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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th March 2026



OSWESTRY CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Four-Bedroom Standard Construction Detached Property
- > EPC Rating D, Freehold
- > Council Tax Band C
- > Ample Off-Road Parking
- > Ideal Family Home

Property Description

Situated at the end of a pleasant cul-de-sac and positioned next to a public green is the well-presented, four-bedroom detached property located in the sought-after area of Oakwood. With spacious and open-plan living accommodation, the property features ample off road parking, uPVC double glazing, gas central heating (boiler replaced in 2025) a private and enclosed rear garden with local shops, amenities and public transport routes close by. In brief, the accommodation comprises; Entrance hallway, a downstairs cloakroom/WC, a spacious lounge with a bay window, a stunning opening plan kitchen diner, separate utility room, study and a conservatory overlooking the rear garden. Found to the first floor are four good sized bedrooms, an en-suite shower room to the master bedroom, first floor landing with an airing cupboard and a family bathroom having a three piece suite. At the front of the property is a driveway providing off road parking for three vehicles, hedge boundaries, a blossom tree, shrubbery beds and a secure gate giving access to the rear of the property. To the rear is a private and enclosed garden laid to lawn, decked seating area, patio area with a pagoda, shrubbery beds, fenced boundaries and a garden room currently being used as a home office having power and lighting.

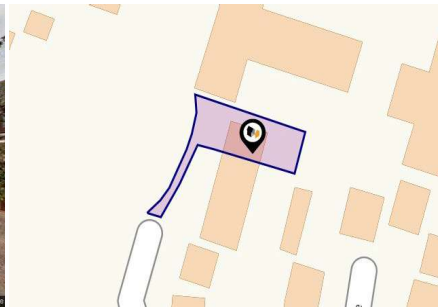
Room Measurement & Details

- Hallway: (13'1" x 4'0") 3.99 x 1.22
- Lounge: (17'10" x 10'11") 5.44 x 3.33
- Kitchen Diner: (11'3" x 27'3") 3.43 x 8.31
- Conservatory: (12'9" x 11'11") 3.89 x 3.63
- Utility Room: (6'4" x 8'4") 1.93 x 2.54
- Study: (9'7" x 7'6") 2.92 x 2.29
- WC: (7'0" x 3'7") 2.13 x 1.09
- Landing: (5'9" x 9'10") 1.75 x 3.00
- Bedroom: (15'2" x 11'1") 4.62 x 3.38
- En-Suite: (9'3" x 6'9") 2.82 x 2.06
- Bedroom: (11'6" x 11'4") 3.51 x 3.45
- Bedroom: (10'7" x 8'9") 3.23 x 2.67
- Bedroom: (11'8" x 7'11") 3.56 x 2.41
- Bathroom: (5'6" x 7'3") 1.68 x 2.21

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (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:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY205343		

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	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



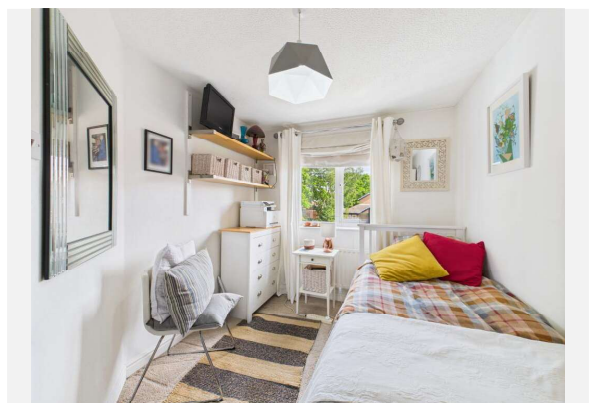
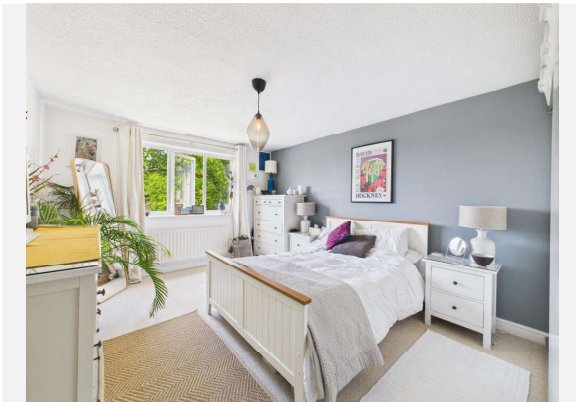
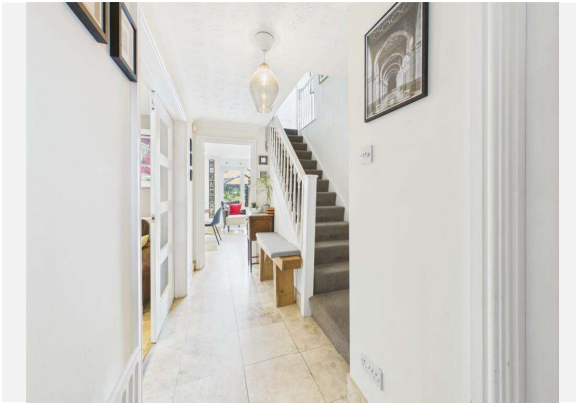
Satellite/Fibre TV Availability:



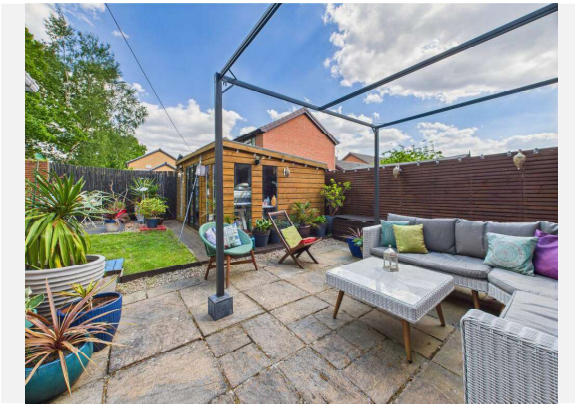
Gallery Photos



Gallery Photos



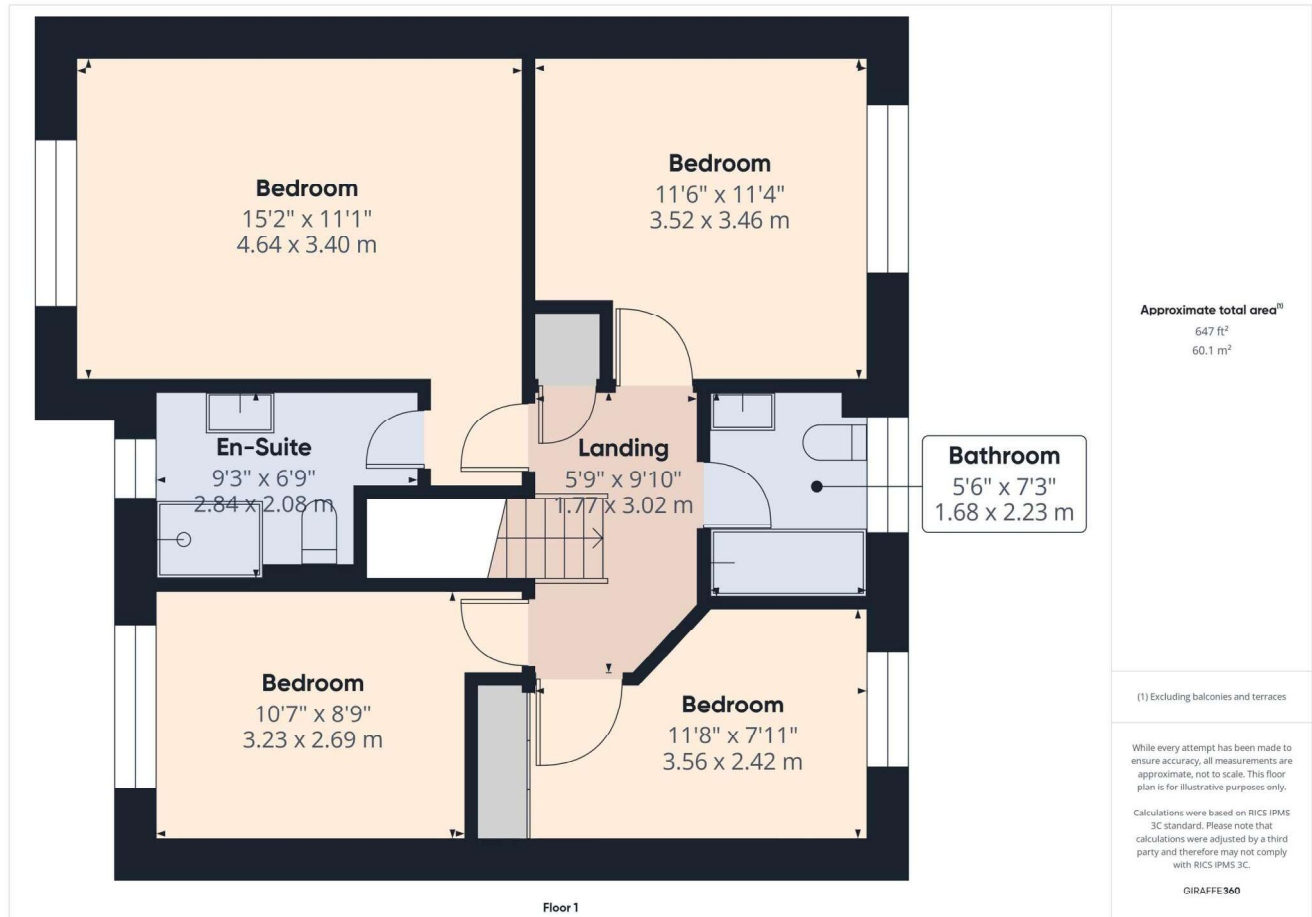
Gallery Photos



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Property EPC - Certificate



Energy rating

D

Valid until 11.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in 95% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	138 m ²

Hannells About Us



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.

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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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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