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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th December 2025



FISKERTON WAY, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Particularly Well-Appointed And Presented Semi-Detached Home
- > Early Viewing Essential, Perfect First Time Home
- > Ample Off-Road Parking, Garage And Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A particularly well-appointed and beautifully presented two double-bedroom semi-detached home, benefiting from ample off-road parking for multiple vehicles and a detached garage. The property features replacement UPVC double glazing, gas-fired central heating, modern dining kitchen with underfloor heating and bathroom. Early viewing is highly recommended. The accommodation briefly comprises:- entrance lobby, living room with feature oak and glass balustrade and fitted dining kitchen with underfloor heating and French doors to the rear garden. To the first floor the landing provides access to two double bedrooms and modern bathroom with a three piece suite. Outside, there is ample off-road parking which continues to the side elevation providing access to the rear garden and detached garage. Fiskerton Way is well situated for Oakwood and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch: (2'10" x 2'9") 0.86 x 0.84

Living Room: (12'6" x 13'9") 3.81 x 4.19

Dining Kitchen: (12'6" x 9'4") 3.81 x 2.84

First Floor Landing: (5'10" x 6'3") 1.78 x 1.90

Bedroom One: (12'5" x 9'7") 3.78 x 2.92

Bedroom Two: (12'7" x 6'7") 3.84 x 2.01

Bathroom: (6'4" x 6'6") 1.93 x 1.98

Outside:

The property occupies a generous plot with ample off road parking to the front and side elevation and double timber gates provide access to the side elevation providing further off road parking, cold water tap and access to the rear garden and DETACHED GARAGE with roller door, light and power.

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:	592 ft ² / 55 m ²
Plot Area:	0.05 acres
Year Built :	1991-1995
Title Number:	DY202699

Tenure:	Freehold
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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	69	1800
mb/s	mb/s	mb/s

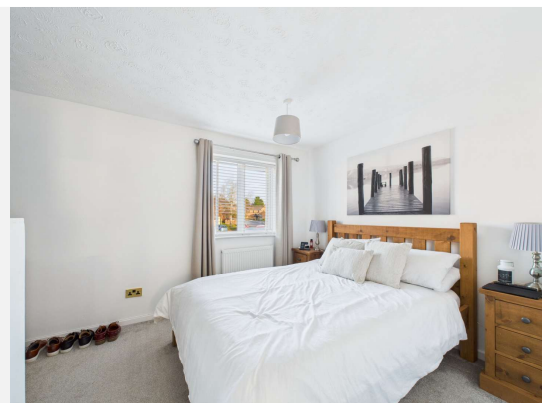
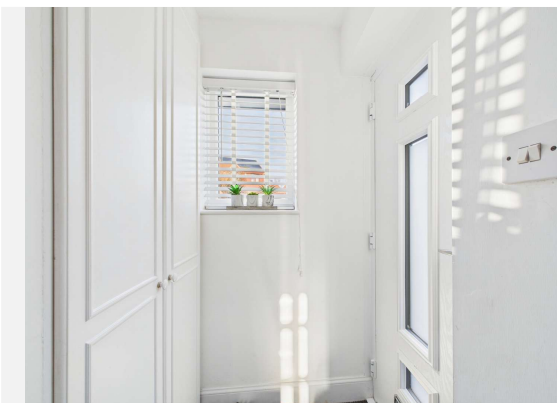
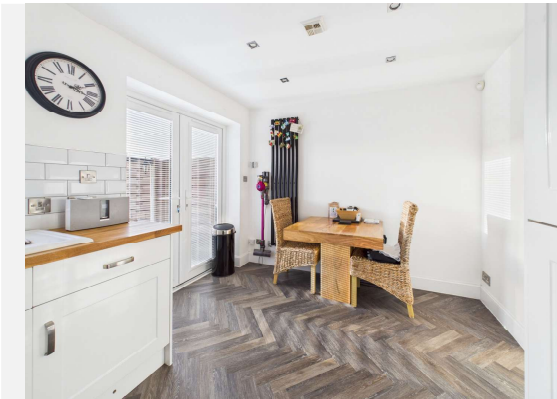
Mobile Coverage: (based on calls indoors)



