



# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 12th May 2026**



## **BROADLEAF CLOSE, OAKWOOD, DERBY, DE21**

### **Hannells**

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# Introduction

## Our Comments



### Useful Information:

- > Attractive And Well-Presented Semi-Detached Home
- > Occupying A Larger Than Average Plot With Potential To Extend
- > Off-Road Parking For Several Vehicles
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

An attractive two double-bedroom semi-detached home, ideally positioned at the head of a cul-de-sac and set on a larger-than-average plot, offering potential to extend (subject to the necessary planning permissions). This well-maintained and well-presented home offers comfortable, move-in-ready accommodation, making it an ideal choice for first-time buyers. Early viewing is highly recommended. The accommodation is supplemented by gas-fired central heating and uPVC double glazing, and briefly comprises: entrance lobby, living/dining area, and a fitted kitchen with an inbuilt oven and hob. To the first floor, the landing provides access to two double bedrooms and a modern bathroom with a three-piece suite. Outside, a driveway to the front elevation provides off-road parking, while double timber gates to the side elevation lead to additional off-road parking and a larger-than-average rear garden, which enjoys a degree of privacy.

### Room Measurement & Details

Entrance Porch: (2'6" x 4'2") 0.76 x 1.27  
Living/Dining Room: (17'10" x 11'10") 5.44 x 3.61  
Kitchen: (8'3" x 11'8") 2.51 x 3.56  
First Floor Landing: (7'4" x 6'1") 2.24 x 1.85  
Bedroom One: (10'3" x 11'11") 3.12 x 3.63  
Bedroom Two: (8'5" x 11'9") 2.57 x 3.58  
Bathroom: (7'3" x 5'4") 2.21 x 1.63

### Outside:

There is a driveway to the front elevation providing off-road parking. Double timber gates to the side elevation lead to additional off-road parking together with a larger than average garden which enjoys a degree of privacy and being laid mainly to lawn with decked area, two timber garden stores and cold water tap.

### 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>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	645 ft <sup>2</sup> / 60 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	DY129734		

## 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)

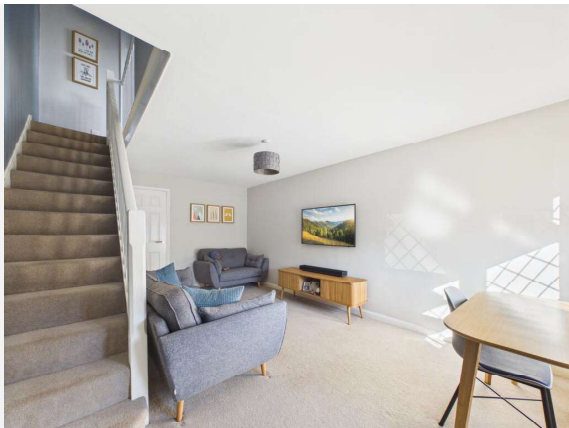
<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

