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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



SEDGEBROOK CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Three-Bedroom Semi-Detached House
> EPC Rating C, Standard Construction
> Council Tax Band B, Freehold
> Dining Kitchen With Garden Access
> Living Room With Fireplace

Property Description
Situated on Sedgebrook Close in Oakwood, this three-bedroom semi-detached house offers a living room, dining kitchen and enclosed rear garden. With a tarmac frontage, low maintenance rear garden and a practical layout across two floors, the property may appeal to first-time buyers and families alike and viewing is recommended. The entrance hall leads into the living room, which has space for seating and a fireplace. To the rear, the dining kitchen combines a range of fitted cupboards and work surfaces with space for a table and chairs. There is a built-in oven and hob, space for a washing machine, and a door opening onto the rear garden. On the first floor, the landing provides access to three bedrooms and the bathroom. The bathroom is fitted with a bath, wash basin and WC. Outside, the front driveway provides off-road parking. The enclosed rear garden is arranged over levels, with low maintenance artificial lawn areas, a paved seating area and steps between the different sections. Sedgebrook Close is well situated for Oakwood and its range of shops, schools and transport links together with road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

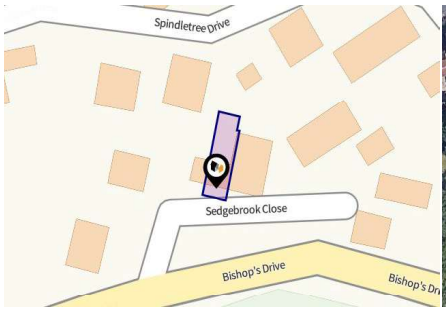
Room Measurement & Details
Entry: (5'7" x 4'8") 1.70 x 1.43
Living Room: (14'10" x 13'10") 4.51 x 4.21
Dining Kitchen: (14'9" x 9'4") 4.50 x 2.85
First Floor Landing: (8'8" x 3'2") 2.65 x 0.97
Bedroom: (10'10" x 8'3") 3.31 x 2.51
Bedroom: (10'10" x 8'3") 3.31 x 2.51
Bedroom: (7'11" x 6'5") 2.42 x 1.95
Bathroom: (6'7" x 6'5") 2.00 x 1.95

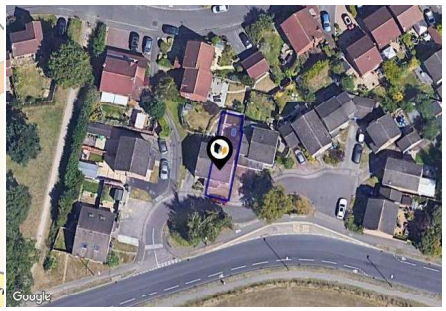
Buyer Information:
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're 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







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	699 ft^2 / 65 m^2		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY155268		

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)

3 mb/s	54 mb/s	1000 mb/s

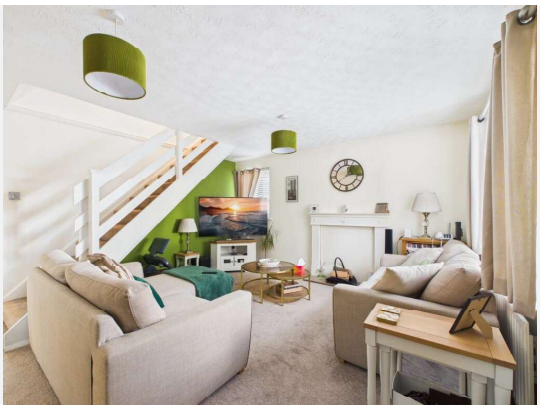
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos



