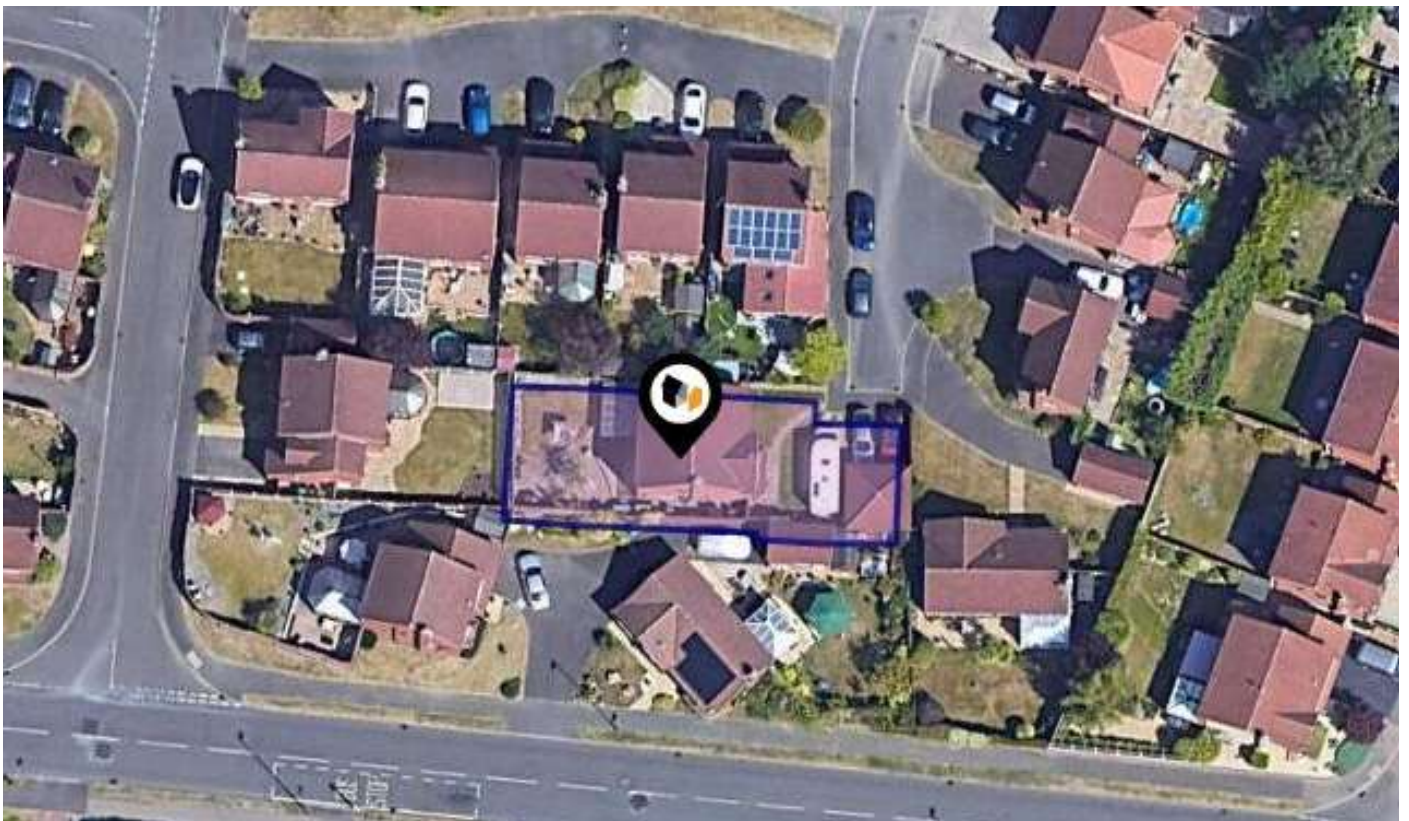




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th April 2026



WOODSORREL DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Michael Goodall Built Executive Detached Home
- > Sought-After Location, Sizeable Plot
- > Car, Motorhome/Caravan Parking And Detached double garage
- > EPC Rating D, Standard Construction
- > Council Tax Band E, Freehold

Property Description

Occupying a delightful plot within this highly sought-after locality, this superior executive detached family home—built by Michael Goodall—is offered to the market for the first time. Benefiting from gas central heating and double glazing throughout, the property provides spacious and well-appointed accommodation. In brief, the ground floor comprises a welcoming reception hall, guest cloakroom/WC, elegant sitting room, formal dining room, and a versatile study/home office. The well-equipped breakfast kitchen is complemented by a separate utility room. To the first floor, a generous landing gives access to four double bedrooms, including a principal suite featuring a dressing area and en-suite shower room, alongside a well-appointed family bathroom. Externally, the property offers ample off-road parking, including space for a motorhome or caravan, a detached double brick garage, and established, well-maintained gardens.

