

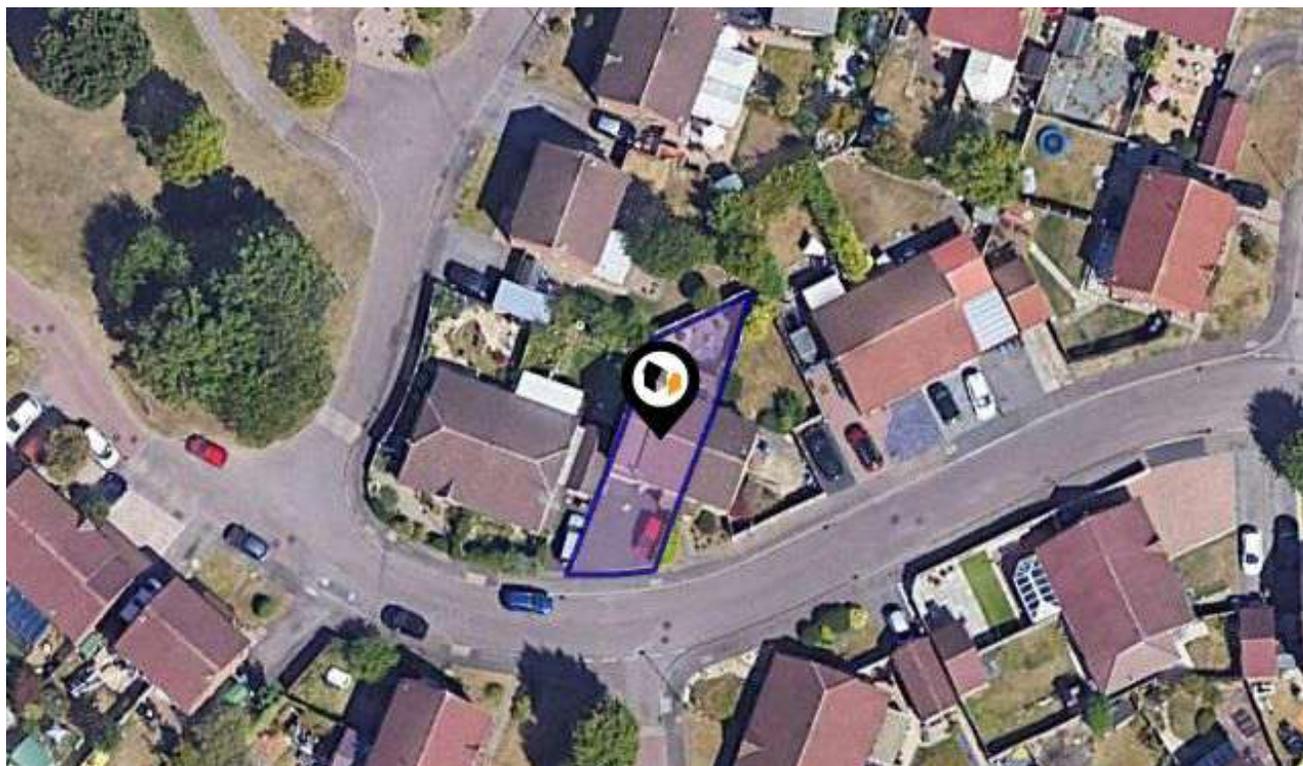


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04<sup>th</sup> February 2026



**EDWINSTOWE ROAD, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Particularly Well-Appointed And Presented Family Home
- > Substantially Extended To The Side And Rear Elevations
- > Early Viewing Highly Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A particularly well-appointed and presented semi-detached home which has been substantially extended to provide spacious and versatile accommodation, ideal for the growing family. The property benefits from two good-size reception rooms, utility room and cloakroom/WC, three good-size bedrooms, master bedroom having an en-suite bathroom, off-road parking for two/three vehicles and garage. The accommodation briefly comprises:- entrance porch, lounge, modern fitted kitchen leading through to the spacious family room having French doors providing access to the rear garden and feature skylight windows, utility room with cloaks/wc and door giving access to the attached garage. To the first floor the landing provides access to three good size bedrooms, master bedroom having an en-suite bathroom and there is a modern shower room. Outside, a tarmac driveway provides off-road parking for two/three vehicles, and access to a garage. To the rear is an enclosed, low maintenance garden. The property is situated in the heart of Oakwood and is a short walk to local amenities of shops, leisure centre and road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance: (3'10" x 2'9") 1.17 x 0.84

Living Room: (12'6" x 13'10") 3.81 x 4.22

Kitchen: (12'6" x 9'3") 3.81 x 2.82

Family Room: (20'6" x 8'7") 6.25 x 2.62

Cloaks/WC: (4'1" x 4'6") 1.24 x 1.37

First Floor Landing: (5'10" x 9'7") 1.78 x 2.92

Bedroom One: (7'9" x 15'6") 2.36 x 4.72

En-Suite Bathroom: (7'8" x 5'7") 2.34 x 1.70

Bedroom Two: (12'8" x 6'9") 3.86 x 2.06

Bedroom Three: (10'7" x 6'5") 3.23 x 1.96

Shower Room: (6'4" x 6'6") 1.93 x 1.98

### Outside:

There is a tarmac frontage providing ample off-road parking for two/three vehicles. To the rear is a low maintenance garden being mainly paved and slate.

