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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



SPINDLETREE DRIVE, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Spacious Three-Bedroom Home
> Lounge And Dining Area, Cloaks/WC
> Driveway And Garage
> EPC Rating D, Standard Construction
> Council Tax Band B, Freehold

Property Description
Located in the popular area of Oakwood, this spacious three-bedroom bedroom home stands on a corner plot and offers a generous lounge, separate dining area, fitted kitchen and cloakroom with W.C. With a modern fitted family bathroom, neat, enclosed garden, parking to the rear and a useful garage, it must be viewed. Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with stairs off to the first floor and feature fireplace; separate dining area; good sized fitted kitchen; first floor landing; three well-proportioned bedrooms and a fitted family bathroom. To the front and side of the property is a neat lawned garden space and to the rear is an enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds. To the rear is a driveway providing off road parking and giving access to the garage. Situated in the popular residential area of Oakwood, Spindletree Drive enjoys a convenient location within a well-established community, with a range of local amenities close at hand.
Room Measurement & Details
Entrance Hall:
Cloakroom With W.C: (5'7" x 2'9") 1.70 x 0.84
Lounge: (14'7" x 14'6") 4.44 x 4.42
Dining Area: (11'11" x 8'3") 3.63 x 2.51
Kitchen: (11'10" x 6'0") 3.61 x 1.83
First Floor Landing:
Bedroom One: (13'4" x 8'3") 4.06 x 2.51
Bedroom Two: (11'3" x 8'1") 3.43 x 2.46
Bedroom Three: (10'5" x 6'2") 3.17 x 1.88
Bathroom: (6'3" x 6'1") 1.90 x 1.85
Outside:
The property occupies a corner plot position and there is a small garden area to the front elevation. The rear garden is enclosed and incorporates a paved patio area with lawned area beyond together with a further area to the side elevation with garden shed. There is pedestrian gated access to the head of the garden providing access to a driveway and GARAGE 17'4" x 8'6" with electric up and over 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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

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Property **Overview**

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A Moving Experience







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	828 ft^2 / 77 m^2		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY155481		

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)

29 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

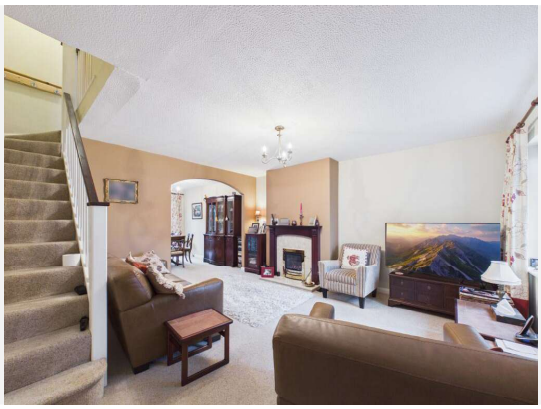
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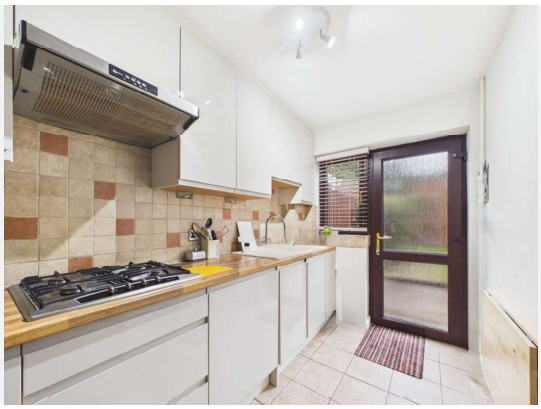
Gallery
Photos



