



KFB: Key Facts For Buyers

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



SEAGRAVE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Modern Town House
- > Open Plan Living To The Ground Floor
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Refitted Breakfast Kitchen Area With Integrated appliances

Property Description

Situated in a sought-after cul-de-sac in Oakwood, this beautifully presented townhouse offers bright, airy accommodation and modern open-plan living—perfect for first-time buyers or those seeking a move-in ready home. The property is tastefully decorated throughout, with additional benefits including uPVC double glazing and gas central heating. The ground floor features a stylish open-plan living space, complemented by a refitted breakfast kitchen with integrated appliances. Patio doors open directly onto a patio area and an enclosed, south-facing rear garden—ideal for both relaxing and entertaining. To the first floor, the landing provides access to two well-proportioned bedrooms (bedroom two currently used as an office/dressing room) and bathroom with three piece suite. Externally, the property benefits from off-road parking, while the rear boasts a generous, enclosed garden—perfect for outdoor dining and social gatherings. The property is conveniently located on Seagrave Close, within easy reach of a shopping precinct off Danebridge Crescent. It is also within walking distance of Parkview Primary School, Oakwood Community Centre, and Springwood Leisure Centre. Regular bus services provide access to Derby city centre, while the location also offers convenient access to Chaddesden Wood Local Nature Reserve and surrounding countryside walks.

Room Measurement & Details

Door To:

Open Plan Living/Refitted Breakfast Kitchen: (17'8" x 15'6") 5.38 x 4.72

First Floor Landing: (10'10" x 3'5") 3.30 x 1.04

Bedroom One: (9'8" x 9'2") 2.95 x 2.79

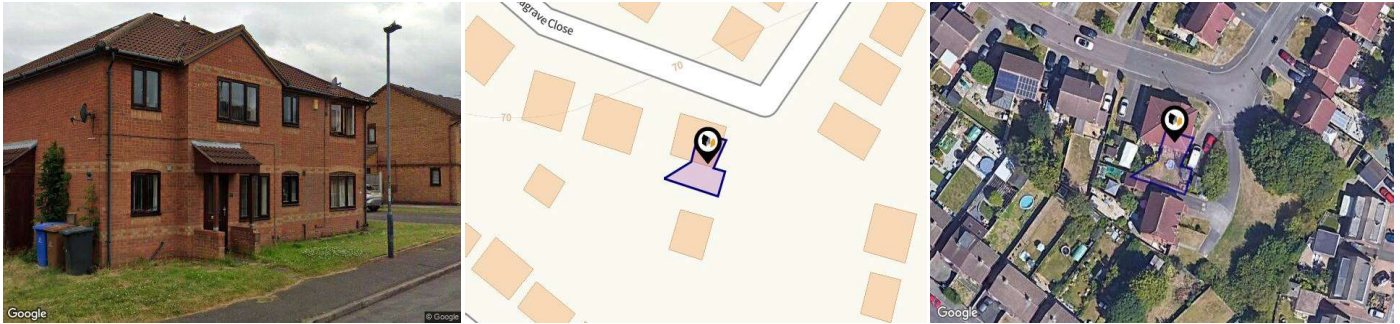
Bedroom Two: (8'0" x 8'9") 2.44 x 2.67

Bathroom: (6'8" x 5'6") 2.03 x 1.68

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:	Terraced
Bedrooms:	2
Floor Area:	570 ft ² / 53 m ²
Plot Area:	0.03 acres
Year Built :	1991-1995
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY234694

Tenure: Freehold

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1	35	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

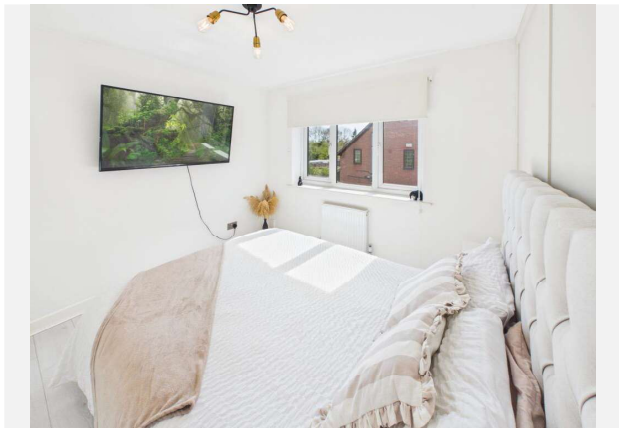


Satellite/Fibre TV Availability:





