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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th November 2026



LEAWOOD GARDENS, OAKWOOD, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Two-Bedroom End Town House In Sought After Location
> Driveway, Garage and Enclosed Rear Garden
> Ideal First Time Home
> EPC Rating C, Standard Construction
> Council Tax Band B, Freehold

Property Description

Located in the most sought-after area of Oakwood, this spacious two-bedroom home offers a spacious lounge diner, fitted kitchen and a first-floor family bathroom. With a generous, enclosed garden space, driveway parking and a good-sized garage to the side, it will make a superb first home. Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge diner with French doors to the rear garden; fitted kitchen; first floor landing; master double bedroom, good sized second bedroom with spacious built in wardrobe and a reitted family bathroom. To the front of the property is a lawned garden space alongside a driveway providing ample off-road parking and giving access to the garage with power and lighting. To the rear is a generous, enclosed garden with patio seating area and lawn. Situated in the popular residential area of Oakwood, Leawood Gardens enjoys a convenient location within an established community, making it an appealing choice for first-time buyers and families alike. Oakwood District Centre offers a range of local shops and everyday amenities, while nearby Spondon and Chaddesden provide further shopping and leisure facilities.

Room Measurement & Details

Entrance Hall:
Lounge Diner: (13'7" x 12'5") 4.14 x 3.78
Kitchen: (9'1" x 6'2") 2.77 x 1.88
First Floor Landing:
Bedroom One: (12'6" x 8'2") 3.81 x 2.49
Bedroom Two: (9'0" x 8'3") 2.74 x 2.51
Bathroom: (6'2" x 6'0") 1.88 x 1.83

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and a GARAGE 18'7" x 8'2" with up and over door, light, power and courtesy door to the rear garden. The rear gardens is enclosed and incorporates a paved patio area with lawned area beyond with fenced boundaries.

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	602 ft^2 / 56 m^2		
Plot Area:	0.04 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY226467		

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)