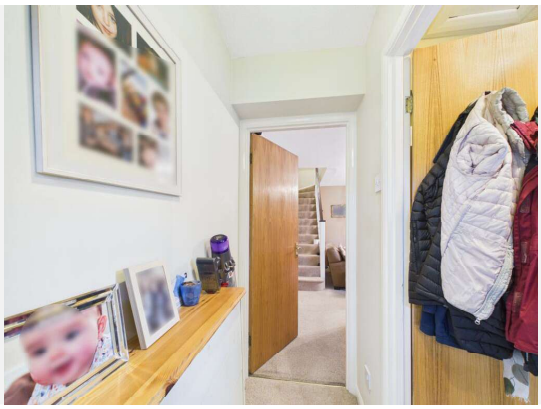










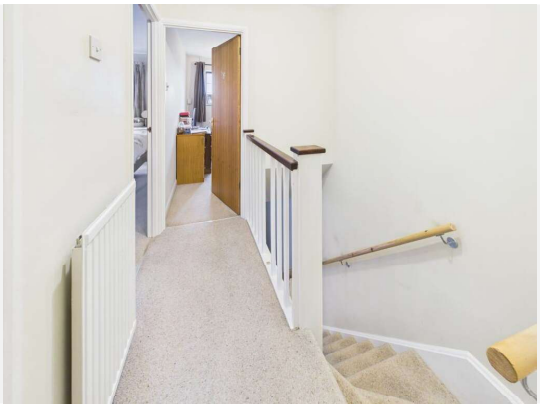


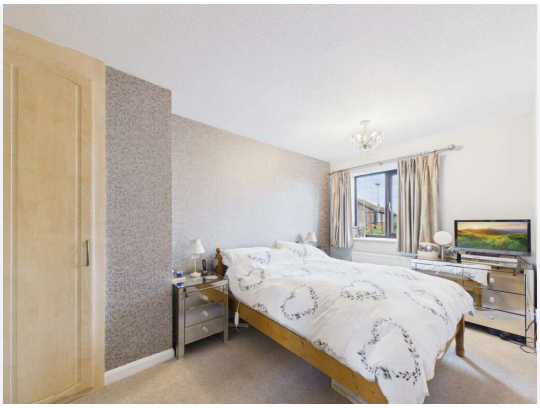


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Gallery
Floorplan

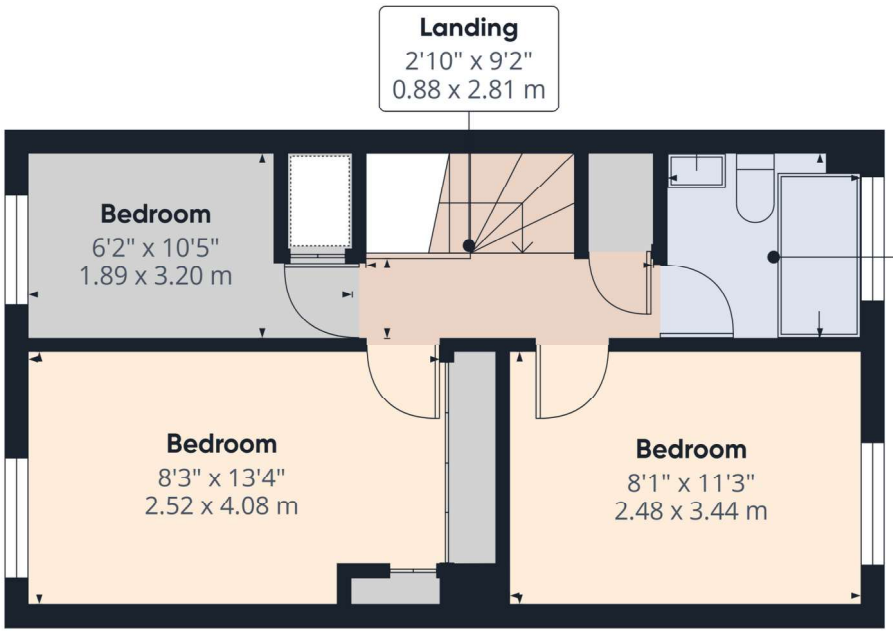
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Gallery
Floorplan

