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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th August 2026



HARTCLIFFE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Appointed And Presented Two Double Bedroom End Town House
- > Set Back Within An Established Cul-De-Sac Adjacent To Oakwood Woods
- > Off-Road Parking For Two Vehicles And Pleasant Rear Garden
- > EPC Rating B, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-presented and appointed two double bedroom end-town house, pleasantly situated within set back within a cul-de-sac adjacent to Oakwood Woods. Ideal for first-time buyers, the property benefits from a fitted dining kitchen with integrated appliances, downstairs cloakroom/WC, off-road parking for two vehicles and a pleasant rear garden. Early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- reception hallway, cloakroom/wc, living room and fitted dining kitchen with a range of integrated appliances. To the first floor the landing provides access to two double bedrooms and a modern bathroom with a three piece suite. Outside, there is off-road parking for two vehicles to the front elevation and a pleasant and enclosed garden to the rear elevation. Hartcliffe Close is situated with a modern development on the outskirts of Oakwood and is well situated for local amenities together with access for Derby City Centre and 'A' road links including the A38, A52 and M1 motorway. Early viewing is recommended.

Room Measurement & Details

Entrance Hall: (3'3" x 8'10") 0.99 x 2.69

Cloaks/WC: (2'11" x 4'9") 0.89 x 1.45

Living Room: (9'5" x 14'11") 2.87 x 4.55

Dining Kitchen: (12'6" x 8'1") 3.81 x 2.46

First Floor Landing: (3'8" x 6'3") 1.12 x 1.90

Bedroom One: (12'8" x 8'1") 3.86 x 2.46

Bedroom Two: (12'6" x 8'5") 3.81 x 2.57

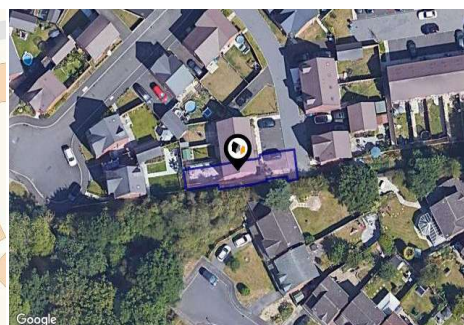
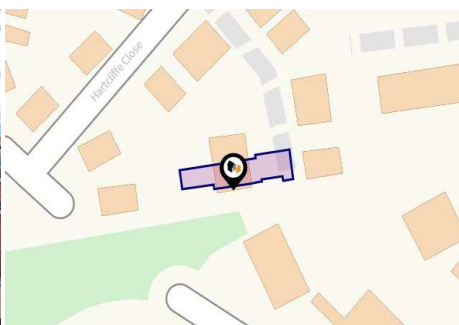
Bathroom: (5'6" x 6'3") 1.68 x 1.90

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 Overview

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A Moving Experience



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	678 ft ² / 63 m ²		
Plot Area:	0.04 acres		
Year Built :	2019		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY540598		

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)

