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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th February 2026



## PADDOCK CROFT, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Beautifully Presented Semi-Detached Home
- > Two Double Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking And Garage

### Property Description

This charming and thoughtfully updated semi-detached home occupies a pleasant position within an well-established cul-de-sac, making it an ideal choice for first-time buyers or those seeking a comfortable and welcoming home. The property has been tastefully redecorated throughout to create bright, light and airy accommodation, and an internal inspection is highly recommended to fully appreciate what is on offer. Benefitting from gas fired central heating and UPVC double glazing, the accommodation briefly comprises an entrance porch leading into a reception hallway, a well-proportioned kitchen, and a spacious lounge/dining room with patio doors opening onto the rear garden. To the first floor, the landing gives access to two generous double bedrooms, one of which features fitted wardrobes, along with a refitted bathroom finished with a modern three-piece suite. Externally, the property enjoys gardens to both the front and rear, providing pleasant outdoor space. A driveway offers off-road parking for two vehicles and leads to a detached brick-built garage fitted with a remote-controlled roller shutter door. Conveniently located within easy reach of Oakwood's local amenities, including shops, schools and transport links, the property also offers straightforward access to Derby City Centre and major road networks such as the A52, A50 and M1.

### Room Measurement & Details

Entrance: (3'8" x 3'1") 1.12 x 0.94  
Reception Hallway: (9'8" x 5'10") 2.95 x 1.78  
Kitchen: (9'8" x 6'7") 2.95 x 2.01  
Lounge/Diner: (14'5" x 12'8") 4.39 x 3.86  
First Floor Landing: (6'4" x 3'2") 1.93 x 0.97  
Bedroom One: (9'0" x 12'10") 2.74 x 3.91  
Bedroom Two: (8'8" x 10'6") 2.64 x 3.20  
Bathroom: (6'3" x 6'1") 1.90 x 1.85

### Outside:

To the front of the property there is a lawned garden together with a driveway providing off-road parking for two vehicles and access to a detached garage (15'6" x 7'11"). To the rear is an enclosed garden, predominantly laid to lawn, with a paved patio area ideal for outdoor seating.

### 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.

**Key facts for buyers** 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

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	635 ft <sup>2</sup> / 59 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,708		
<b>Title Number:</b>	DY133210		

## Local Area

<b>Local Authority:</b>	Derby	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>25</b>	<b>71</b>	<b>-</b>
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			



