



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



CORBEL CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three-Bedroom Link-Detached Home
- > Cul-De-Sac Position In Oakwood
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Two Reception Rooms And Conservatory

Property Description

Offered for sale with no upward chain, this three-bedroom link-detached home occupies a cul-de-sac position within the popular Oakwood area of Derby. The property provides two reception rooms, conservatory, a fitted kitchen, separate utility room, driveway parking and an integral garage, making it a practical choice for first-time buyers, couples and families. Viewing recommended. The ground floor accommodation begins with a living room, an adjoining dining room with French doors leading outside. The kitchen is fitted with a range of wall and base units, contrasting work surfaces, tiled walls and an integrated oven with electric hob and beyond the kitchen is a separate utility room. The integral garage provides secure parking or useful storage and is accessed via an up-and-over door. On the first floor, the landing leads to three bedrooms and the family bathroom. Outside, a block-paved driveway to the front provides off-road parking and access to the integral garage. To the rear is an enclosed garden being mainly laid to lawn.

Room Measurement & Details

- Entrance: (4'8" x 3'1") 1.42 x 0.94
Living Room: (14'8" x 11'1") 4.47 x 3.38
Dining Room: (12'5" x 7'11") 3.78 x 2.41
Conservatory: (7'4" x 12'8") 2.24 x 3.86
Kitchen: (12'6" x 6'7") 3.81 x 2.01
Utility Room: (10'2" x 7'8") 3.10 x 2.34
First Floor Landing: (8'7" x 4'11") 2.62 x 1.50
Bedroom One: (11'4" x 8'7") 3.45 x 2.62
Bedroom Two: (9'7" x 8'2") 2.92 x 2.49
Bedroom Three: (8'5" x 5'9") 2.57 x 1.75
Bathroom: (6'4" x 5'6") 1.93 x 1.68
Garage: (18'1" x 8'3") 5.51 x 2.51

Outside: To the front elevation is a block-paved frontage providing off-road parking and access to the integral garage. To the rear is an enclosed garden being mainly laid to lawn.

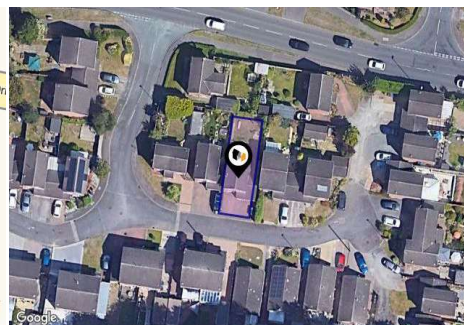
Buyer Information:

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 Overview

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.04 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£2,050
Title Number:	DY69409

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)