Garage: (8'0" x 14'6") 2.44 x 4.42

Utility Room: (3'4" x 9'1") 1.02 x 2.77

### 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

**KFB** authorised to make representations or warranties regarding the property.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,044 ft <sup>2</sup> / 97 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>	DY172525		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>70</b> mb/s	<b>1800</b> mb/s

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



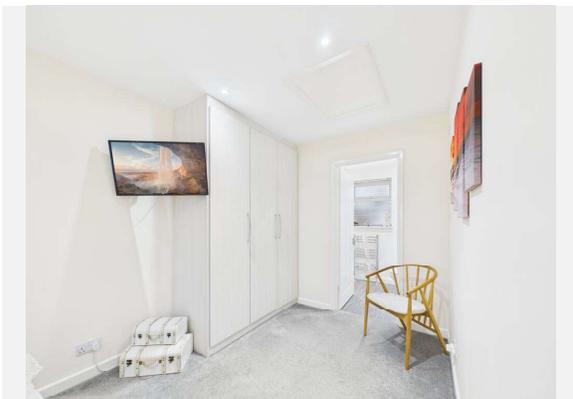
### Satellite/Fibre TV Availability:



# Gallery Photos



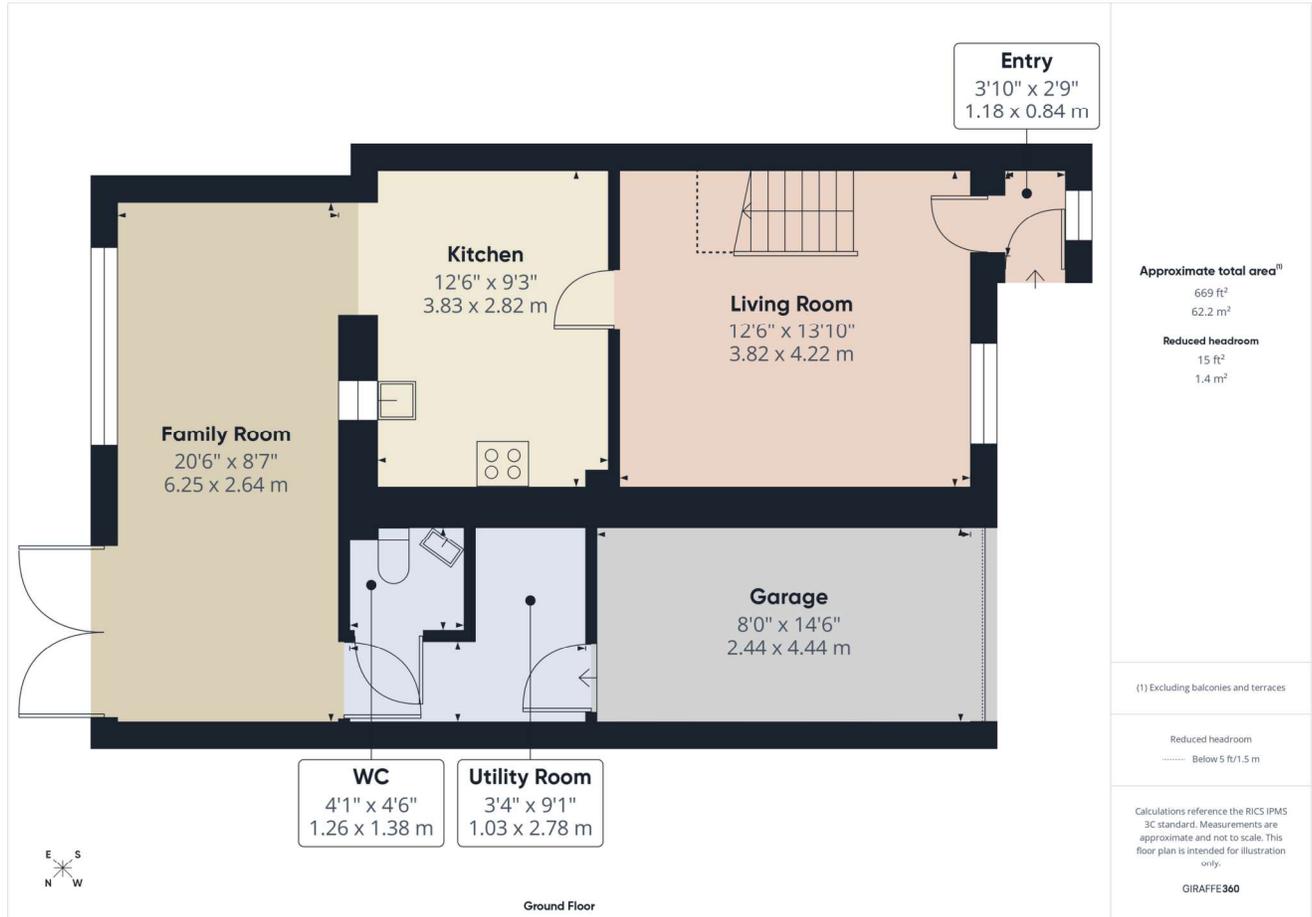
