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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th November 2026



ROBINIA CLOSE, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

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Introduction
Our Comments

Useful Information:
> Spacious Three Double Bedroom Detached Home
> Modernised And Stylish Throughout
> EPC Rating C, Standard Construction
> Council Tax Band C, Freehold

Property Description

Located in the most sought after area of Oakwood, occupying an enviable corner position and beautifully presented throughout, this spacious three double-bedroom detached home offers a generous lounge, stylish modern kitchen diner with breakfast bar, conservatory, cloakroom with W.C and study/office/family room. With a high-quality en-suite shower room and modern family bathroom, along with ample driveway parking and enclosed garden. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with laminate flooring; lounge with stairs off to the first floor and double doors opening to the dining area; modern fitted kitchen diner with feature breakfast bar, a range of modern wall, base and drawer units, feature lighting and integrated appliances; utility space with plumbing for washer and space for dryer; cloaks/W.C; spacious study/office/family room with laminate flooring; conservatory with underfloor heating for all year round use; first floor landing; master double bedroom with en-suite shower room; two further double bedrooms and family bathroom. To the front of the property is a driveway. To the rear is an enclosed garden with elevated patio seating area, lawn and mixed flower and shrubbery beds.

Room Measurement & Details

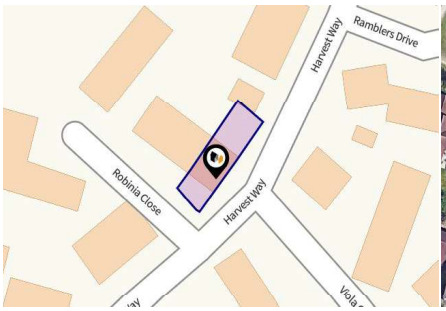
Entrance Hall:
Lounge: (15'4" x 10'7") 4.67 x 3.23
Kitchen Diner: (19'11" x 8'4") 6.07 x 2.54
Utility Room: (5'11" x 4'11") 1.80 x 1.50
Family Room/Office: (9'8" x 8'5") 2.95 x 2.57
Conservatory: (11'6" x 9'2") 3.51 x 2.79: With underfloor heating for all year round use.
Cloakroom With W.C: (5'11" x 3'3") 1.80 x 0.99
First Floor Landing:
Bedroom One: (11'6" x 10'10") 3.51 x 3.30
En-Suite: (8'6" x 3'3") 2.59 x 0.99
Bedroom Two: (10'5" x 9'3") 3.17 x 2.82
Bedroom Three: (9'1" x 9'3") 2.77 x 2.82
Bathroom: (8'4" x 5'4") 2.54 x 1.63

Buyer Information:

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft^2 / 99 m^2		
Plot Area:	0.06 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY233738		

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:

Gallery
Photos











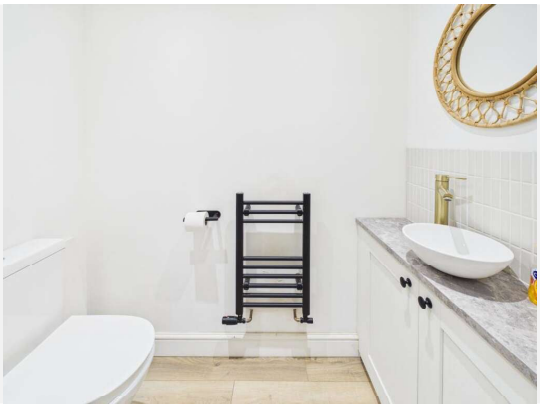


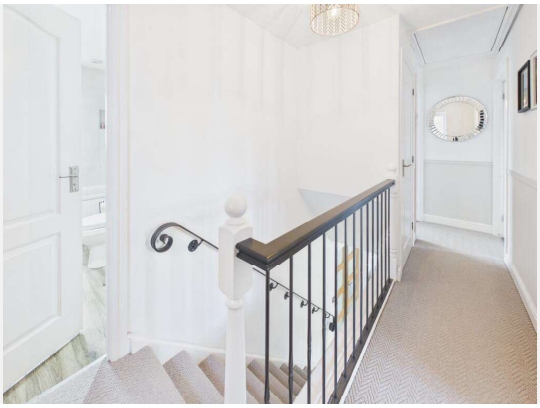




Gallery
Photos













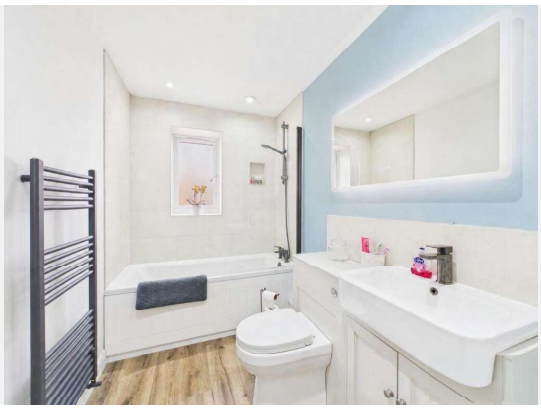




Gallery
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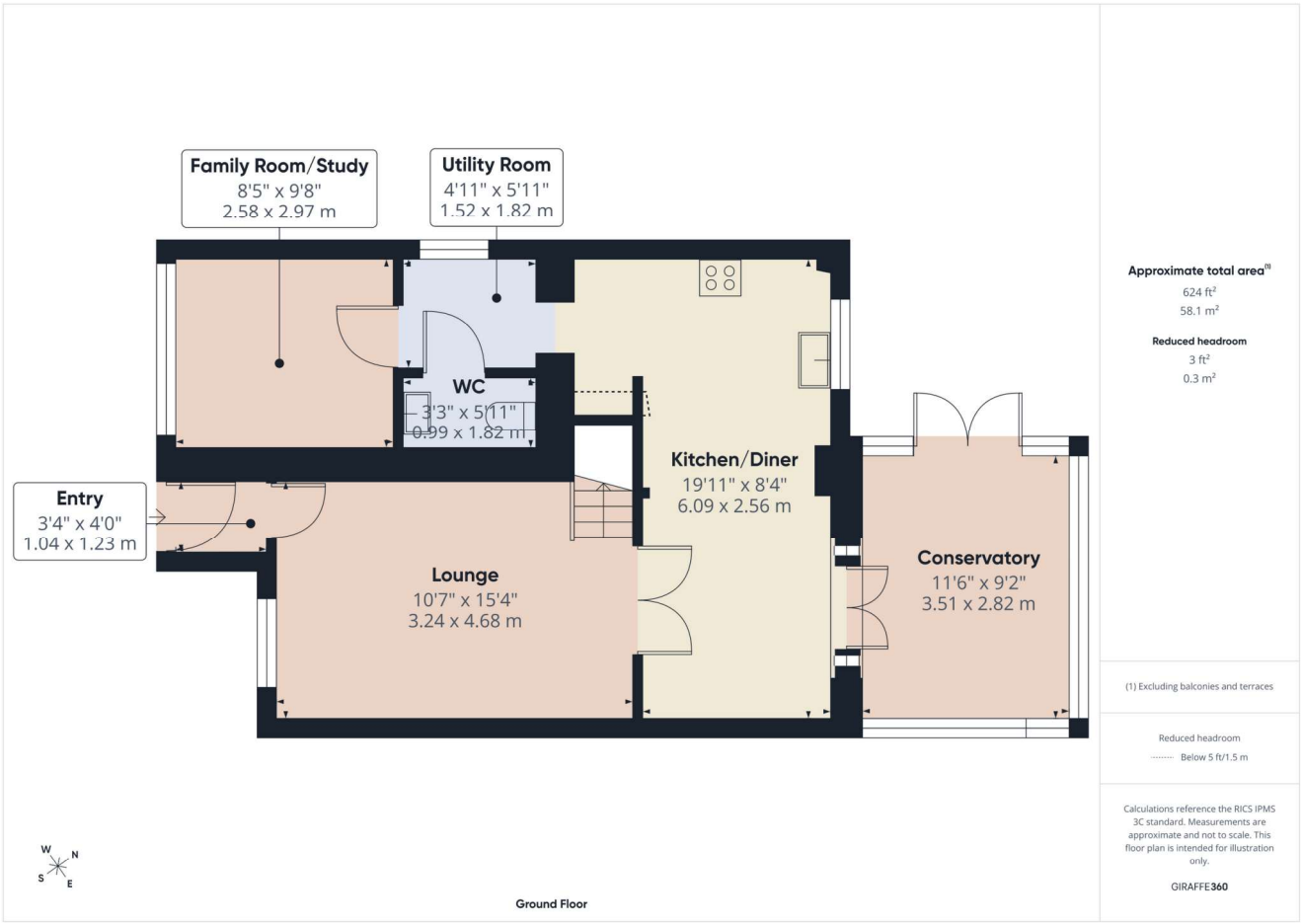