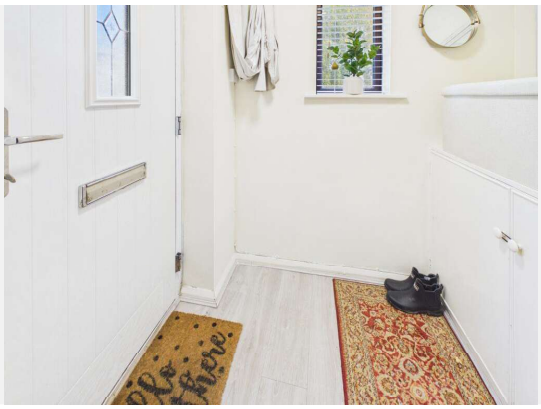






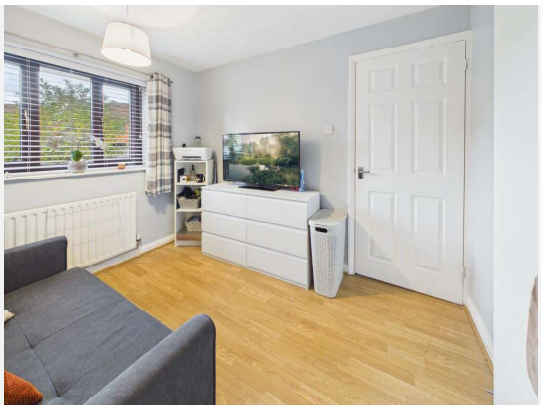


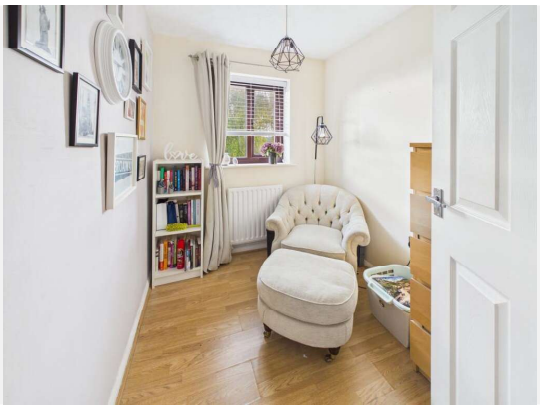


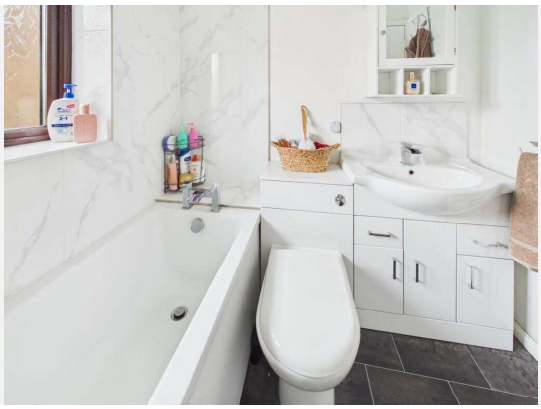




Gallery
Photos









