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A Moving Experience



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 16th April 2026**



**ROSEMOOR LANE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented Semi-Detached Bungalow
- > Set Back From Rosemoor Lane Occupying A larger Than Average Plot
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Refitted Kitchen, Lounge

### Property Description

A well-presented and well-appointed semi-detached bungalow, occupying a larger-than-average plot in a highly sought-after location, conveniently positioned for Oakwood and its range of amenities. The property benefits from replacement UPVC double glazing, gas-fired central heating, ample off-road parking, and a detached garage. In brief, the accommodation comprises an entrance porch, reception hall, lounge, refitted kitchen, inner lobby, two bedrooms, a modern shower room, and a rear entrance porch. Outside, there are gardens to both the front and rear, along with a driveway providing off-road parking and access to the detached garage. Rosemoor Lane is ideally situated within easy reach of a variety of local amenities, as well as regular bus routes to and from the City Centre. There is also excellent access to major road networks, including the A52, M1 motorway, and A50, along with convenient links to East Midlands Airport.

### Room Measurement & Details

- Entrance Porch: (3'0" x 5'10") 0.91 x 1.78
- Reception Hallway: (118'1" x 226'5") 36.00 x 69.00
- Refitted Kitchen: (6'10" x 6'6") 2.08 x 1.98
- Lounge: (14'6" x 8'8") 4.42 x 2.64
- Inner Lobby: (4'8" x 3'5") 1.42 x 1.04
- Bedroom One: (10'5" x 8'6") 3.17 x 2.59
- Bedroom Two: (13'8" x 6'7") 4.17 x 2.01
- Shower Room: (4'11" x 6'4") 1.50 x 1.93
- Rear Entrance Porch: (2'11" x 5'10") 0.89 x 1.78

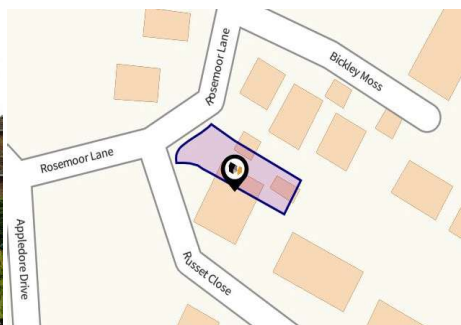
### Outside:

The property occupies a larger than average plot with gardens to both front and rear elevations, both of which are laid mainly to lawn. A driveway provides off-road parking and this continues to the side elevation providing access to a detached garage with up and over door.

### 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:** 2  
**Floor Area:** 516 ft<sup>2</sup> / 48 m<sup>2</sup>  
**Plot Area:** 0.07 acres  
**Year Built :** 1967-1975  
**Council Tax :** Band B  
**Annual Estimate:** £1,794  
**Title Number:** DY122051

**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)

**4** mb/s  
**80** mb/s  
**1800** mb/s

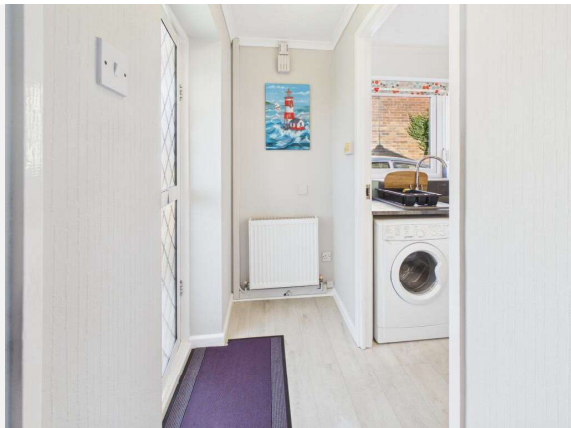
**Mobile Coverage:**  
(based on calls indoors)

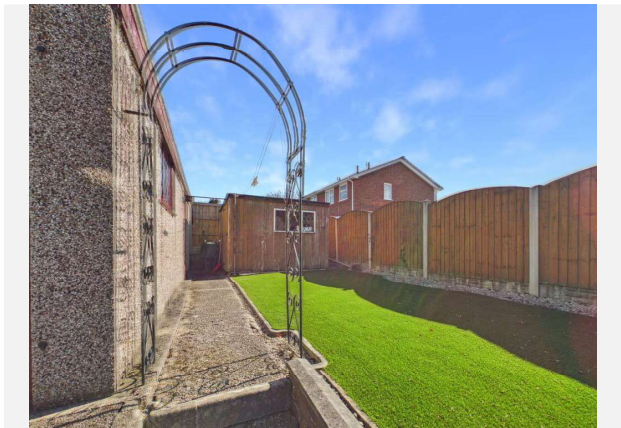
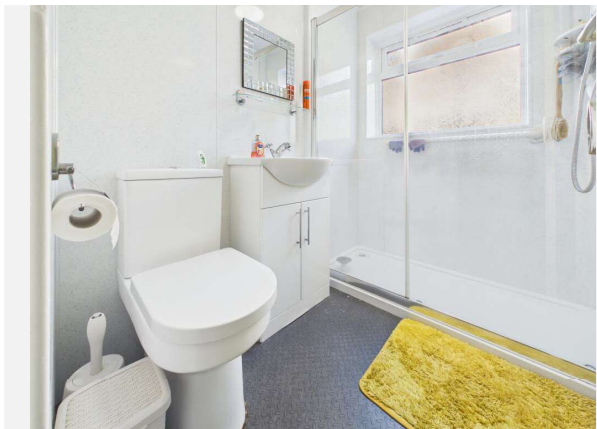


**Satellite/Fibre TV Availability:**



# Gallery Photos





**ROSEMOOR LANE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Oakwood, DE21

Energy rating

**C**

Valid until 22.03.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>	70   <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>	End-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	42 m <sup>2</sup>



## 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.



## 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

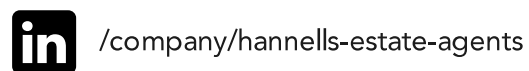


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

## Data Quality

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