

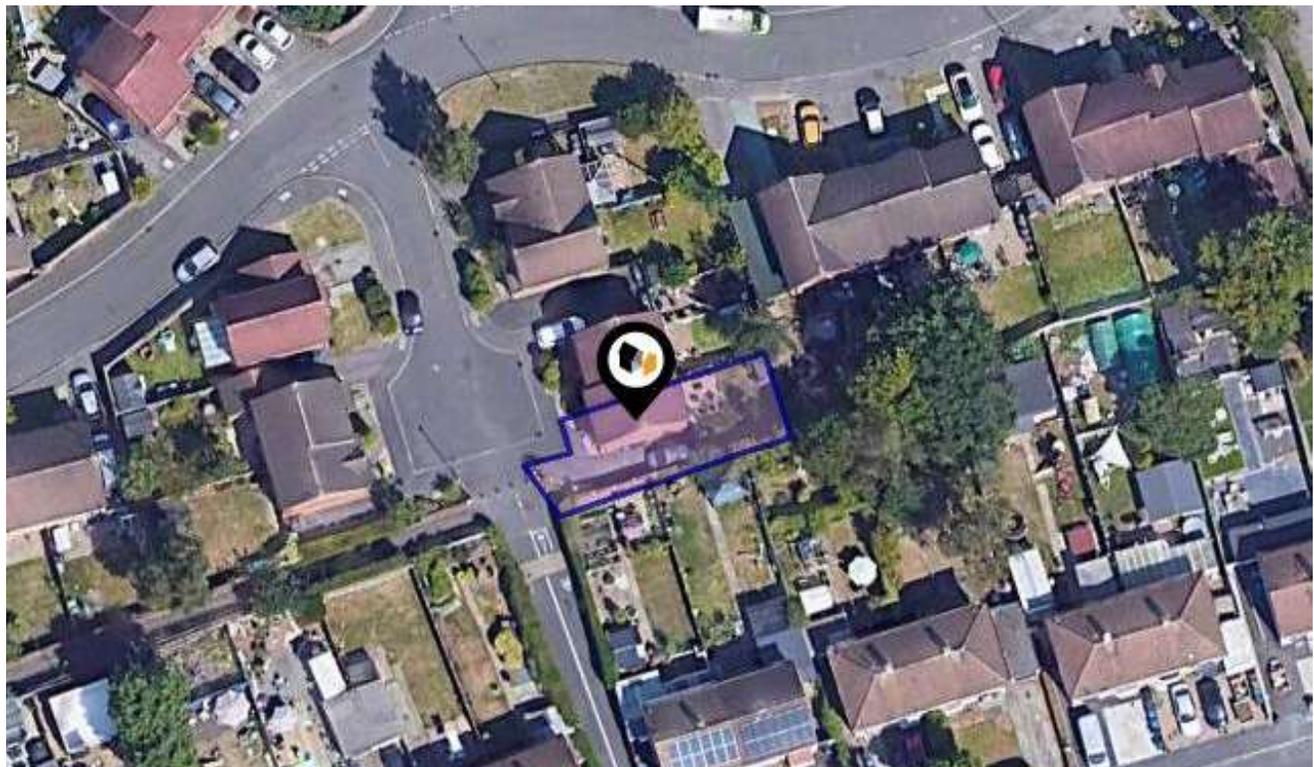


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



CRESTA GROVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Semi-Detached Home Within Cul-De-Sac Location
- > Ideal First Time Buy, Viewing Recommended
- > Off-Road Parking, Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-presented and maintained two bedroomed semi-detached house occupying an established cul-de-sac location and offering ideal accommodation for the first time buyer. The property benefits from a ground floor WC, driveway and an enclosed rear garden and an early viewing is recommended. The accommodation benefits from UPVC double glazing and gas central heating and briefly comprises:- entrance hallway, cloakroom/WC, lounge diner and kitchen. To the first floor the landing provides access to two bedrooms and a bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations and a driveway provides off-road parking. Cresta Grove is a no through road location and is well situated for local amenities including shops, schools, and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Hallway: (10'4" x 3'7") 3.15 x 1.09

