

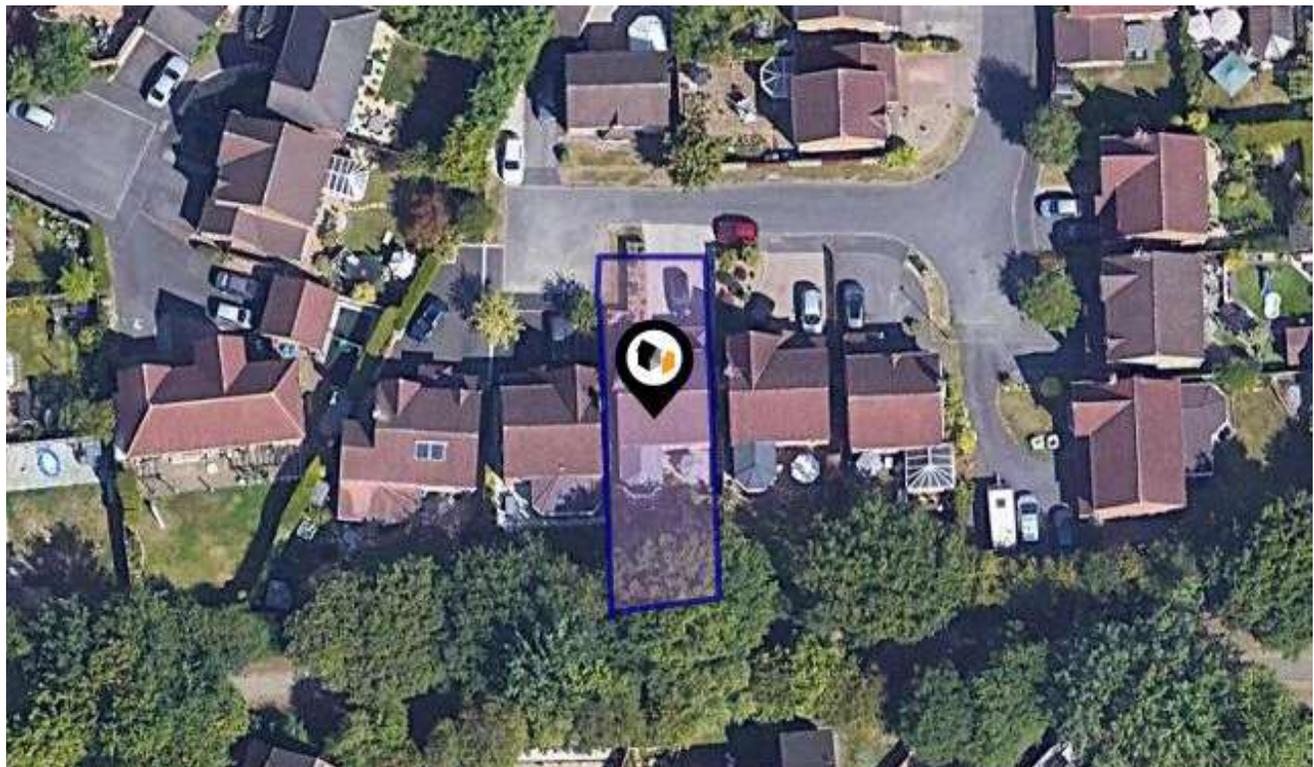


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th March 2026



KERSHOPE DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented And Maintained Detached Home
- > Four Bedrooms (Three With Fitted Wardrobes)
- > Sought After Area Of Oakwood
- > EPC Rating C, Standard Construction
- > Council Tax Band D, Freehold

Property Description

Viewing is highly recommended for this well-maintained and presented four-bedroom detached family home, occupying a popular and sought-after cul-de-sac location in Oakwood. Ideal for a growing family, the property offers well-presented accommodation throughout and benefits from uPVC double glazing, gas central heating, ample off-road parking, a garage, and an enclosed rear garden. In brief, the accommodation comprises: a welcoming reception hallway, a spacious living room with feature fireplace, a modern dining kitchen fitted with a range of integrated appliances, conservatory overlooking the rear garden, a utility room, and a ground floor cloakroom/WC. To the first floor are four well-proportioned bedrooms (three with fitted wardrobes), with the principal bedroom benefiting from an en-suite shower room, together with a four-piece family bathroom. Externally, the property is set back behind a paved driveway providing ample off-road parking and access to the garage. To the rear is a fully enclosed, well-maintained garden featuring a patio seating area, artificial lawn, shrub borders and gravelled borders, and fenced boundaries.

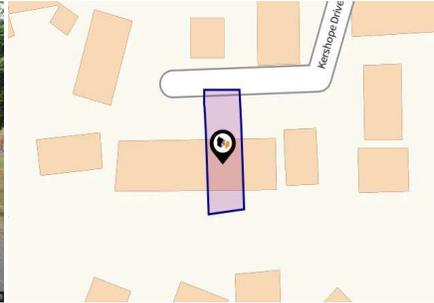
Room Measurement & Details

- Entrance Porch: (7'6" x 2'1") 2.29 x 0.63
- Entrance Hall: (3'1" x 12'3") 0.94 x 3.73
- Living Room: (11'6" x 12'10") 3.51 x 3.91
- Dining Kitchen: (18'4" x 9'4") 5.59 x 2.84
- Conservatory: (9'10" x 12'6") 3.00 x 3.81
- Utility Room: (4'10" x 6'8") 1.47 x 2.03
- Cloaks/WC: (4'9" x 2'8") 1.45 x 0.81
- First Floor Landing: (7'6" x 9'0") 2.29 x 2.74
- Bedroom One: (11'8" x 10'11") 3.56 x 3.33
- En-Suite Shower Room: (5'1" x 4'3") 1.55 x 1.30
- Bedroom Two: (8'4" x 11'8") 2.54 x 3.56
- Bedroom Three: (7'2" x 9'1") 2.18 x 2.77
- Bedroom Four: (7'5" x 8'9") 2.26 x 2.67
- Bathroom: (6'7" x 7'0") 2.01 x 2.13