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Gallery
Floorplan

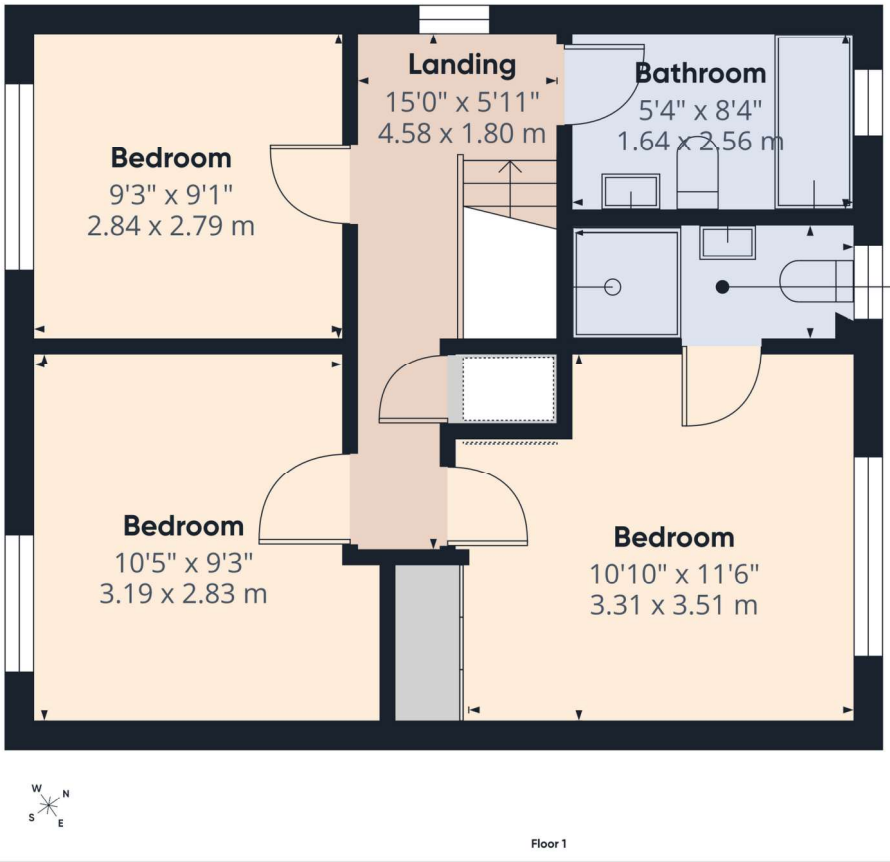
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Floorplan

