

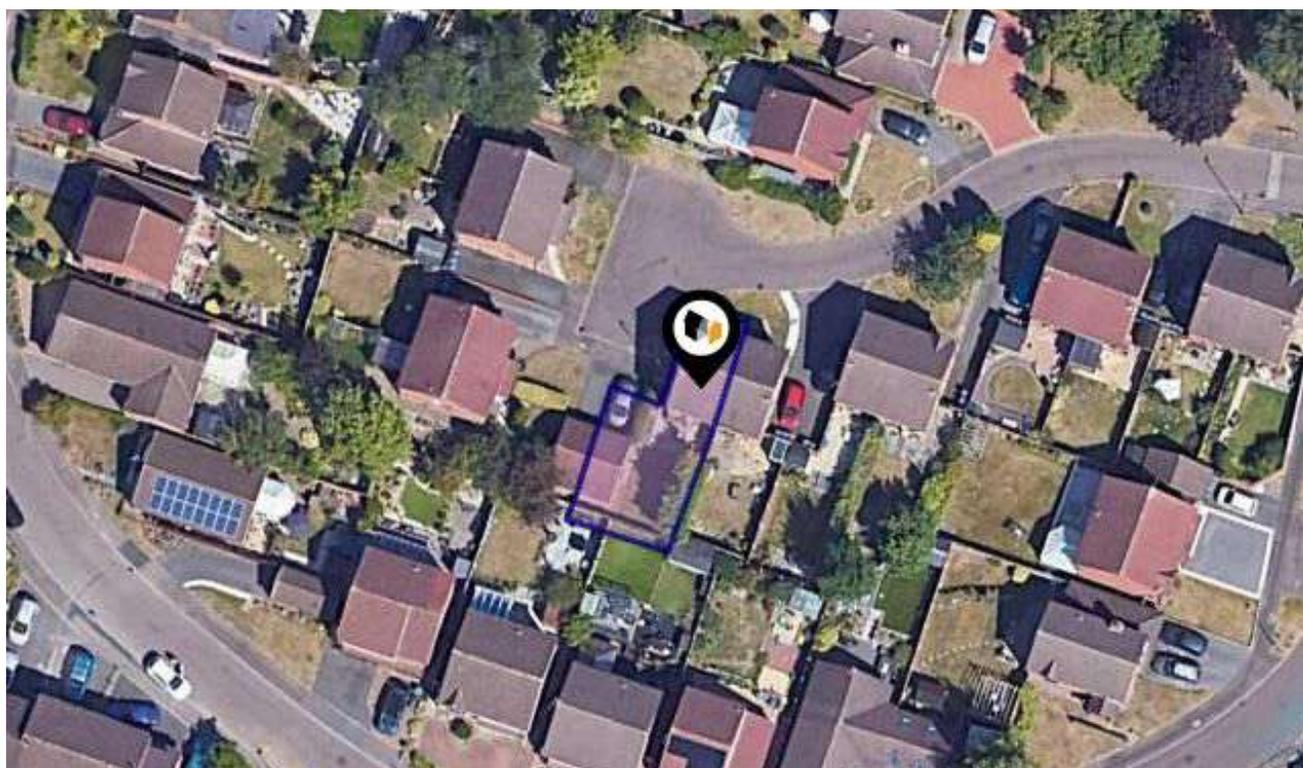


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th February 2026



KIBWORTH CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Semi-Detached Home
- > Two Double Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > South-Facing Rear Garden

Property Description

A modern two-bedroom semi-detached home, ideally suited to first-time buyers, situated in a popular and established cul-de-sac in Oakwood. The property benefits from gas central heating and UPVC double glazing, along with a driveway, garage, and a south-facing rear garden and viewing is recommended. In brief the accommodation comprises; entrance hall, spacious living room and dining kitchen. To the first floor are two bedrooms and a bathroom with white three piece suite. To the outside of the property there is a driveway providing off-road parking and garage. To the rear elevation is a south-facing garden being mainly laid to lawn and paved patio area. Oakwood itself offers a good range of local amenities including shops, schools and transport links together with easy access for Derby City Centre, Meteor Centre and road links with the A38 and A52 respectively.