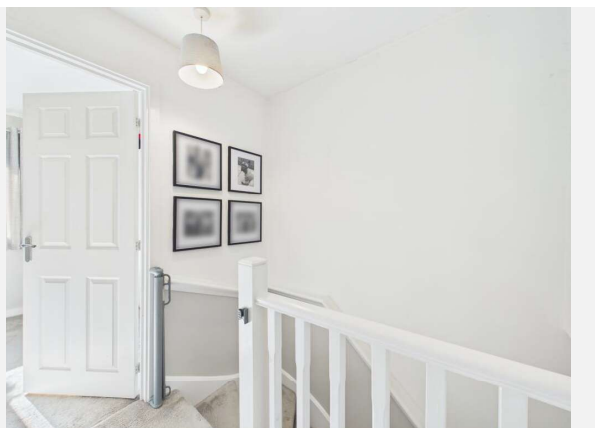
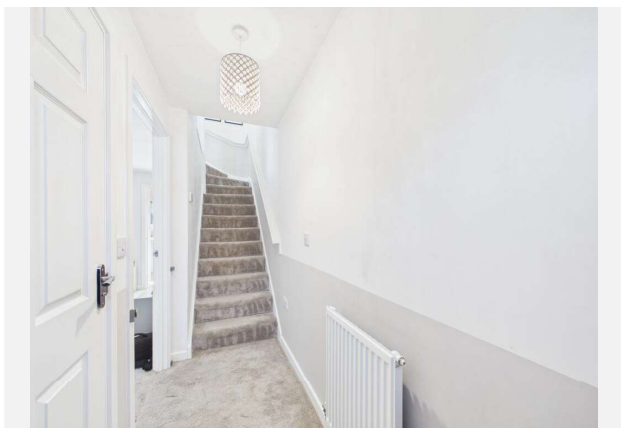
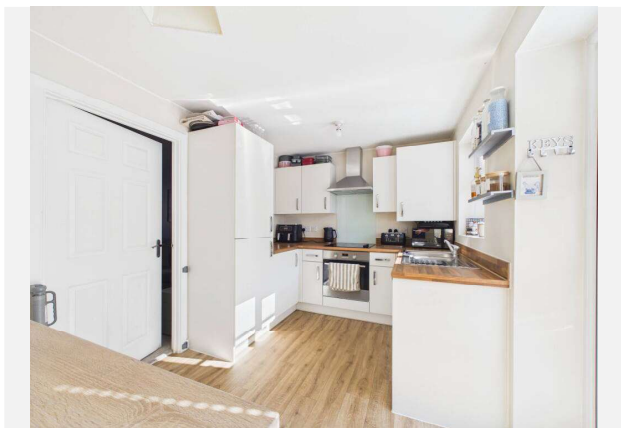
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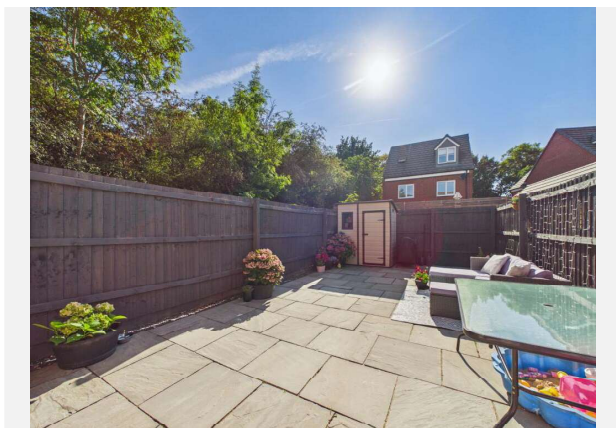
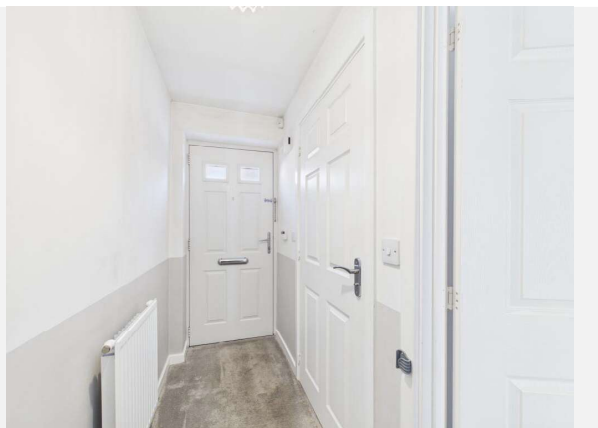
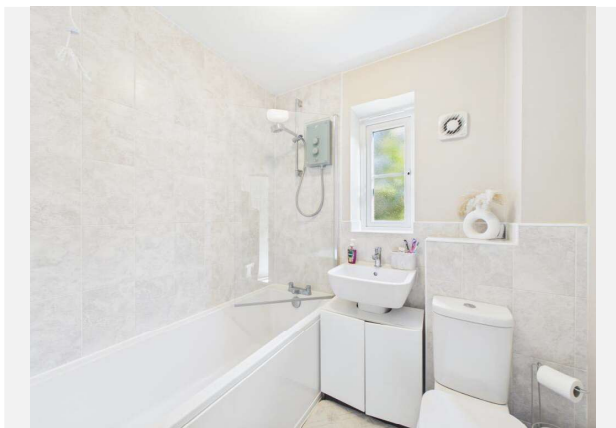
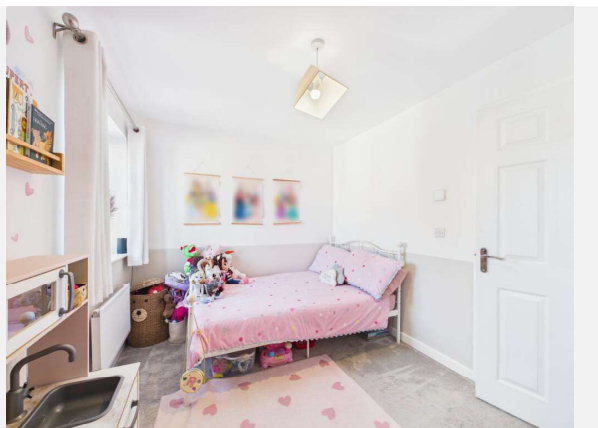
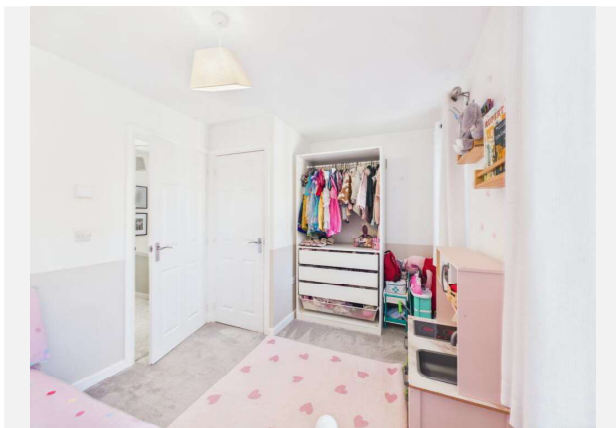
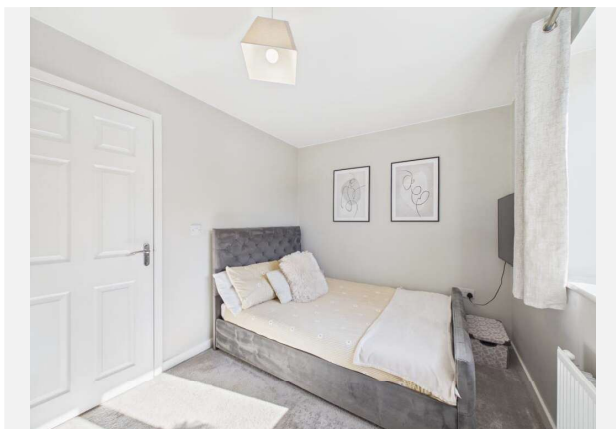
Mobile Coverage: (based on calls indoors)



