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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



TIMBERSBROOK CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented And Appointed Semi-Detached Home
- > Extended To The Rear Elevation To Provide Spacious Open Plan Living/Dining Kitchen
- > Driveway For Two Vehicles, Pleasant Rear Garden And Patio To Side
- > EPC Rating C, Construction Type - Not Confirmed
- > Council Tax Band A, Freehold

Property Description

An early viewing is highly recommended of this well-presented two double-bedroom semi-detached home, which has been thoughtfully extended to the rear to create a spacious and versatile open-plan living, dining and kitchen area. Further benefits include a private driveway providing off-road parking for two vehicles, together with a pleasant rear garden offering an attractive outdoor space. The property is also ideally situated for a range of local amenities, schools and excellent road links, making it an ideal home for a variety of buyers. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance lobby, lounge with feature fireplace and extended open plan living/dining kitchen with patio doors to the rear garden. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. Outside, there is a garden area to the front elevation, driveway for two vehicles to the side elevation and gated access to a patio area. There is a pleasant garden to the rear elevation.

Room Measurement & Details

Entrance: (3'4" x 3'6") 1.02 x 1.07

Lounge: (14'8" x 12'2") 4.47 x 3.71

Open Plan Living/Dining Kitchen:

Kitchen Area: (8'6" x 12'2") 2.59 x 3.71

Dining Area: (10'3" x 11'1") 3.12 x 3.38

First Floor Landing: (8'6" x 2'10") 2.59 x 0.86

Bedroom One: (8'11" x 12'2") 2.72 x 3.71

Bedroom Two: (8'6" x 12'2") 2.59 x 3.71

Bathroom: (4'11" x 8'11") 1.50 x 2.72

Outside:

There are gardens to both front and rear elevation. A driveway to the side elevation provides off road parking for two vehicles. There is gated access leading to a paved patio/seating area to the side elevation. There is a pleasant and enclosed and pleasant rear garden having a paved patio area with lawned area beyond with fenced boundaries.

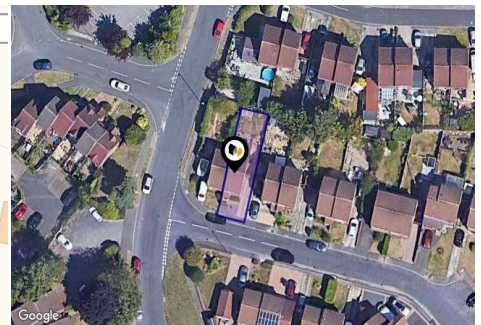
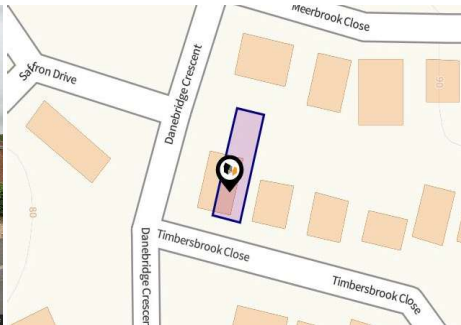
Please Note:

The seller/Energy Assessor (EPC) advises that the property is of standard construction; however, this has not been independently verified and a professional opinion should be obtained. Prospective purchasers should satisfy themselves regarding the construction type.

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.

Property Overview



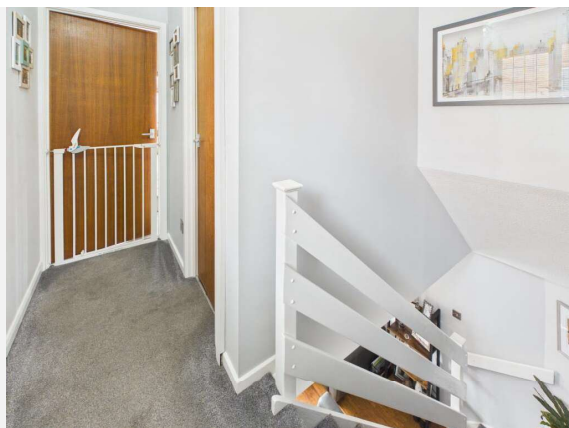
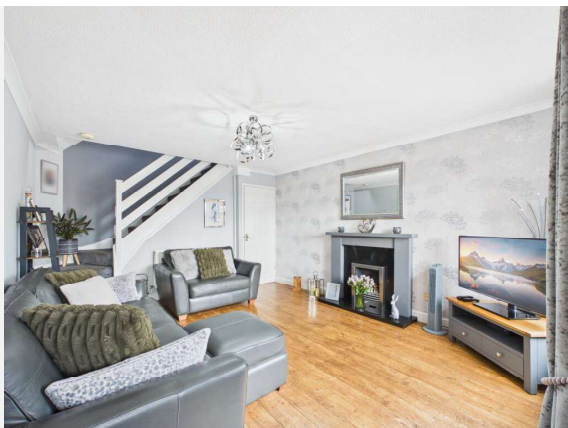
Property

