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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> January 2026**



## DUNKERY COURT, OAKWOOD, DERBY, DE21

**Hannells**

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# Introduction

## Our Comments



### Useful Information:

- > Deceptively Spacious Detached Home
- > Three Bedrooms, No Upward Chain
- > Parkview School Catchment Area
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

Situated within the Parkview School Catchment, offered with no upward chain and occupying a cul-de-sac location stands this three-bedroom, detached family home having the benefit of off-road parking, a detached garage and gardens to the front and rear. The accommodation is supplemented by gas fired central heating and UPVC double glazing and briefly comprises:- reception hallway, lounge and fitted kitchen. To the first floor are three bedrooms and bathroom with three piece suite. Outside to the front elevation is a lawned garden alongside a driveway providing off-road parking leading to the detached garage. There is gated access to the side elevation that leads to the enclosed rear garden which is mainly laid to lawn with paved patio area. Dunkery Court lies conveniently for local amenities including shops, schools and transport links together with easy access to Derby City Centre and major road links. It is also well placed for three noted golf courses to include Breadsall Priory, Morley Hayes and Horsley Lodge Country Clubs.

### Room Measurement & Details

Entrance Hallway: (9'0" x 4'6") 2.74 x 1.37  
Living Room: (15'8" x 13'1") 4.78 x 3.99  
Kitchen: (8'9" x 13'6") 2.67 x 4.11  
First Floor Landing: (3'2" x 5'11") 0.97 x 1.80  
Bedroom One: (8'9" x 10'5") 2.67 x 3.17  
Bedroom Two: (10'5" x 7'5") 3.17 x 2.26  
Bedroom Three: (7'6" x 5'11") 2.29 x 1.80  
Bathroom: (5'1" x 7'5") 1.55 x 2.26

### 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:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY146755		

## 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)



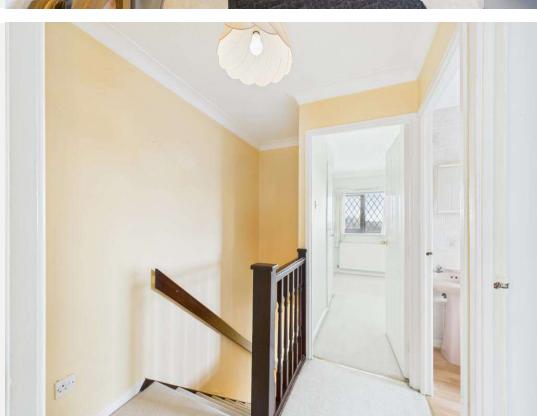
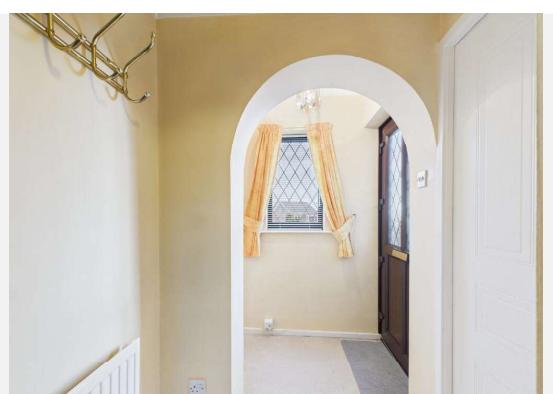
**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