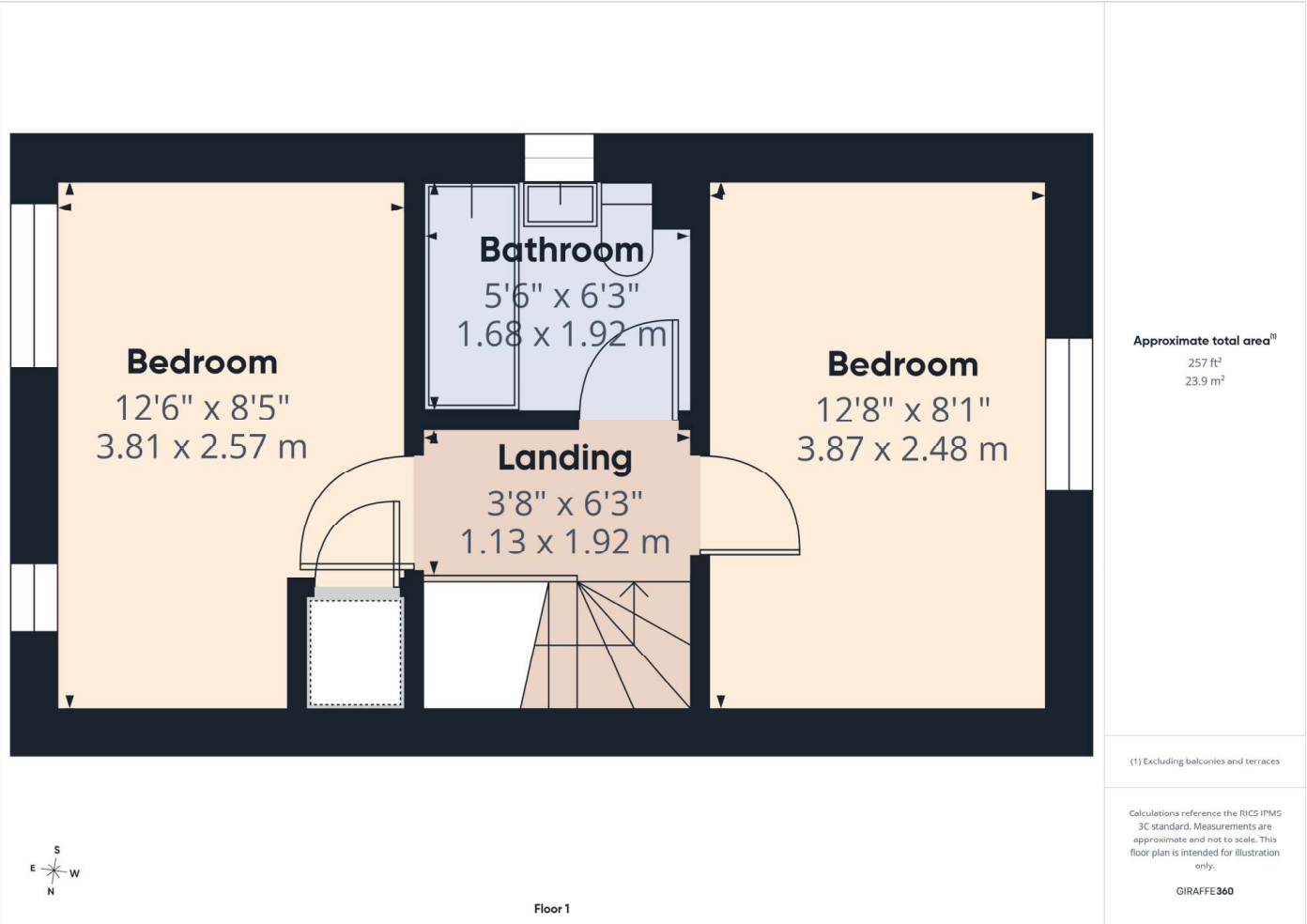
Satellite/Fibre TV Availability:







HARTCLIFFE CLOSE, OAKWOOD, DERBY, DE21





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Property EPC - Certificate



Hartcliffe Close, Oakwood, DE21

Energy rating

B

Valid until 21.11.2029

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m-Â°K
Total Floor Area:	63 m ²



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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

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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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