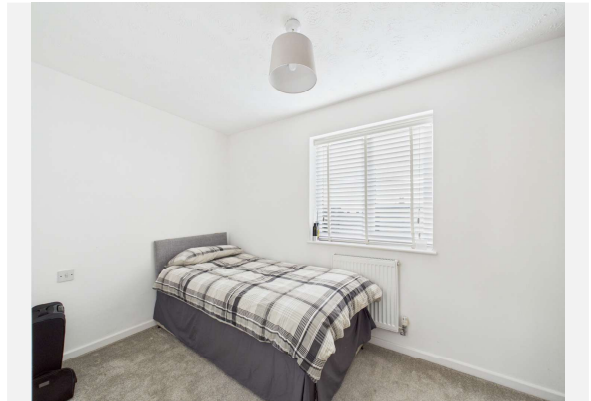
Satellite/Fibre TV Availability:



Gallery Photos



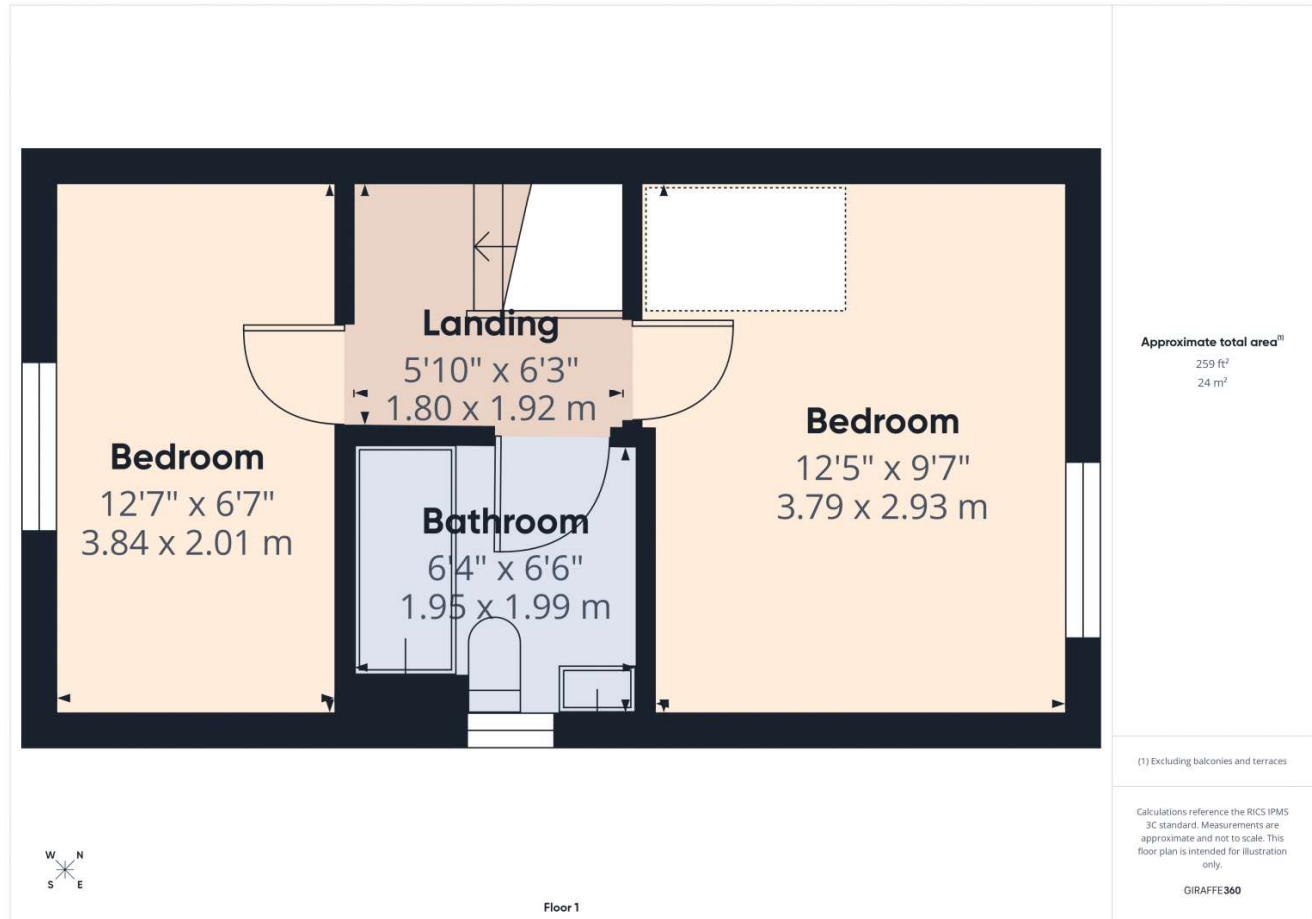
Gallery Photos



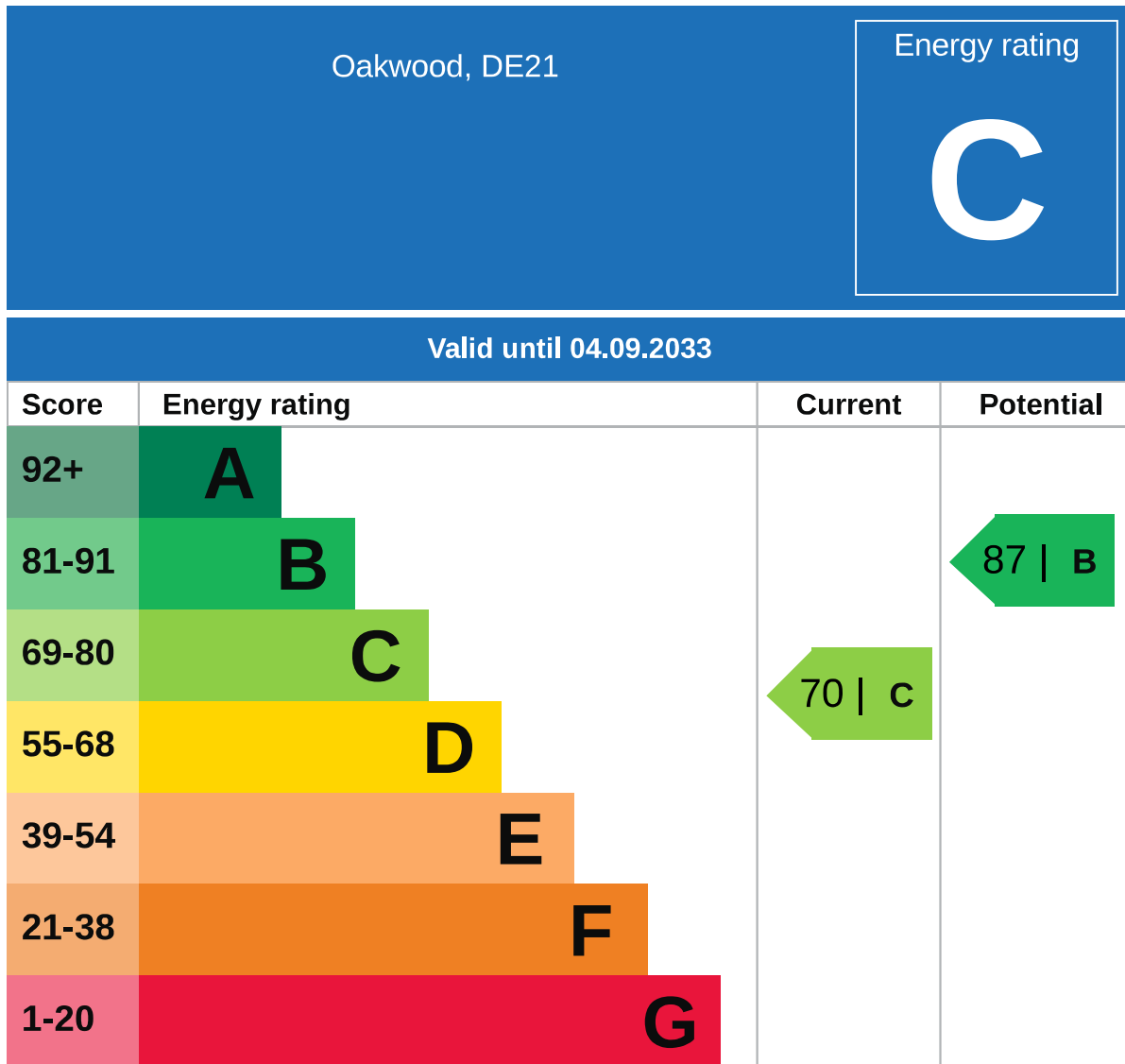
FISKERTON WAY, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²



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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

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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.

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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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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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