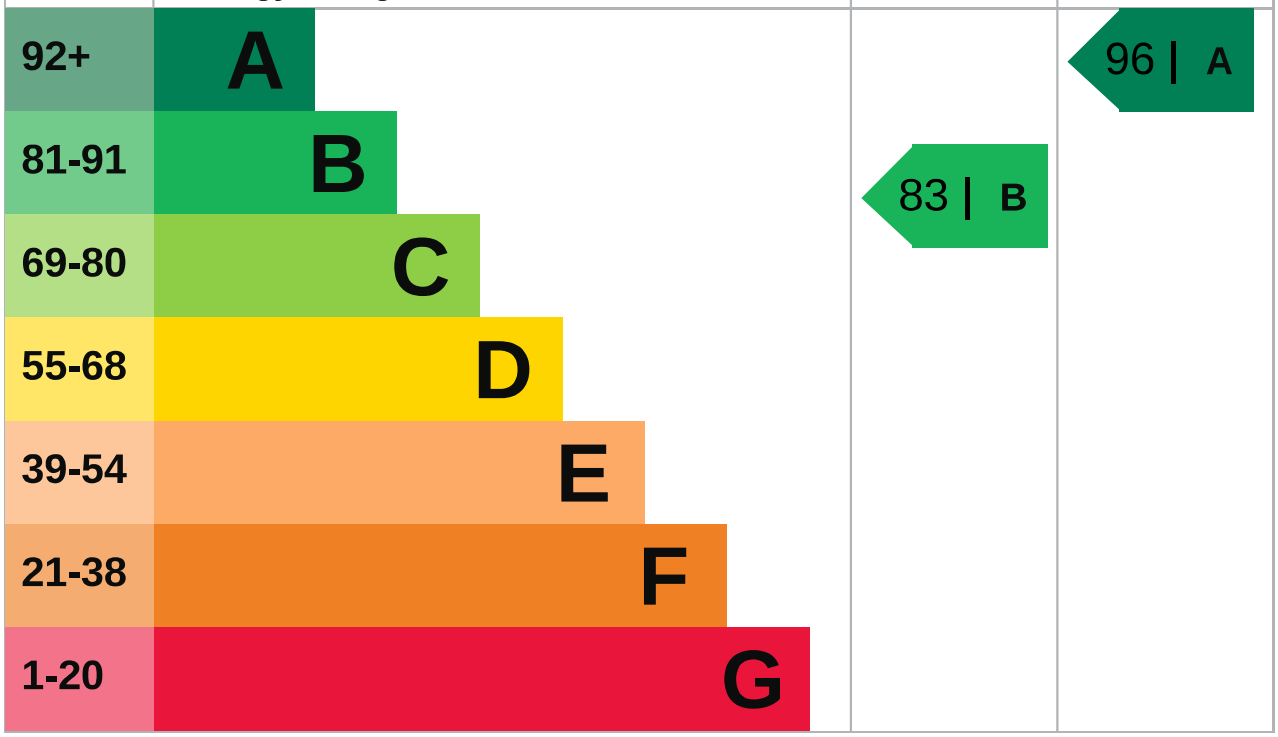
Property
EPC - Certificate

Bolehill Close, Oakwood, DE21

Energy rating

B

Valid until 13.12.2028



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/mÂ²K
Total Floor Area:	68 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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