



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 09th April 2026



FOXFIELDS DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well Proportioned Detached Home Within Sought After Cul-De-Sac
- > Larger Than Average Plot With Mature Gardens
- > Driveway And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band D, Freehold

Property Description

A well-proportioned three-bedroom detached home set on a larger-than-average mature plot, offered with no upward chain. The accommodation comprises a spacious lounge and dining area, a bright conservatory, and a stylish four-piece bathroom suite. Externally, the property benefits from a driveway and a garage, providing ample off-road parking and storage. The accommodation is supplemented by gas fired central heating (fitted in 2026), UPVC double glazing and briefly comprises:- reception hallway, lounge, dining area, kitchen, utility room and cloakroom/WC. To the first floor the balcony landing provides access to three bedrooms and bathroom with a four piece suite. Outside, there are mature gardens to both front and rear elevations together with a driveway providing off road parking and in-turn leading to a brick built garage.

Room Measurement & Details

Hallway: (6'3" x 4'2") 1.90 x 1.27

WC: (6'6" x 6'2") 1.98 x 1.88

Lounge: (15'7" x 9'7") 4.75 x 2.92

Conservatory: (8'6" x 8'5") 2.59 x 2.57

Dining Room: (7'10" x 9'9") 2.39 x 2.97

Kitchen: (12'3" x 7'10") 3.73 x 2.39

Landing: (11'9" x 2'10") 3.58 x 0.86

Bedroom: (8'10" x 13'1") 2.69 x 3.99

Bedroom: (6'7" x 12'2") 2.01 x 3.71

Bedroom: (8'9" x 9'10") 2.67 x 3.00

Bathroom: (11'9" x 4'10") 3.58 x 1.47

Outside:

The property occupies a generous plot with mature gardens to both front and rear elevations. A driveway provides off road parking and in-turn provides access to a BRICK BUILT GARAGE with up and over door, light, power and courtesy door to the side elevation.

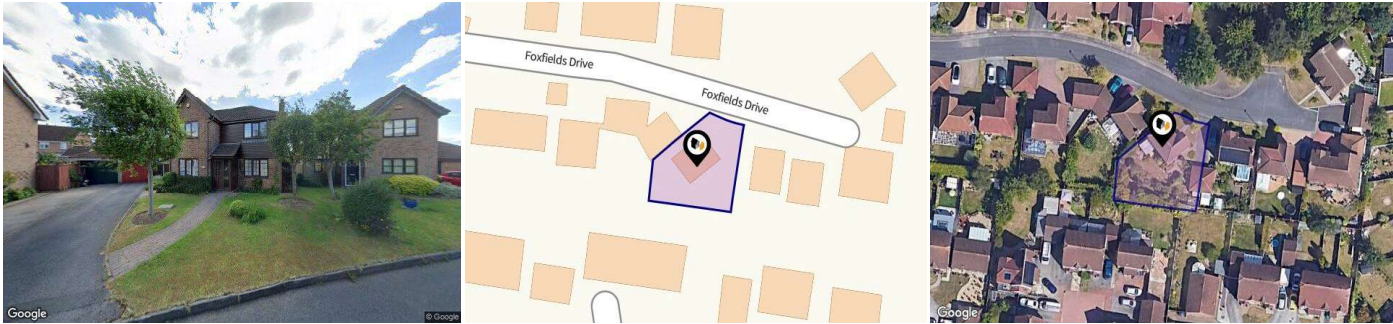
Buyer Information:

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:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Title Number:	DY188186		

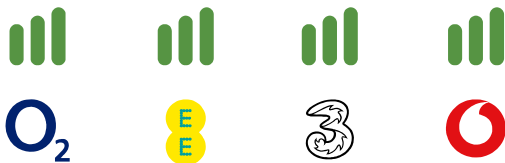
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	66 mb/s	1000 mb/s

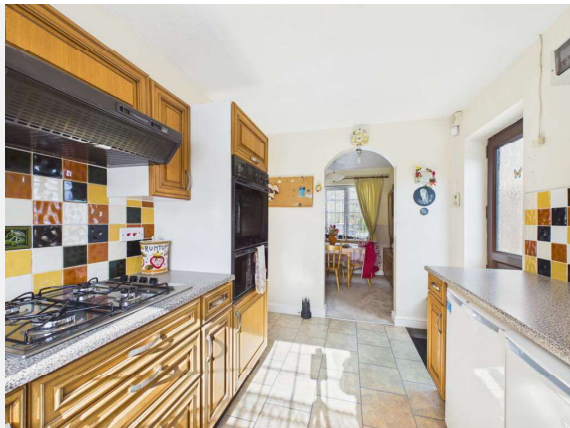
Mobile Coverage: (based on calls indoors)



