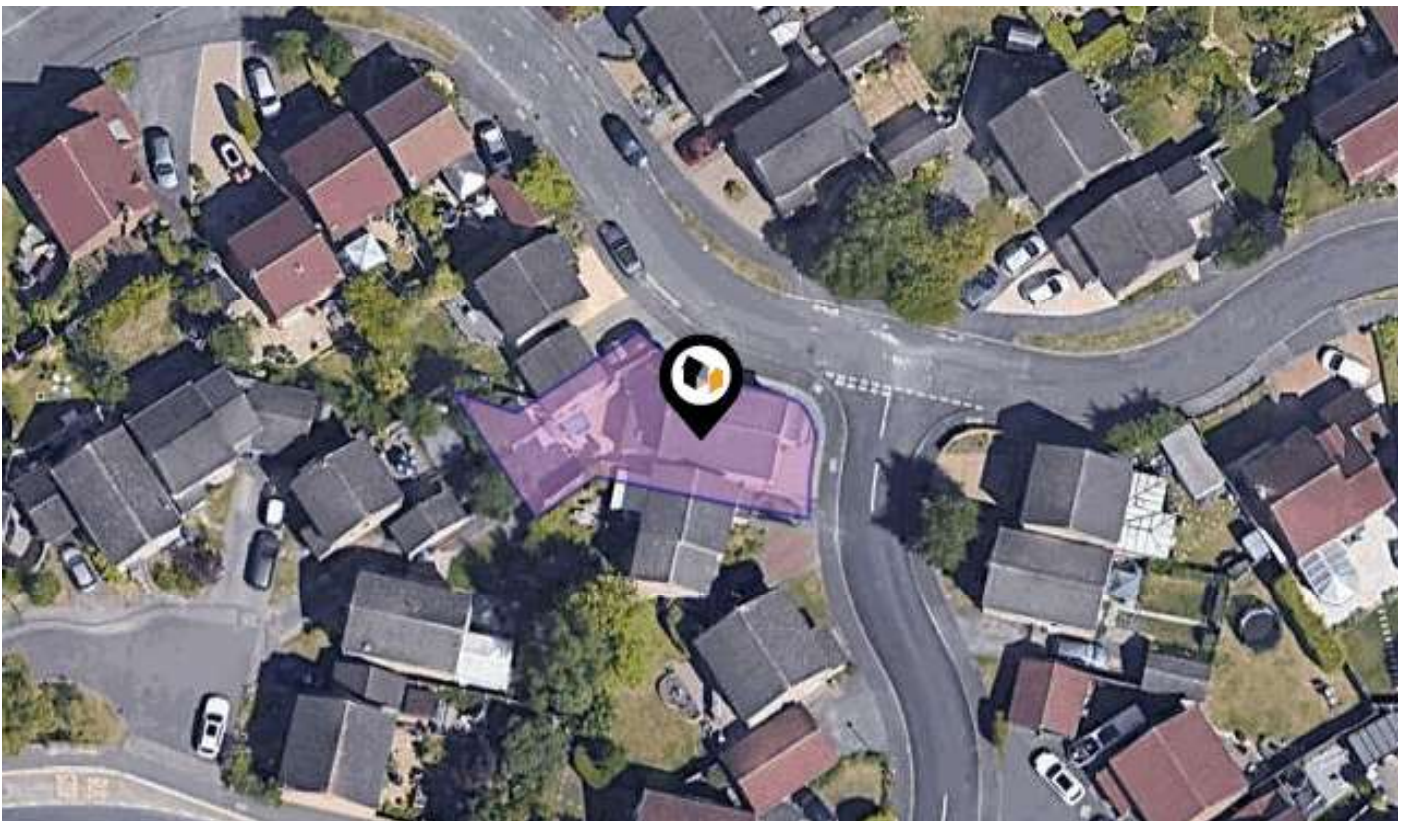




KFB: Key Facts For Buyers

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



SOMERBY WAY, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended Four Bedroom Detached Property
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold
- > Spacious Lounge, Separate Dining Room & Additional Play Room
- > Well-Appointed Kitchen with Separate Utility Room

Property Description

Situated in a sought-after location of Oakwood close to local parks, schools, and a wide range of amenities, this well maintained, extended detached home offers a versatile living space—perfect for modern family life. Having the benefit of uPVC double glazing, gas central heating, off road parking and a low maintenance rear garden, the property must be viewed to fully appreciate the accommodation of offer. In brief, the accommodation comprises; Entrance hallway with a downstairs cloakroom/WC, lounge, dining room, modern fitted kitchen, playroom and utility room. Found to the first floor are four good sized bedrooms, first floor landing and a modern fitted family bathroom. To the front, the property features neatly presented graveled beds, which continue to the side where a driveway offers off-road parking and leads to a detached garage. The rear garden is designed for low maintenance, with a patio area and fenced boundaries. The property is well situated for Oakwood and its amenities including shops, schools, and transport links together with easy access for Derby City Centre and further road links. An early viewing is highly recommended.