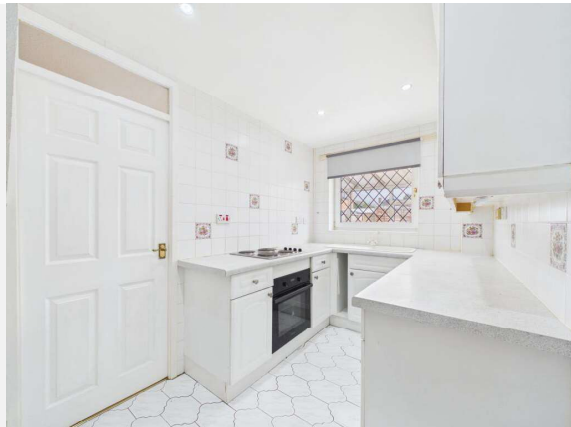
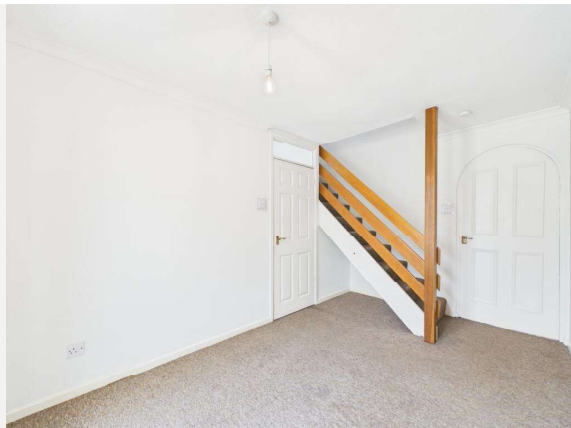
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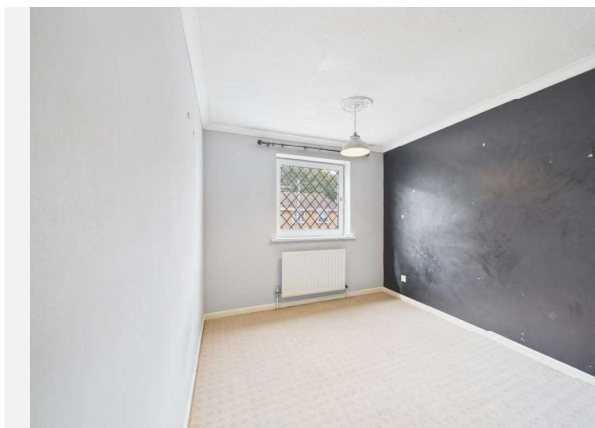
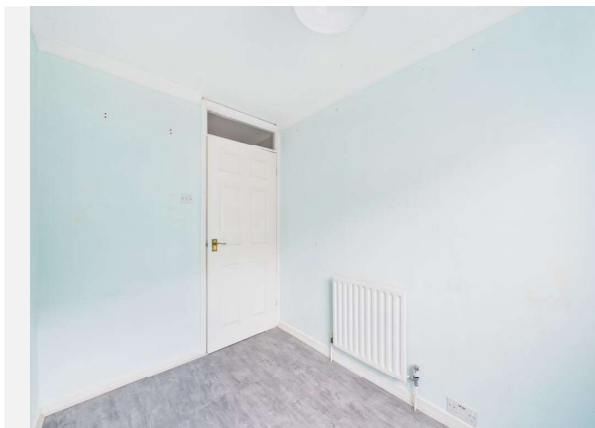
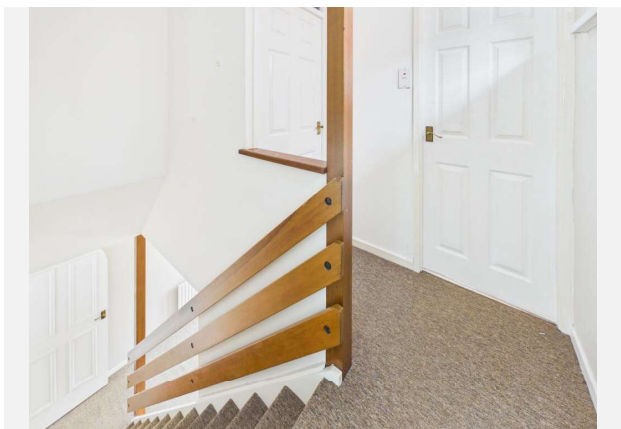
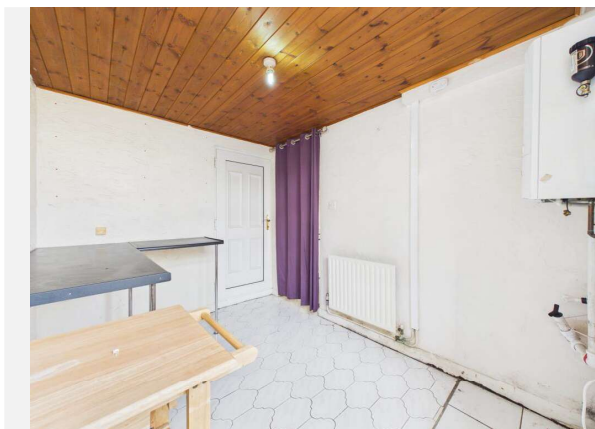
Mobile Coverage:
(based on calls indoors)

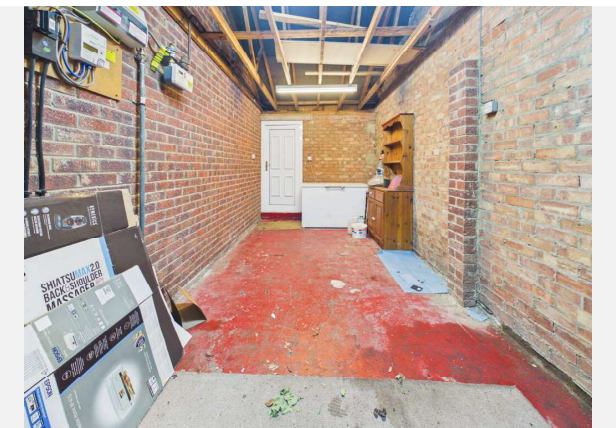
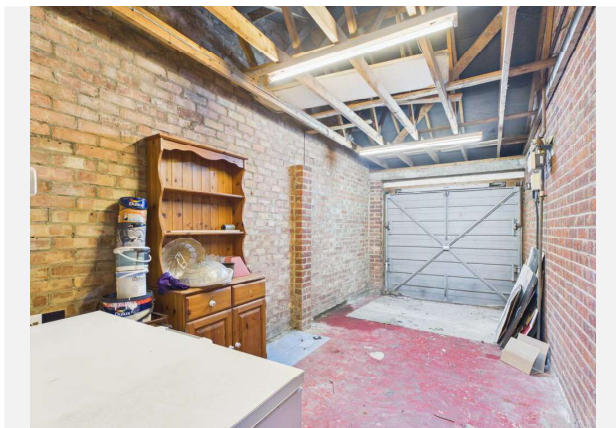
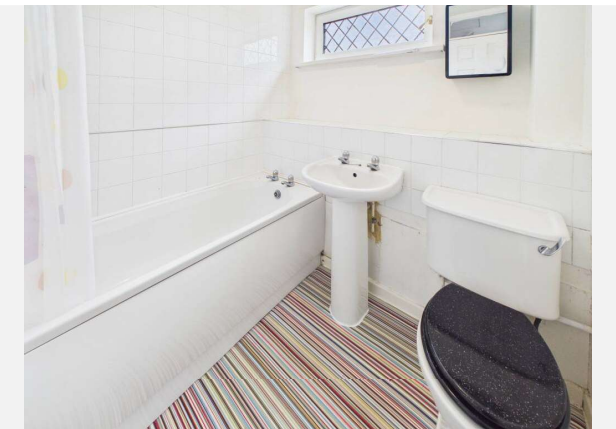


