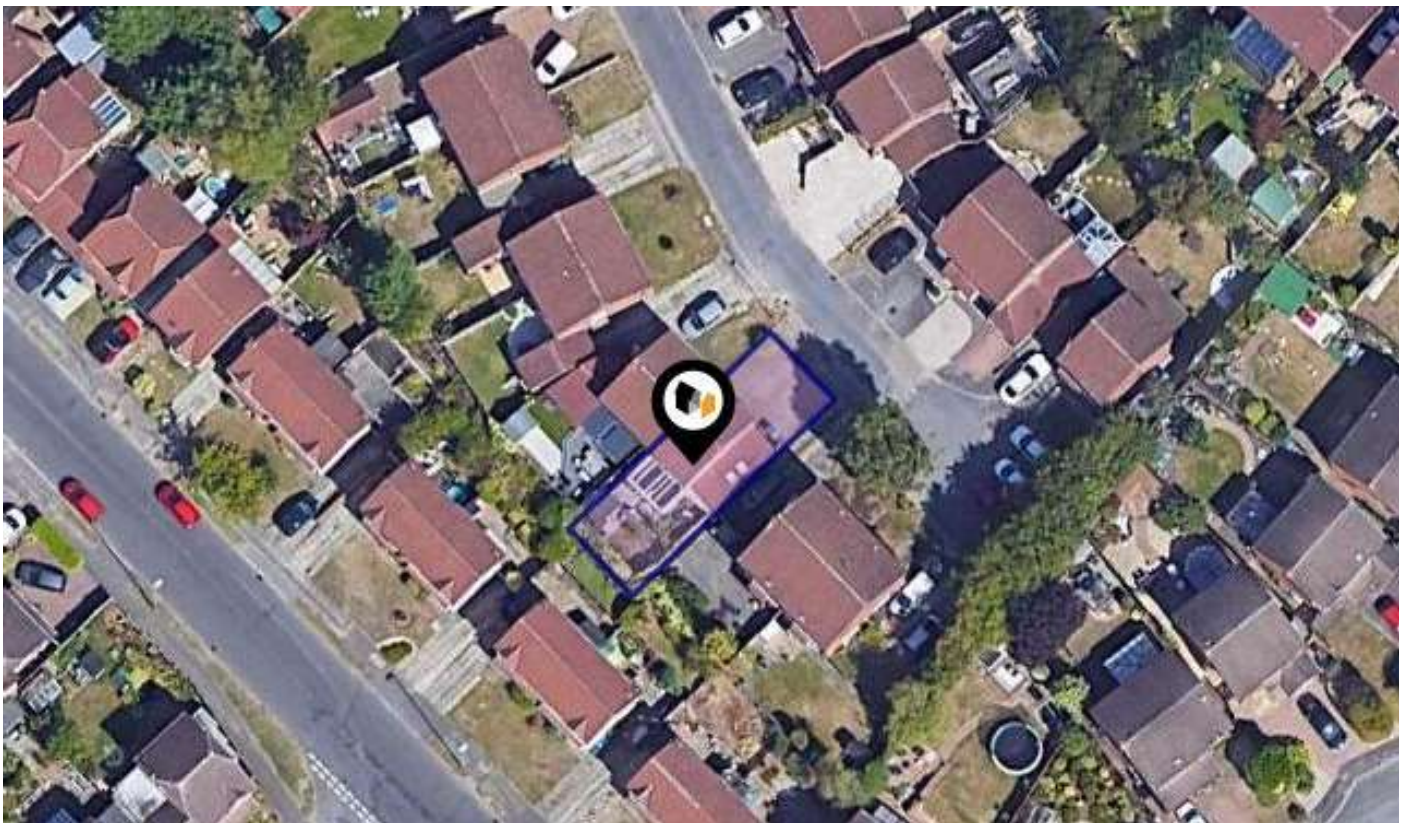




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 28th May 2026



TIMBERSBROOK CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Deceptively Spacious And Well-Presented Home
- > Versatile Accommodation To The Ground Floor
- > Early Viewing Recommended
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A deceptively spacious four-bedroom semi-detached home, occupying an established cul-de-sac position conveniently located close to a range of local amenities. Ideal for growing families, first-time buyers, or those seeking accommodation for an extended family, the property benefits from a versatile ground floor bedroom and shower room. Externally, the home offers ample off-road parking to the front elevation, together with an enclosed south-facing rear garden enjoying a good degree of privacy — perfect for relaxing or entertaining. The accommodation is supplemented by double glazing, smart electric radiators and briefly comprises:- entrance lobby, living room, fitted breakfast kitchen with French doors to a conservatory. There is also a rear entrance lobby with utility area, access to bedroom four and a shower room with a three piece suite. Outside, there is a block paved driveway providing ample off-road parking for a number of vehicles with access to a former garage which has been converted however provide storage to the front section. There is also an enclosed south-facing rear garden.

