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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th September 2026



STEEPLE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three-Bedroom Semi-Detached House
- > Modern Breakfast Kitchen
- > Viewing Highly Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

Set within Steeple Close in Oakwood, this three-bedroom semi-detached house offers well-presented accommodation suited to first-time buyers, couples and families. Notable features include a modern breakfast kitchen, conservatory, off-road parking and an enclosed rear garden. The accommodation comprises an entrance area leading into the living room, with a front-facing window. To the rear is a breakfast kitchen fitted with a range of wall and base units, work surfaces and integrated appliances, with space for further appliances. There is access to the rear garden and a conservatory providing additional living space and garden access. The first floor provides three bedrooms and a family bathroom. The main bedroom is positioned to the front, with the second overlooking the rear garden. The third bedroom offers a versatile space suitable for a child's room, nursery or home office. The bathroom comprises a three-piece suite with bath, wash basin and WC. Outside, the front of the property has a block-paved driveway providing off-road parking. Gated access continues alongside the house to the rear leading to the garage. The enclosed rear garden has been arranged for straightforward maintenance, with an artificial lawn, paved patio areas and fenced boundaries.

Room Measurement & Details

Entrance: (4'7" x 2'11") 1.40 x 0.89
Living Room: (14'8" x 10'9") 4.47 x 3.28
Breakfast Kitchen: (14'9" x 12'8") 4.50 x 3.86
Conservatory: (11'4" x 5'8") 3.45 x 1.73
Landing: (8'7" x 4'9") 2.62 x 1.45
Bedroom: (11'0" x 8'8") 3.35 x 2.64
Bedroom: (9'7" x 8'2") 2.92 x 2.49
Bedroom: (8'1" x 5'9") 2.46 x 1.75
Bathroom: (6'4" x 5'5") 1.93 x 1.65

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.