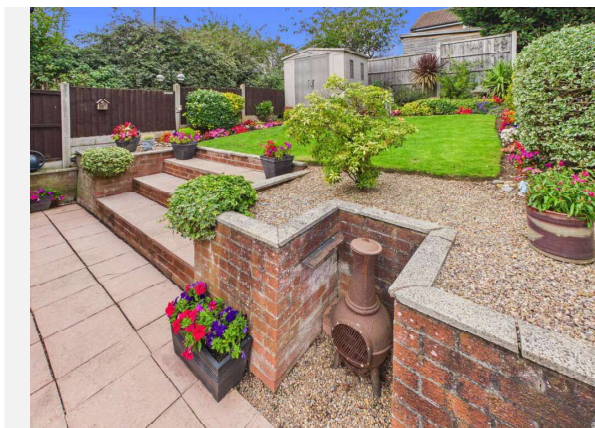
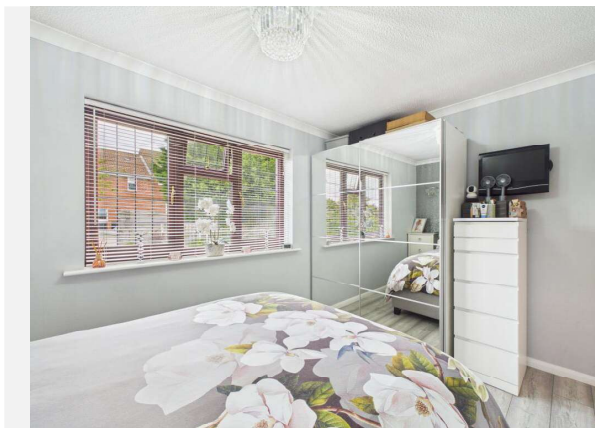
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY120639		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



