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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd October 2026



KIRKSTEAD CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Spacious Four-Bedroom Detached Home
> No Upward Chain
> EPC Rating C, Standard Construction
> Council Tax Band D, Freehold
> Generous Lounge And Dining Kitchen

Property Description

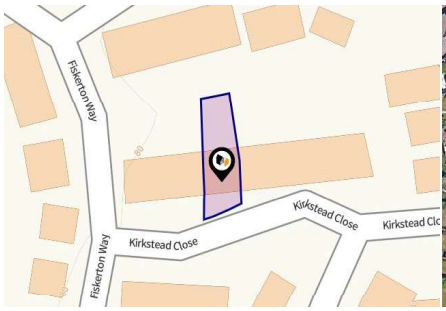
Located in the popular and sought after area of Oakwood, this spacious four-bedroom detached home is offered for sale with no upward chain. With a spacious lounge, fitted kitchen diner, cloakroom with W.C and master en-suite shower room, it has all the space a family could need. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with stairs off to the first floor and built in store cupboard; cloakroom with W.C; spacious lounge with French doors opening to the rear garden; spacious open plan kitchen and dining space with feature tile flooring; first floor landing; master bedroom with en-suite shower room; three further well-proportioned first floor bedrooms and a fitted family bathroom. To the front of the property is a lawned garden space alongside a driveway providing ample off-road parking and giving access to a good-sized garage with up and over door, power, lighting and door to the rear garden. To the rear is a generous and enclosed garden space with patio seating area, lawn and mixed flower and shrubbery beds.
Room Measurement & Details
Entrance Hall:
Cloakroom With W.C: (5'6" x 2'3") 1.68 x 0.69
Lounge: (16'5" x 12'11") 5.00 x 3.94
Kitchen Area: (10'9" x 9'10") 3.28 x 3.00
Dining Area: (9'9" x 8'3") 2.97 x 2.51
First Floor Landing:
Bedroom One: (11'2" x 9'11") 3.40 x 3.02
En-Suite Shower Room: (6'10" x 4'6") 2.08 x 1.37
Bedroom Two: (9'7" x 7'9") 2.92 x 2.36
Bedroom Three: (8'8" x 7'9") 2.64 x 2.36
Bedroom Four: (6'6" x 6'5") 1.98 x 1.96
Bathroom: (6'6" x 5'9") 1.98 x 1.75
Garage: (16'6" x 8'0") 5.03 x 2.44

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

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Property **Overview**







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,076 ft^2 / 100 m^2		
Plot Area:	0.07 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,306		
Title Number:	DY217205		

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)

2 mb/s	53 mb/s	1800 mb/s

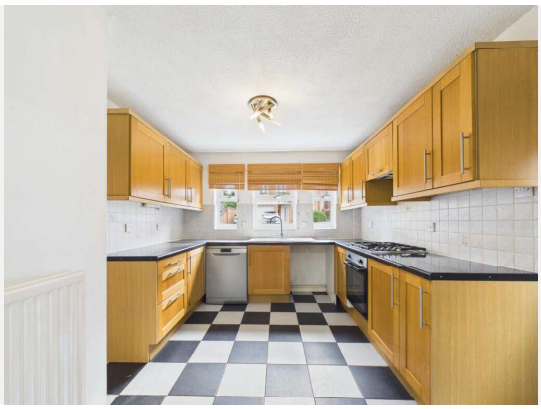
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















