



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th August 2026



TIMSBURY COURT, OAKWOOD, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Modern, Stylish And Extended Semi-Detached Home
- > Three Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold
- > Driveway And Garage

Property Description

This beautifully presented, stylish and modernised three-bedroom home has been largely extended and offers a most spacious open plan living/dining room, modern fitted kitchen, additional reception room, ground floor shower room and first floor bathroom. With a generous landscaped garden, ample off-road parking and good-sized garage, it must be viewed. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance hall with feature flooring; spacious open plan lounge diner with feature wood flooring and French doors opening to the garden; modern and well-appointed fitted kitchen with integrated appliances; additional garden room/reception room with uPVC double sliding doors to the garden; ground floor shower room with spacious walk in shower; first floor landing; master double bedroom; two further well-sized bedrooms and a fitted family bathroom. To the front of the property is a neat lawned garden space alongside a driveway providing ample off-road parking and giving access to the good-sized garage. To the rear is a neat, landscaped garden with patio seating area, artificial lawn and feature garden pond/water feature. Timsbury Court lies convenient for Oakwood and its amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Lounge Diner: (27'4" x 12'8") 8.33 x 3.86

Garden Room/Reception Room: (14'8" x 10'2") 4.47 x 3.10

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

Shower Room: (6'6" x 6'5") 1.98 x 1.96

First Floor Landing:

Bedroom One: (12'8" x 9'9") 3.86 x 2.97

Bedroom Two: (11'7" x 6'5") 3.53 x 1.96

Bedroom Three: (8'7" x 6'1") 2.62 x 1.85

Bathroom: (6'7" x 6'5") 2.01 x 1.96

Garage: (15'8" x 6'5") 4.78 x 1.96

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

entitled to make representations or warranties regarding the property. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,227 ft ² / 114 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY126767

Tenure: Freehold

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)

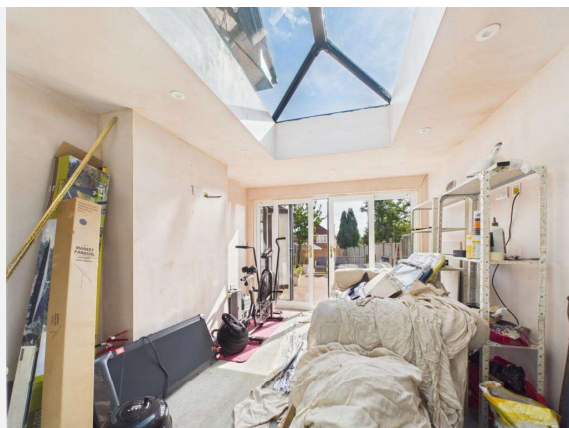
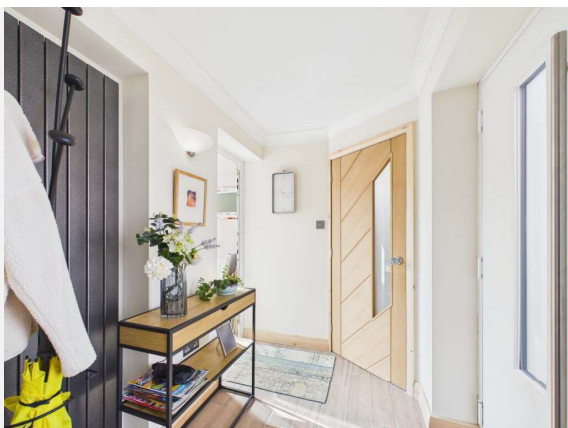
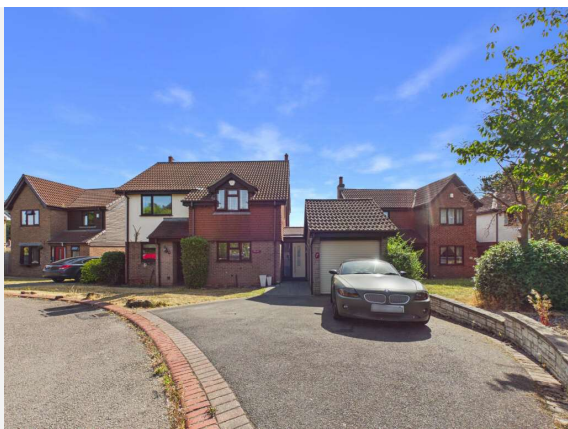
3	80	1000
mb/s	mb/s	mb/s