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:	4		
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,196		
Title Number:	DY247672		

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	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Kershope Drive, Oakwood, Derby, DE21*

Reference - 01/14/00050
Decision: Permitted
Date: 13th January 2014
Description: Crown Thin By 25% And Removal Of Overhang To Garden By 1.5METRES Of Lateral Branches Of Oak Tree Protected By Tree Preservation Order No.31

Reference - 22/00466/TPO
Decision: Decided
Date: 22nd March 2022
Description: Crown reduction on the property side by 1-2m of an Oak tree protected by Tree Preservation Order no. 31

Gallery Photos



Gallery Photos



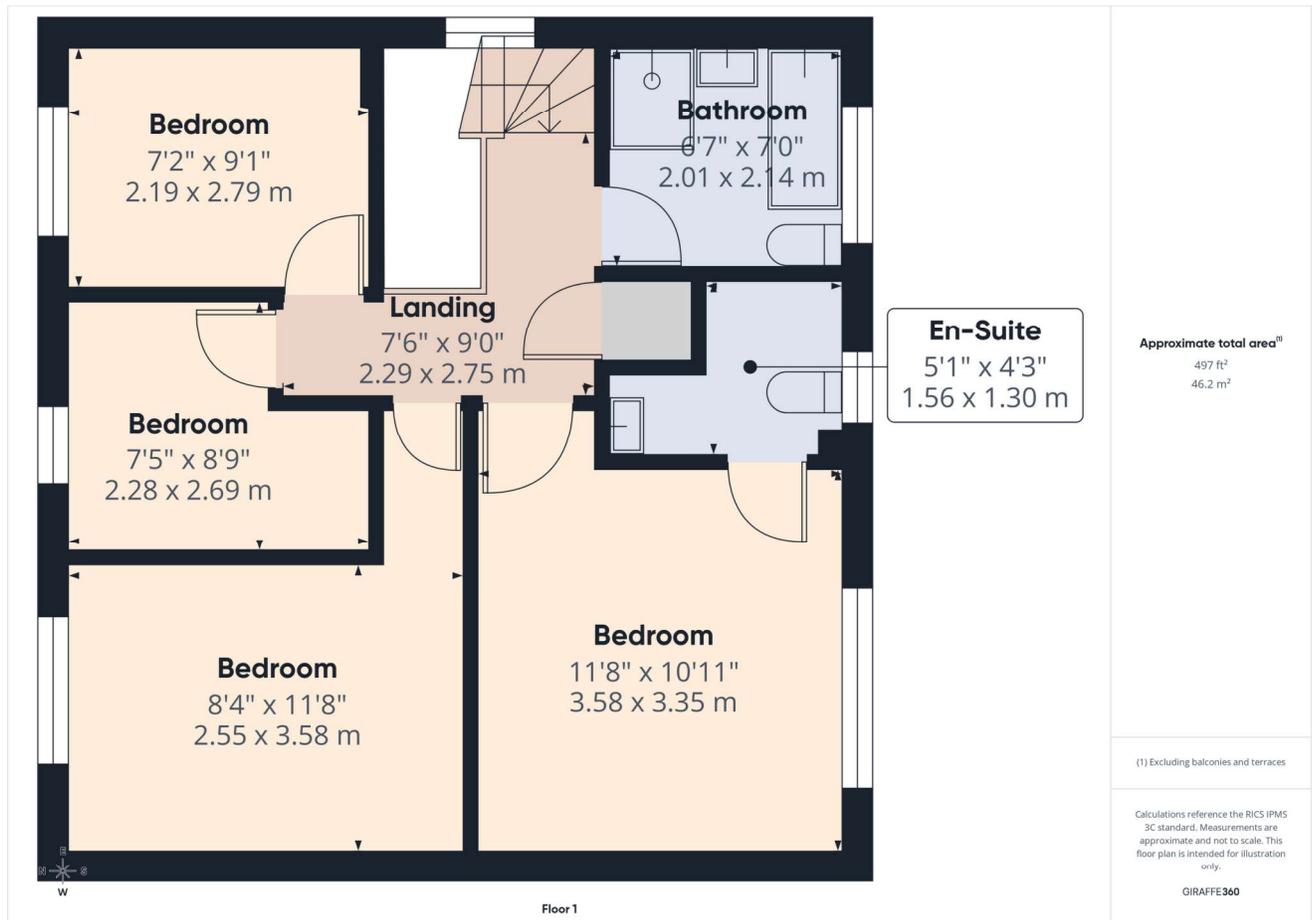
Gallery Photos



KERSHOPE DRIVE, OAKWOOD, DERBY, DE21



KERSHOPE DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Energy rating

C

Valid until 25.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 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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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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