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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th September 2026



CHIME CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained Detached Home Occupying An Established Residential Location
- > Three Bedrooms, Two Reception Rooms
- > Driveway, Garage And Gardens To Front, Side And Rear Elevations
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-maintained and attractively presented detached family home, ideally situated within an established cul-de-sac location. The property would make an excellent choice for a growing family or first-time buyer occupying a corner plot, the property also offers excellent potential for extension, subject to the necessary planning permissions and consents. Externally, the property benefits from gardens to the front, side and rear, together with a driveway and garage providing useful off-road parking and storage. An internal viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, living room with feature fireplace, dining room, kitchen and conservatory with French doors to the rear garden. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, there are gardens to front, side and rear elevations together with a driveway providing off-road parking and garage.

Room Measurement & Details

Entrance: (4'9" x 3'6") 1.45 x 1.07

Living Room: (14'10" x 10'11") 4.52 x 3.33

Dining Room: (12'7" x 8'0") 3.84 x 2.44

Conservatory: (15'9" x 7'11") 4.80 x 2.41

Kitchen: (12'6" x 6'6") 3.81 x 1.98

Landing: (8'7" x 5'0") 2.62 x 1.52

Bedroom One: (12'3" x 8'9") 3.73 x 2.67

Bedroom Two: (9'6" x 8'2") 2.90 x 2.49

Bedroom Three: (8'2" x 5'10") 2.49 x 1.78

Bathroom: (6'7" x 6'5") 2.01 x 1.96

Outside: The property occupies a corner plot position with gardens to front, side and rear elevations, the front and side is laid mainly to lawn with a selection of shrubs. A driveway provides off road parking and leads to a GARAGE 18'4"x 8'1" with up and over door, light, power and courtesy door to the conservatory. The garage also houses a Worcester combination central heating boiler. There is gated access to both side elevations leading in-turn to an enclosed and mature rear garden having a block paved patio area with lawned area beyond incorporating a selection of shrubs and flowers. Cold water tap.

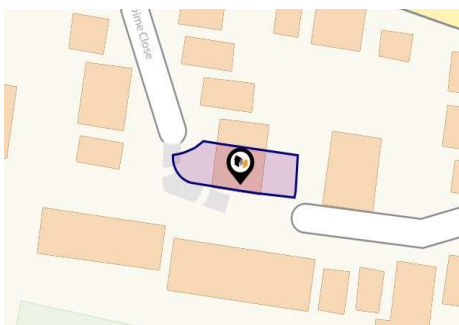
Buyer Information:

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.

KFB - Key Facts For Buyers



Property

Type:	Detached
Bedrooms:	3
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY72294

Tenure: Freehold

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)

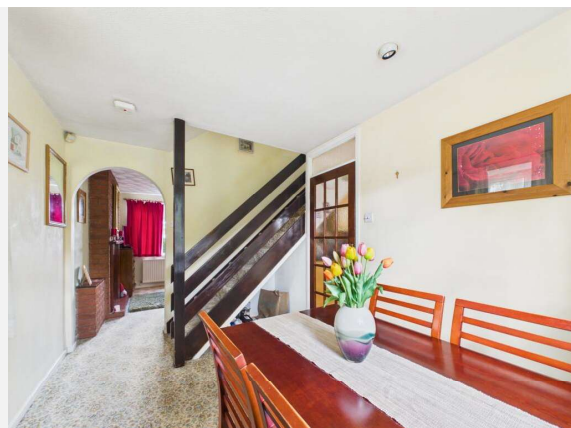
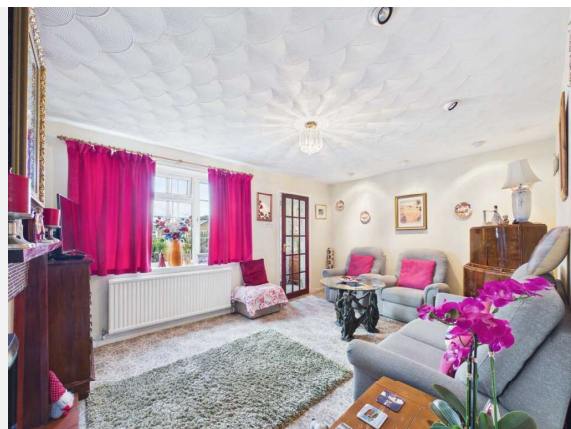
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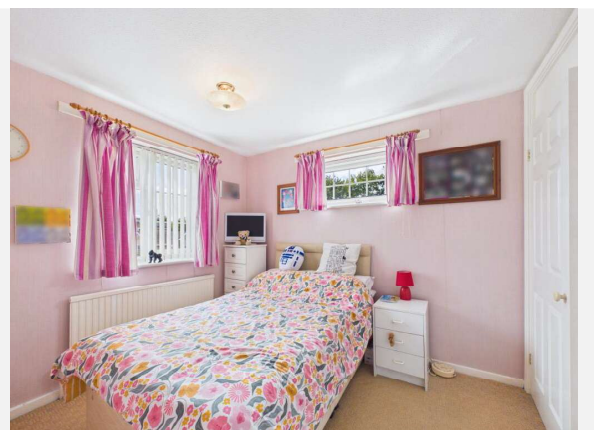
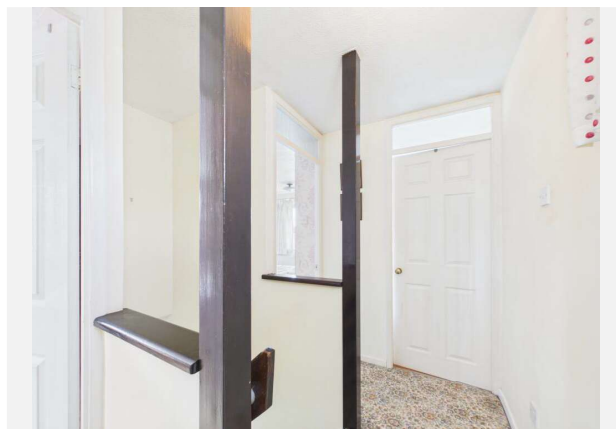
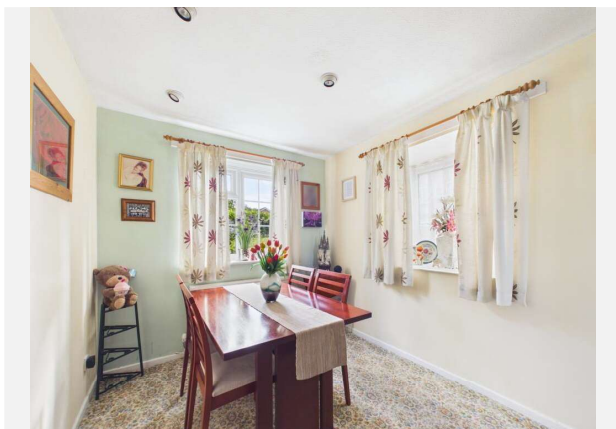
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