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY74576

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

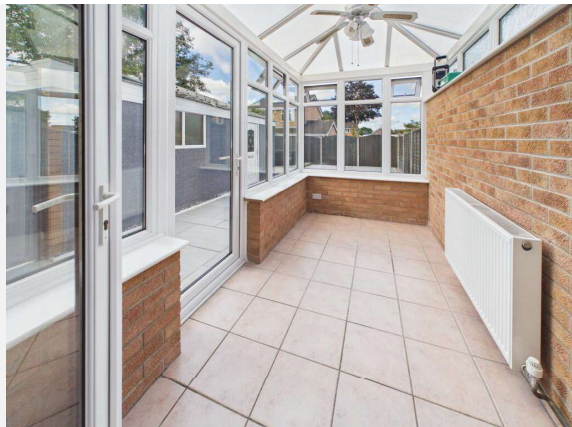
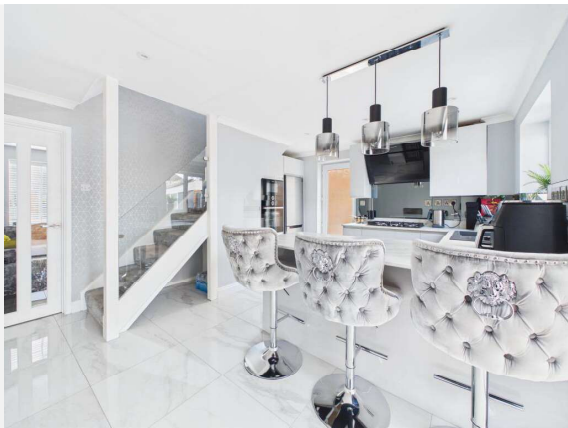
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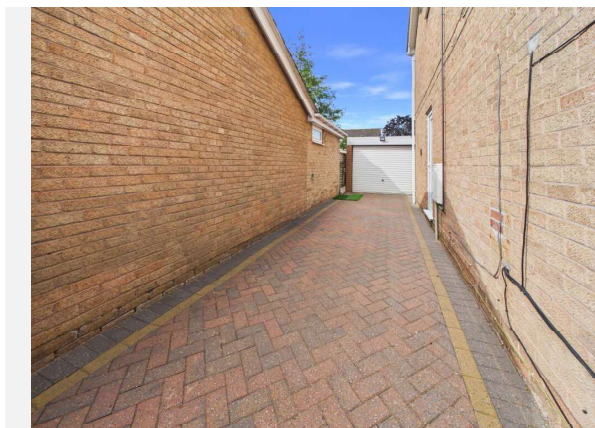
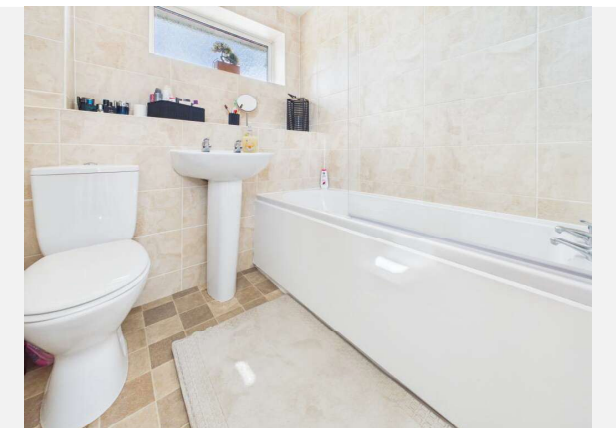
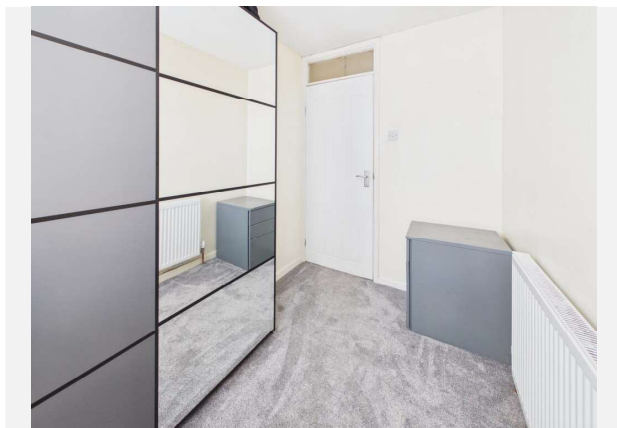
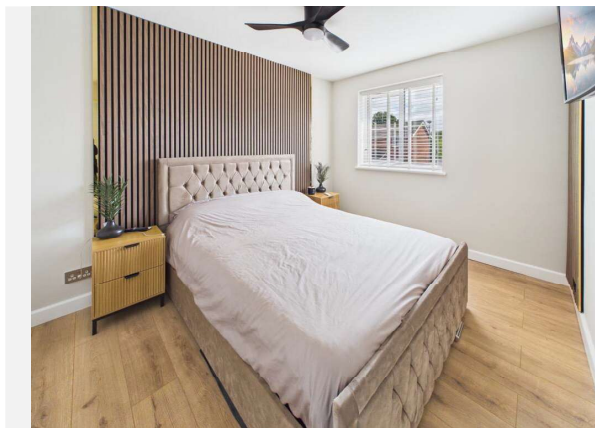
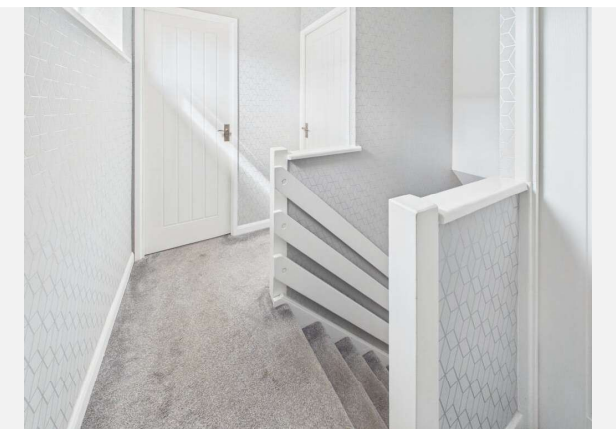
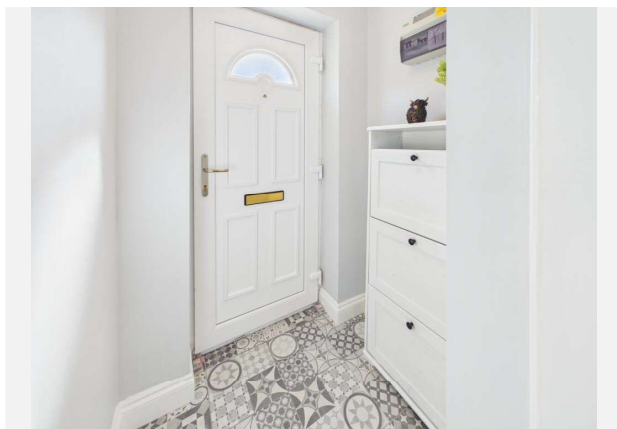
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





