

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> January 2026**



## WHYTELEAFE GROVE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



- > Substantially Extended And Versatile Detached Family Home
- > Contemporary Open Plan Living/Dining Kitchen With Appliances
- > Five Bedrooms, Shower Room And En-Suite Bathroom With Four Piece Suite
- > EPC Rating C, Standard Construction, Council Tax Band E, Freehold

This substantially extended five-bedroom detached family home presents a rare opportunity to acquire a well-proportioned residence offering exceptional space and flexibility throughout. Designed with modern family life in mind, the property combines generous living areas with a practical and well-considered layout, ideal for both everyday living and entertaining on a larger scale. Offered for sale with no upward chain, this is a rare opportunity to acquire a spacious home in a highly desirable setting. The accommodation is supplemented by gas central heating and UPVC double glazing and briefly comprises: entrance hallway, refitted cloaks/WC, open-plan living/dining kitchen fitted, snug and study. To the first floor the principal bedroom benefits from a modern en-suite bathroom, while an additional separate shower room serves the remaining four bedrooms. Outside, the home enjoys a mature rear garden, ideal for entertaining, along with a double-width driveway and a double garage, currently utilised as a gym but easily reverted to its original use if required.

Entrance Hallway: (5'0" x 7'6") 1.52 x 2.29

Cloaks/WC: (4'6" x 3'11") 1.37 x 1.19

Study: (10'5" x 8'6") 3.17 x 2.59

Open Plan Living/Dining Kitchen:

Living /Dining Area: (10'9" x 19'6") 3.28 x 5.94

Kitchen Area: (16'5" x 10'11") 5.00 x 3.33

Snug: (10'6" x 13'5") 3.20 x 4.09

First Floor Landing: (18'4" x 2'10") 5.59 x 0.86

Bedroom One: (16'6" x 20'0") 5.03 x 6.10

En-Suite Bathroom: (11'9" x 7'4") 3.58 x 2.24

Bedroom Two: (11'1" x 10'1") 3.38 x 3.07

Bedroom Three: (7'6" x 11'11") 2.29 x 3.63

Bedroom Four: (8'7" x 10'2") 2.62 x 3.10

Bedroom Five: (7'4" x 7'1") 2.24 x 2.16

Shower Room: (5'7" x 6'8") 1.70 x 2.03

Storage/Boiler Room: (4'0" x 7'5") 1.22 x 2.26

Outside: There are gardens to both front and rear elevations, the front incorporates a double width driveway providing off-road parking and access to the DOUBLE GARAGE 16'6" x 20'0" which is currently used as a gym with light and power together with courtesy door to the internal accommodation.

### 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:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,636 ft <sup>2</sup> / 152 m <sup>2</sup>		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY129118		

## Local Area

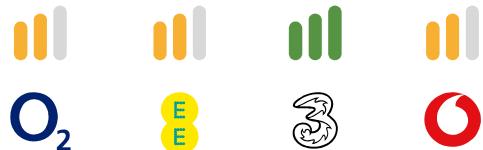
Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

2 mb/s    59 mb/s    1800 mb/s



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



**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



# Gallery Photos



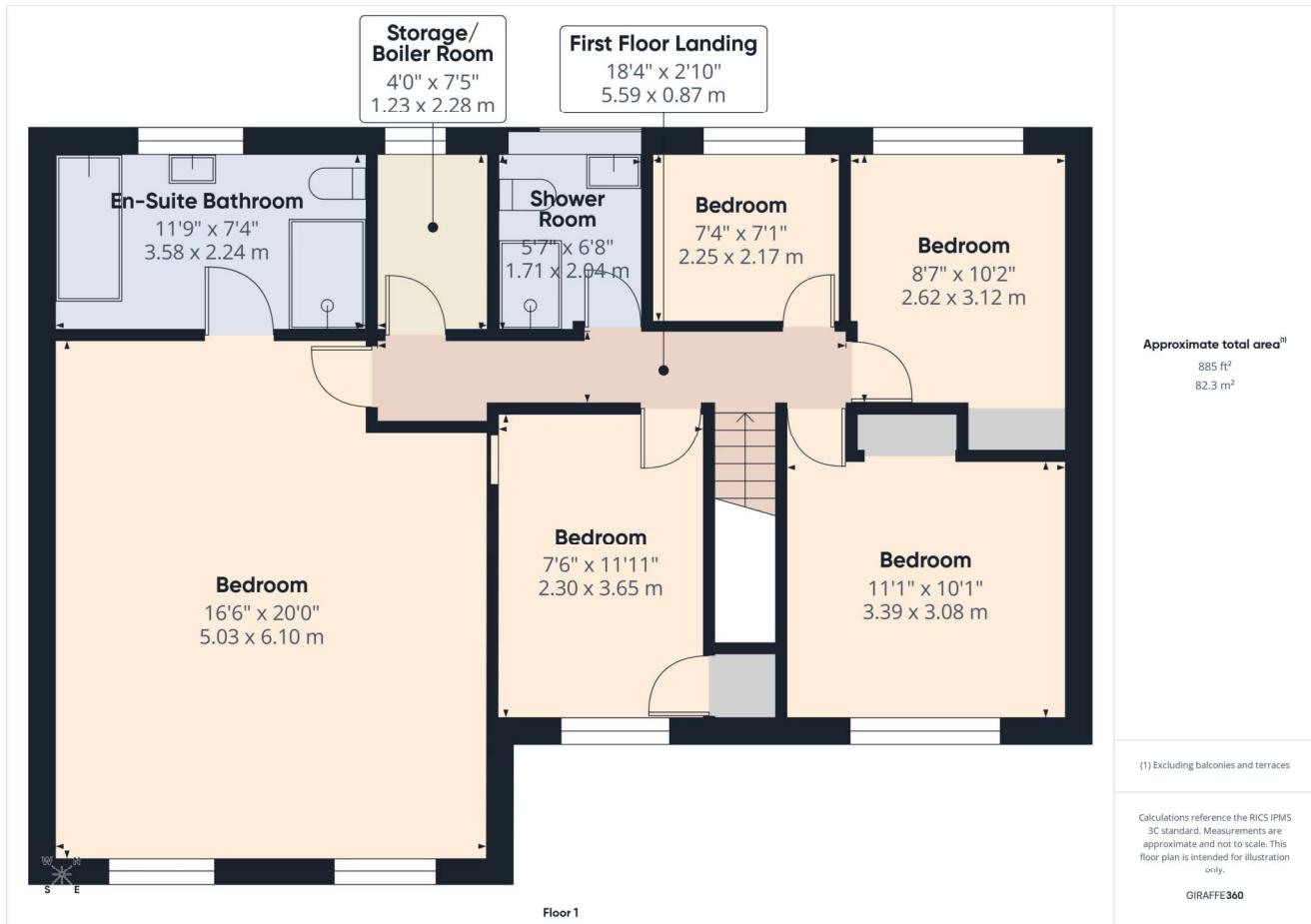
# Gallery Photos



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# Property EPC - Certificate



Whyteleafe Grove, Oakwood, DE21

Energy rating  
**D**

Valid until 03.11.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>	65   <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

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	152 m <sup>2</sup>

# Hannells

## About Us



### 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 proper

### 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.

# 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, 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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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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Land  
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