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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



SOVEREIGN WAY, OAKWOOD, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Superbly Appointed, Beautifully Maintained And Presented Home
> Substantially Extended To The Rear Elevation To Provide Versatile Accommodation
> Five Generous Double Bedrooms, Three Bath/Shower Rooms
> EPC Rating C, Standard Construction
> Council Tax Band E, Freehold

Property Description

Ideally suited to growing families or those requiring accommodation for an extended family, the property offers an impressive four reception rooms and five generous double bedrooms. The well-appointed accommodation includes a principal bedroom with en-suite shower room, two further bedrooms benefiting from a Jack and Jill en-suite shower room, and a family bathroom.

Outside, the property is set back behind a double-width driveway providing off-road parking with EV charking point. The enclosed rear garden has been designed with a central lawn bordered by gravelled areas, established planting and timber boundaries. A raised deck extends across the rear of the house and provides space for outdoor seating, while a timber pergola creates a defined area beside the French doors. There is also a useful integrated store and a garden shed for storage.

Room Measurement & Details

Entrance Hallway: (15'3" x 6'1") 4.65 x 1.85
Lounge: (16'3" x 10'7") 4.95 x 3.23
Reception/Music Room: (10'0" x 9'1") 3.05 x 2.77
Living Area: (13'5" x 11'1") 4.09 x 3.38
Dining Kitchen: (20'0" x 9'11") 6.10 x 3.02
Utility Room: (7'8" x 6'0") 2.34 x 1.83
Cloaks/WC: (4'9" x 3'11") 1.45 x 1.19
Office/Optional Bedroom/Gym: (13'9" x 7'10") 4.19 x 2.39
First Floor Landing: (5'10" x 3'4") 1.78 x 1.02
Bedroom One: (13'5" x 11'4") 4.09 x 3.45
En-Suite Shower Room: (7'0" x 2'6") 2.13 x 0.76
Bedroom Two: (17'8" x 10'10") 5.38 x 3.30
Bedroom Three: (19'1" x 8'2") 5.82 x 2.49
Jack And Jill En-Suite Shower Room: (8'11" x 5'10") 2.72 x 1.78
Bedroom Four: (11'11" x 8'3") 3.63 x 2.51
Family Bathroom: (7'8" x 7'3") 2.34 x 2.21
Second Floor Landing: (10'10" x 8'0") 3.30 x 2.44
Bedroom Five: (11'0" x 9'7") 3.35 x 2.92

Buyer Information:

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,969 ft^2 / 183 m^2		
Plot Area:	0.07 acres		
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£2,818		
Title Number:	DY289102		

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)

1 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***Sovereign Way, Oakwood, Derby, DE21***

Reference - 01/03/00087	
Decision:	Permitted
Date:	20th January 2003
Description:	Retention Of Kitchen, Family Room And Conversion Of Garage To Store And Study/Utility Room

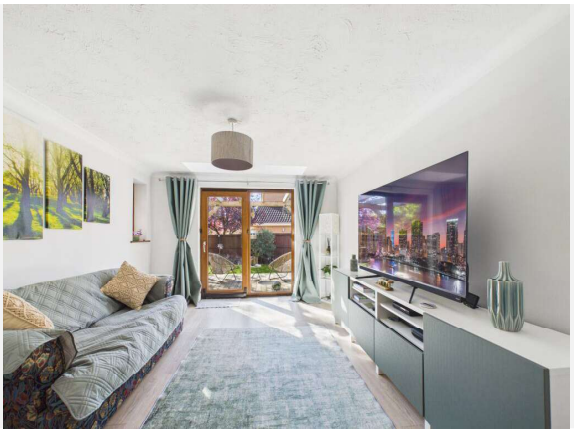
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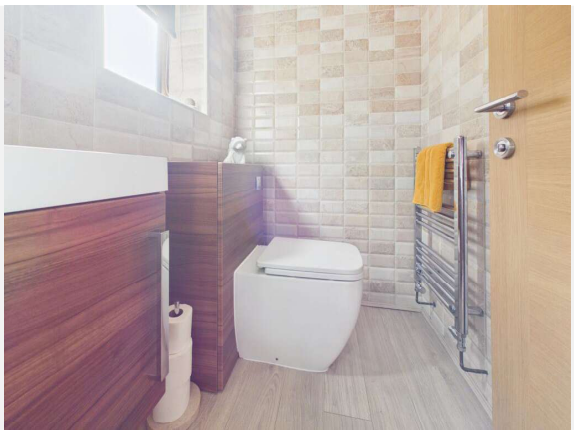




