



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 21st April 2026



CALVER CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained And Extended Detached Bungalow
- > Offered With No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Two Bedrooms

Property Description

A well-presented detached bungalow, offered with no upward chain, having been extended to the rear. The property offers off-road parking, a detached garage, and flexible accommodation. Currently arranged as a spacious one-bedroom home, the layout could easily be reconfigured back to two bedrooms, or alternatively the living room could be adapted to create an additional bedroom if required. The accommodation is supplemented by gas fired central heating and UPVC double glazing and comprises a living room, a fitted kitchen, bedroom and a shower room, along with a side reception hallway and a dining room (formerly bedroom two), which leads through to an attractive sitting room/sun room forming part of the rear extension. This bright additional space features fixed roof windows and French doors, allowing plenty of natural light and providing direct access to the garden. Outside, there are gardens to front, side and rear elevations together with a tarmac driveway providing off-road parking and access to a garage. Calver Close is an established cul-de-sac being well situated for road/bus links together with access for road links including the A38, A52 and M1 motorway.

Room Measurement & Details

Side Reception Hallway: (9'5" x 2'6") 2.87 x 0.76

Kitchen: (9'4" x 7'6") 2.84 x 2.29

Living Room: (15'9" x 10'0") 4.80 x 3.05

Potential to convert to a bedroom

Bedroom One: (11'7" x 9'1") 3.53 x 2.77

Dining Room (Originally Bedroom Two): (8'2" x 8'6") 2.49 x 2.59

Sun Room/Sitting Room: (11'11" x 15'6") 3.63 x 4.72

Shower Room: (6'3" x 5'5") 1.90 x 1.65

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:	2		
Floor Area:	505 ft ² / 47 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY67420		

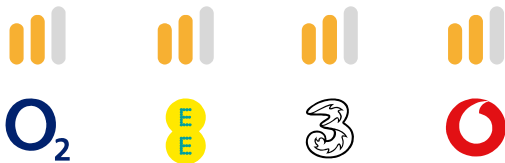
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

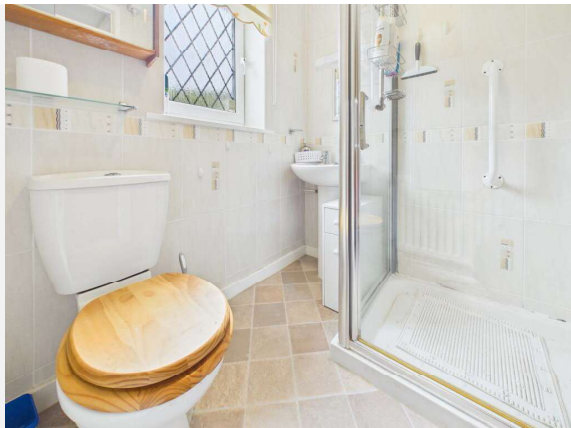
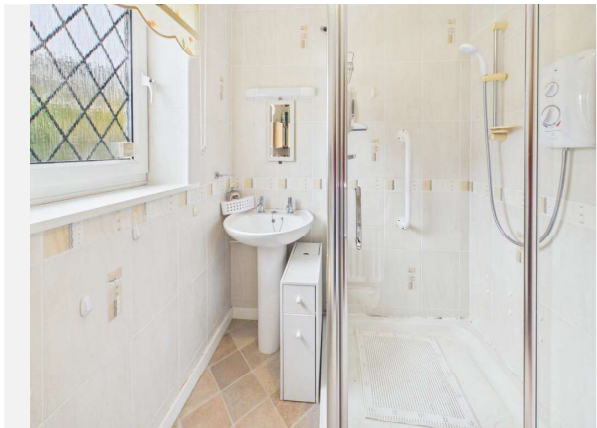


Satellite/Fibre TV Availability:



Gallery Photos





Gallery Photos



CALVER CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Calver Close, Oakwood, DE21

Energy rating

D

Valid until 27.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	47 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

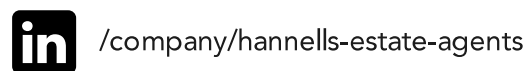
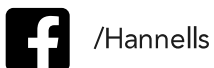


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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