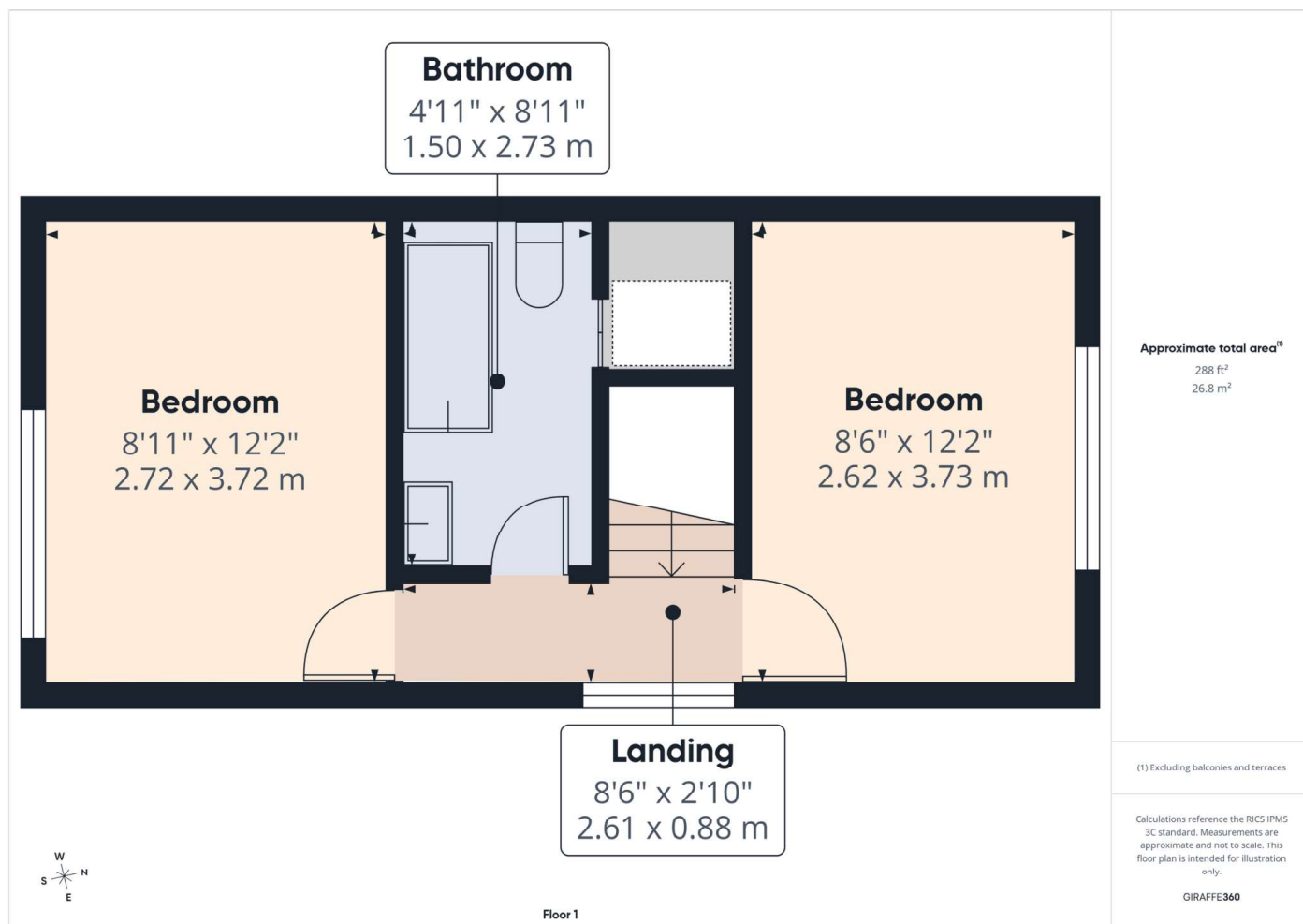




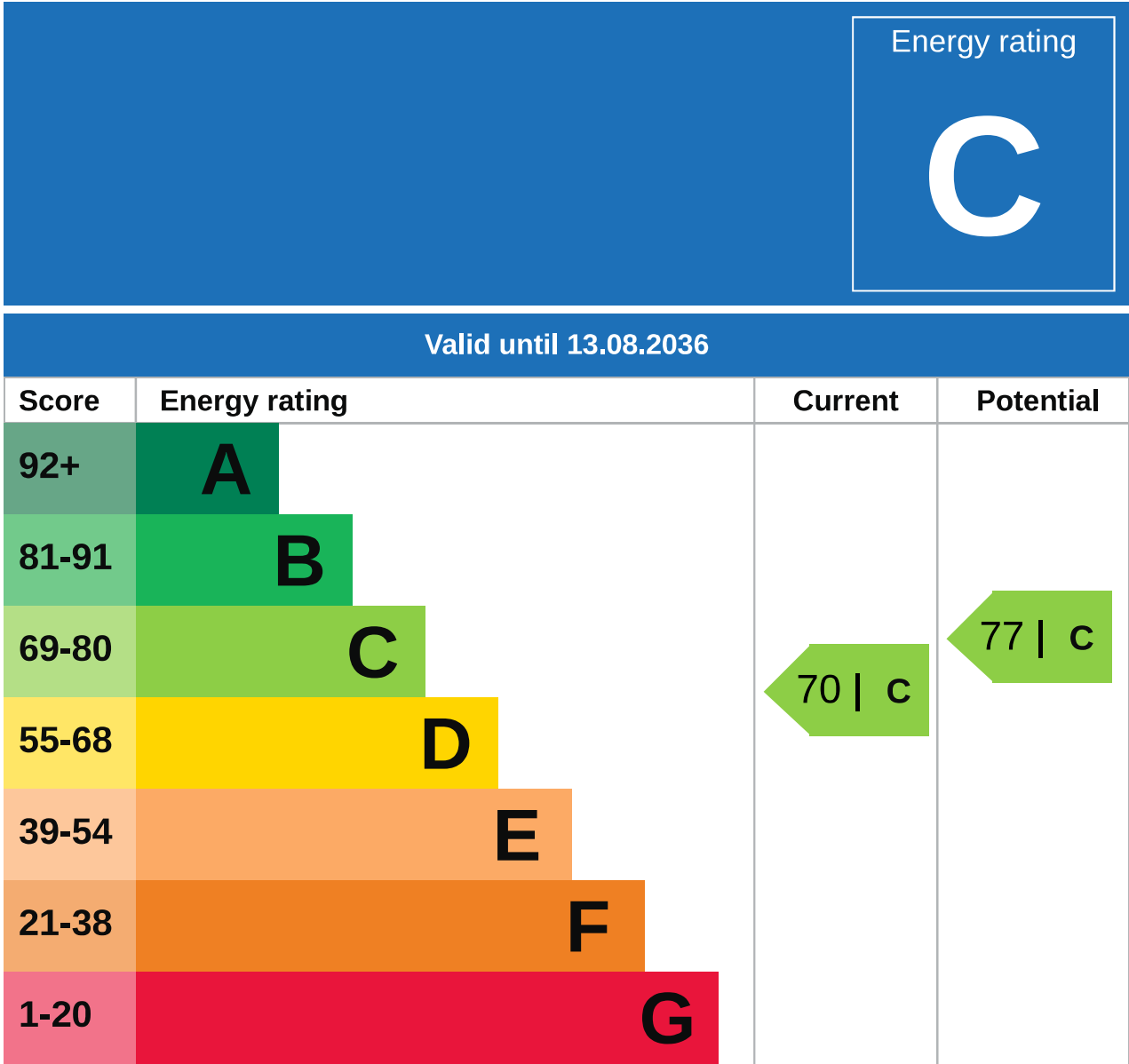
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 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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