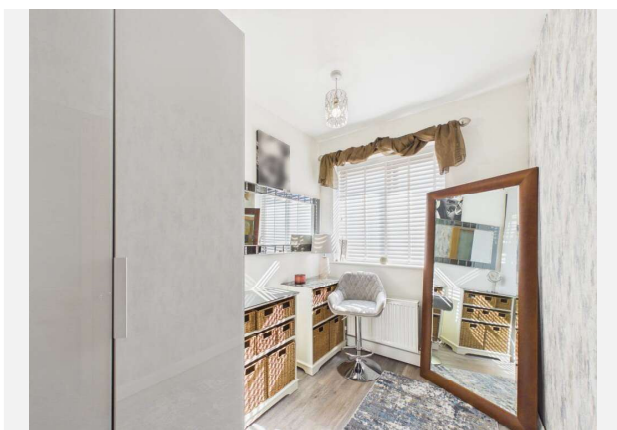
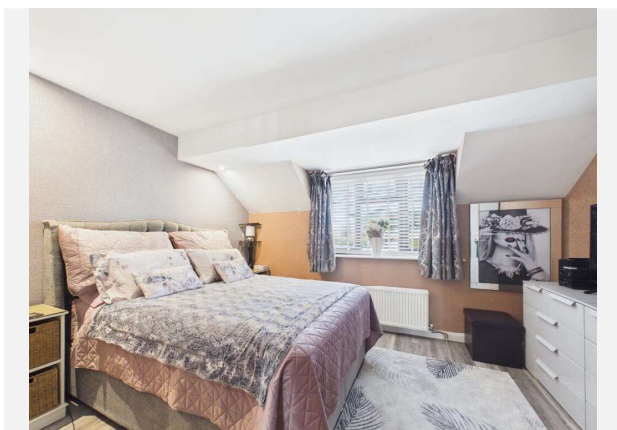
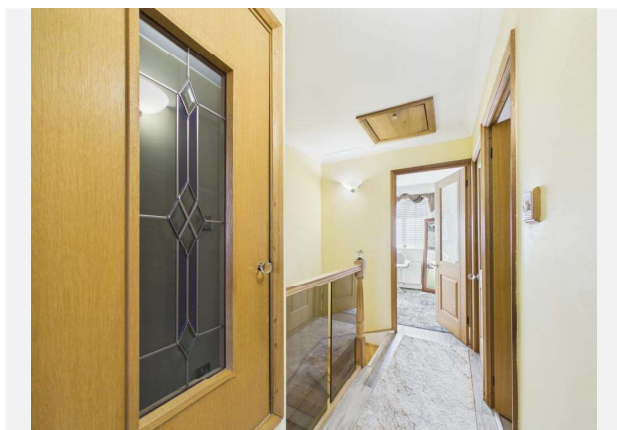
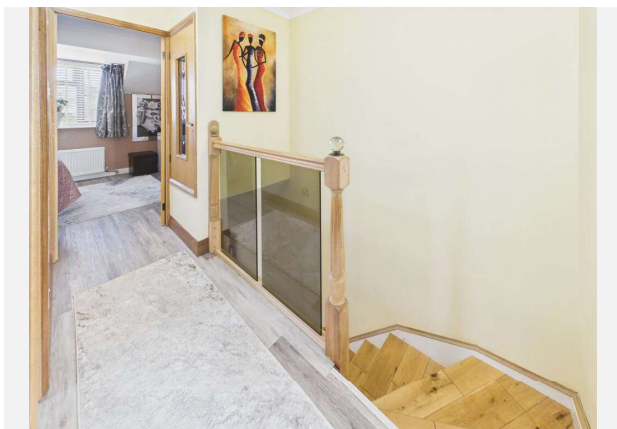
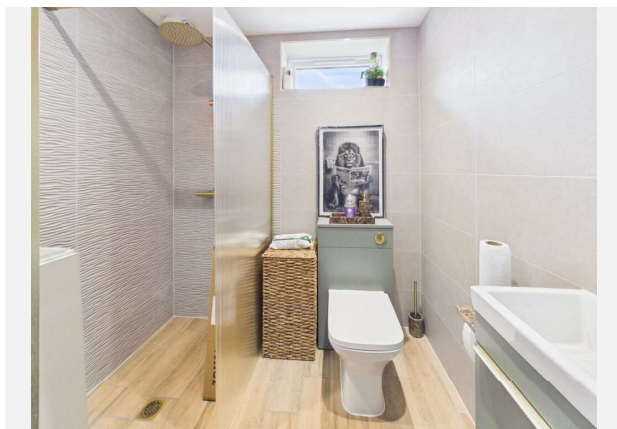
Mobile Coverage:
(based on calls indoors)