Room Measurement & Details

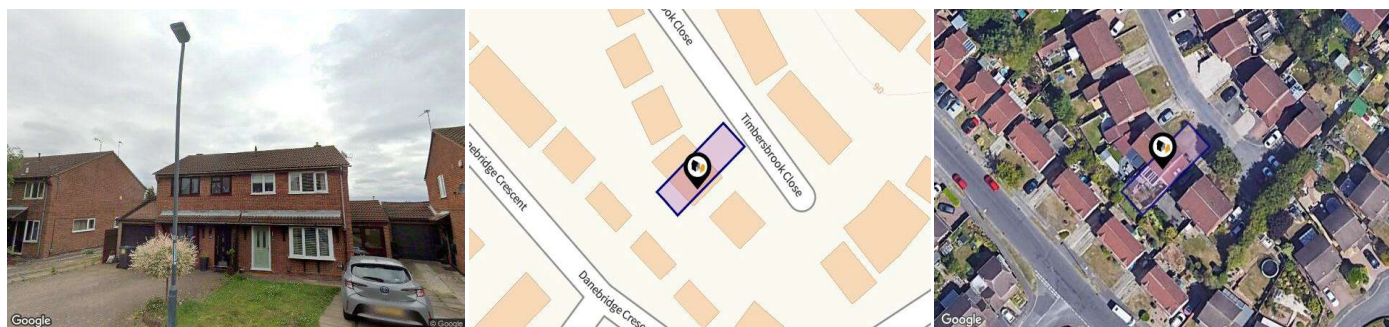
- Hallway: (4'4" x 4'6") 1.32 x 1.37
- Living Room: (13'5" x 11'7") 4.09 x 3.53
- Breakfast Kitchen: (9'7" x 14'10") 2.92 x 4.52
- Conservatory: (7'8" x 12'2") 2.34 x 3.71
- Rear Lobby/Utility: (7'6" x 2'8") 2.29 x 0.81
- Shower Room: (7'6" x 2'8") 2.29 x 0.81
- First Floor Landing: (9'11" x 5'11") 3.02 x 1.80
- Bedroom One: (11'10" x 8'7") 3.61 x 2.62
- Bedroom Two: (11'6" x 8'6") 3.51 x 2.59
- Bedroom Three: (6'8" x 6'0") 2.03 x 1.83
- Bathroom: (6'1" x 6'0") 1.85 x 1.83

Outside: There is a block paved driveway to the front elevation providing off road parking for several vehicles and in-turn provides access to the former garage 8'1" x 4'8" with up and over door and storage space. The enclosed rear garden enjoys a degree of privacy and a south facing aspect and has the benefit of a seating area with cold water tap and outside power. There is a further garden area which is laid to lawn with apple tree and shrubs and incorporates a paved patio and garden shed.

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

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY127754		

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

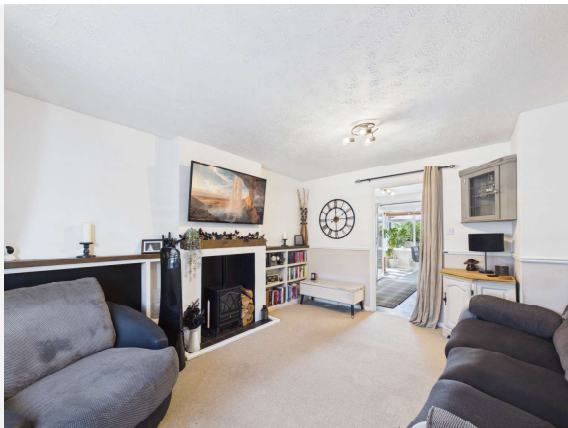
Mobile Coverage: (based on calls indoors)



