

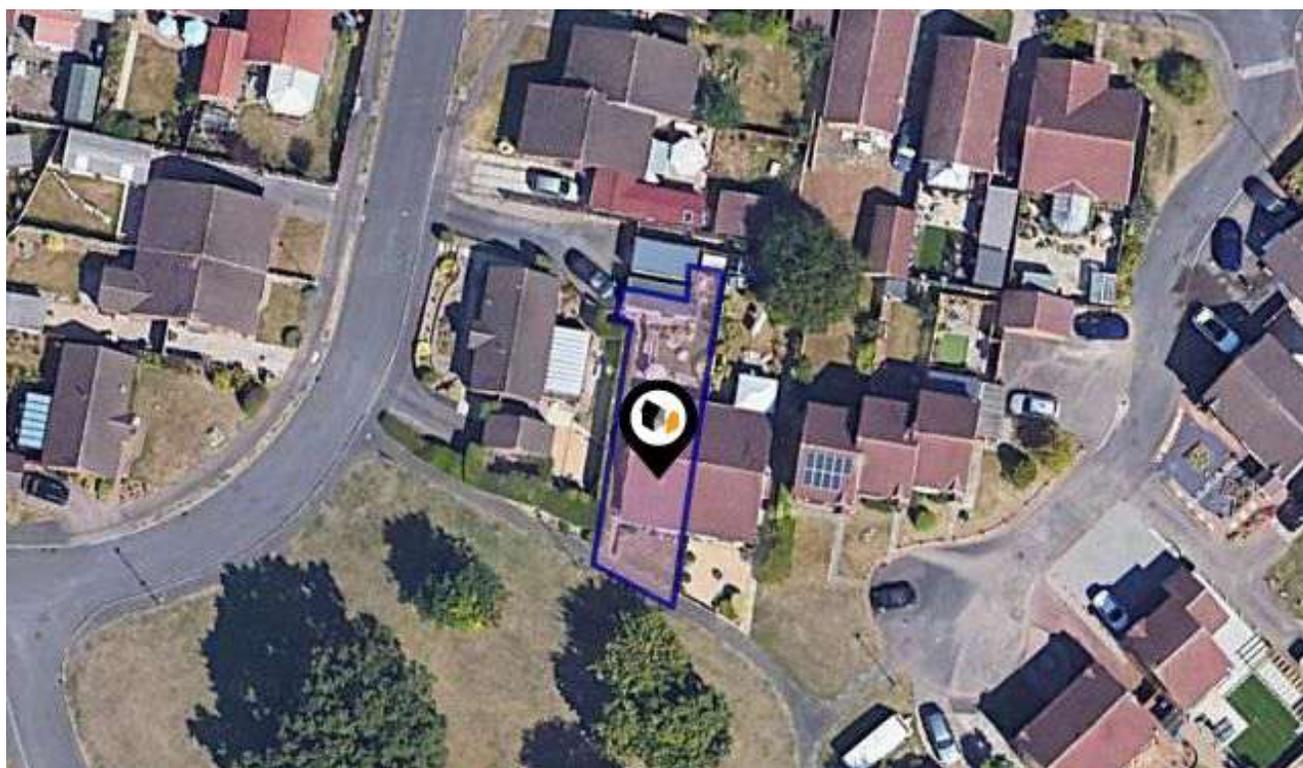


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10<sup>th</sup> February 2026



**SANTOLINA DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Recently Modernised And Improved Semi-Detached Bungalow
- > No Upward Chain, Early Viewing Recommended.
- > Newly Fitted Kitchen And Shower Room
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A two double-bedroom semi-detached bungalow that has been subject to modernisation and improvement within the last four months and benefits from a newly fitted kitchen and shower room. The property has also been recently redecorated and fitted with new floor coverings/carpets. Enjoying a pleasant aspect to the front elevation overlooking an open green, an early viewing is recommended. The accommodation is available with no upward chain and benefits from gas fired central heating via a combination central heating boiler, UPVC double glazing, neutral decor and briefly comprises:- 'L' shaped reception hallway with cloaks cupboard and additional boiler cupboard, newly fitted kitchen, good size lounge/dining room, two double bedrooms and refitted shower room. Outside, there are gardens to both front and rear elevations together with a driveway and garage. Santolina Drive is an established location well situated for Oakwood district shopping centre with a range of shops, dentist and opticians together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Side Reception Hallway: (2'7" x 10'9") 0.79 x 3.28