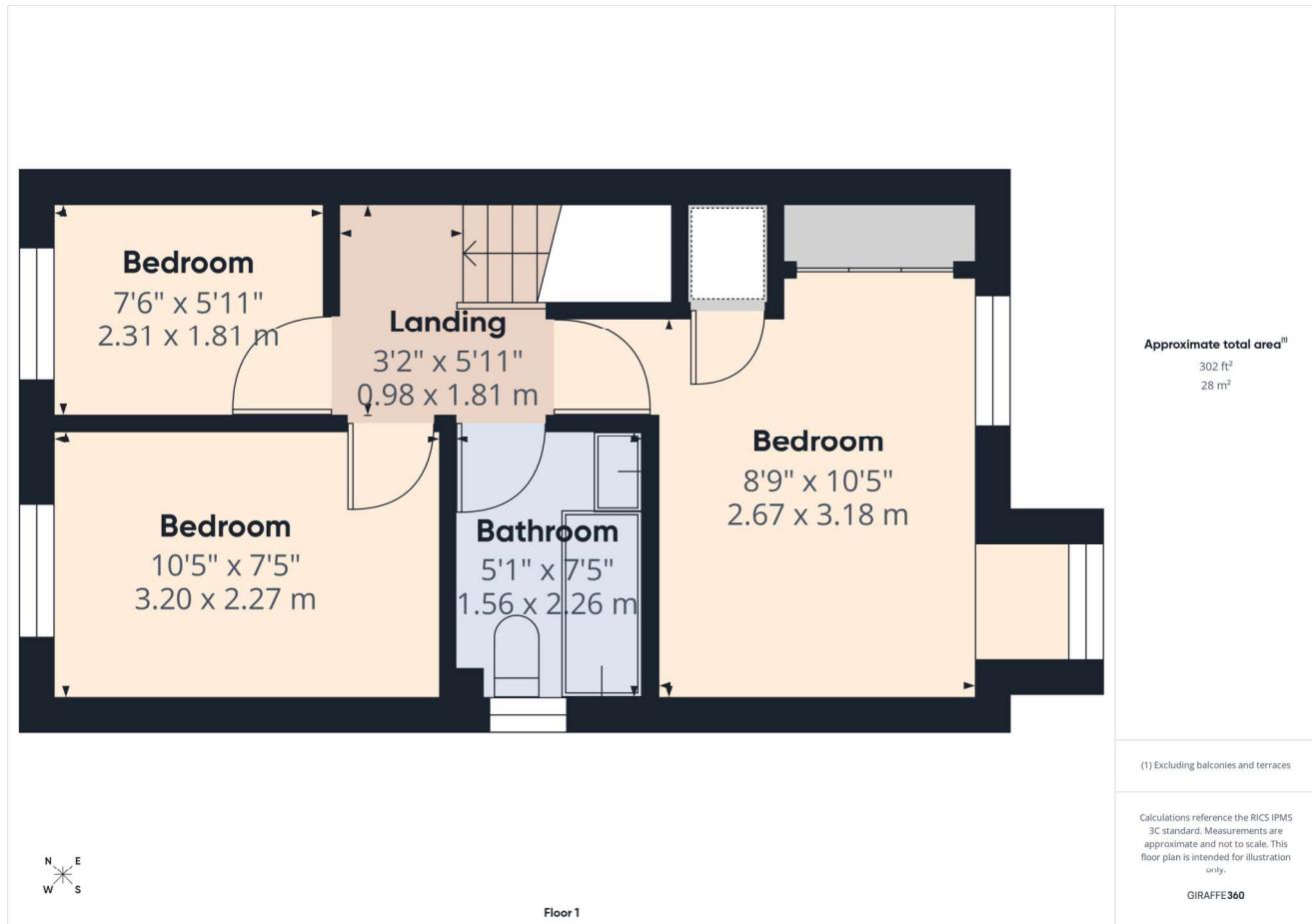
# Gallery Photos



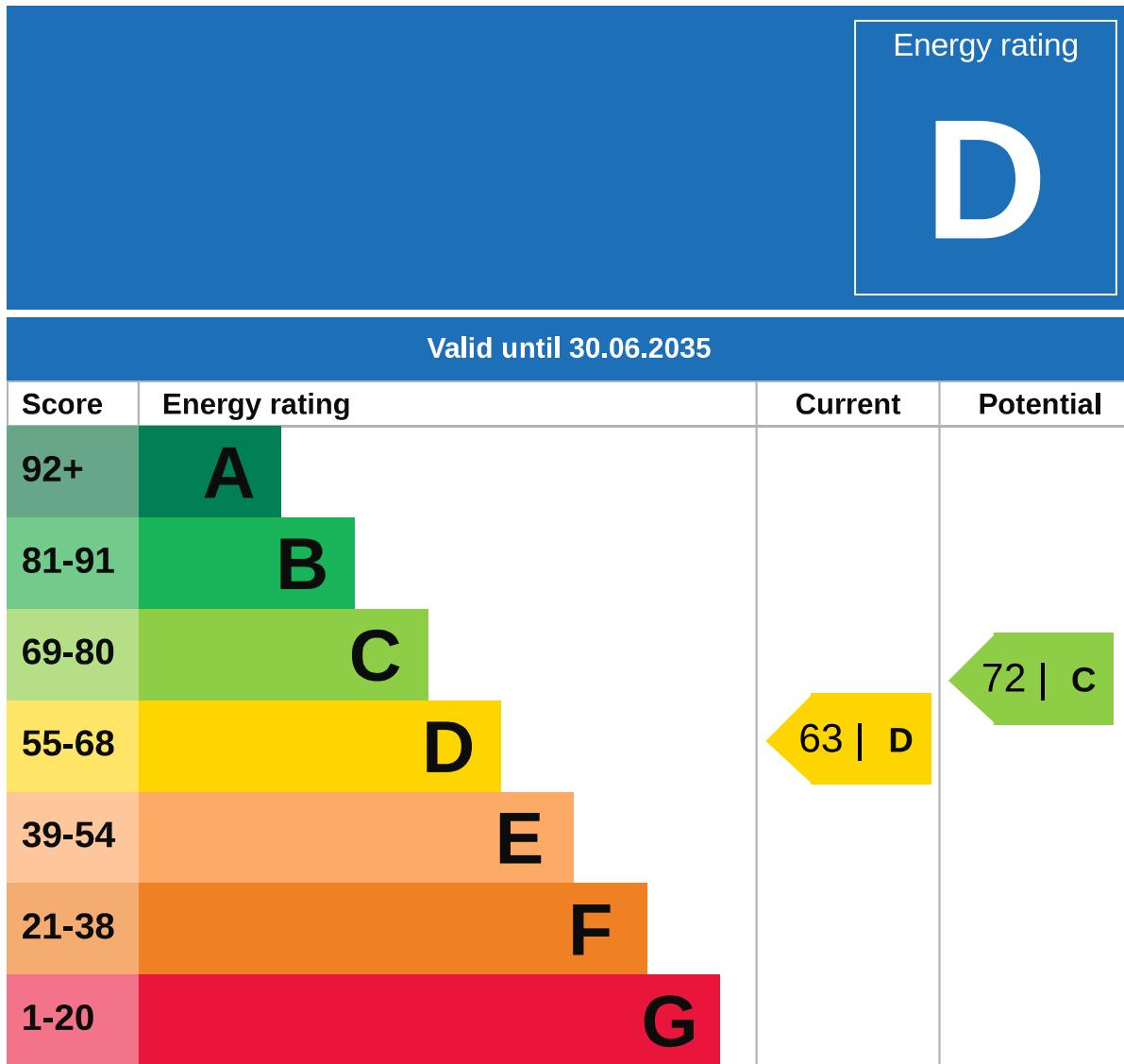
## DUNKERY COURT, OAKWOOD, DERBY, DE21



## DUNKERY COURT, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 175 mm loft insulation
<b>Roof Energy:</b>	Pitched, 175 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 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 proper

### 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.



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