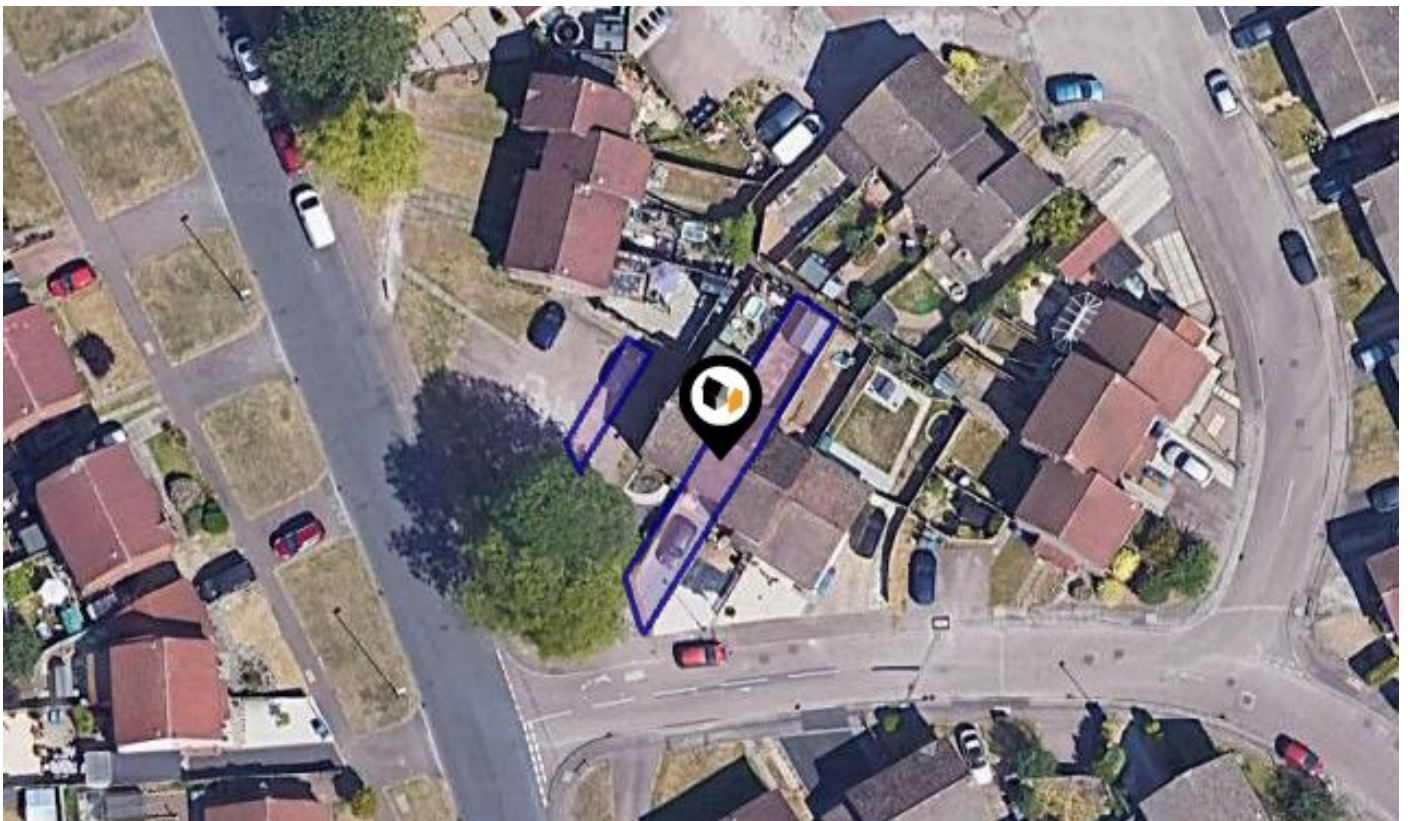




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 18th May 2026**



**SWINDERBY DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Two Double Bedroom Modern Mid-Town House
- > Well-Presented Accommodation Throughout
- > Off-Road Parking And An Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A particularly well-presented, modern mid-town house having the benefit of a modern fitted kitchen, two double bedrooms and stylish bathroom. Outside, there is a driveway providing off-road parking and an enclosed rear garden. An early viewing is recommended. In brief, the double-glazed and centrally heated accommodation comprises a welcoming living room with a feature open-plan staircase leading to the first floor, and a modern fitted kitchen. To the first floor the landing provides access to two double bedrooms and a stylish bathroom. Outside, the property benefits from a driveway to the front, providing off-road parking. To the rear, there is a lovely enclosed garden, mainly laid to a low-maintenance lawn, with gated pedestrian access—ideal for both relaxing and entertaining. Swinderby Drive is ideally situated for access to a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links are also nearby, making it convenient for commuting to the city centre and surrounding areas.