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



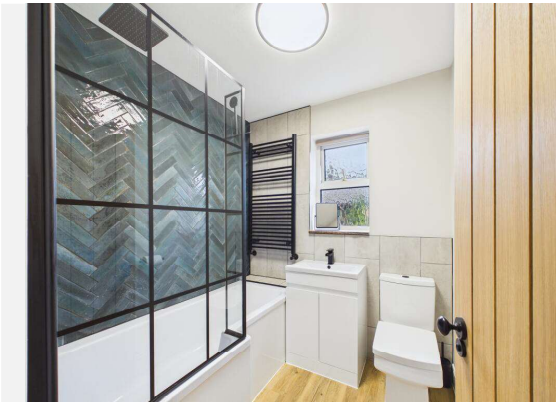
**Satellite/Fibre TV Availability:**



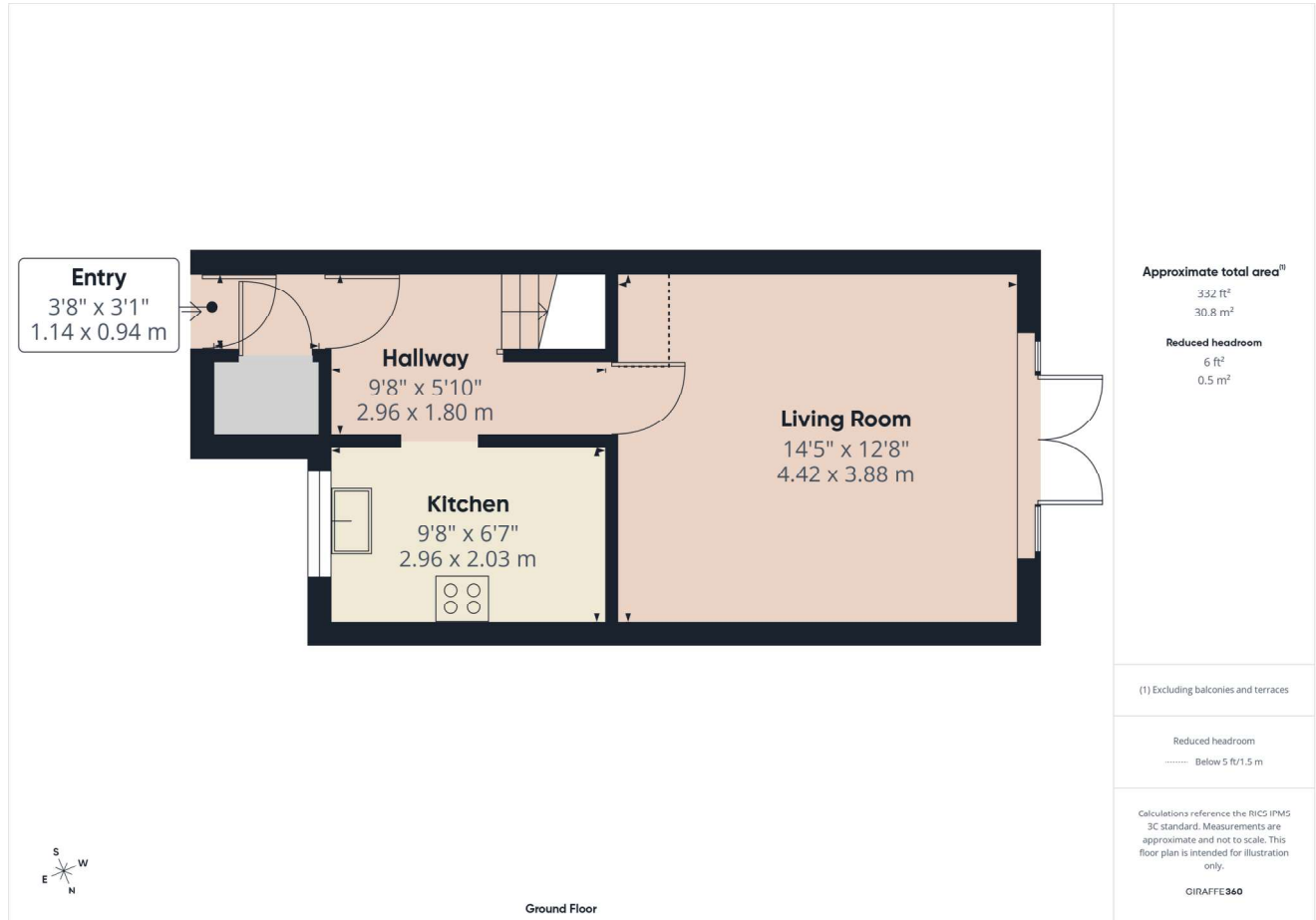
# Gallery Photos



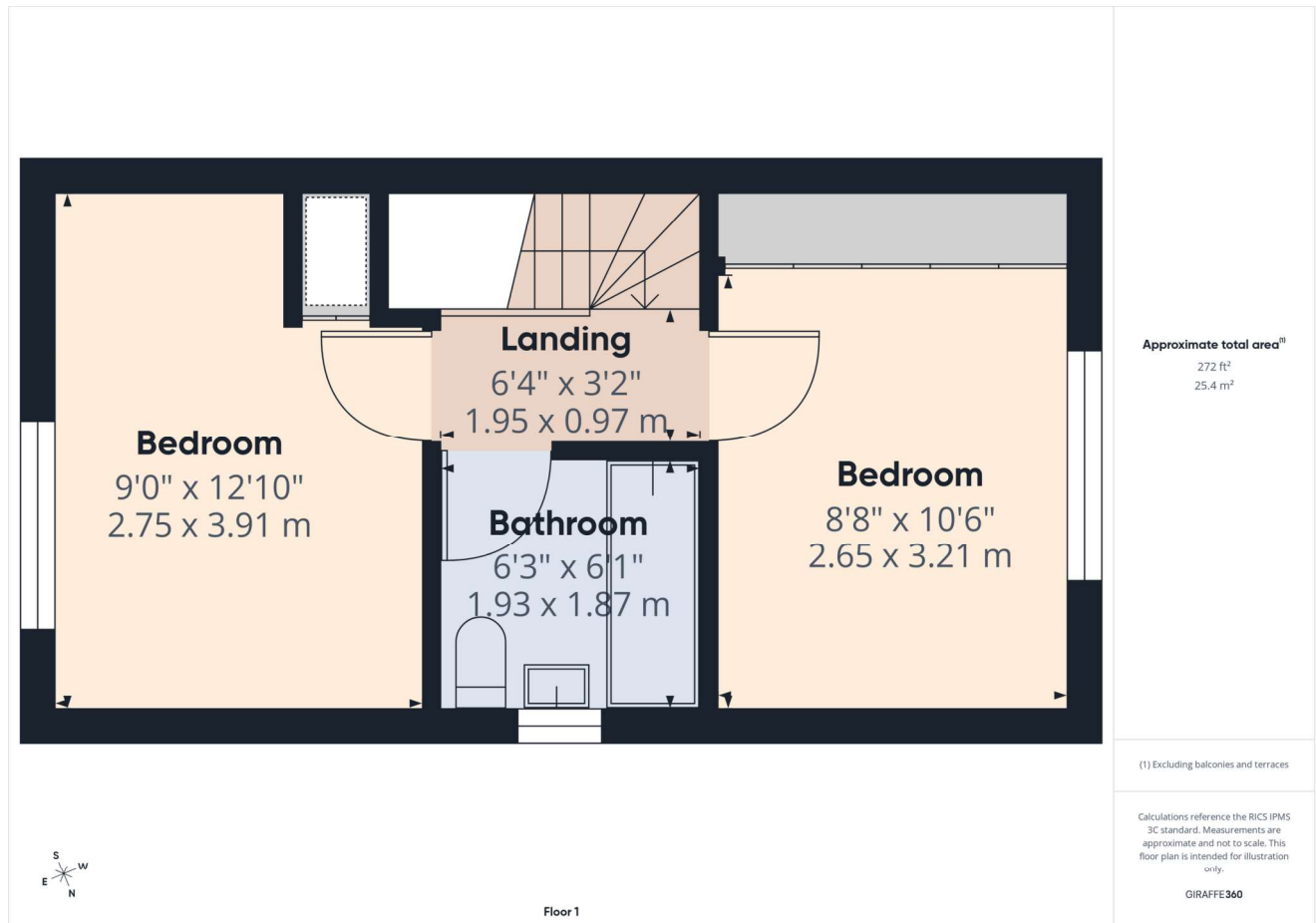
# Gallery Photos



## PADDOCK CROFT, OAKWOOD, DERBY, DE21



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# Property EPC - Certificate



Paddock Croft, Oakwood, DE21

Energy rating

# D

Valid until 22.08.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<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, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	59 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

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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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# 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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