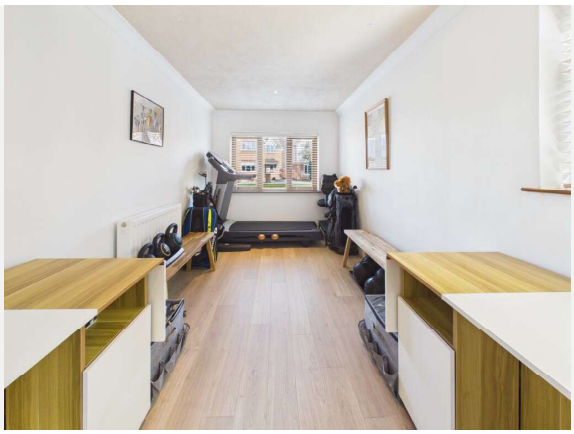
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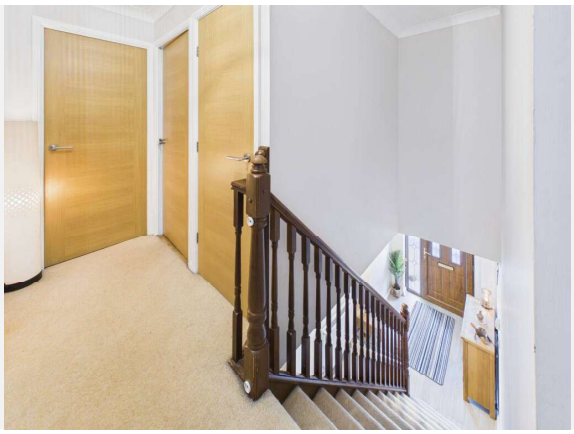


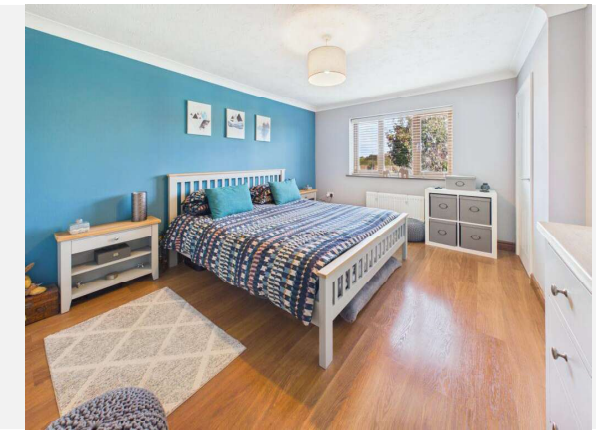














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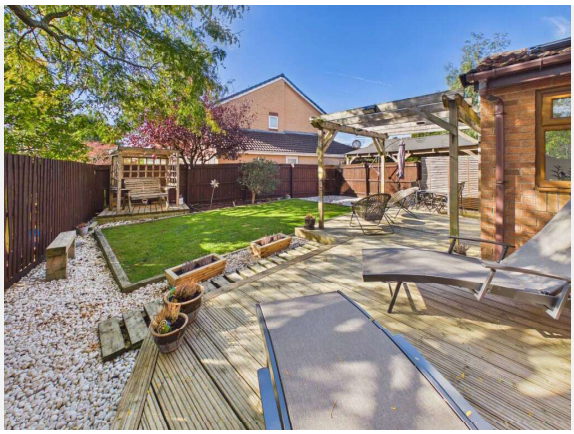