### Room Measurement & Details

#### Door To:

- Living Room: (15'8" x 11'10") 4.78 x 3.61
- Kitchen: (8'10" x 11'9") 2.69 x 3.58
- First Floor Landing: (7'1" x 2'10") 2.16 x 0.86
- Bedroom One: (8'10" x 11'10") 2.69 x 3.61
- Bedroom Two: (7'6" x 11'9") 2.29 x 3.58
- Bathroom: (4'7" x 8'8") 1.40 x 2.64

#### 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

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	DY135315		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

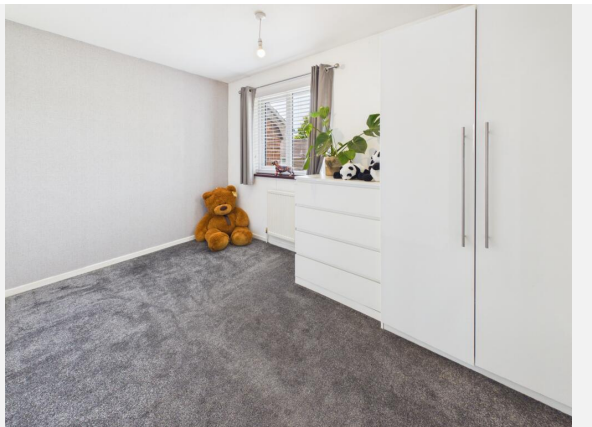
<b>2</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