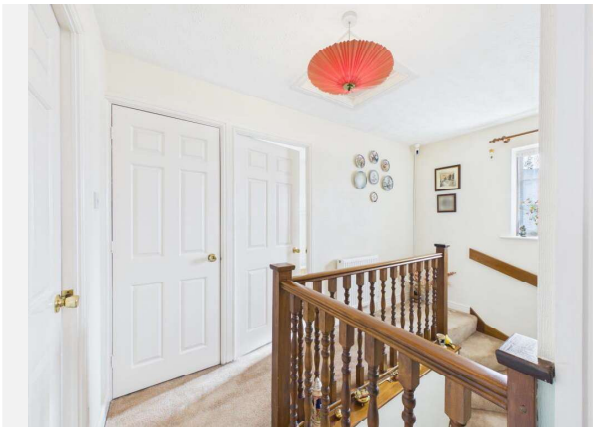
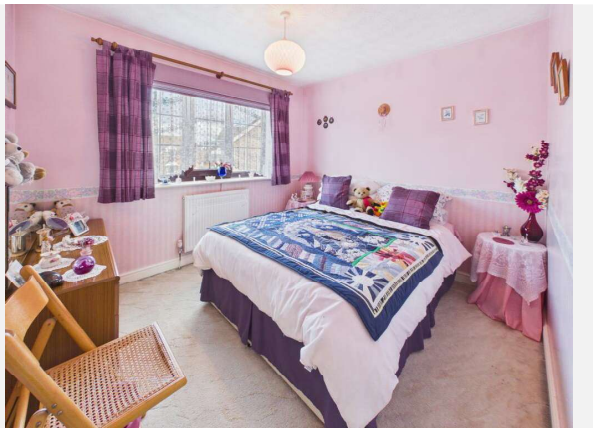
Satellite/Fibre TV Availability:



Gallery Photos



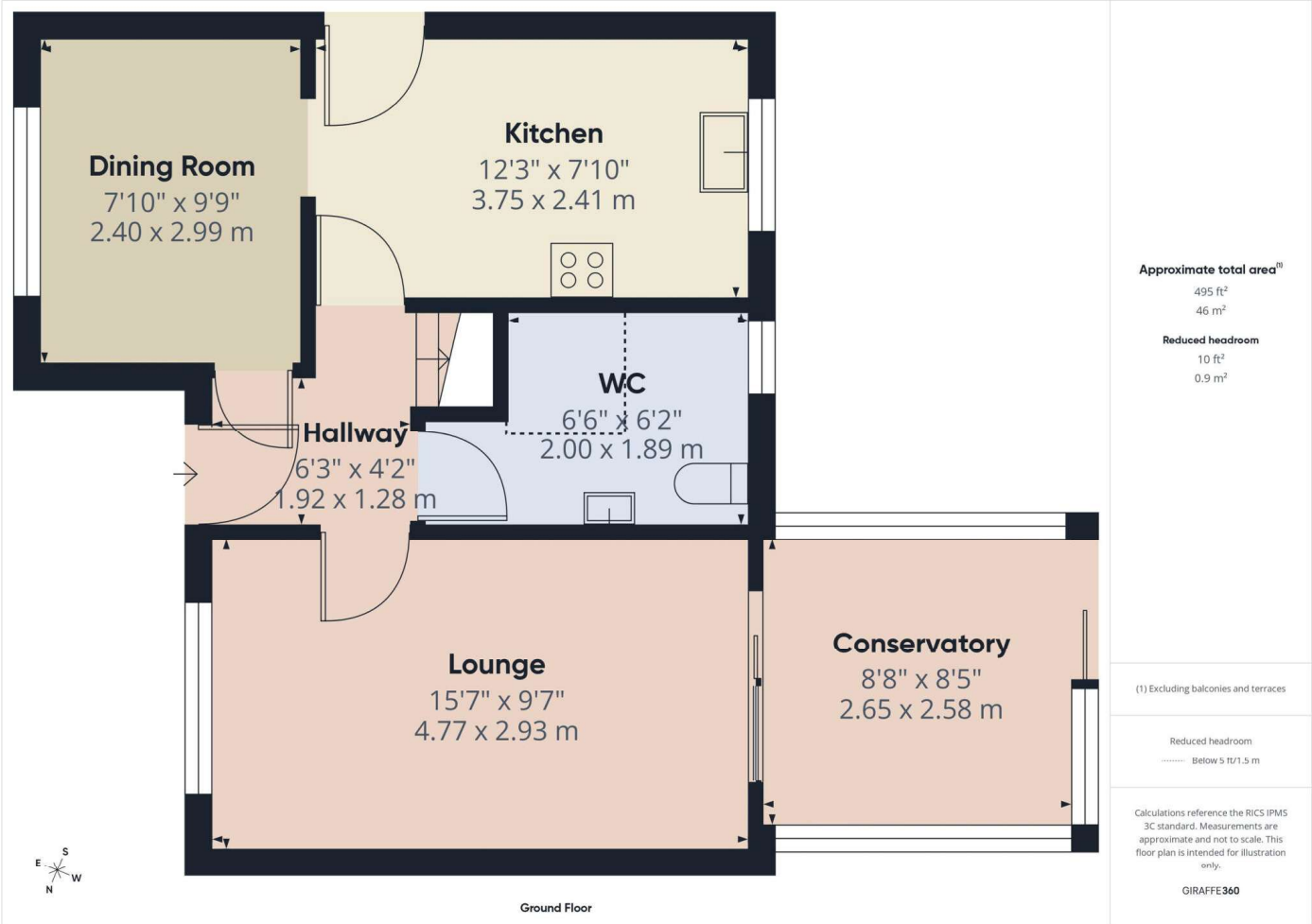
Gallery Photos



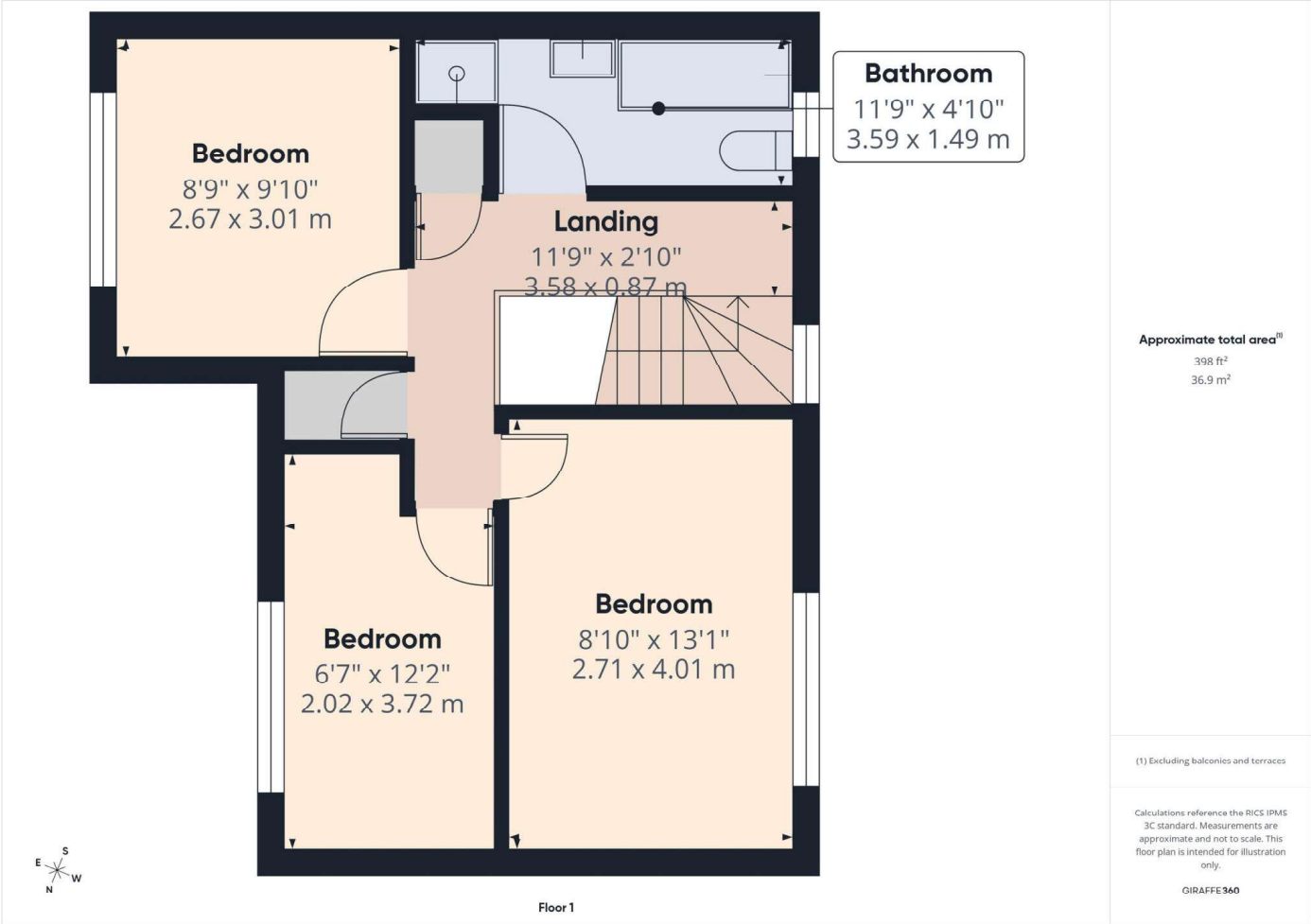
Gallery Photos



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Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

D

Valid until 29.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	69 C
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	79 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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Hannells

Data Quality

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