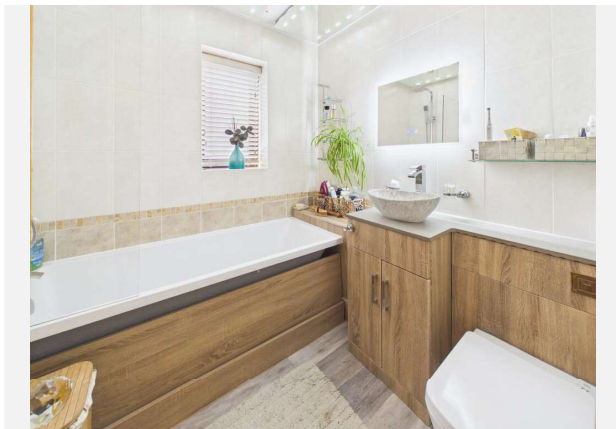


Satellite/Fibre TV Availability:





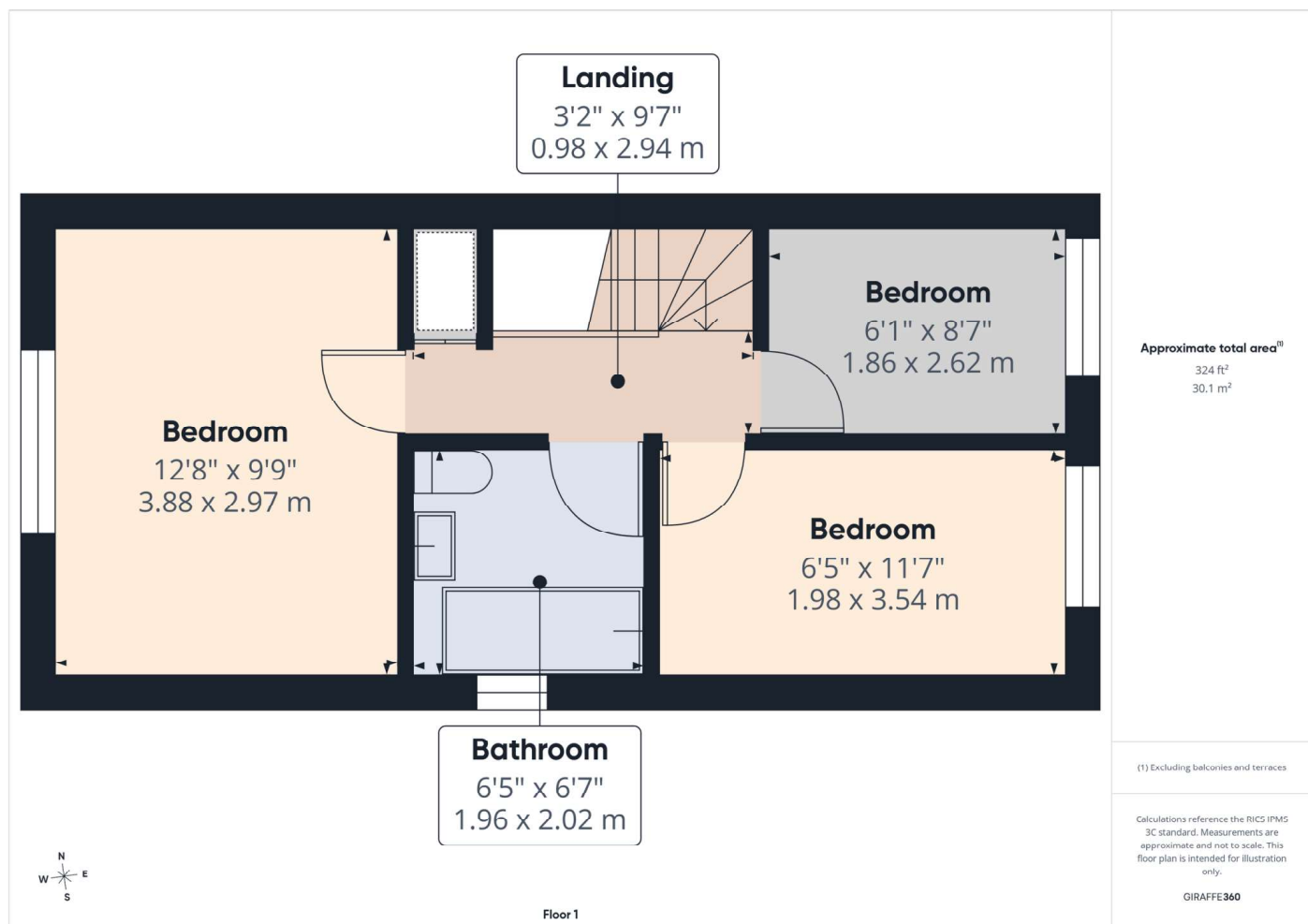




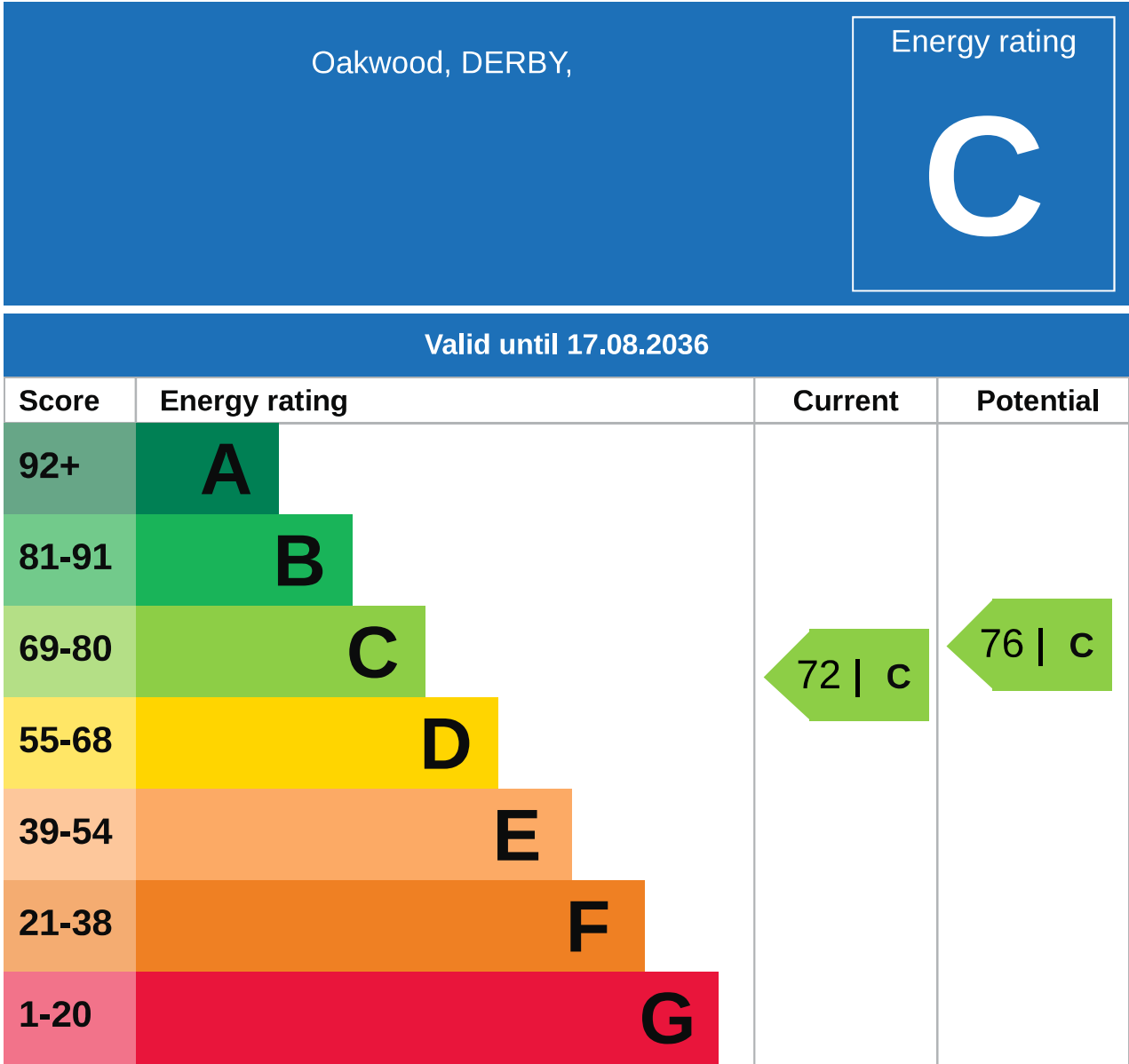
TIMSBURY COURT, OAKWOOD, DERBY, DE21



TIMSBURY COURT, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	114 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



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

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