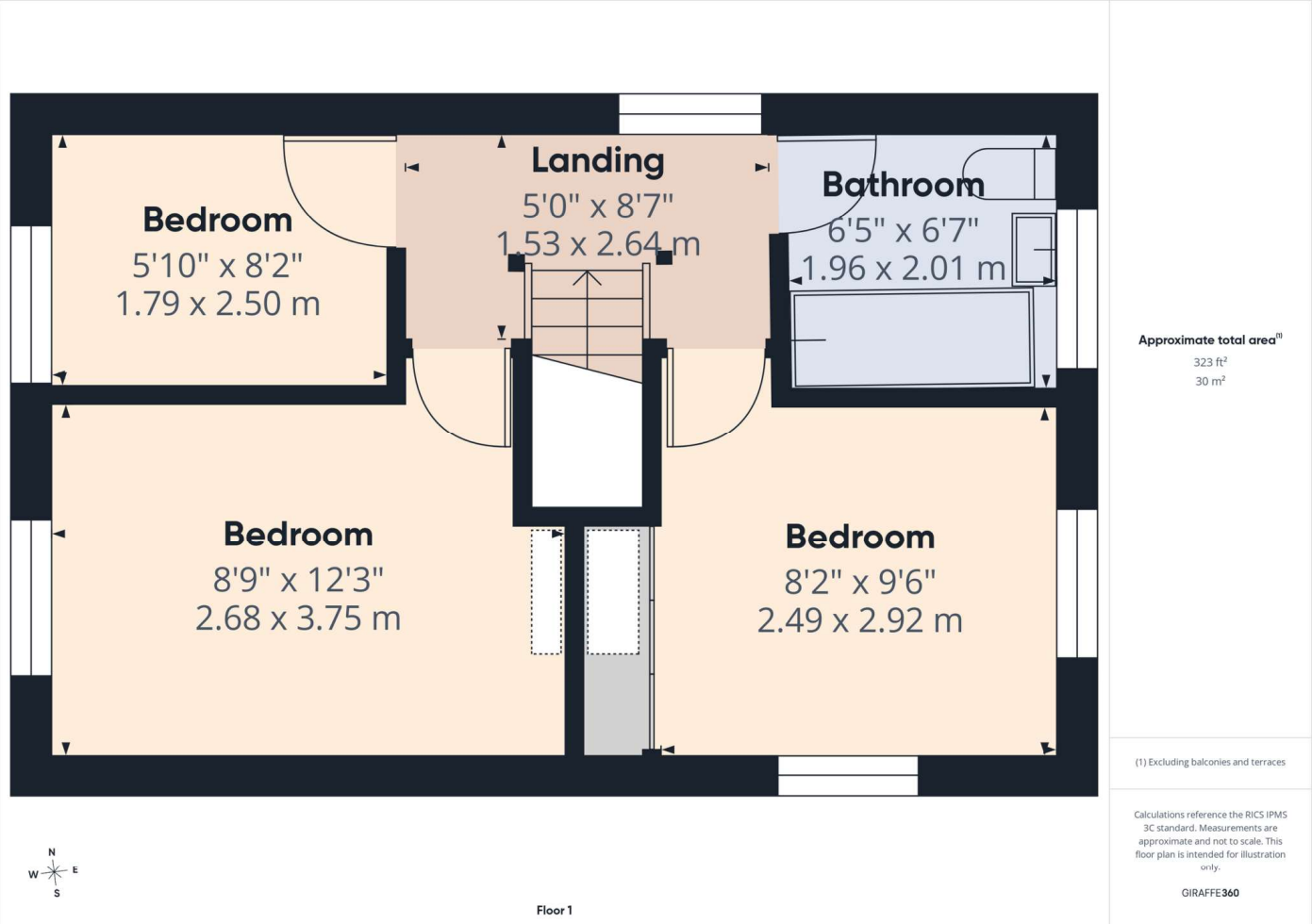




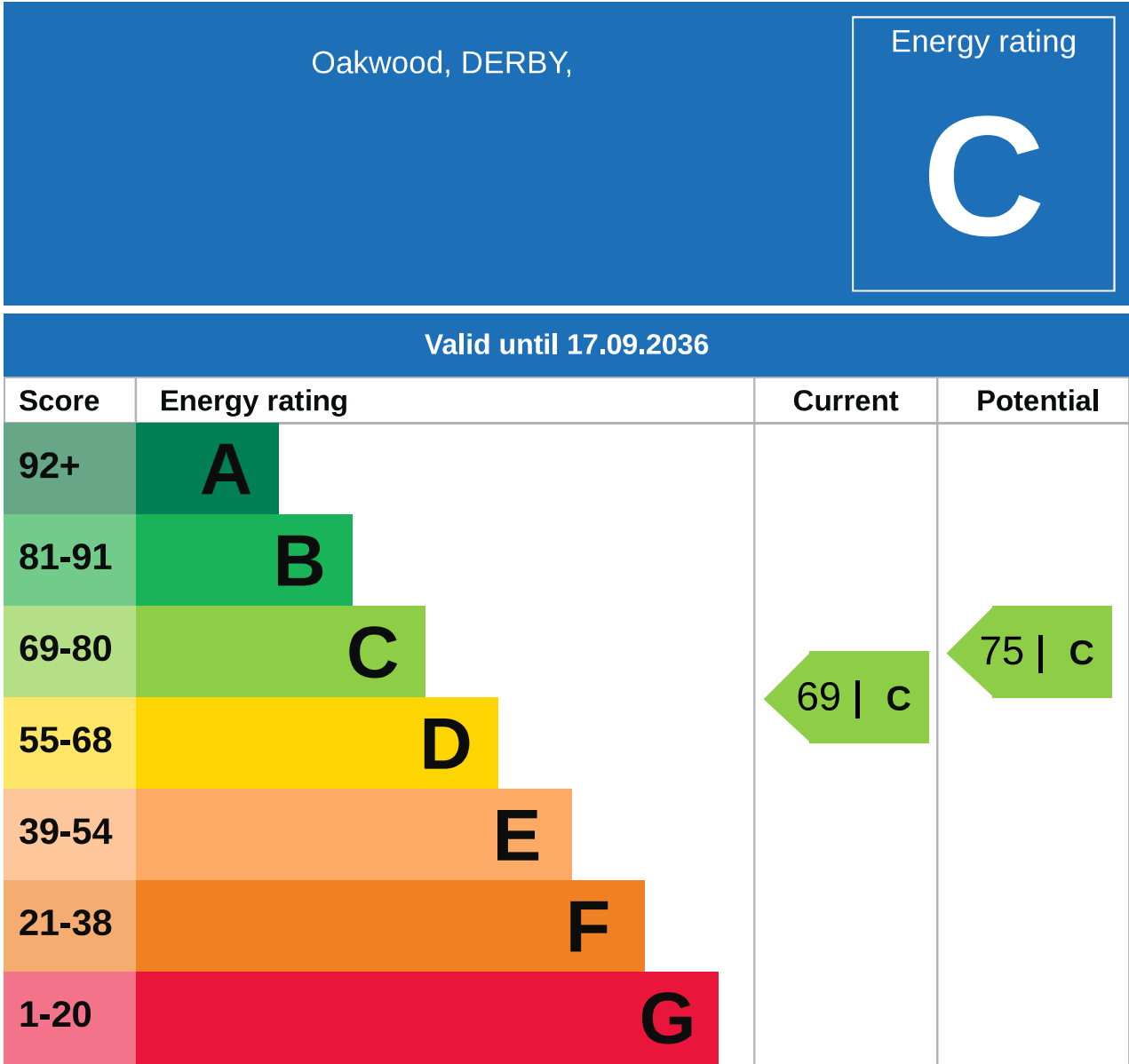
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	68 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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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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