Room Measurement & Details

- Entrance Hallway: (18'8" x 6'2") 5.69 x 1.88
- Kitchen: (15'1" x 8'2") 4.60 x 2.49
- Lounge: (15'10" x 11'9") 4.83 x 3.58
- Dining Room: (14'10" x 9'4") 4.52 x 2.84
- Play Room: (11'5" x 8'9") 3.48 x 2.67
- Utility Room: (8'8" x 6'0") 2.64 x 1.83
- First Floor Landing: (8'2" x 2'7") 2.49 x 0.79
- Bedroom One: (15'10" x 8'8") 4.83 x 2.64
- Bedroom Two: (13'3" x 8'8") 4.04 x 2.64
- Bedroom Three: (10'4" x 9'2") 3.15 x 2.79
- Bedroom Four: (10'2" x 9'2") 3.10 x 2.79
- Bathroom: (7'6" x 6'1") 2.29 x 1.85

Outside:

To the front, the property features neatly presented graveled beds, which continue to the side where a driveway offers off-road parking and leads to a detached garage. The rear garden is designed for low maintenance, with a patio area and fenced boundaries.

Cloakroom/WC: (2'11" x 6'8") 0.88 x 2.03

Buyers 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:	4		
Floor Area:	1,237 ft ² / 115 m ²		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Title Number:	DY142148		

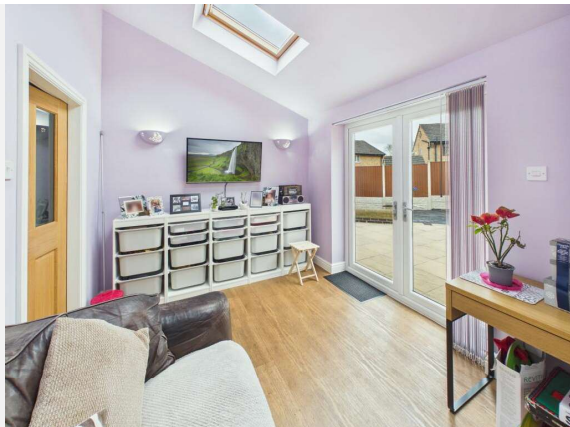
Local Area

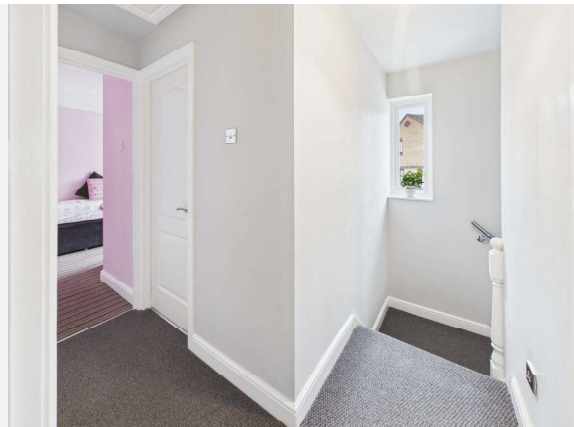
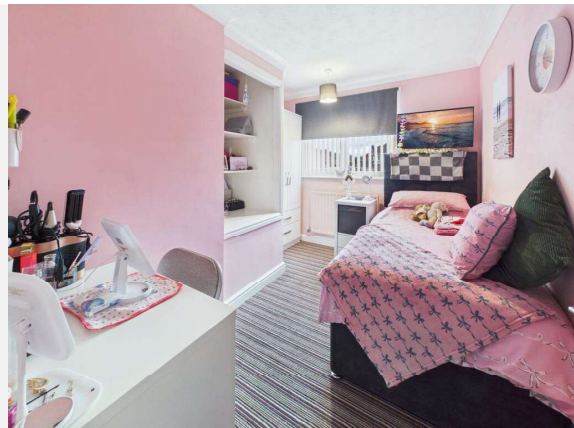
Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		3	56	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

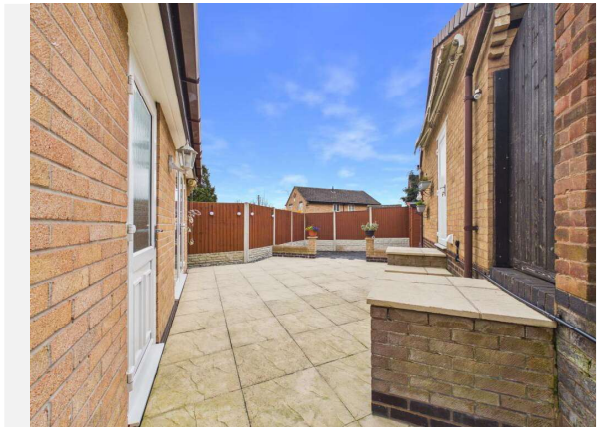


Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Gallery Photos







SOMERBY WAY, OAKWOOD, DERBY, DE21



SOMERBY WAY, OAKWOOD, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 21.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	115 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

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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