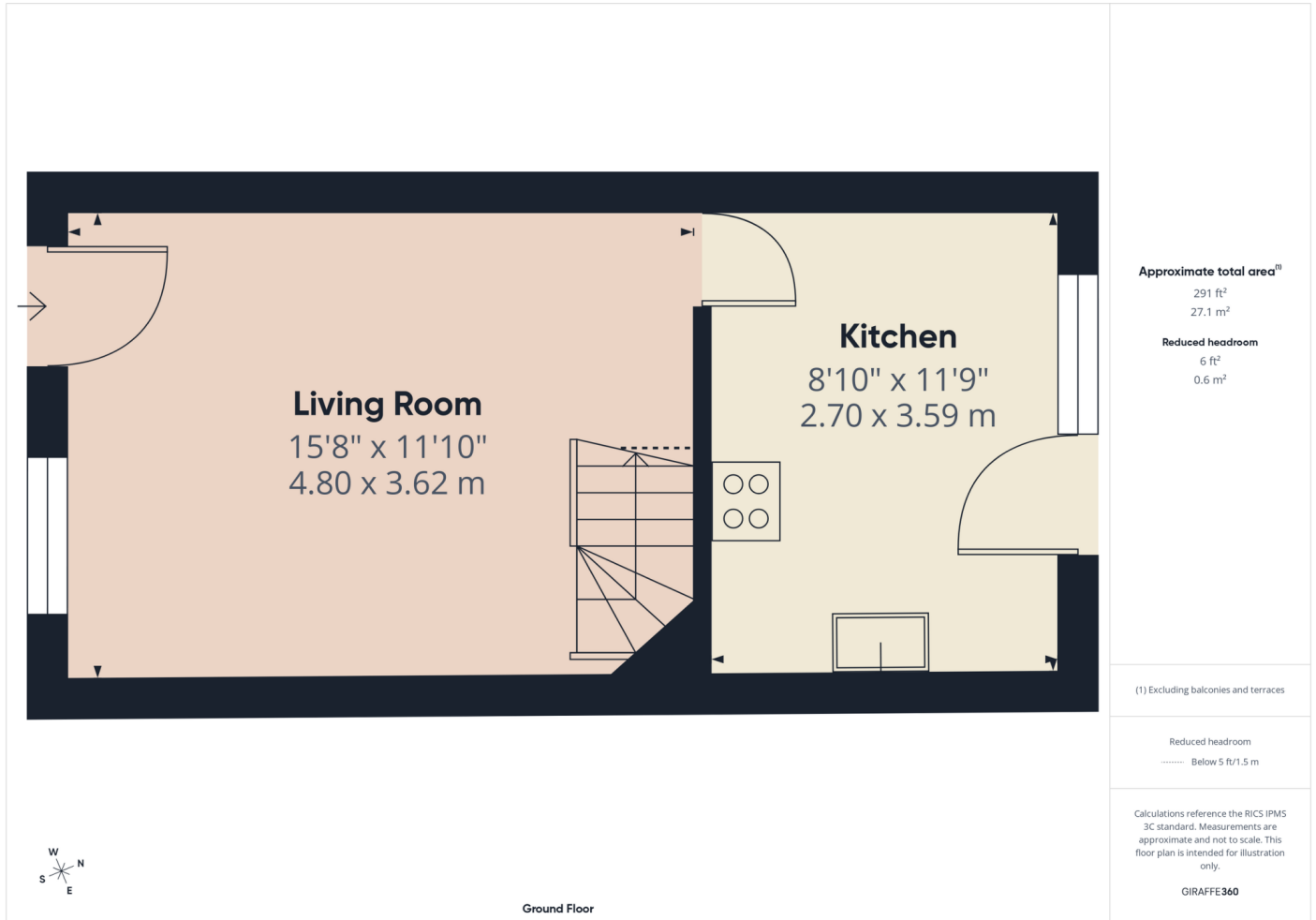




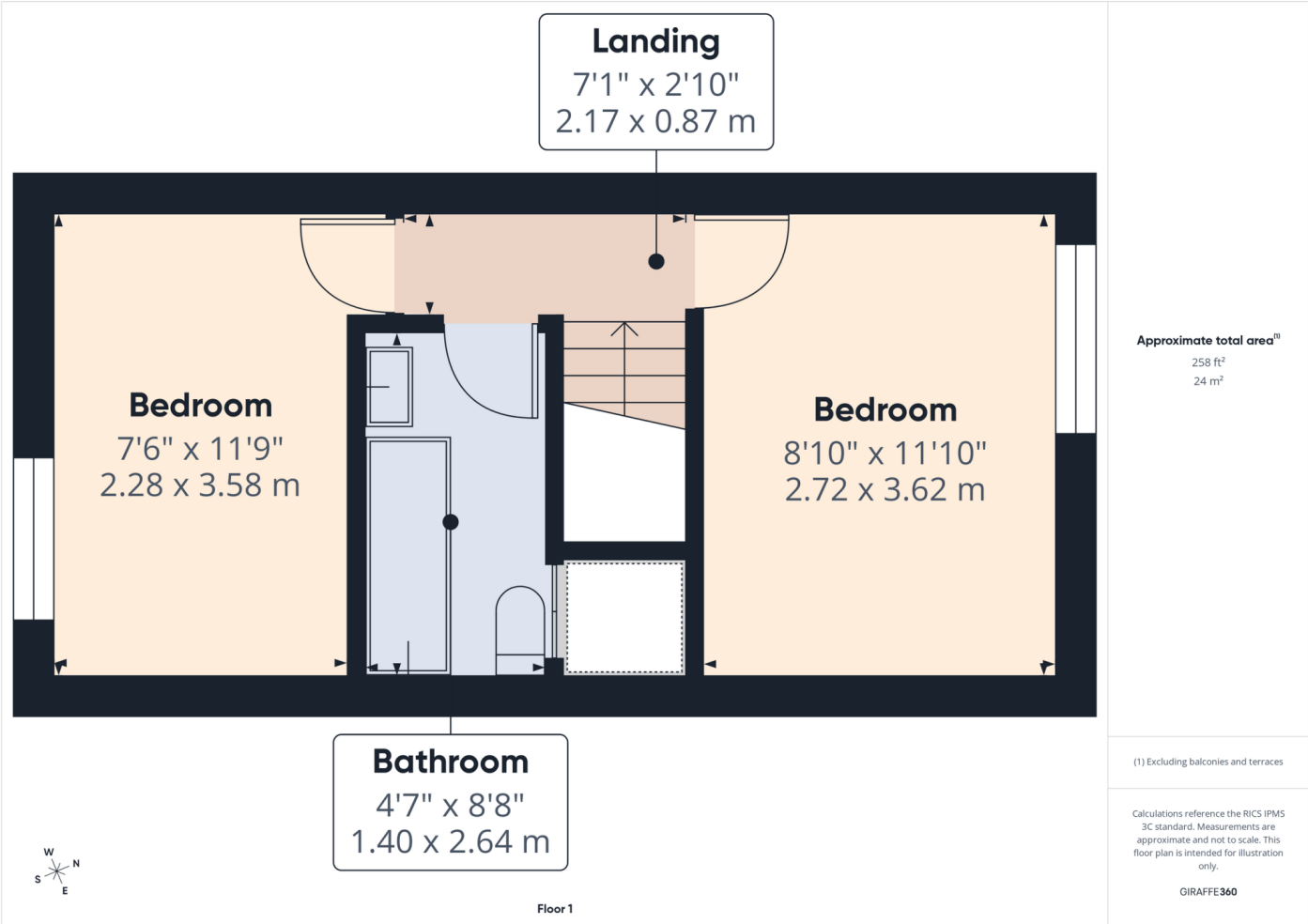
# Gallery Photos



## SWINDERBY DRIVE, OAKWOOD, DERBY, DE21



## SWINDERBY DRIVE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

**C**

Valid until 06.05.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	76   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	55 m <sup>2</sup>



### Hannells

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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

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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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