# Gallery Photos



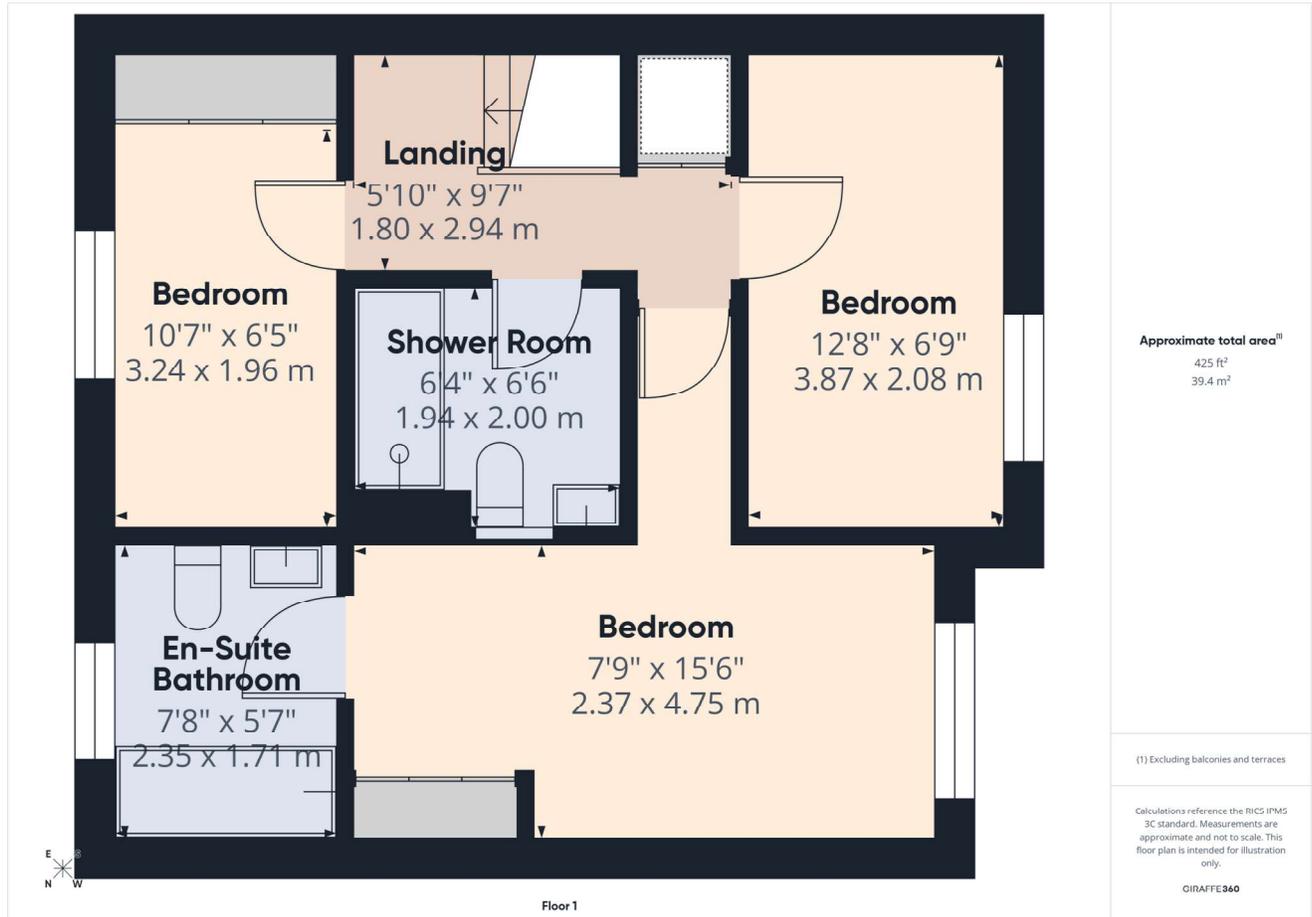
# Gallery Photos



## EDWINSTOWE ROAD, OAKWOOD, DERBY, DE21



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# Property EPC - Certificate



Edwinstowe Road, Oakwood, DE21

Energy rating

**C**

Valid until 09.12.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	75   C	
55-68	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 during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	97 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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