Gallery
Photos





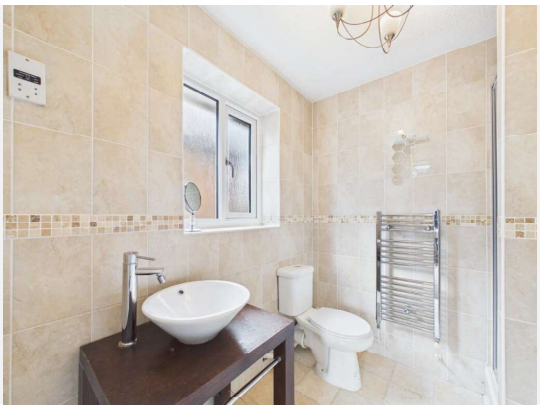












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Gallery
Floorplan

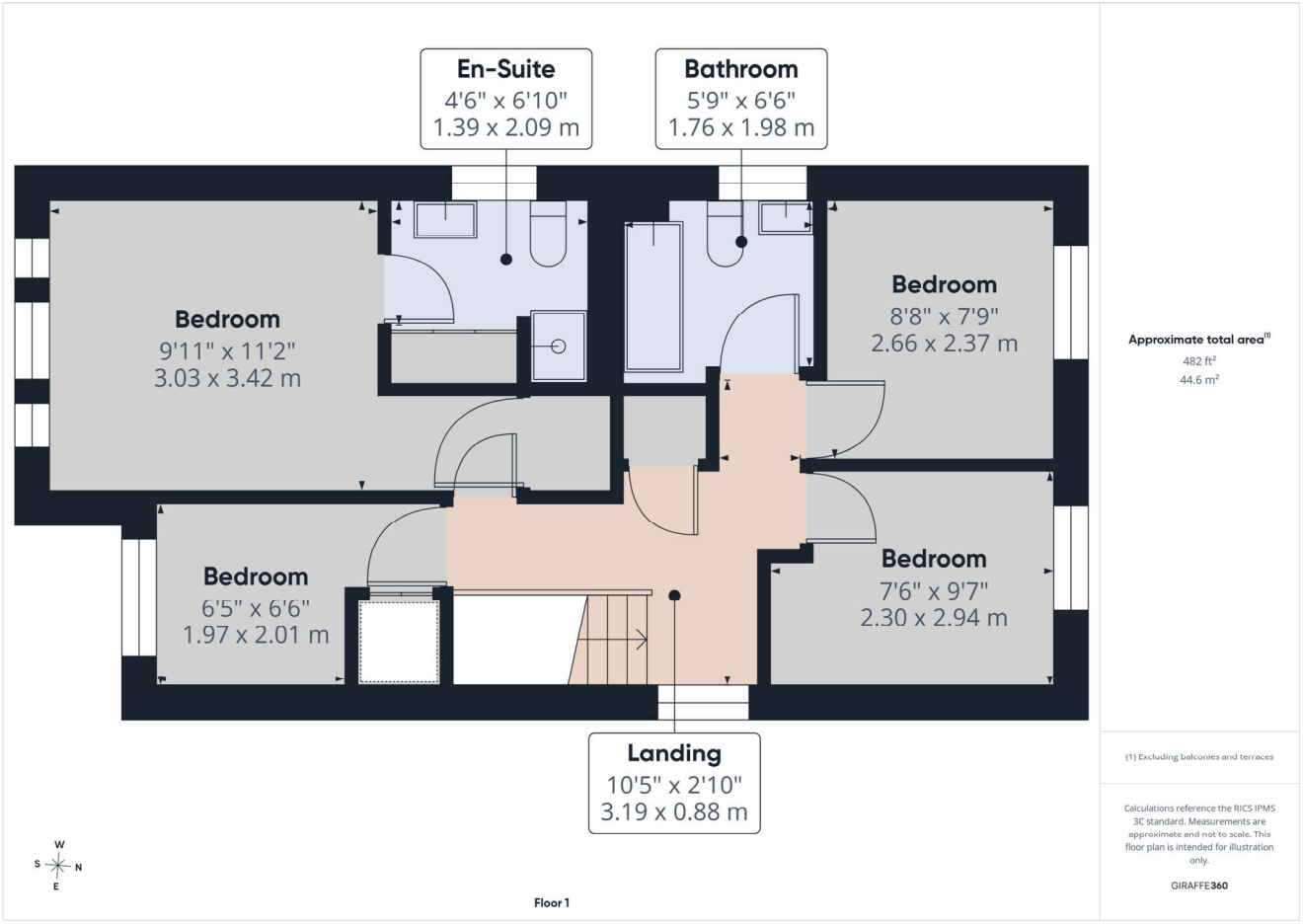
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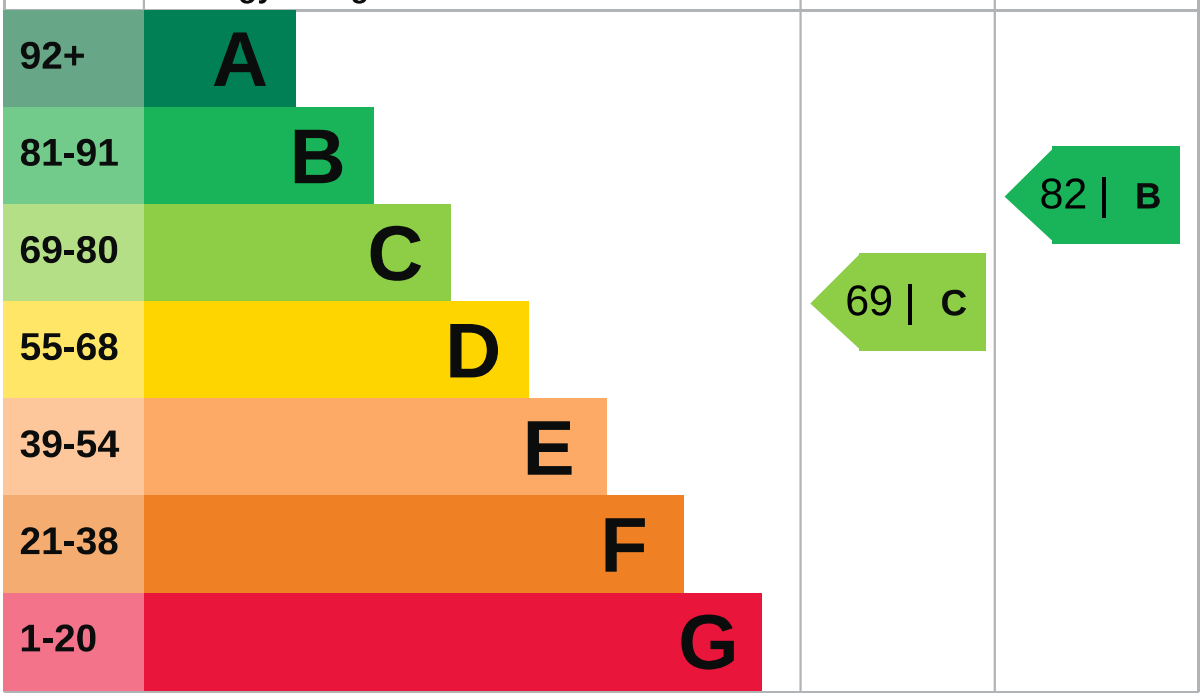
Property
EPC - Certificate

Kirkstead Close, Oakwood, DE21

Energy rating

C

Valid until 11.10.2029



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	100 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

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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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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