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Floor 1

Approximate total area(1)
338 ft²
31.4 m²

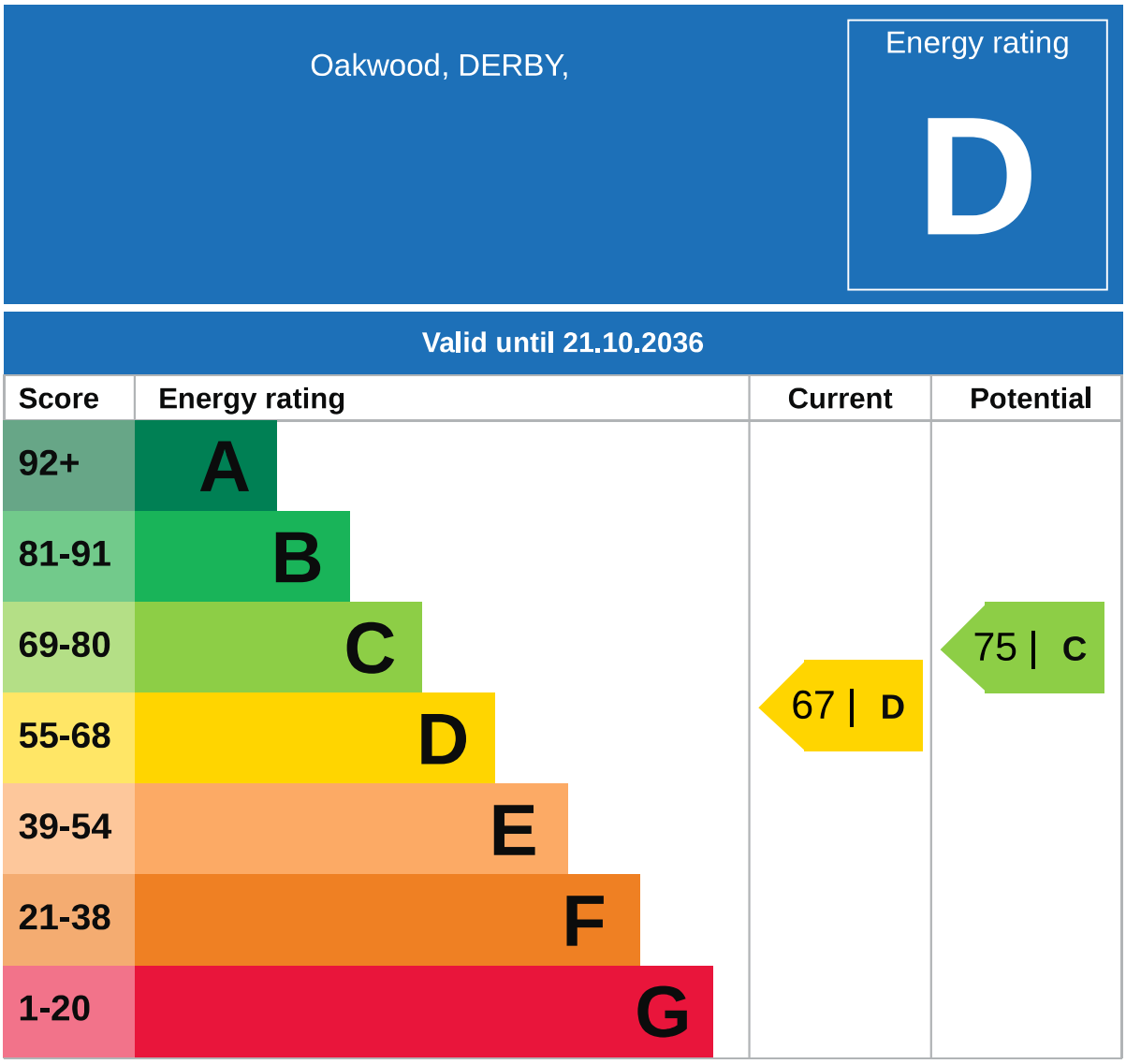
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
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:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	77 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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

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