Lounge: (9'10" x 18'9") 3.00 x 5.71

Kitchen: (7'3" x 11'4") 2.21 x 3.45

Bedroom One: (8'8" x 14'7") 2.64 x 4.44

Bedroom Two: (8'6" x 9'2") 2.59 x 2.79

Shower Room: (5'8" x 6'9") 1.73 x 2.06

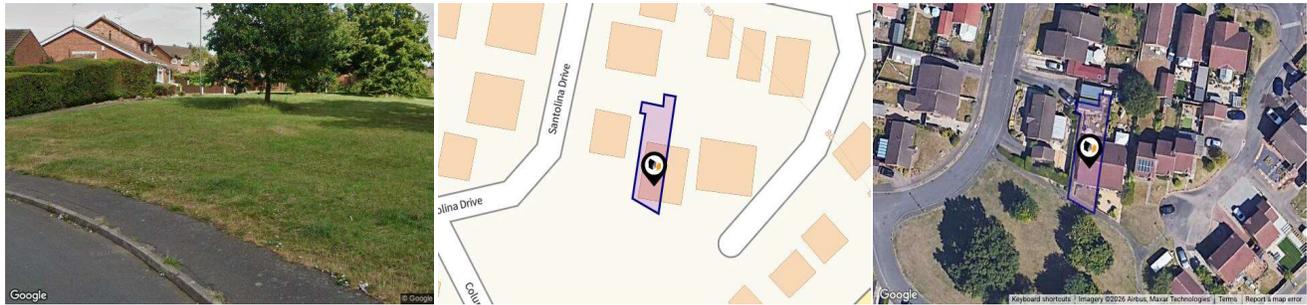
#### Outside:

There are gardens to both front and rear elevations, the front enjoying a pleasant aspect overlooking an open space/green. Gated access to the side elevation leads to the enclosed and recently refenced (to one boundary) rear garden. There is gated access at the head of the garden providing access to a garage and driveway.

### 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.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	570 ft <sup>2</sup> / 53 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,708		
<b>Title Number:</b>	DY186558		

## 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>134</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



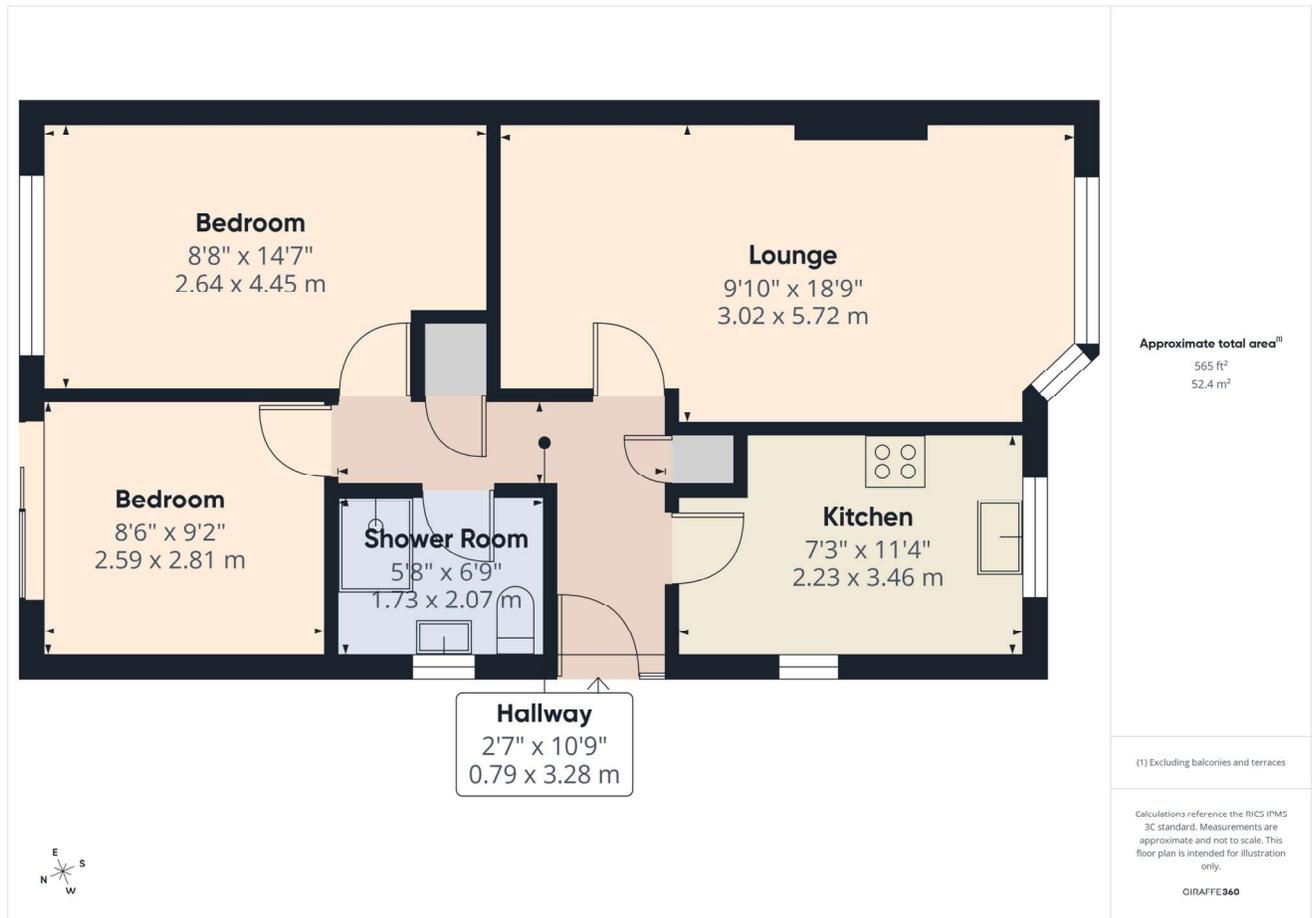
# Gallery Photos



# Gallery Photos



## SANTOLINA DRIVE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Oakwood, DE21

Energy rating

**C**

Valid until 04.02.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<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, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	53 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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