

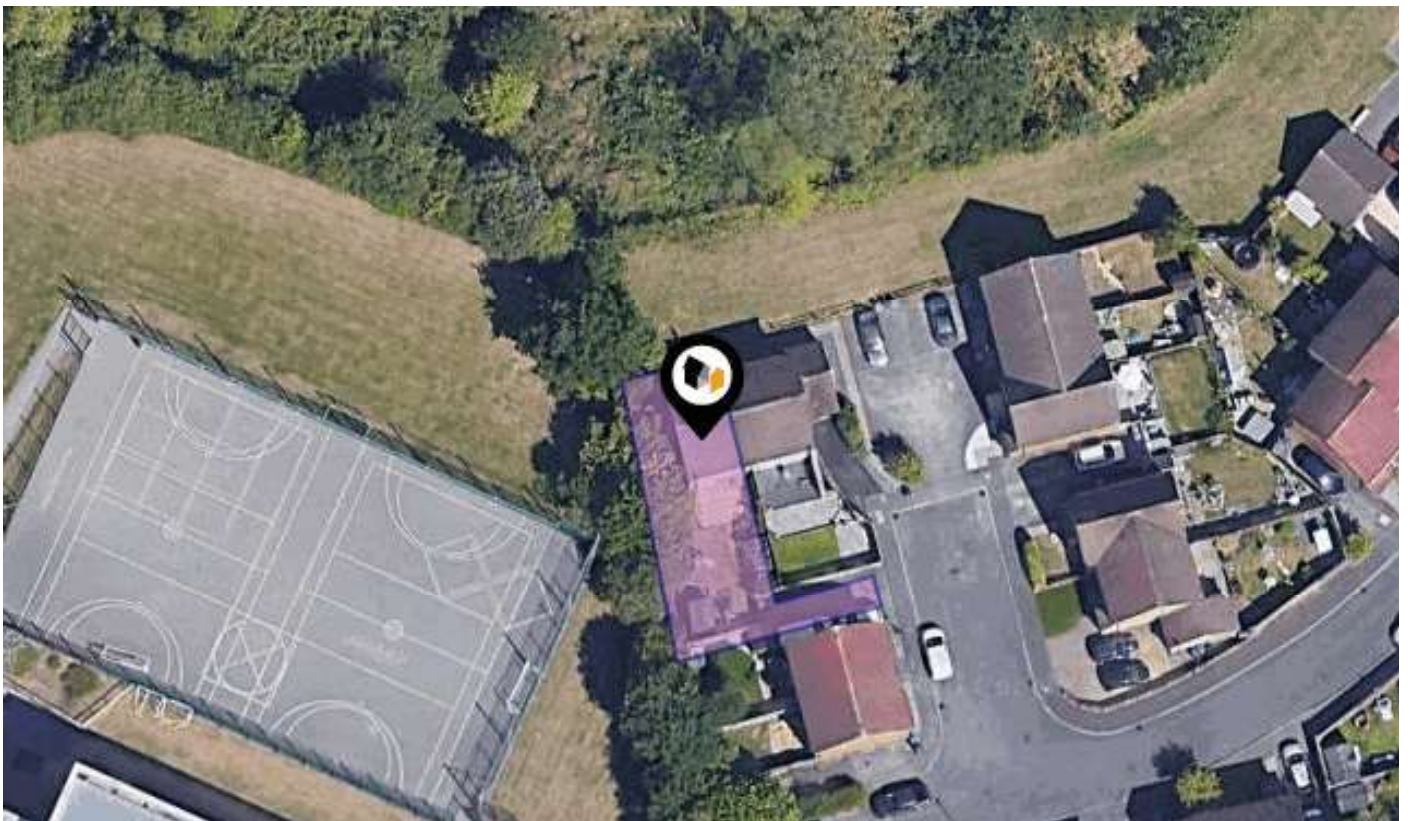
Hannells
A Moving Experience



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 13th May 2026



RYMILL DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Semi-Detached Home
- > Available With No Upward Chain
- > Three Bedrooms, Cu-De-Sac Location
- > EPC Rating D, Brick Construction
- > Council Tax Band C, Freehold