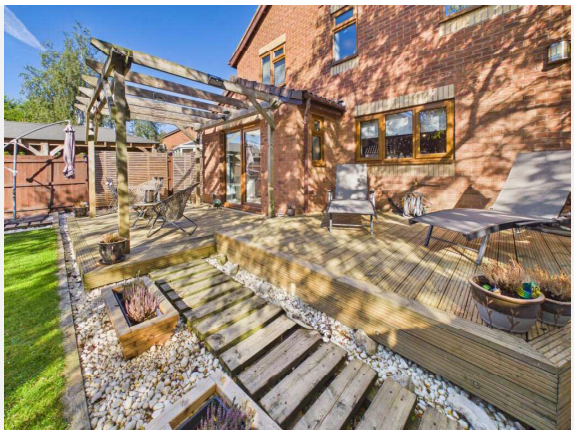


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Gallery
Floorplan

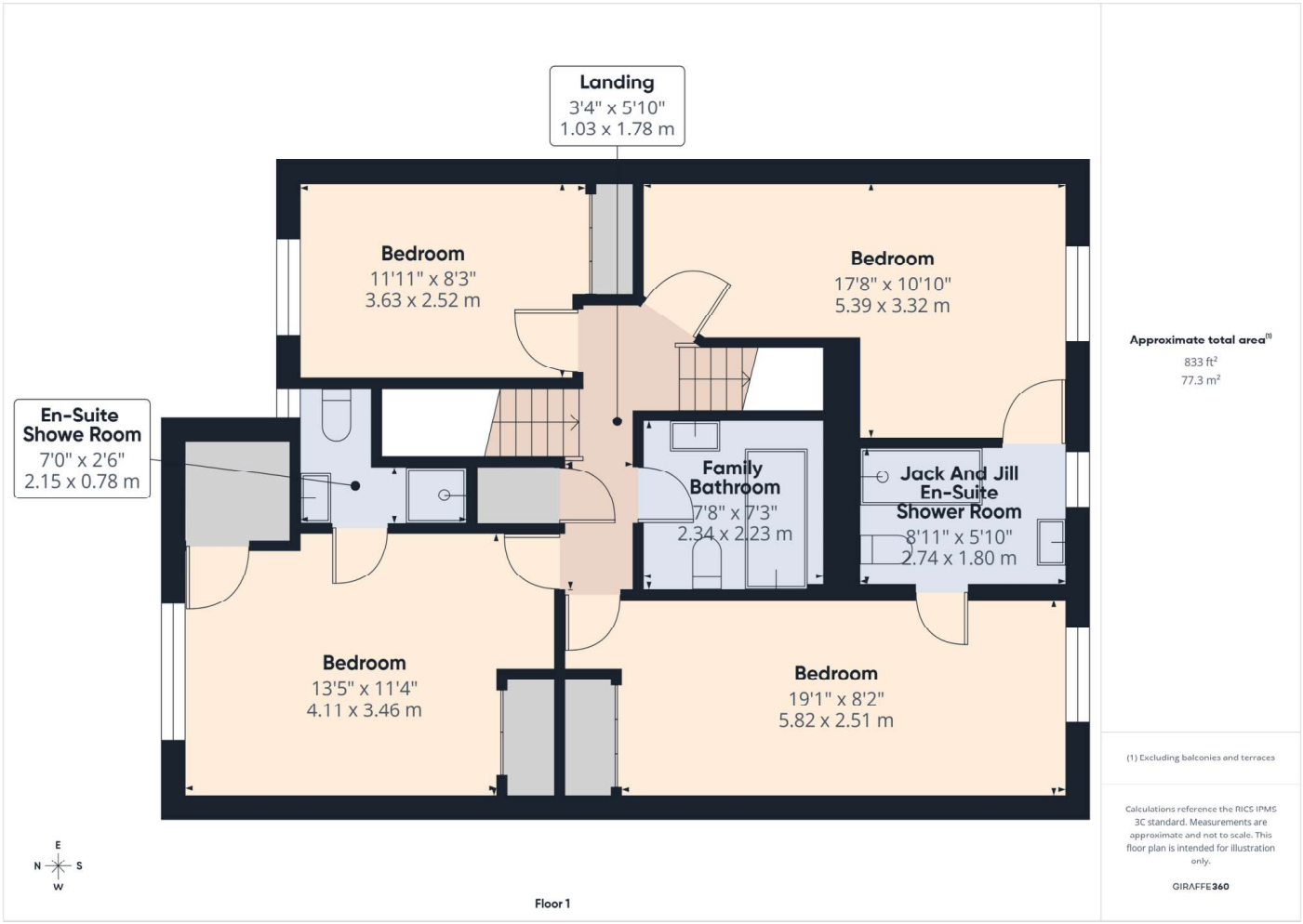
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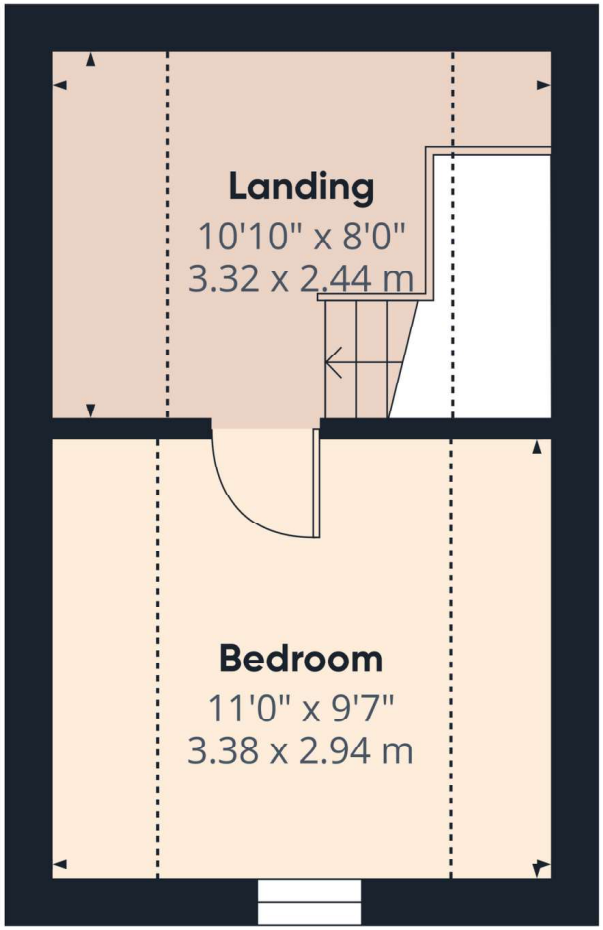
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Floorplan