Satellite/Fibre TV Availability:









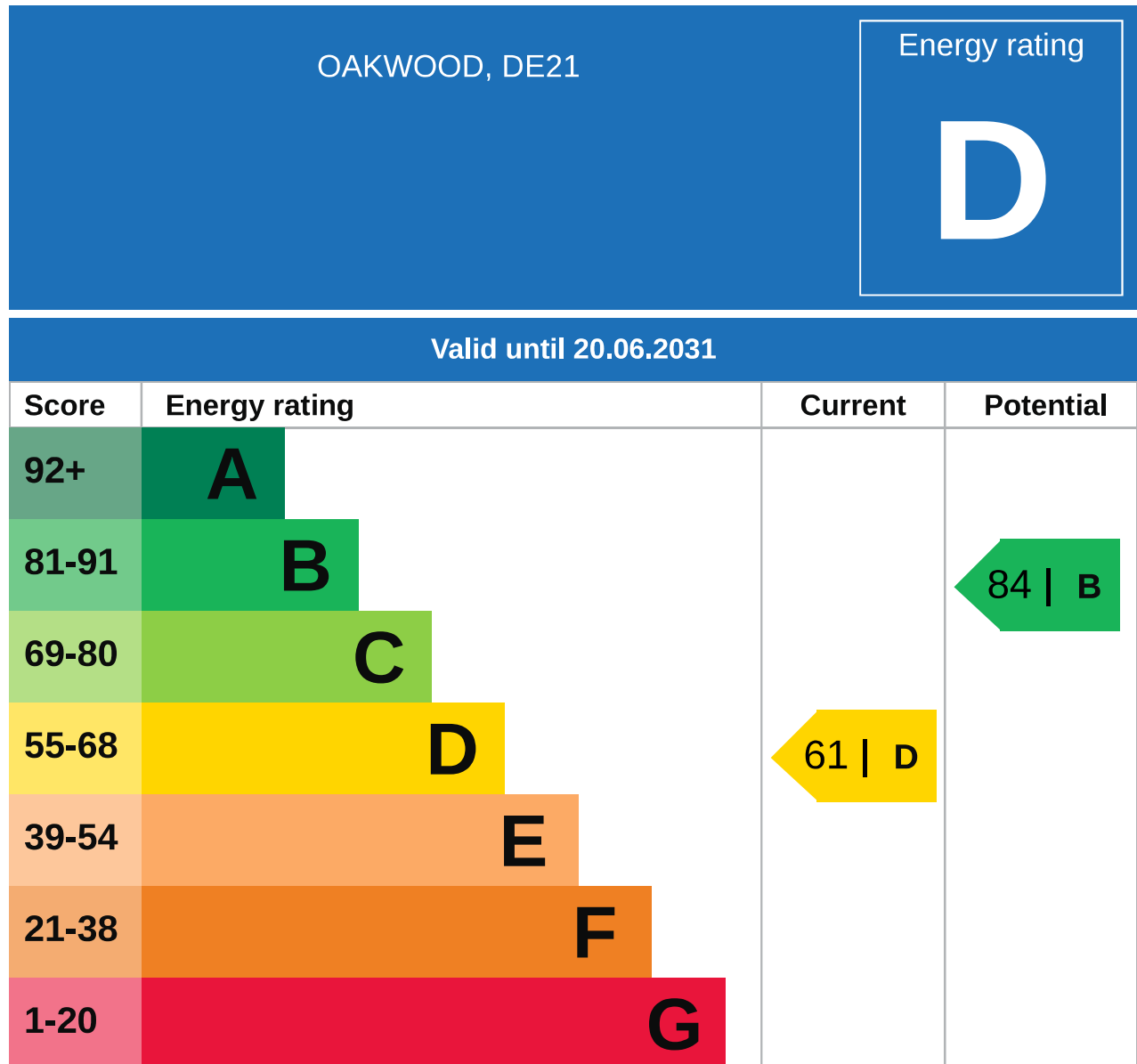
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 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

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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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Data Quality

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