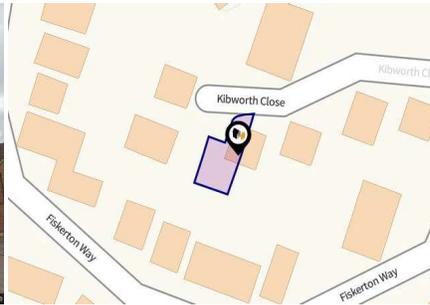
Room Measurement & Details

Entrance: (3'11" x 2'8") 1.19 x 0.81
Living Room: (12'7" x 13'10") 3.84 x 4.22
Kitchen: (12'6" x 9'3") 3.81 x 2.82
First Floor Landing: (5'11" x 6'3") 1.80 x 1.90
Bedroom One: (12'5" x 9'6") 3.78 x 2.90
Bedroom Two: (12'6" x 6'7") 3.81 x 2.01
Bathroom: (6'3" x 6'5") 1.90 x 1.96
Garage: (9'3" x 18'5") 2.82 x 5.61

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
Bedrooms: 2
Floor Area: 602 ft² / 56 m²
Plot Area: 0.04 acres
Council Tax : Band A
Annual Estimate: £1,464
Title Number: DY218436

Tenure: Freehold

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	54 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



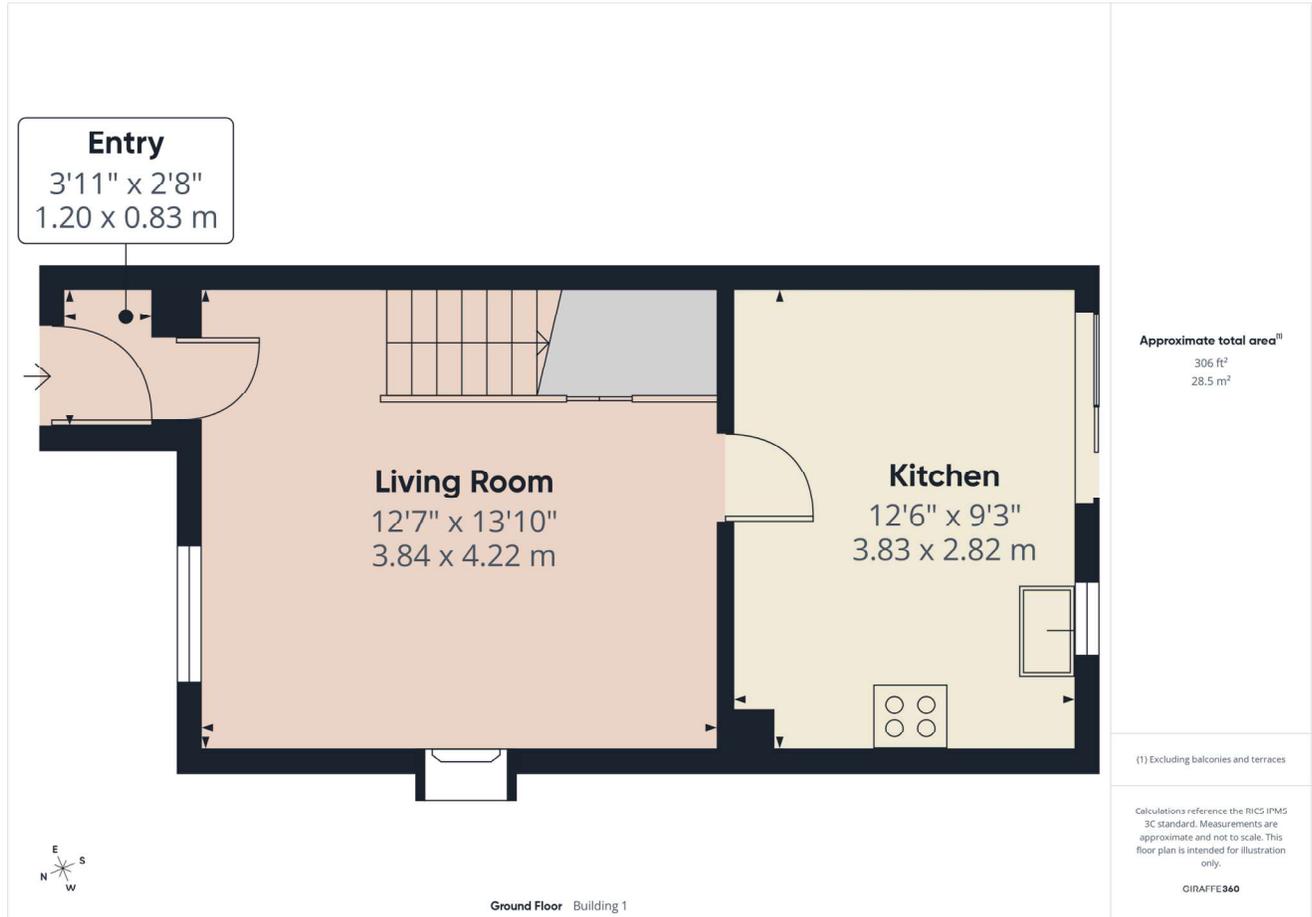
Gallery Photos



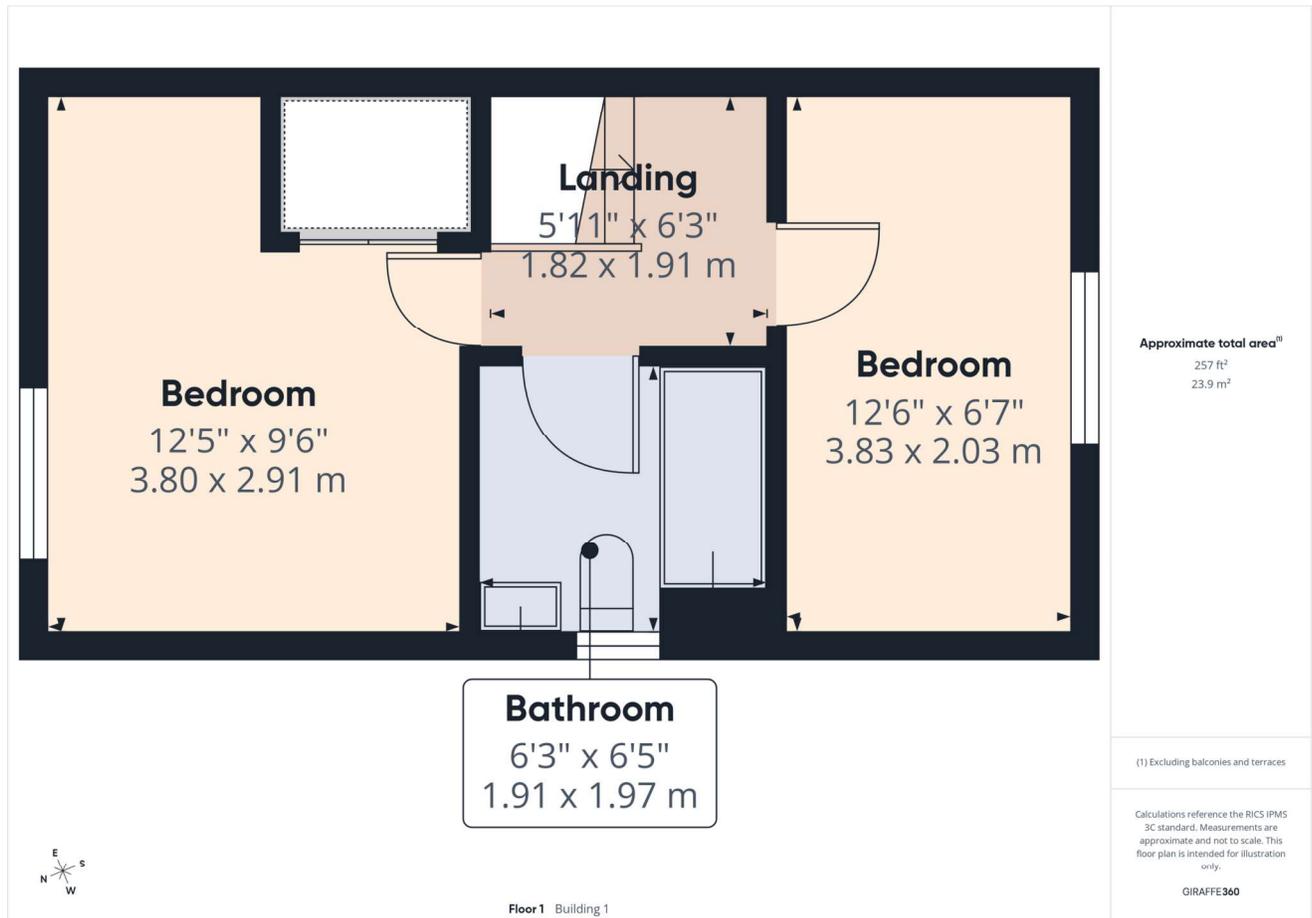
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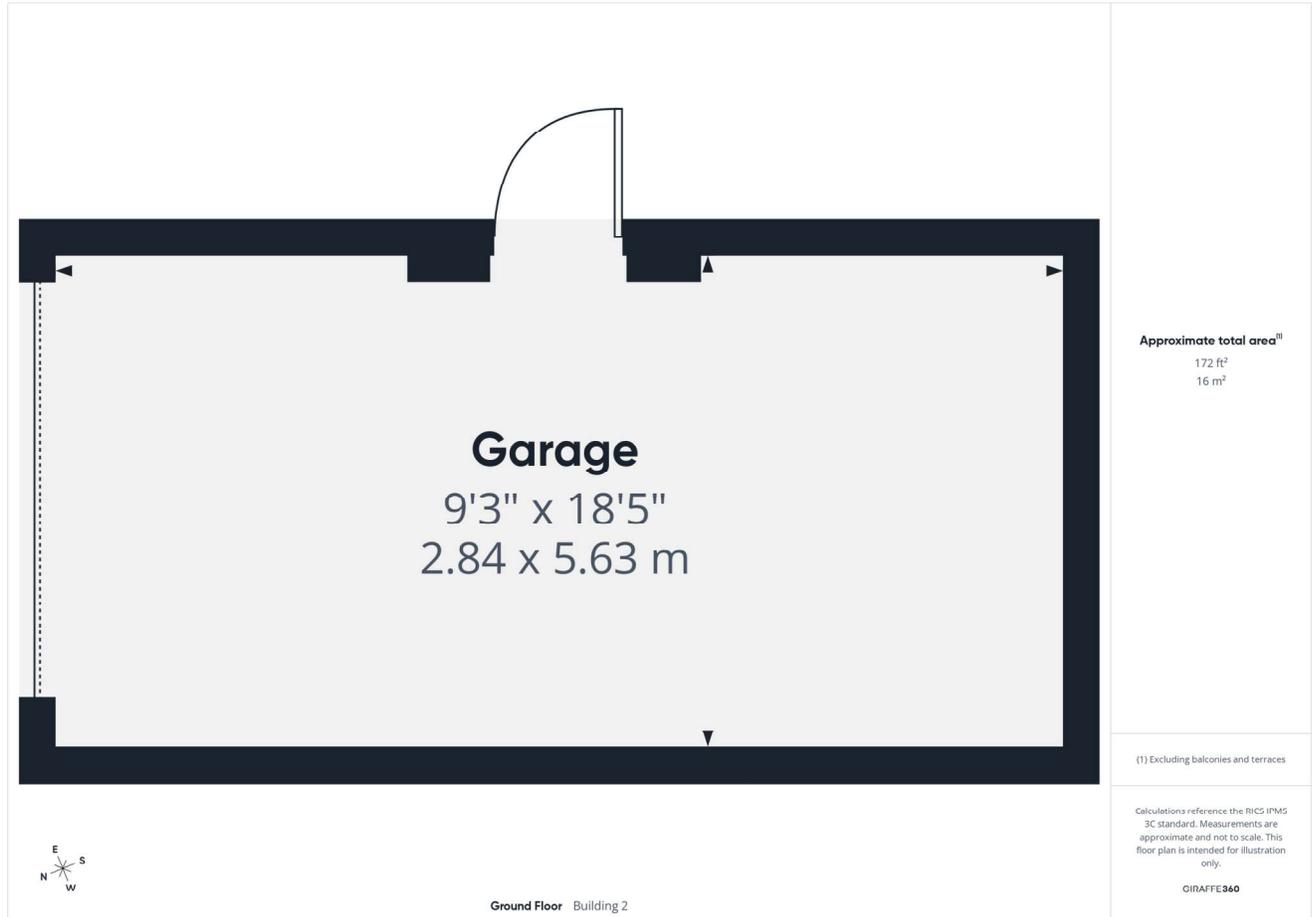
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Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

D

Valid until 02.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	56 m ²

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 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.

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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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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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