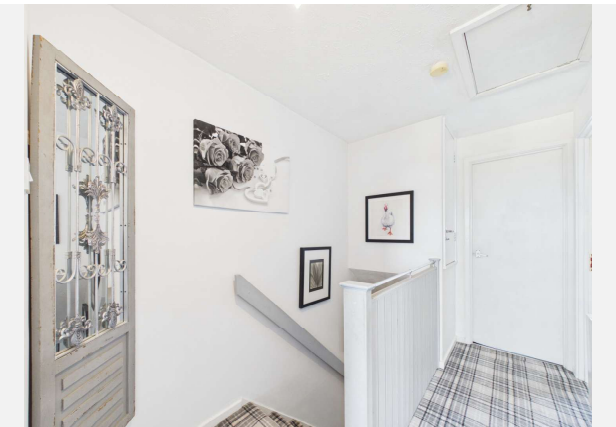
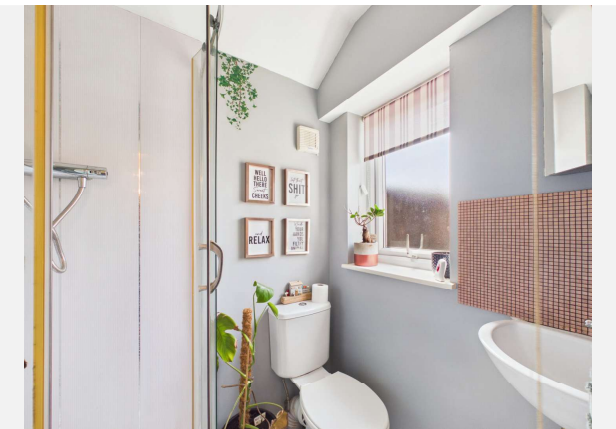
Satellite/Fibre TV Availability:



Gallery Photos

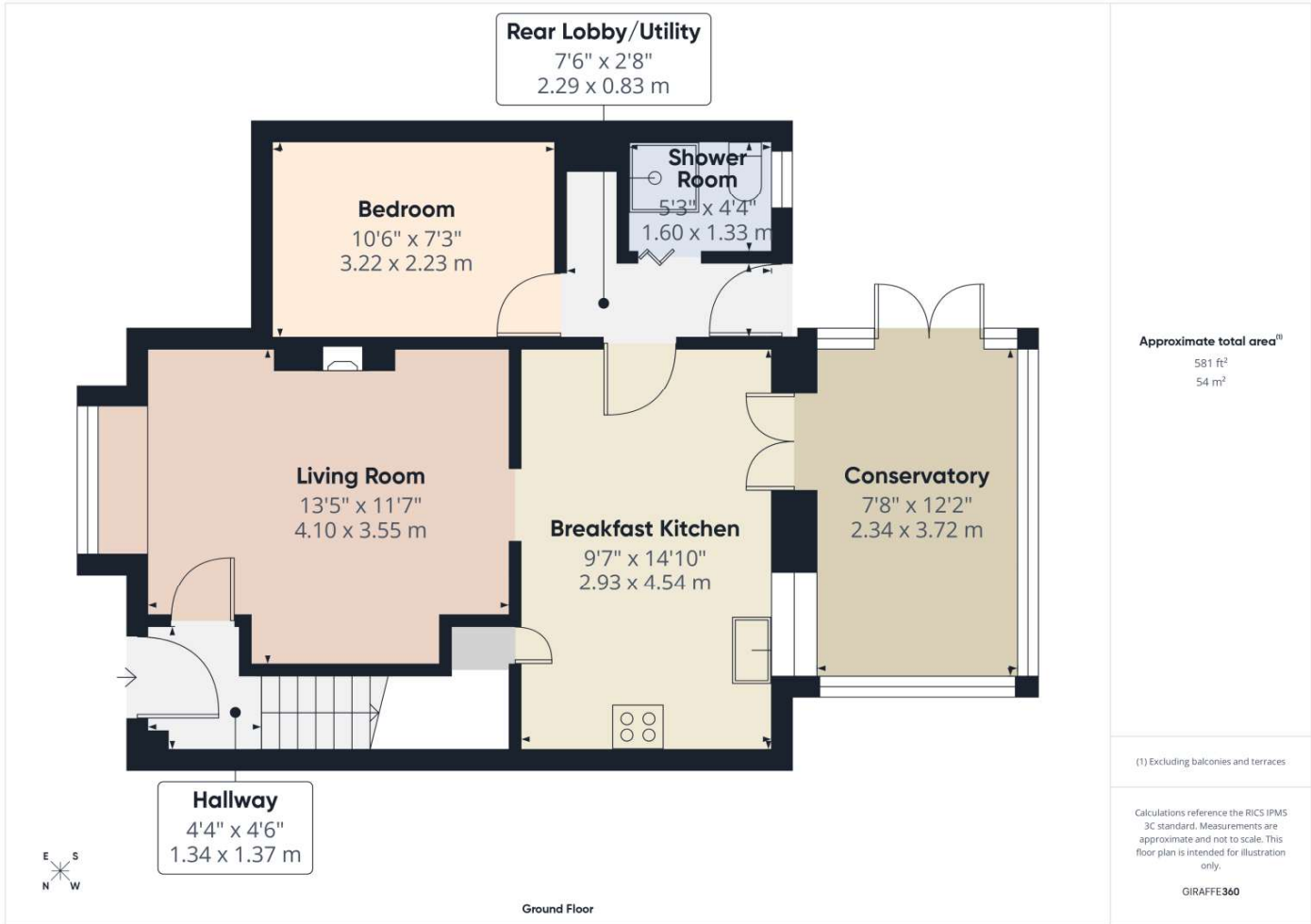


Gallery Photos

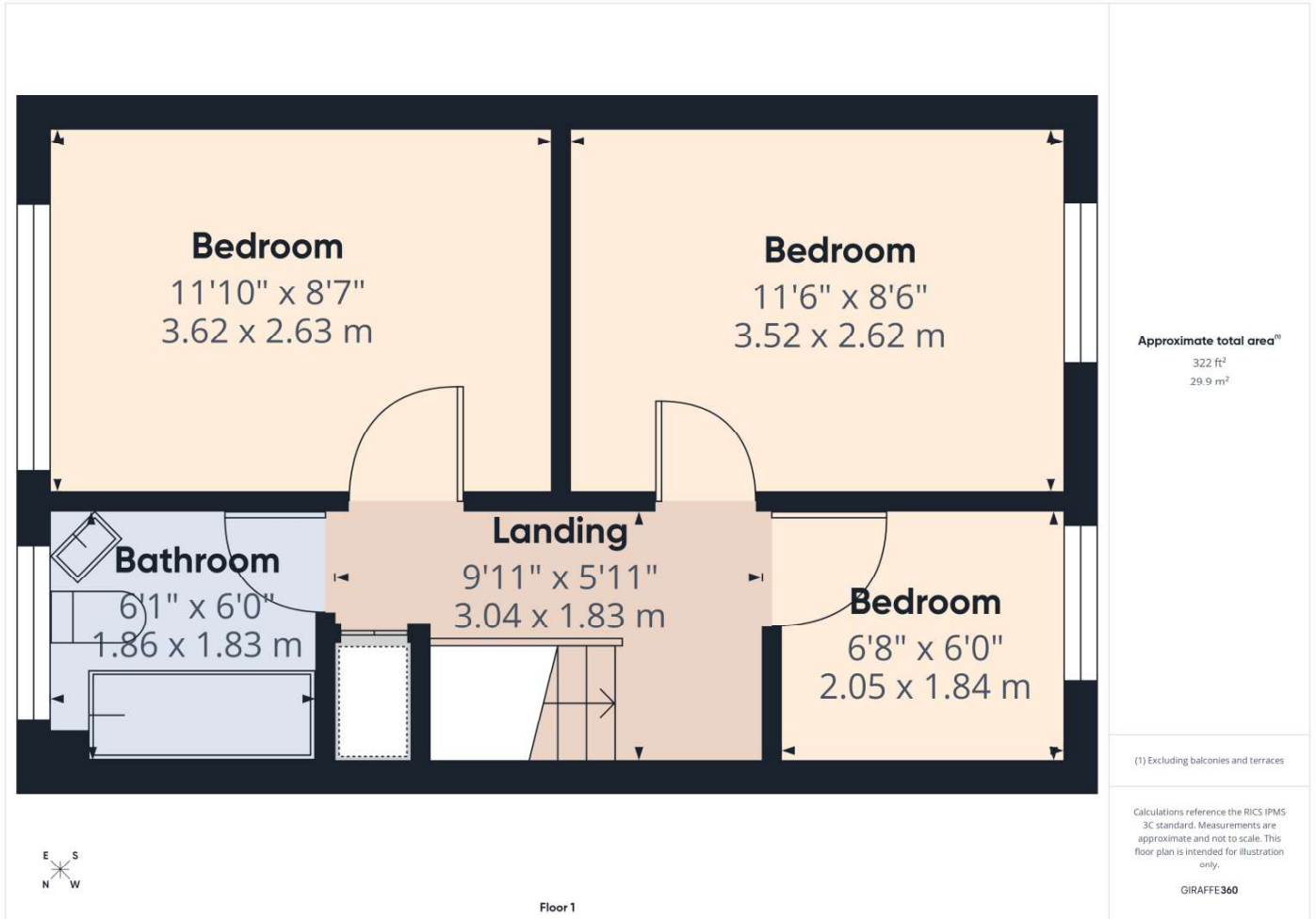




TIMBERSBROOK CLOSE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

E

Valid until 12.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 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

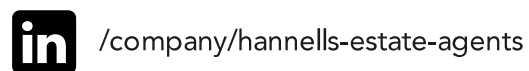
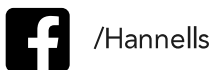


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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