1 mb/s	67 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos



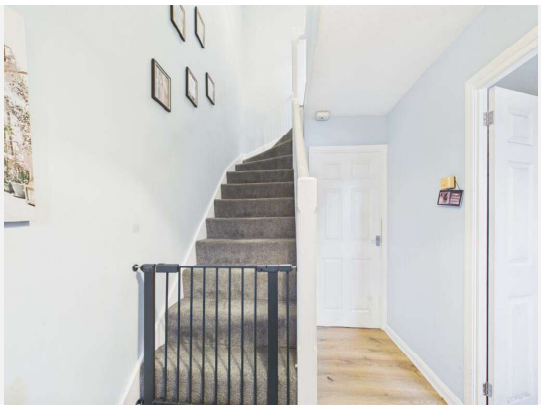












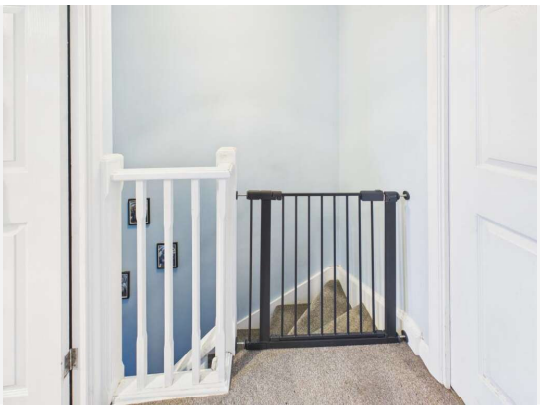


Gallery
Photos









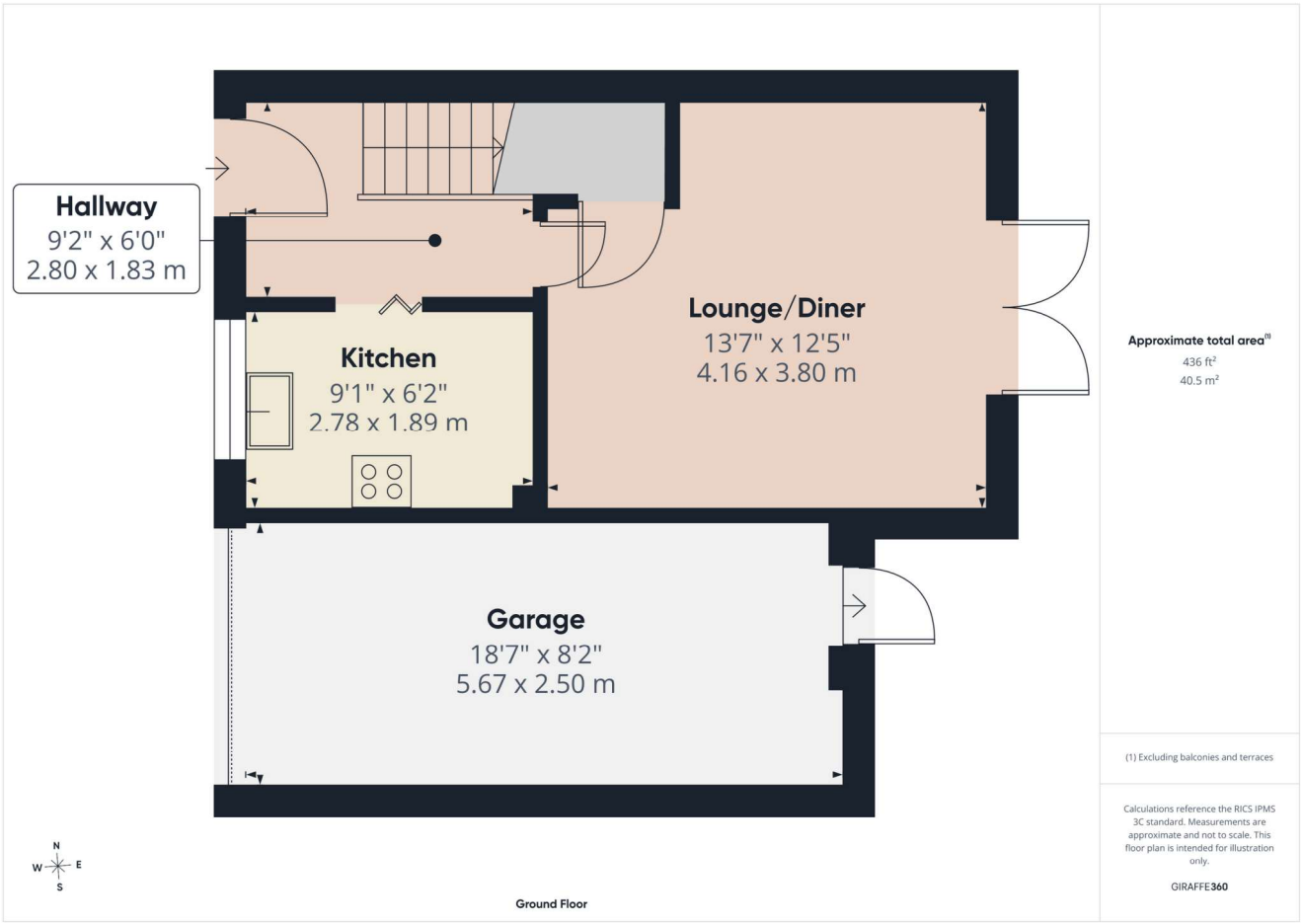






Gallery
Floorplan

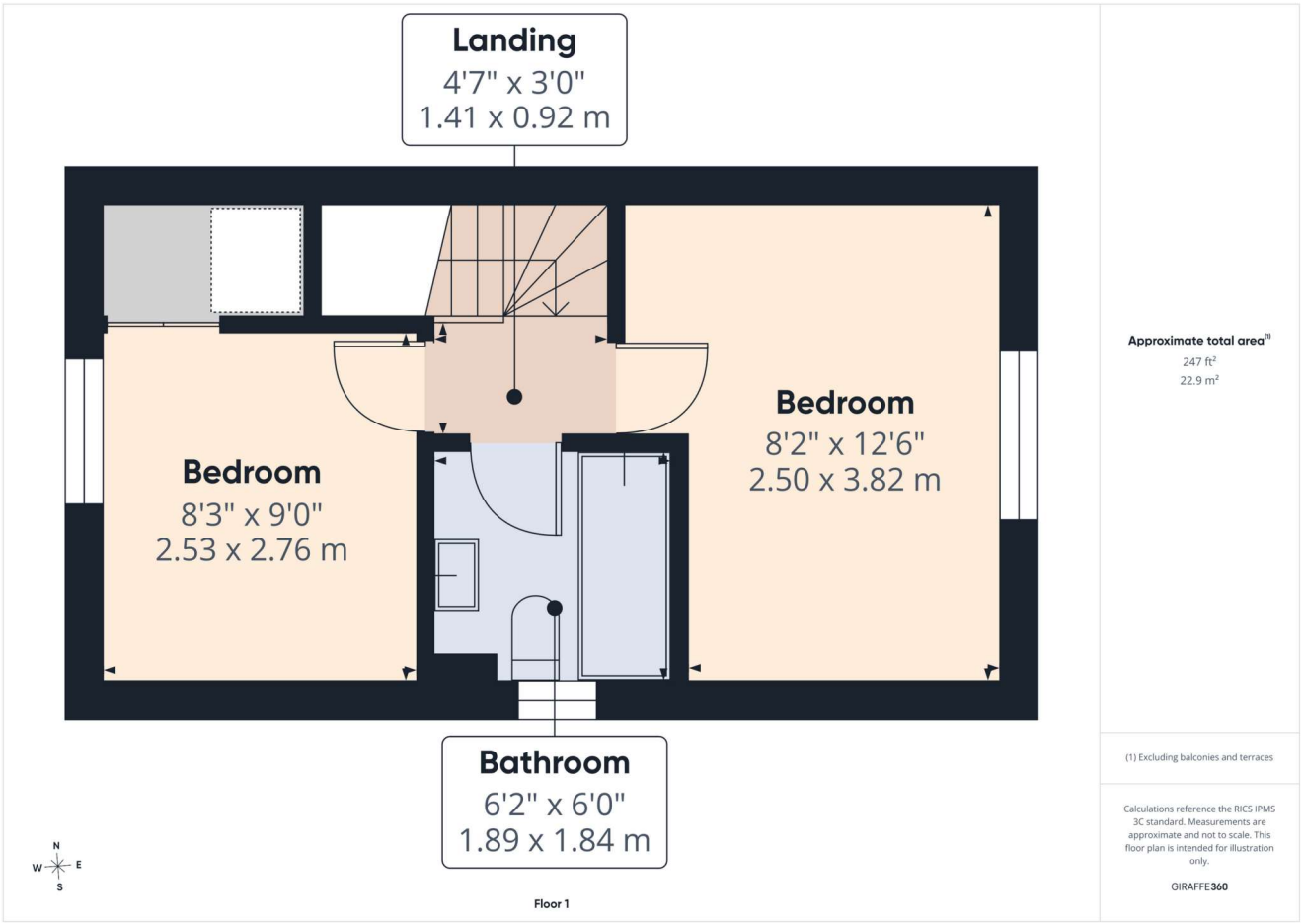
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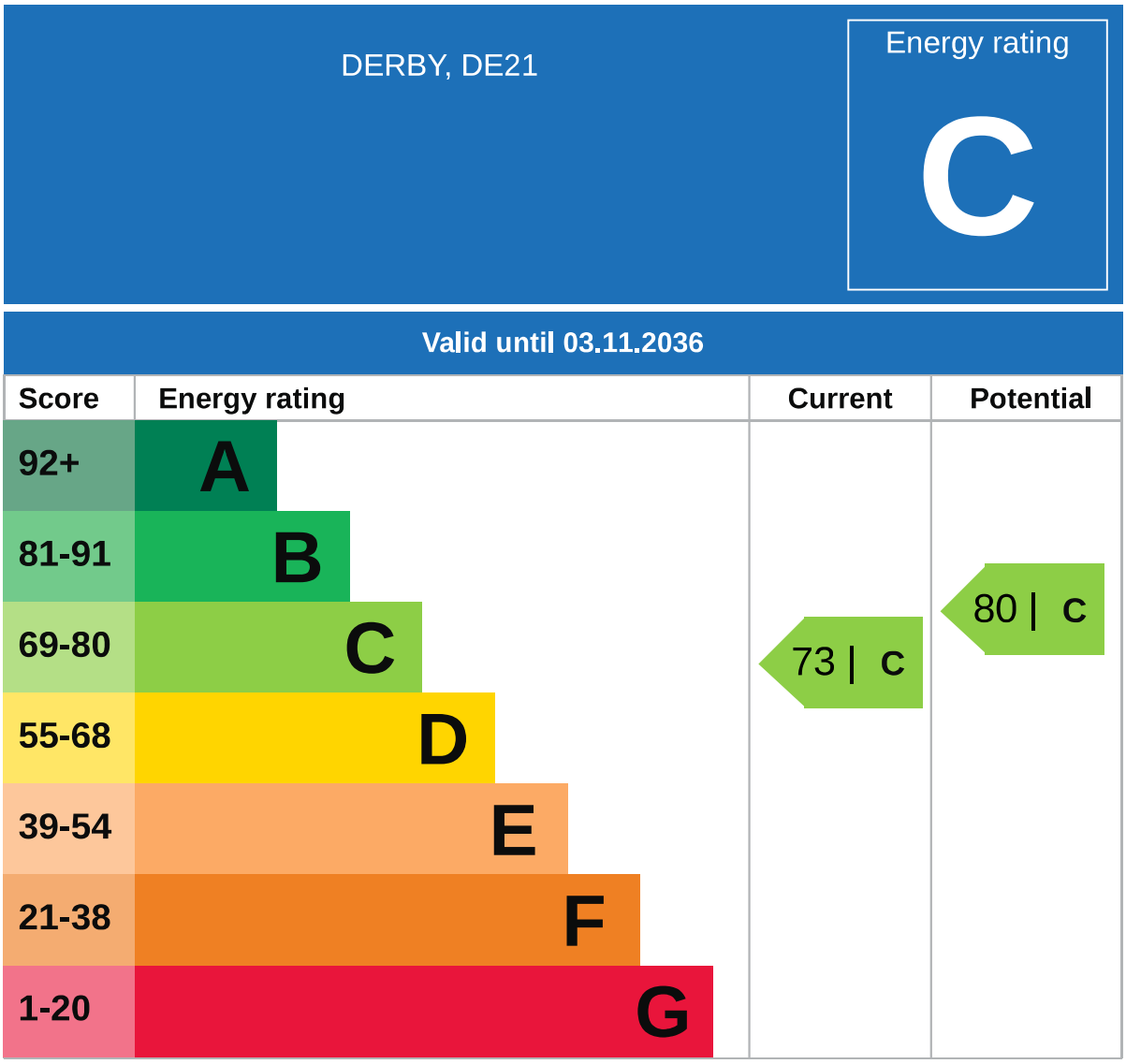
Gallery
Floorplan

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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	End-terrace 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 and room thermostat
Main Heating Controls Energy:	Average
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:	54 m^2

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Hannells

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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.

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, 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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