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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



**ROCHLEY 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



### Useful Information:

- > Spacious Four Bedroomed Detached Home Within Sought After Location
- > Early Viewing Recommended, No Upward Chain
- > Conservatory, Driveway And Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band E, Freehold

### Property Description

Occupying a desirable position within this highly sought-after residential area, this well-presented modern detached home offers spacious and versatile accommodation perfectly suited to family living. Thoughtfully laid out and well maintained throughout, the property provides generous living space with excellent potential for both everyday comfort and entertaining, and is offered to the market with the added advantage of no upward chain. The property benefits from gas fired central heating and UPVC double glazing throughout. The ground floor comprises a welcoming reception hallway, cloakroom/WC, spacious lounge, separate dining room, fitted kitchen and a conservatory overlooking the rear garden — perfect for additional living or entertaining space. To the first floor, the landing provides access to four well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom. Outside to the front elevation the property offers off-road parking and a garage, and to the rear is an enclosed garden completing this excellent family home in a highly desirable location.

### Room Measurement & Details

Reception Hallway: (11'6" x 6'1") 3.51 x 1.85

Living Room: (13'7" x 10'11") 4.14 x 3.33

Further Living Area: (8'11" x 11'8") 2.72 x 3.56

Conservatory: (12'4" x 8'1") 3.76 x 2.46

Dining Room: (11'7" x 7'4") 3.53 x 2.24

Kitchen: (14'0" x 8'6") 4.27 x 2.59

Cloaks/WC: (2'5" x 7'4") 0.74 x 2.24

First Floor Landing: (10'6" x 2'11") 3.20 x 0.89

Bedroom One: (9'4" x 11'8") 2.84 x 3.56

En-Suite Shower Room: (2'7" x 8'5") 0.79 x 2.57

Bedroom Two: (10'10" x 10'8") 3.30 x 3.25

Bedroom Three: (10'6" x 7'6") 3.20 x 2.29

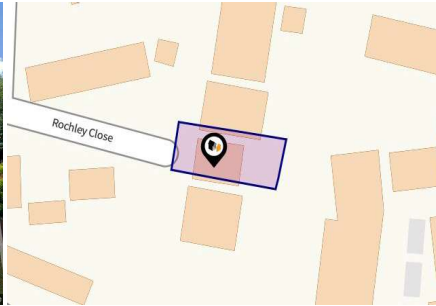
Bedroom Four: (7'3" x 7'10") 2.21 x 2.39

Bathroom: (6'3" x 8'7") 1.90 x 2.62

### 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 ag

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,237 ft <sup>2</sup> / 115 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,684		
<b>Title Number:</b>	DY171906		

## 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>5</b> mb/s	<b>54</b> mb/s	<b>-</b> mb/s

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



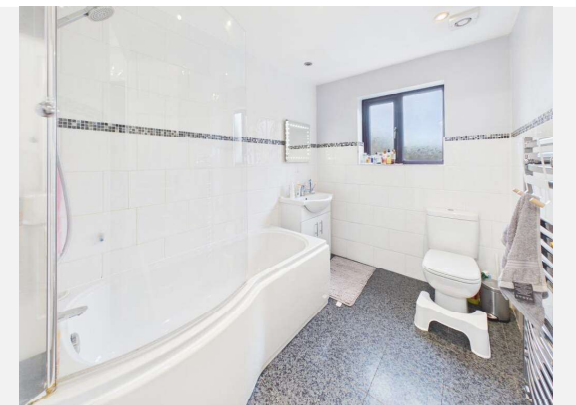
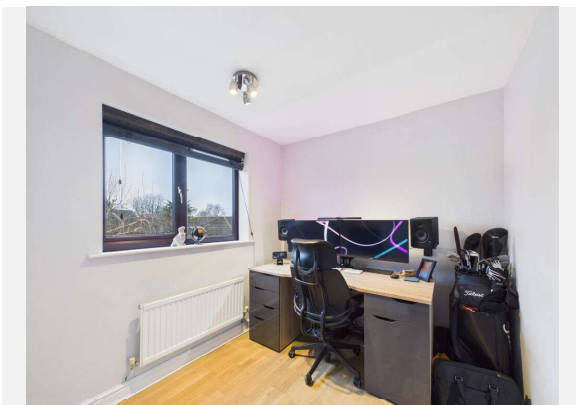
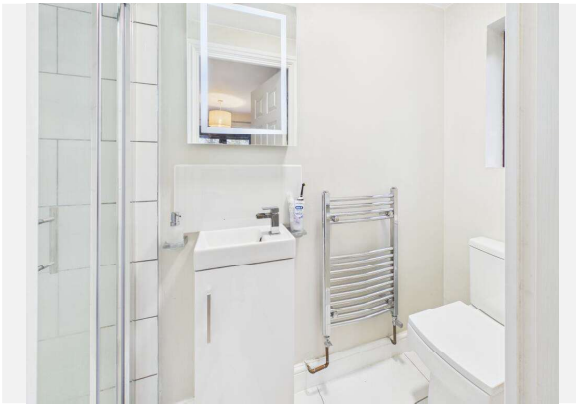
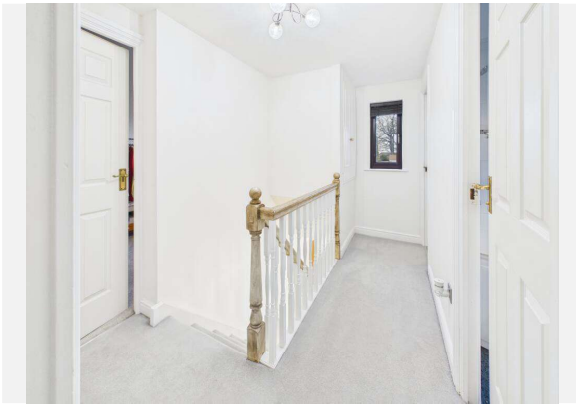
### Satellite/Fibre TV Availability:



# Gallery Photos



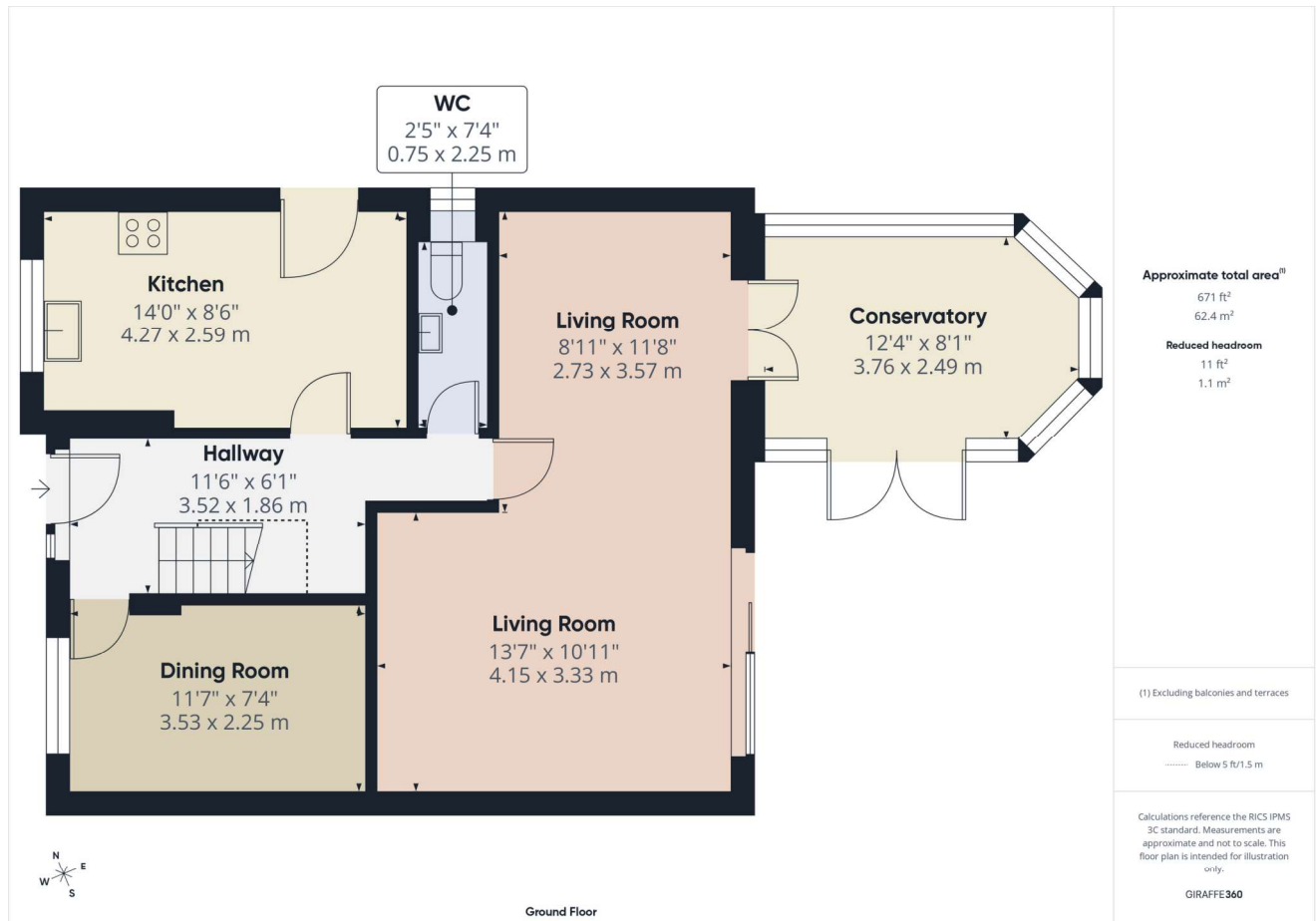
# Gallery Photos



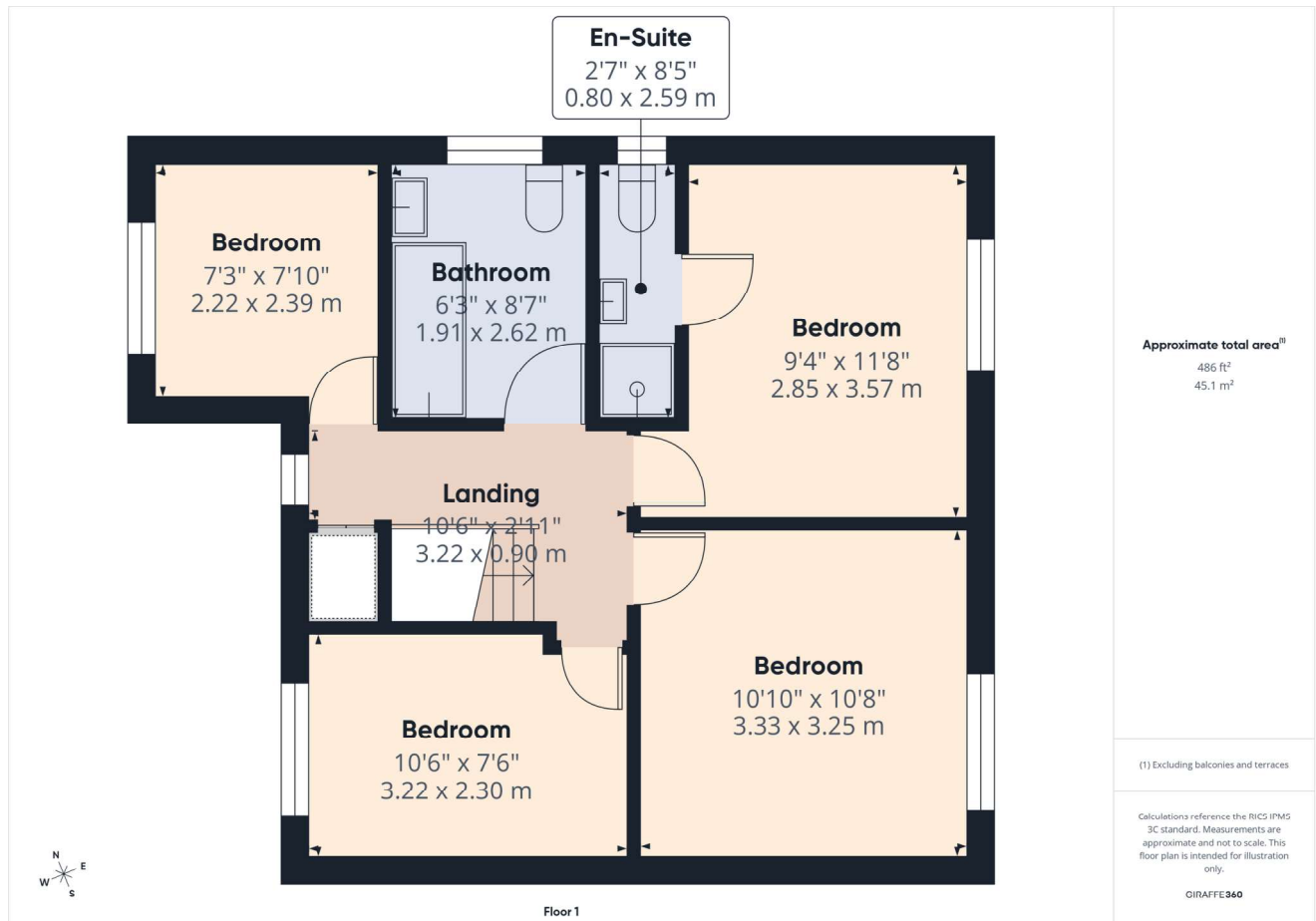
# Gallery Photos



## ROCHLEY CLOSE, OAKWOOD, DERBY, DE21



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# Property EPC - Certificate



Rochley Close, Oakwood, DE21

Energy rating

**C**

Valid until 10.04.2026

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

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<b>Property Type:</b>	House
<b>Build Form:</b>	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 before 2002
<b>Previous Extension:</b>	0
<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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 57% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	115 m <sup>2</sup>

# Hannells About Us



## 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.

# 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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# 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.



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513-515 Nottingham Rd, Chaddesden,  
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