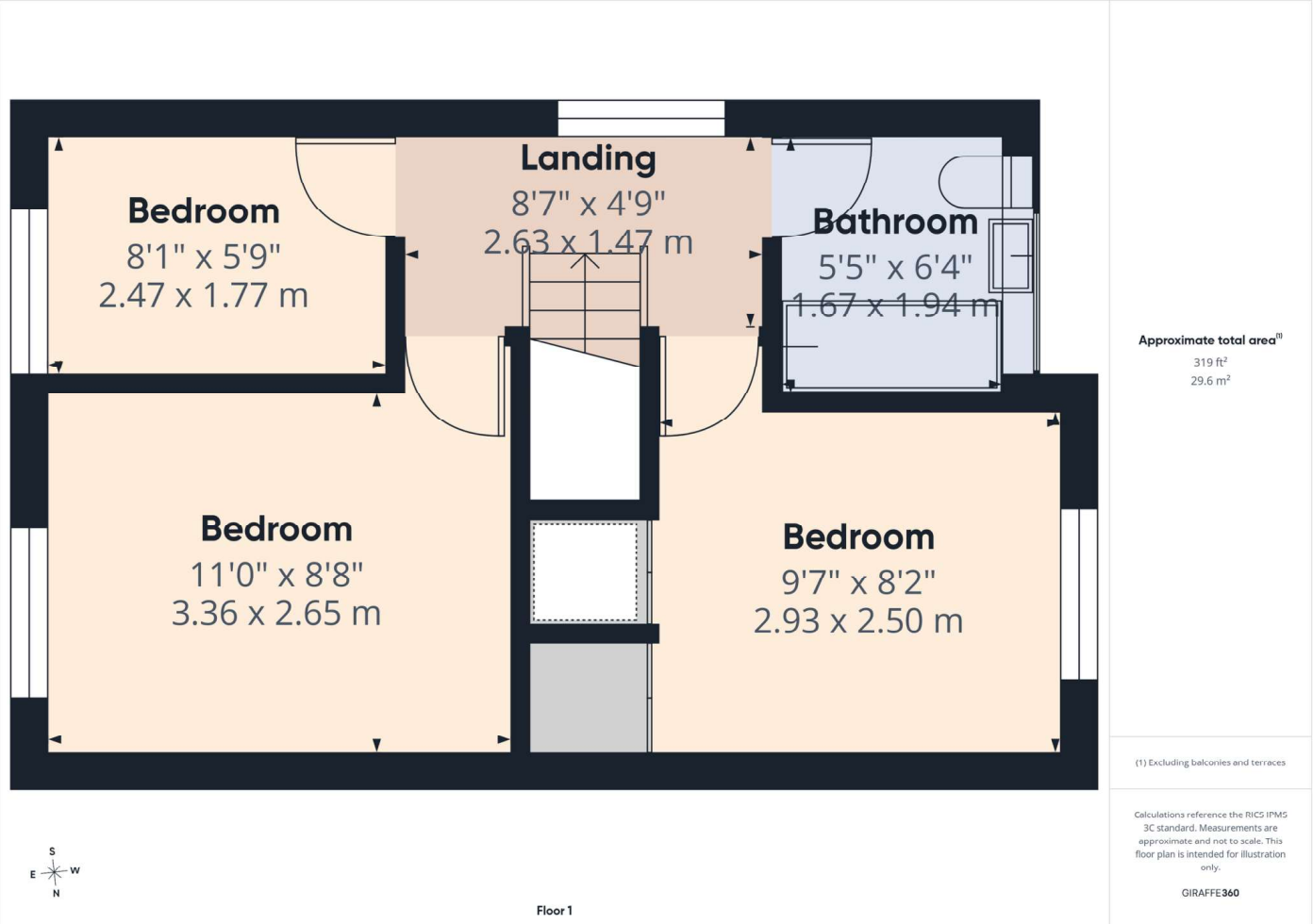




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As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge 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

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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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Data Quality

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