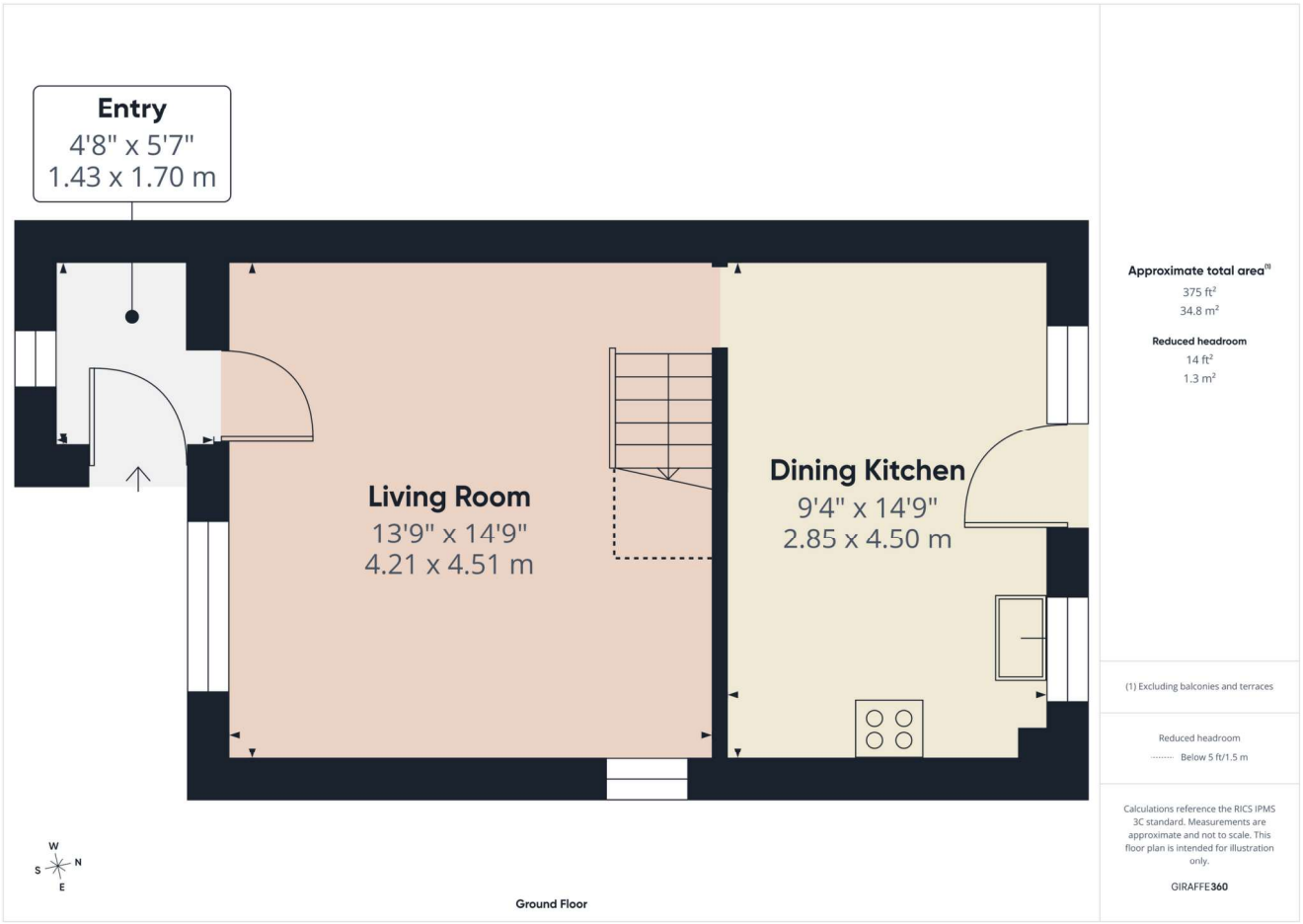




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Gallery
Floorplan

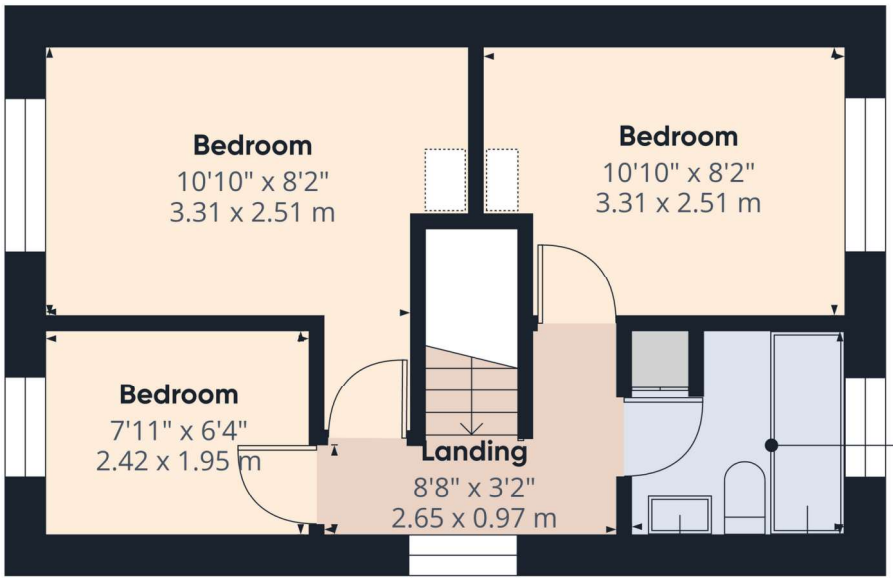
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Floorplan