Room Measurement & Details

Hallway: (5'7" x 15'10") 1.70 x 4.83

Office: (7'9" x 12'2") 2.36 x 3.71

Lounge: (11'3" x 16'2") 3.43 x 4.93

Dining Room: (11'3" x 10'4") 3.43 x 3.15

Kitchen: (13'10" x 9'9") 4.22 x 2.97

Utility Room: (7'8" x 5'4") 2.34 x 1.63

WC: (7'7" x 3'1") 2.31 x 0.94

Landing: (9'1" x 11'6") 2.77 x 3.51

Bedroom: (11'8" x 11'1") 3.56 x 3.38

En-Suite: (5'8" x 7'0") 1.73 x 2.13

Bedroom: (11'7" x 10'6") 3.53 x 3.20

Bedroom: (13'11" x 9'1") 4.24 x 2.77

Bedroom: (8'0" x 13'1") 2.44 x 3.99

Bathroom: (7'10" x 6'5") 2.39 x 1.96

Outside: The rear of the property enjoys a private, west-facing, landscaped plot, set within this highly sought-after residential location. The garden is mature and thoughtfully arranged, featuring a shaped lawn, a covered timber-decked seating area, gravelled borders with established shrubs, and a separate patio sun terrace—ideal for outdoor entertaining. To the front, there is an open-plan lawned garden alongside a tarmac driveway, complemented by a separate shingled area providing additional parking, suitable for a motorhome or caravan. The driveway leads to a detached double brick garage (4.90m x 4.88m internally), fitted with an up-and-over door, pitched tiled roof space, side access door, and supplied with both power and lighting. A wooden side gate provides convenient access to the rear garden.

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

KPIB—Key Facts For Buyers are given in good faith but do not form part of any offer or contract.

Information should be independently verified. Hannells Limited and its

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,474 ft ² / 137 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Title Number:	DY222955		

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)

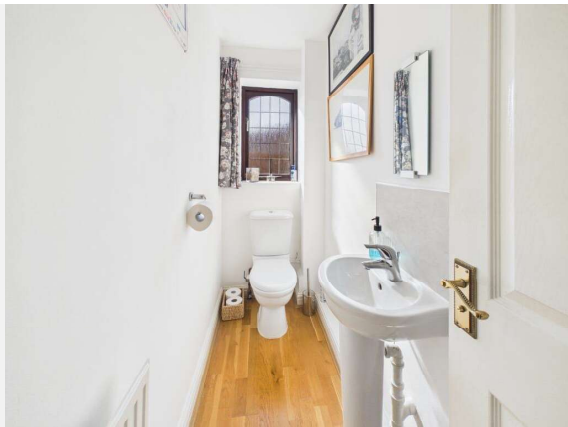
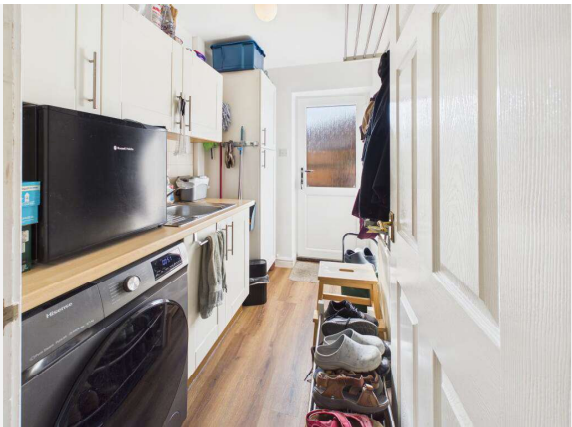
2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

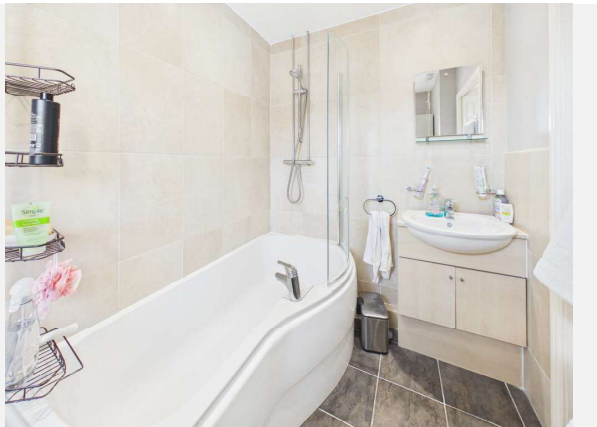


Satellite/Fibre TV Availability:





Gallery Photos

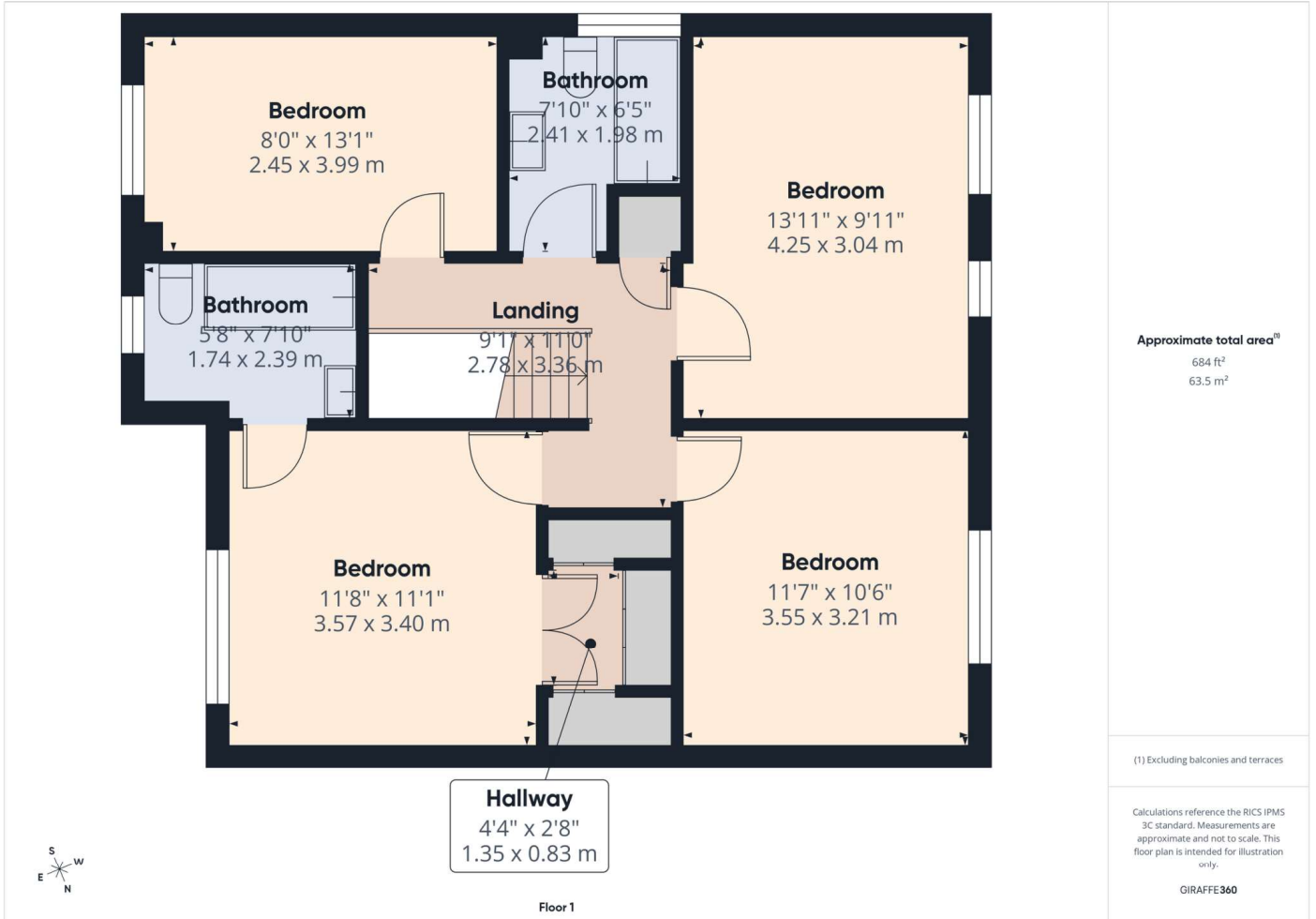




WOODSORREL DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Oakwood, DE21

Energy rating

D

Valid until 12.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	1
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	137 m ²



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.



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.



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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