

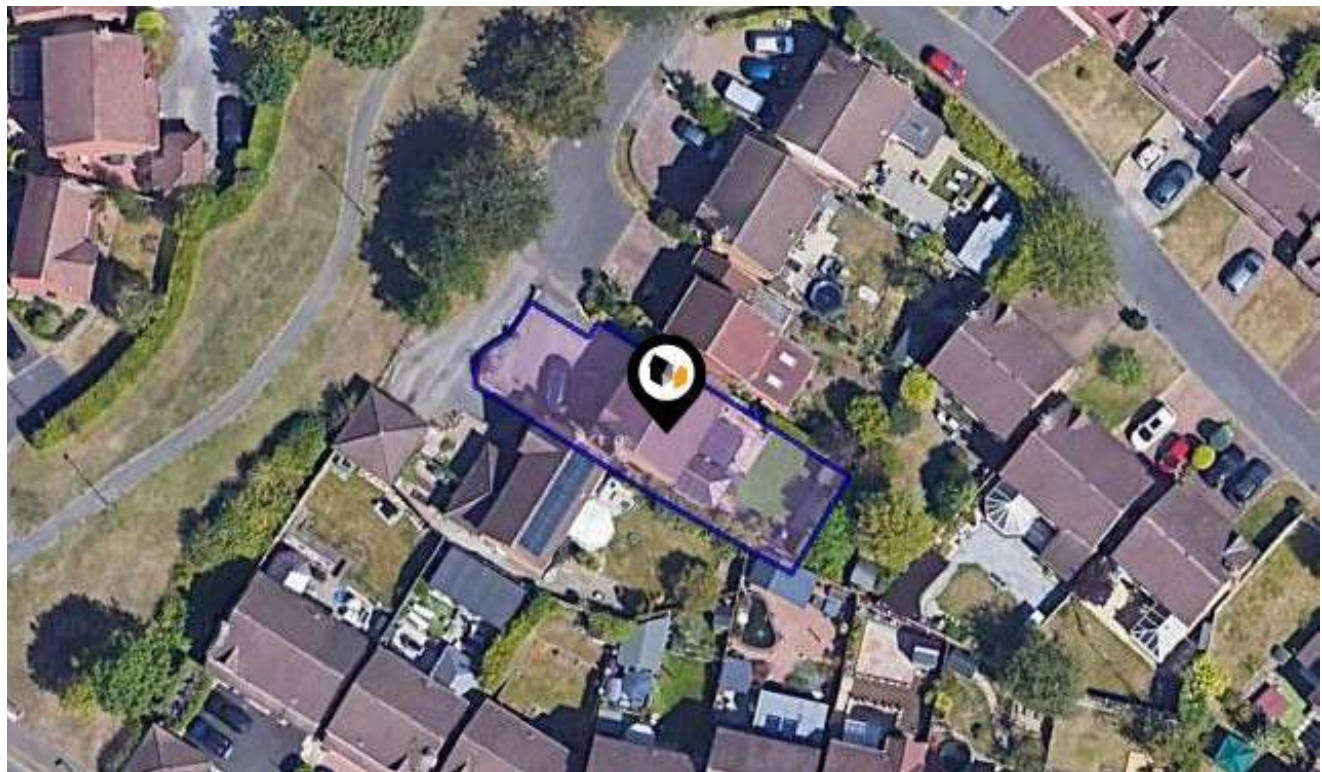


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



**CARDRONA CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Spacious, Well-Maintained And Presented Family Home
- > Envious No Through Road Location Overlooking An Open Green
- > Versatile Accommodation To The Ground Floor
- > EPC Rating C, Standard Construction
- > Council Tax Band D, Freehold

A well-appointed and presented detached family home, occupying a highly desirable position on a quiet no-through road and enjoying attractive views over an open green to the front. The property offers generous and versatile accommodation throughout, including four well-proportioned first-floor bedrooms and a flexible ground-floor bedroom or reception room complete with an adjoining walk-in shower—ideal for guests, home working or multi-generational living. Further benefits include ample off-road parking for up to four vehicles and a delightful, low-maintenance rear garden, perfectly suited to relaxed outdoor living. Additional features include gas-fired central heating, uPVC double glazing (including soffits and fascias), and owned solar panels with two battery storage units, enhancing the home's energy efficiency. In brief, the accommodation comprises: welcoming reception hallway, cloakroom/WC, spacious through lounge/dining room with feature fireplace, conservatory, and a modern fitted breakfast kitchen with integrated appliances, along with the versatile ground-floor bedroom/reception room with walk-in shower. To the first floor, the landing provides access to four generously sized bedrooms, three of which benefit from fitted wardrobes. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom featuring a four-piece suite. Externally, the property offers off-road parking for up to four vehicles to the front, and to the rear an enclosed garden thoughtfully arranged for ease of maintenance.