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Floor 1

Approximate total area(1)
447 ft²
41.6 m²

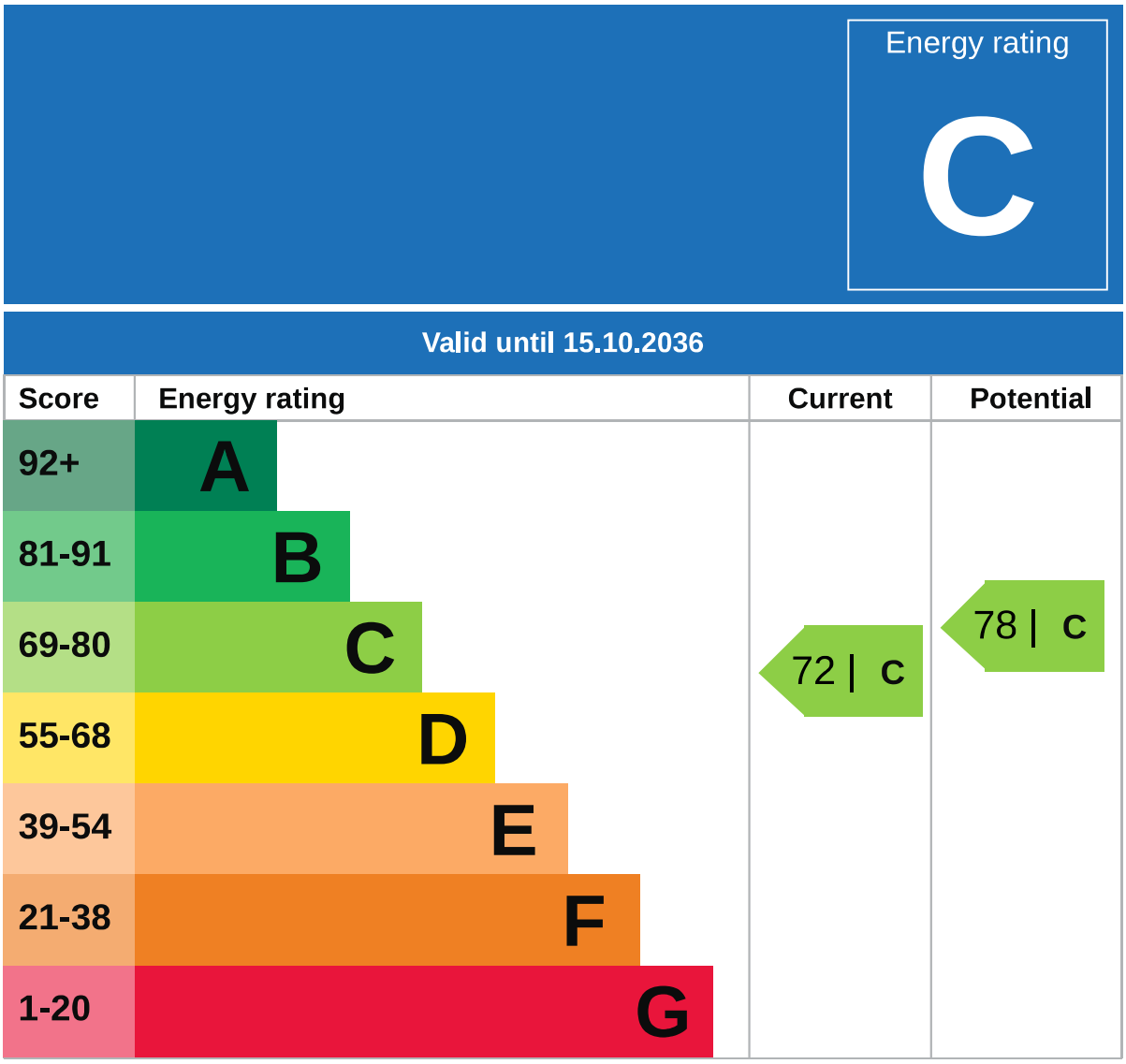
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
EPC - Certificate



Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m^2

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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

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

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