

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



CORBEL CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Two-Bedroom Detached Bungalow
- > Subject To A Comprehensive Scheme of Renovation
- > Refitted Kitchen And Shower Room
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

Located in the sought after area of Oakwood at the head of a pleasant cul-de-sac, this spacious, modernised and beautifully presented two-bedroom detached bungalow offers a generous lounge, fitted kitchen, ample off-road parking, detached garage and a well-kept rear garden. Viewing is a MUST! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with built-in store cupboard; spacious lounge; well-appointed fitted kitchen with under unit lighting; inner hall with boiler cupboard; two double bedrooms, the master of which includes a range of fitted wardrobes and a well-appointed fitted shower room. To the front of the property is a neat and landscaped low maintenance garden space alongside a driveway providing ample off-road parking and giving access alongside the property to a detached garage at the rear. To the rear is a beautiful landscaped garden with patio seating area and a range of mature mixed flower and shrubbery beds. Corbel Close offers excellent access to all the local amenities that Oakwood has to offer, including shops, schools, and public transport links.

Room Measurement & Details

Entrance Hall:

Lounge: (16'8" x 10'0") 5.08 x 3.05

Kitchen: (9'10" x 7'10") 3.00 x 2.39

Inner Hall:

Bedroom One: (10'3" x 9'5") 3.12 x 2.87

Bedroom Two: (9'10" x 8'11") 3.00 x 2.72

Shower Room: (6'3" x 6'0") 1.90 x 1.83

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.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY68709		

Local Area

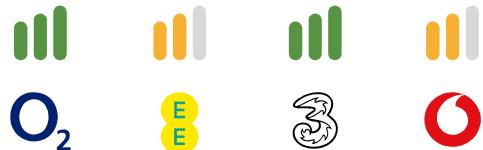
Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s 80 mb/s 1000 mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



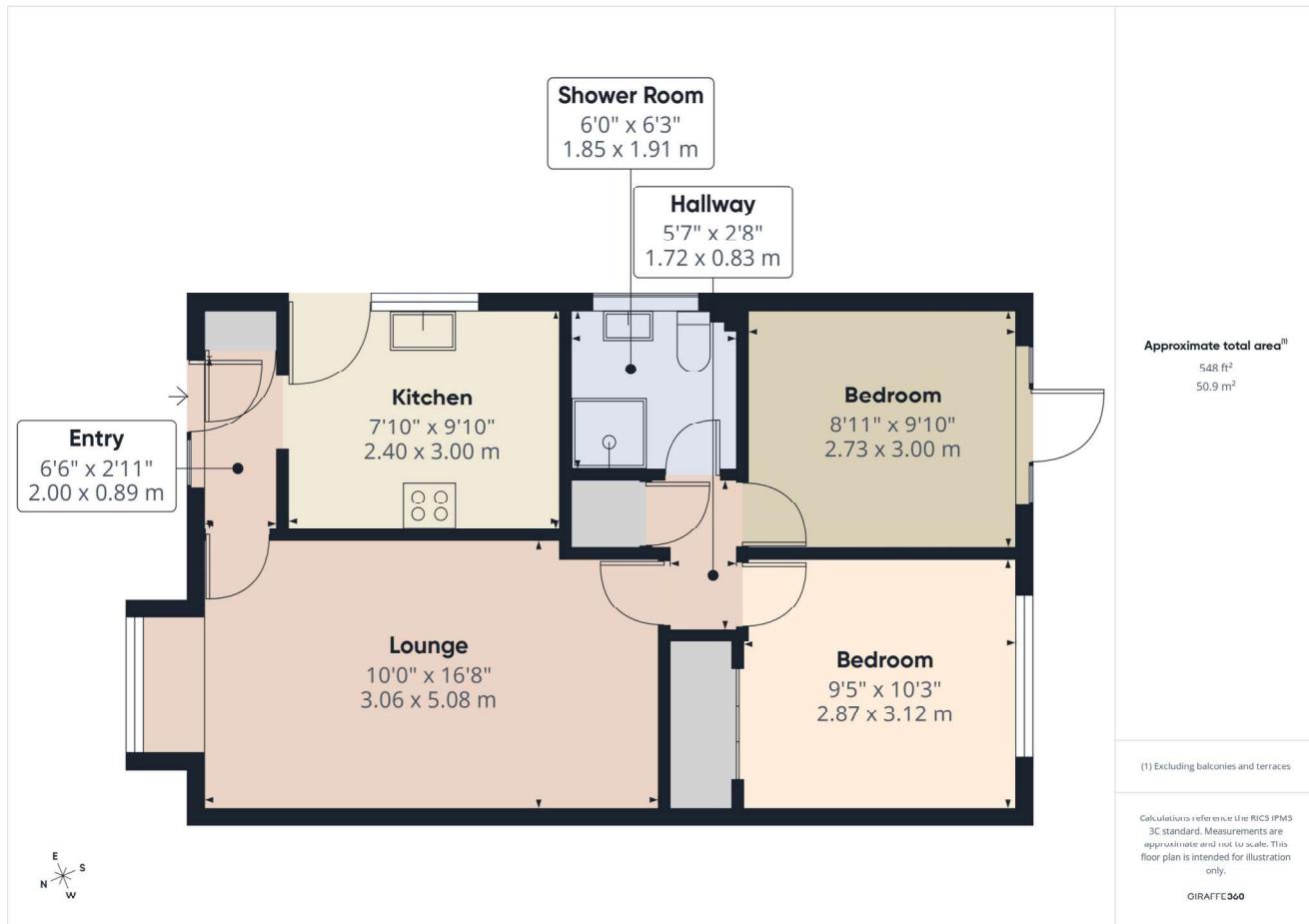
Gallery Photos



Gallery Photos



CORBEL CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Corbel Close, Oakwood, DE21

Energy rating
D

Valid until 13.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

Hannells

About Us



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 proper

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, 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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Hannells Data Quality

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