Entrance Hall: (14'3" x 3'0") 4.34 x 0.91

Cloaks/WC: (6'6" x 3'6") 1.98 x 1.07

Living / Dining Room: (24'8" x 11'4") 7.52 x 3.45

Conservatory: (12'0" x 8'0") 3.66 x 2.44

Kitchen: (10'0" x 16'2") 3.05 x 4.93

Reception Room/Optional Bedroom: (16'1" x 8'2") 4.90 x 2.49

First Floor Landing: (13'10" x 2'10") 4.22 x 0.86

Bedroom One: (11'0" x 10'9") 3.35 x 3.28

En-Suite Shower Room: (4'8" x 6'6") 1.42 x 1.98

Bedroom Two: (12'1" x 7'11") 3.68 x 2.41

Bedroom Three: (12'1" x 9'4") 3.68 x 2.84

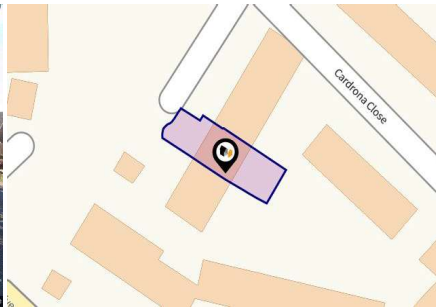
Bedroom Four: (10'3" x 9'4") 3.12 x 2.84

Family Bathroom: (5'5" x 12'5") 1.65 x 3.78

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

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,196		
<b>Title Number:</b>	DY154029		

## 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>1</b> mb/s	<b>233</b> mb/s	<b>1000</b> mb/s

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



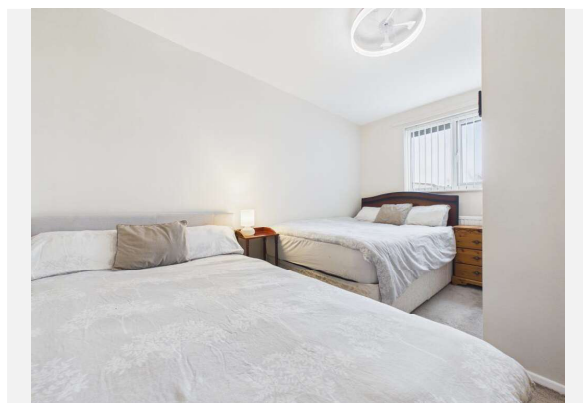
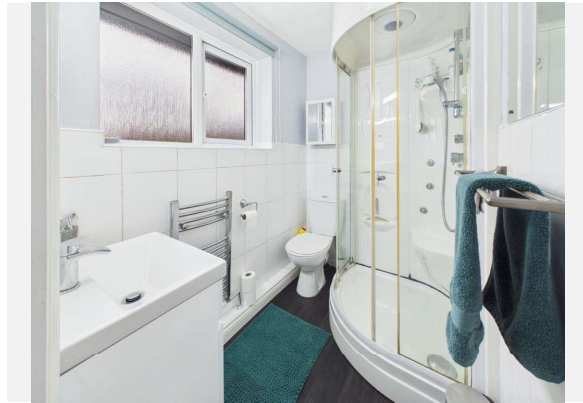
### Satellite/Fibre TV Availability:



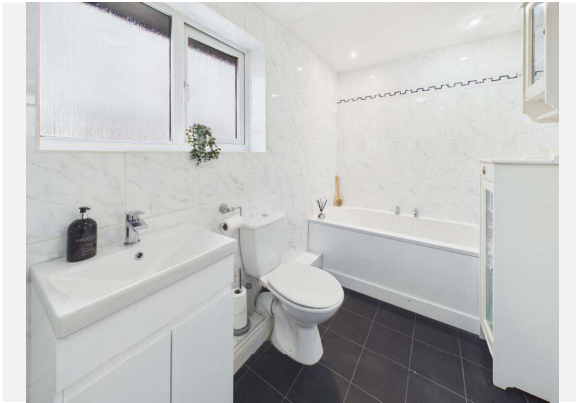
# Gallery Photos



# Gallery Photos



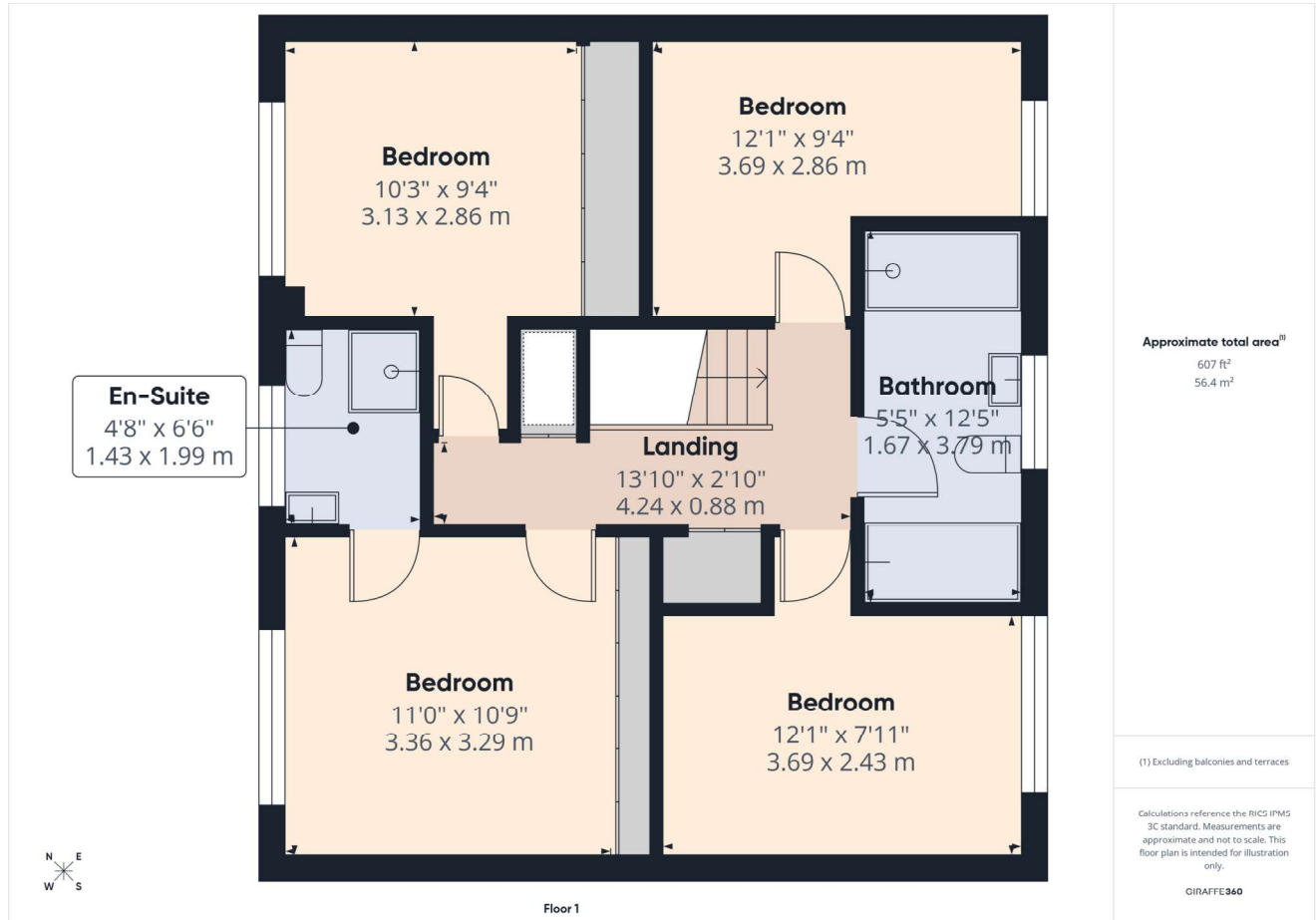
# Gallery Photos



## CARDRONA CLOSE, OAKWOOD, DERBY, DE21



## CARDRONA CLOSE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Cardrona Close, Oakwood, DE21

Energy rating

**C**

Valid until 28.05.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <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

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<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, 150 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, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 63% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	109 m <sup>2</sup>

# Hannells About Us



## 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.

# 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.



/Hannells



/hannells



/hannellsstateagents



/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