Cloaks/WC: (5'1" x 3'1") 1.55 x 0.94

Kitchen: (10'4" x 5'10") 3.15 x 1.78

Lounge Diner: (13'2" x 12'10") 4.01 x 3.91

First Floor Landing: (5'6" x 6'4") 1.68 x 1.93

Bedroom One: (10'4" x 12'3") 3.15 x 3.73

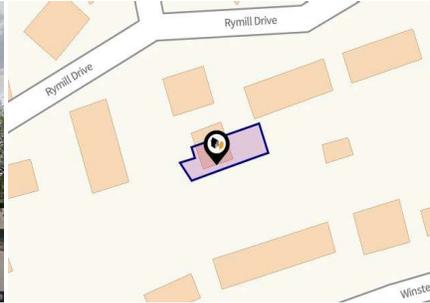
Bedroom Two: (11'3" x 6'1") 3.43 x 1.85

Bathroom: (5'5" x 6'4") 1.65 x 1.93

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:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.04 acres		
Year Built :	2001		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY336695		

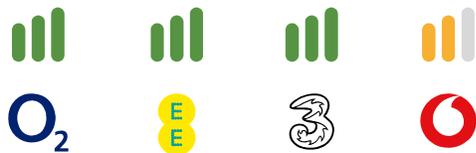
Local Area

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	74 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