SOVEREIGN WAY, OAKWOOD, DERBY, DE21



Floor 2

Approximate total area(1)
174 ft²
16.1 m²

Reduced headroom
65 ft²
6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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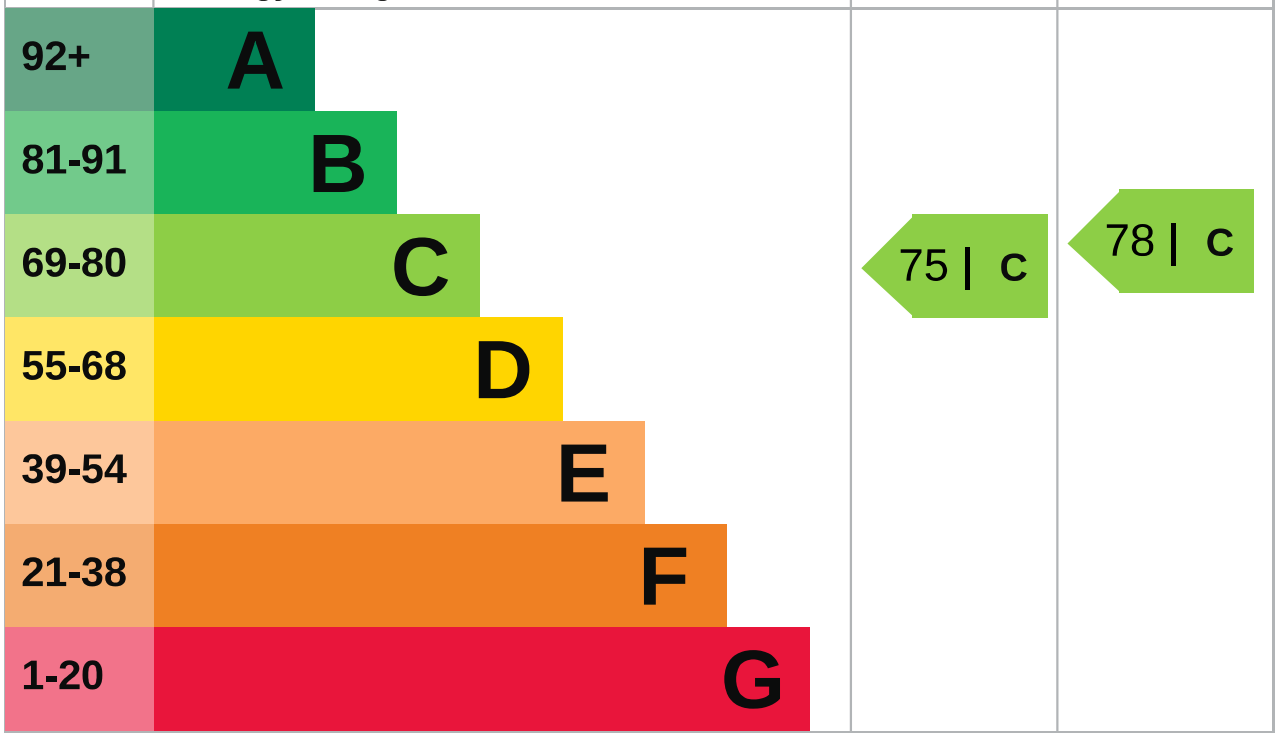
Property
EPC - Certificate

Oakwood, DERBY,

Energy rating

C

Valid until 06.10.2036



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Suspended, limited insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	183 m^2

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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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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.

Hannells
Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
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