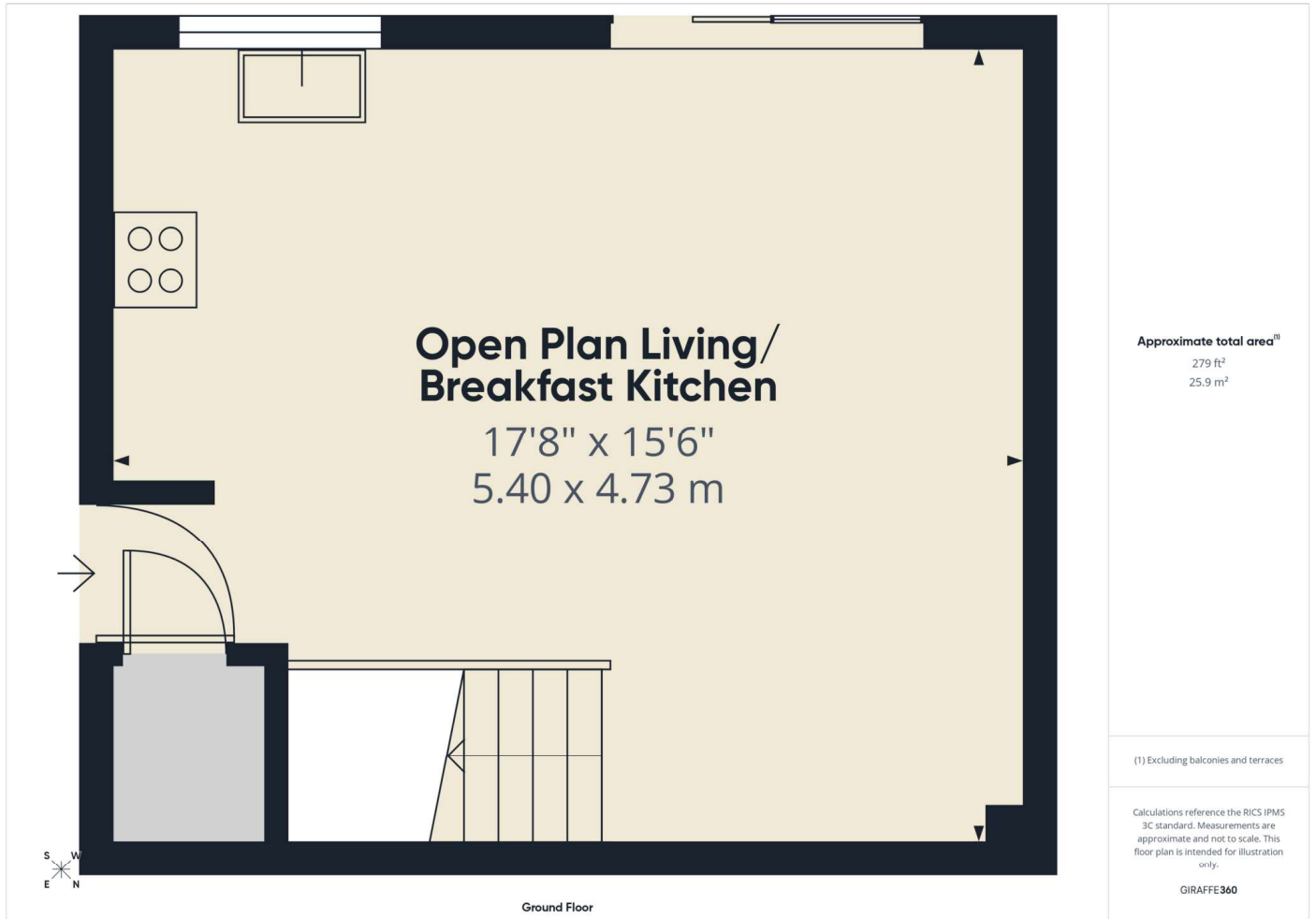
Gallery Photos



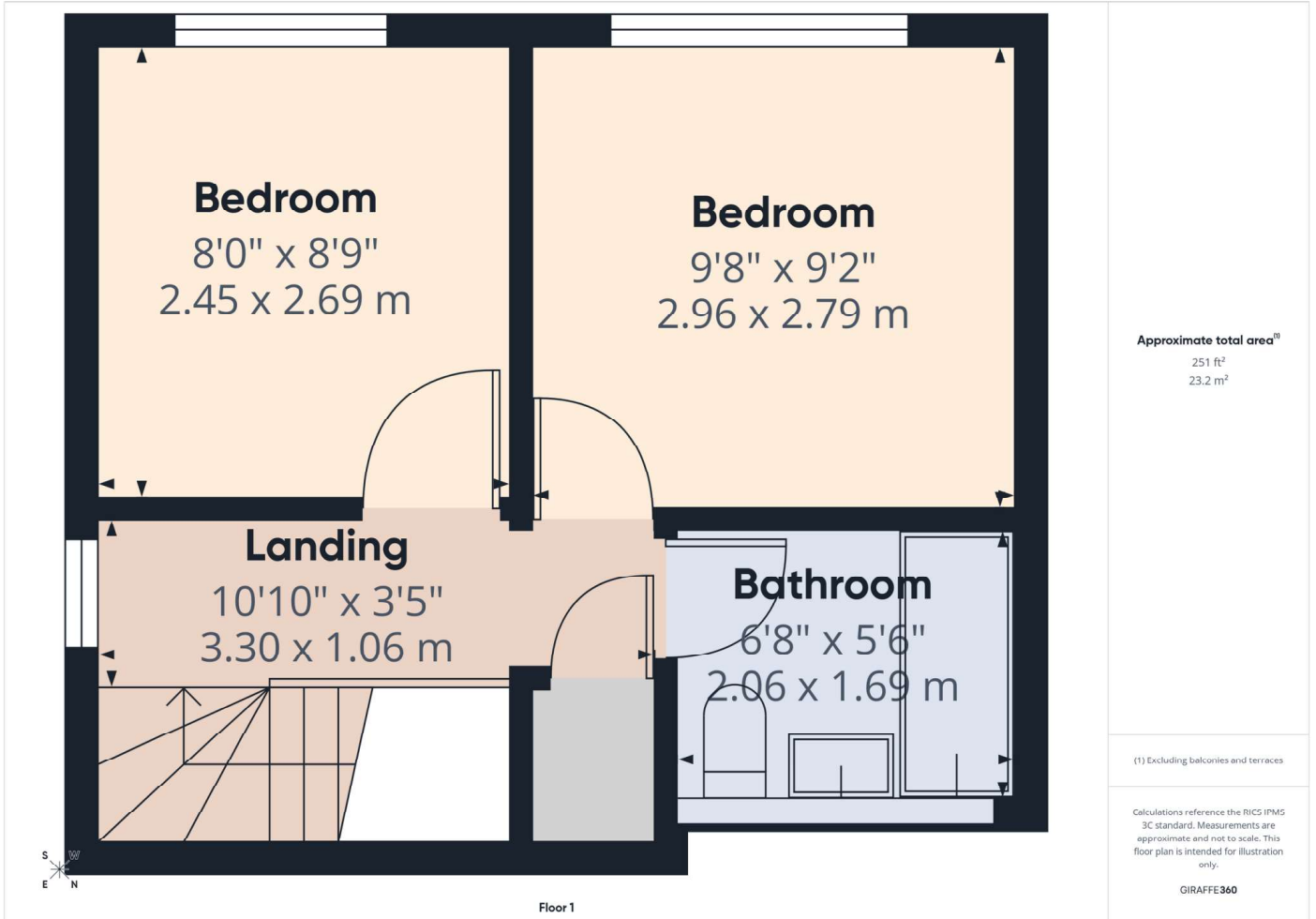
Gallery Photos



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Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 23.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	53 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

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

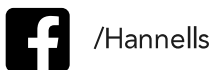


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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