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Floor 1

Approximate total area(1)
316 ft²
29.3 m²

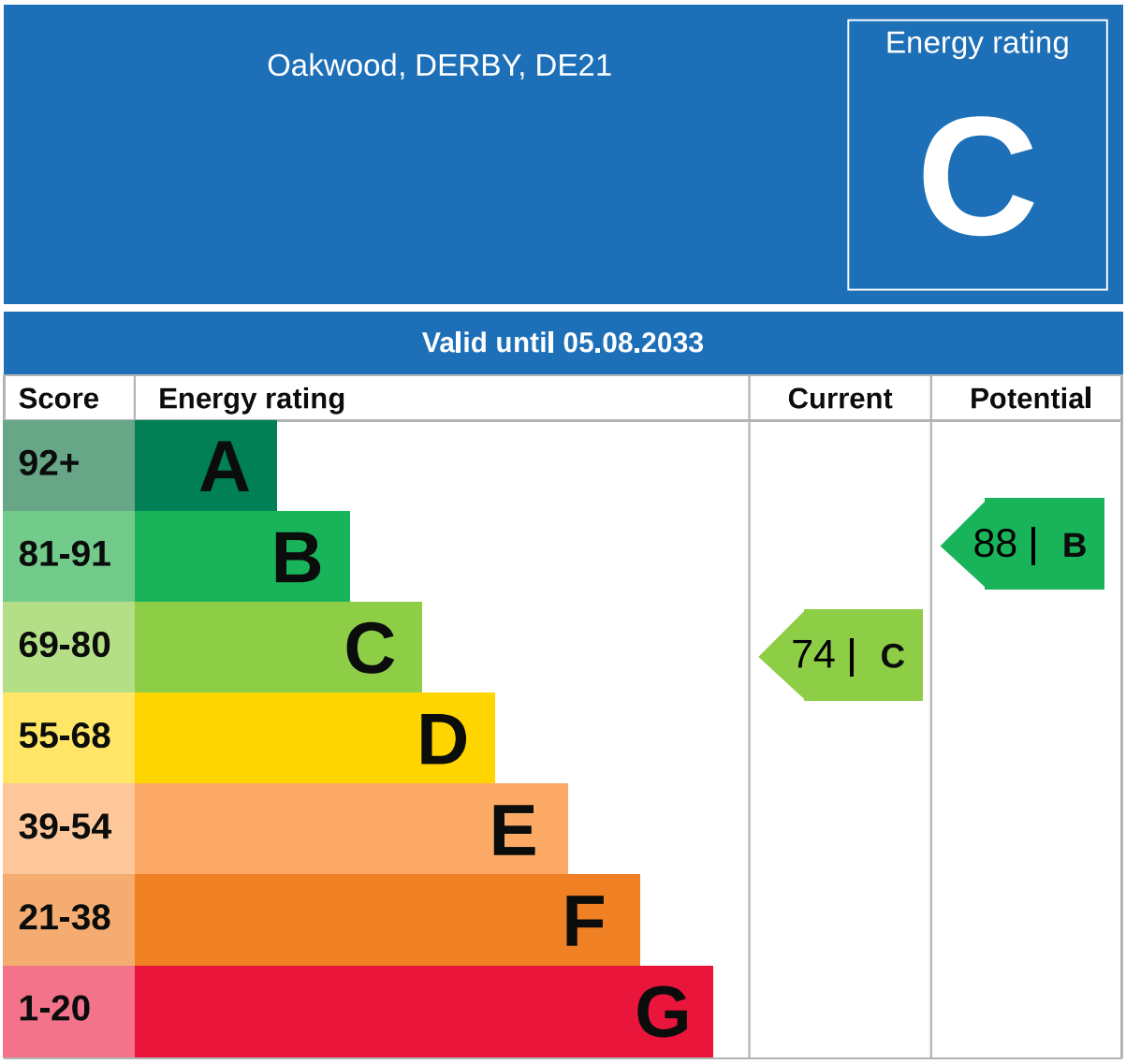
(1) Excluding balconies and terraces

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, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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:	Low energy lighting in 88% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	65 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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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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