Property Description

Available with no upward chain and being an ideal opportunity for the first time buyer to get on the property ladder stands this well-presented semi-detached home. The property is available with no upward chain and is set at the top of a cul-de-sac with views over a woodland area. It benefits from gas central heating, uPVC double glazing, an enclosed south-facing rear garden, and off-road parking. Early viewing is recommended. In brief the accommodation comprises:- entrance hallway, cloaks/WC, living room and dining kitchen. To the first floor are three bedrooms and bathroom with white three piece suite. Outside, there is an enclosed, south-facing rear garden with gated access to the driveway which provides off-road parking. Rymill Drive is well located for local amenities including shops, schools and transport links, with easy access to The Meteor Shopping Centre and Derby city centre via regular bus routes. Nearby Chaddesden Wood and Oakwood Park offer green spaces for walking and recreation, while the A52 and A38 provide convenient commuter links.

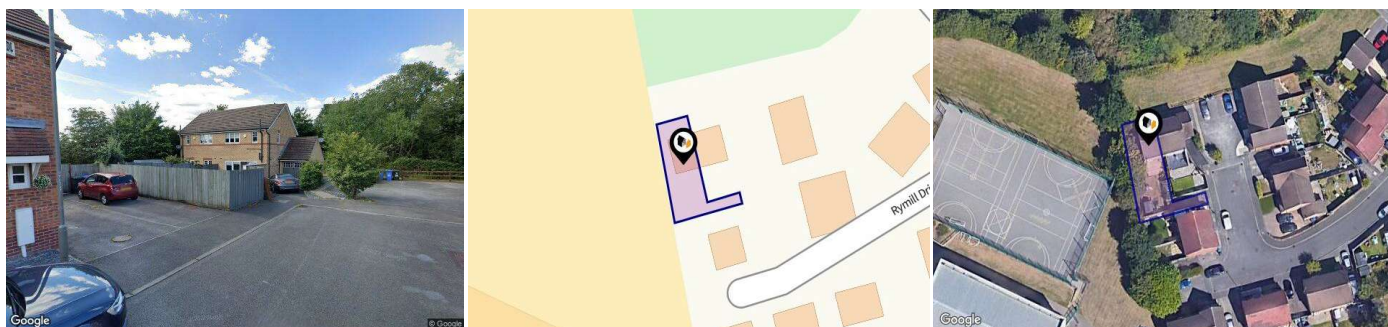
Room Measurement & Details

- Entrance Hall: (3'4" x 6'1") 1.02 x 1.85
- Cloaks/WC: (2'9" x 5'5") 0.84 x 1.65
- Living Room: (12'5" x 13'2") 3.78 x 4.01
- Dining Kitchen: (15'7" x 8'11") 4.75 x 2.72
- First Floor Landing: (5'9" x 9'5") 1.75 x 2.87
- Bedroom One: (8'9" x 10'3") 2.67 x 3.12
- Bedroom Two: (6'8" x 9'9") 2.03 x 2.97
- Bedroom Three: (8'7" x 6'9") 2.62 x 2.06
- Bathroom: (6'7" x 5'6") 2.01 x 1.68

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: Semi-Detached
Bedrooms: 3
Floor Area: 807 ft² / 75 m²
Plot Area: 0.05 acres
Year Built : 2001
Council Tax : Band C
Annual Estimate: £2,050
Title Number: DY343430

Tenure: Freehold

Local Area

Local Authority: Derby
Conservation Area: No
Flood Risk:
• Rivers & Seas Very low
• Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	68 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