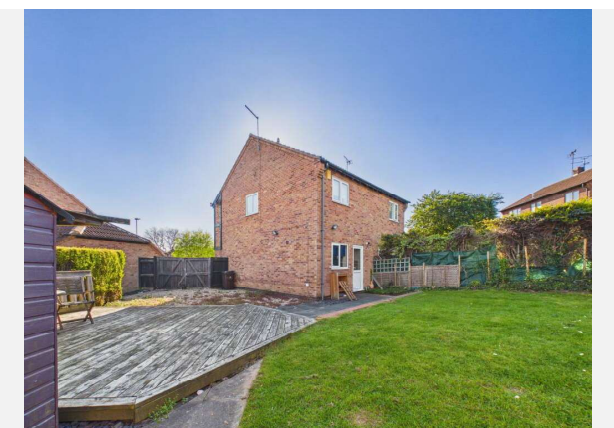


### Satellite/Fibre TV Availability:





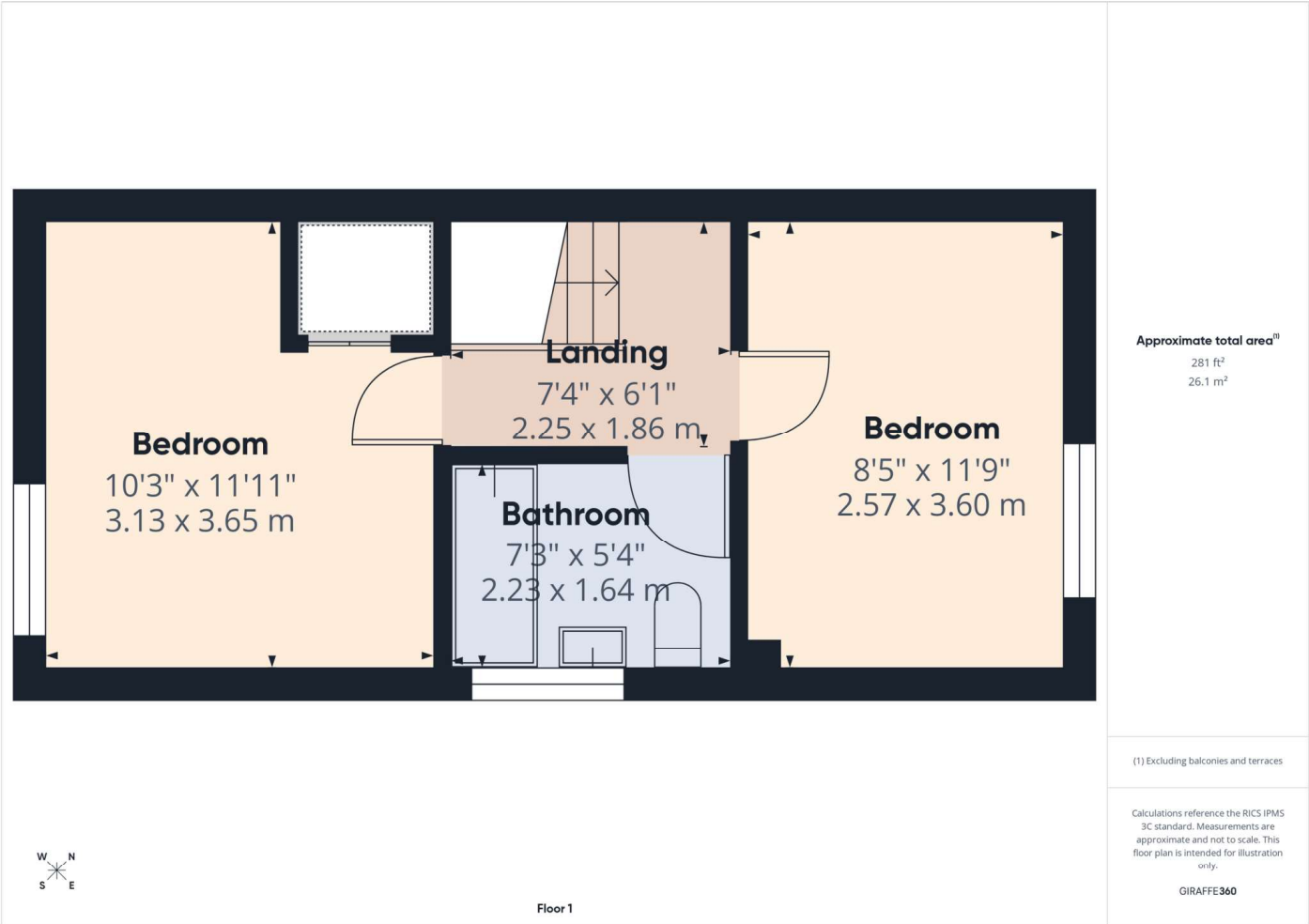
# Gallery Photos



## BROADLEAF CLOSE, OAKWOOD, DERBY, DE21



**BROADLEAF CLOSE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Broadleaf Close, Oakwood, DE21

Energy rating

# C

Valid until 09.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<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>	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 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	60 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.



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# Hannells

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