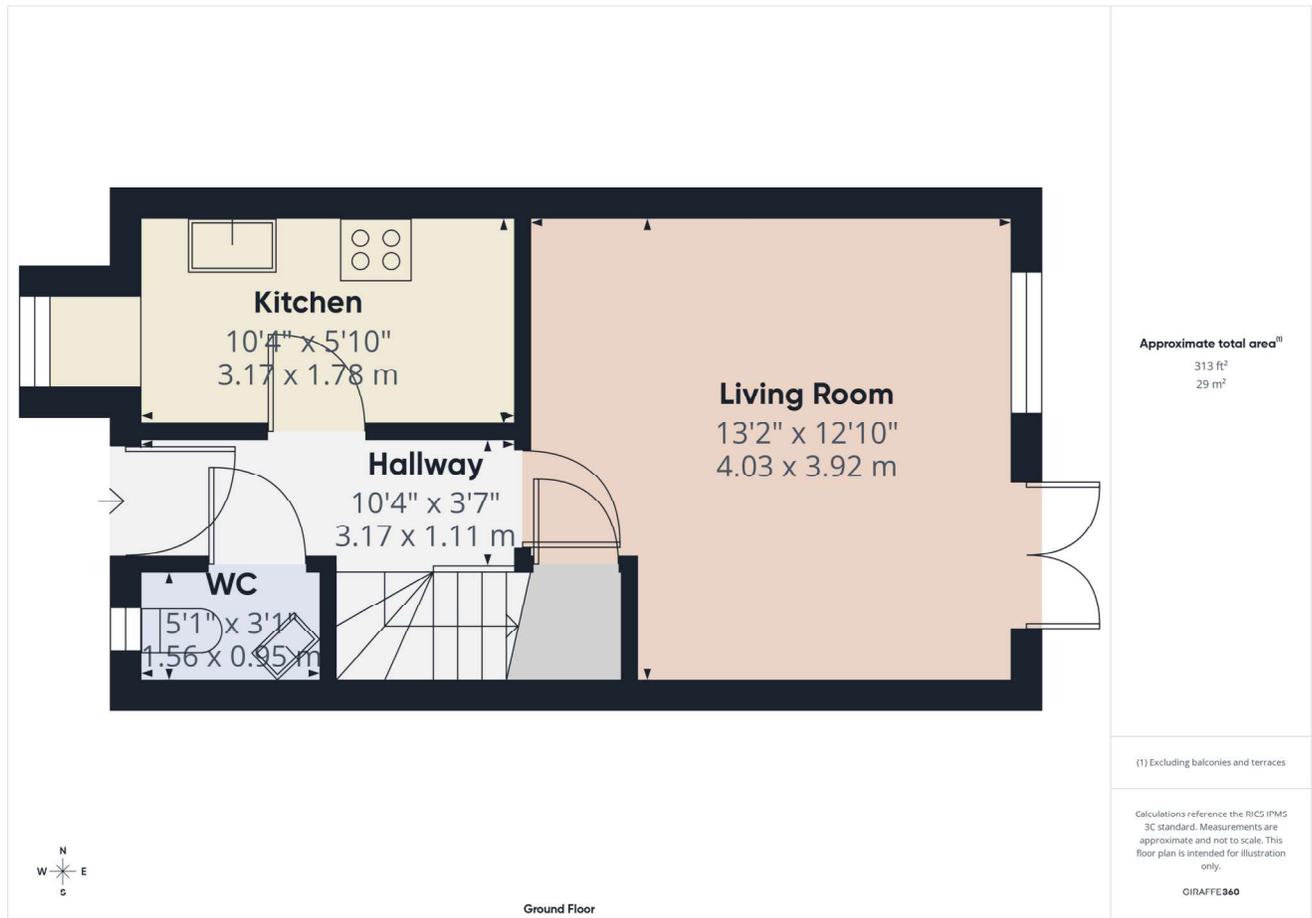
Gallery Photos



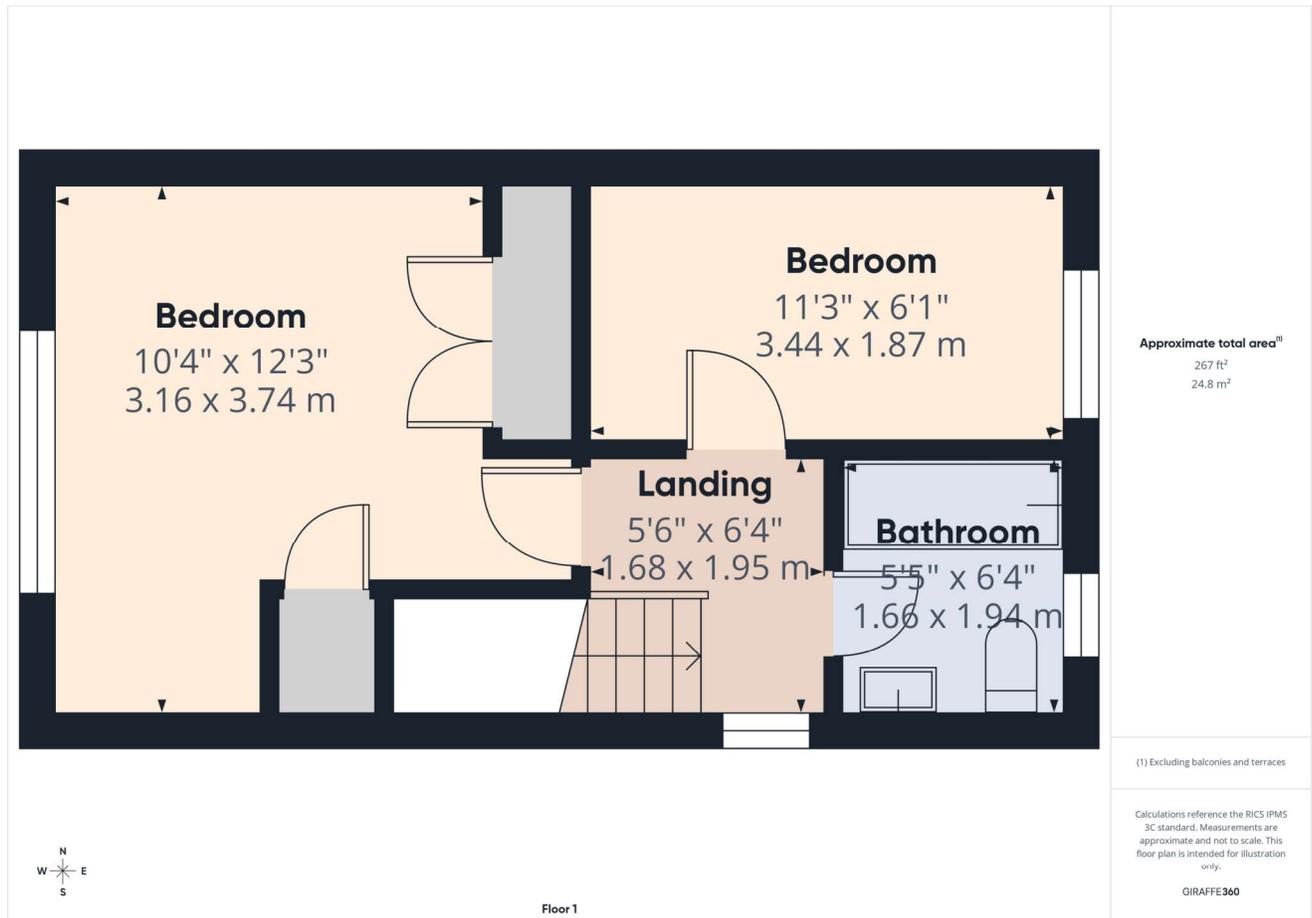
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CRESTA GROVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

C

Valid until 12.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	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, 200 mm loft insulation
Roof Energy:	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:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	58 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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