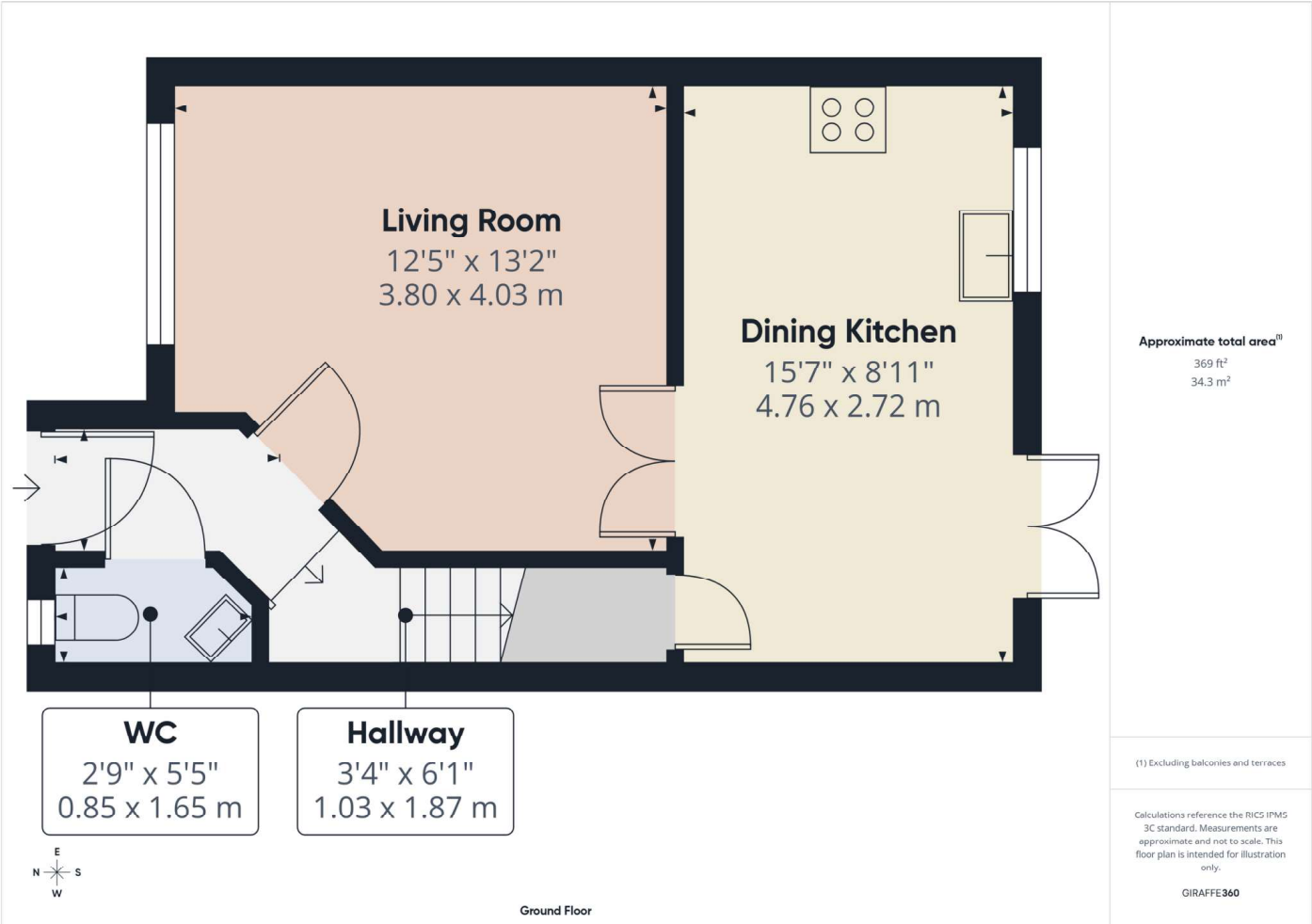


Gallery Photos

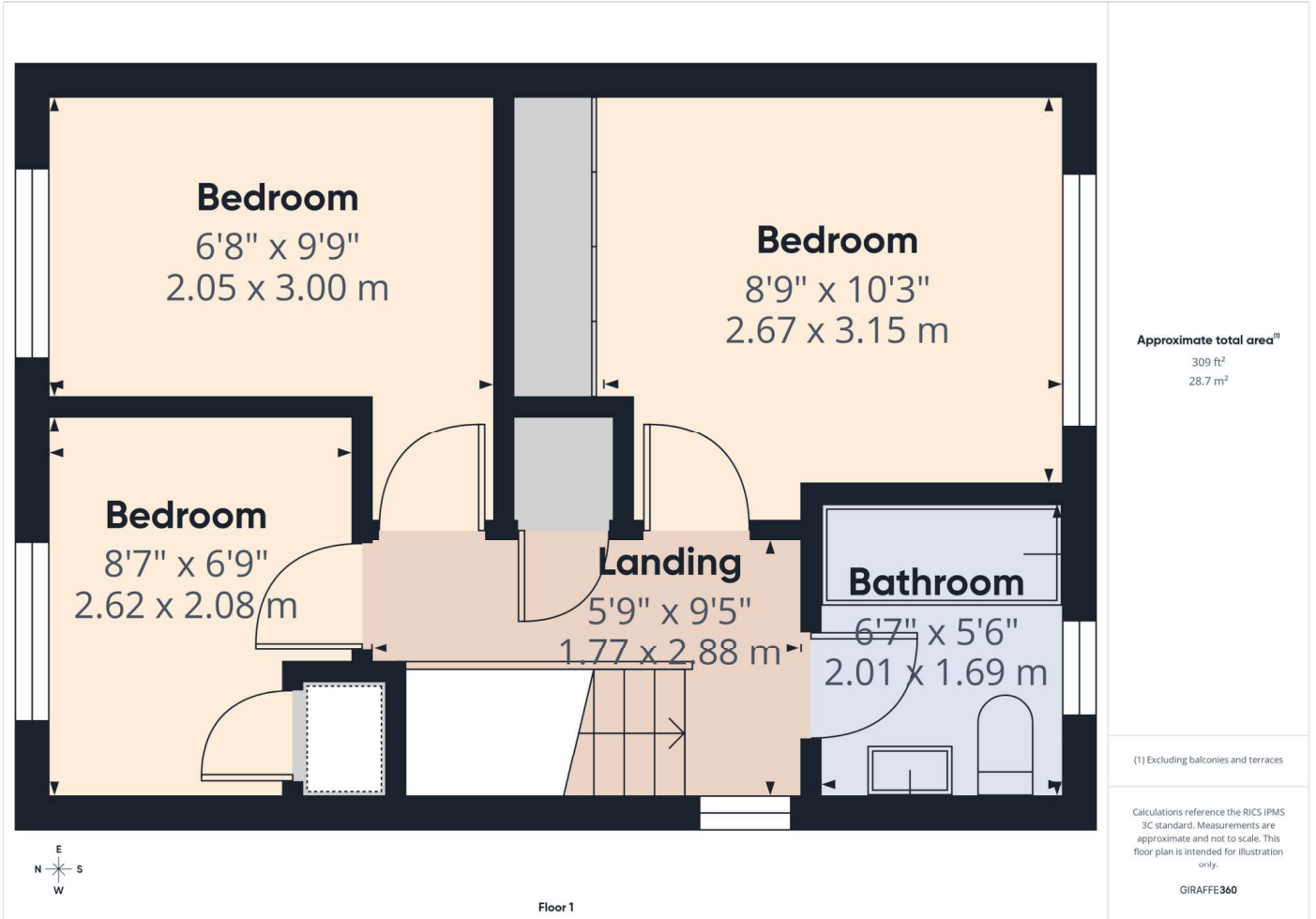




RYMILL DRIVE, OAKWOOD, DERBY, DE21



RYMILL DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Oakwood, DE21

Energy rating

D

Valid until 02.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
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:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	75 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.



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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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