



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th October 2026



RUSSET CLOSE, OAKWOOD, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Beautifully Presented Semi-Detached House
- > Two Bedrooms
- > Off-Road Parking And Garage
- > Council Tax Band A, Freehold
- > EPC Rating C, Standard Construction

Property Description

Situated in a cul-de-sac in the popular Oakwood area, this well-presented two-bedroom semi-detached house offers a driveway, detached garage and low-maintenance rear garden. The accommodation also includes a conservatory, a fitted kitchen and a modern first-floor shower room, making it a practical choice for first-time buyers, couples or those looking to downsize. The double glazed and gas central heated property briefly comprises; entrance porch, living room, fitted kitchen and conservatory with access to the rear garden. To the first floor are two bedrooms and a modern shower room fitted with a corner shower, wash basin and WC. Outside, the front of the property has a gravelled area and a driveway extending along the side of the house, providing off-road parking and access to the detached garage. The enclosed rear garden has been designed with ease of maintenance in mind, featuring paved seating areas, raised brick-edged borders and space for a range of pots and planters. The garage provides further parking or useful storage. Russet Close is well placed for access to the amenities available within Oakwood and the surrounding area, with local shops, schools and transport connections within reach. Derby city centre and the wider road network are also accessible.

Room Measurement & Details

Entrance Porch: (5'2" x 4'3") 1.57 x 1.30

Living Room: (12'1" x 12'1") 3.68 x 3.68

Kitchen: (12'0" x 7'10") 3.66 x 2.39

Conservatory: (9'4" x 10'7") 2.84 x 3.23

First Floor Landing: (5'5" x 6'0") 1.65 x 1.83

Bedroom One: (12'3" x 8'11") 3.73 x 2.72

Bedroom Two: (10'6" x 6'0") 3.20 x 1.83

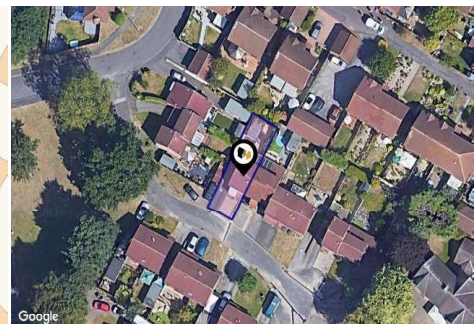
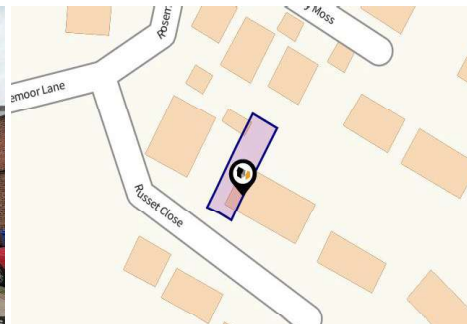
Shower Room: (6'0" x 5'5") 1.83 x 1.65

Garage: (15'11" x 8'8") 4.85 x 2.64

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.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	495 ft ² / 46 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY110391

Tenure: Freehold

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

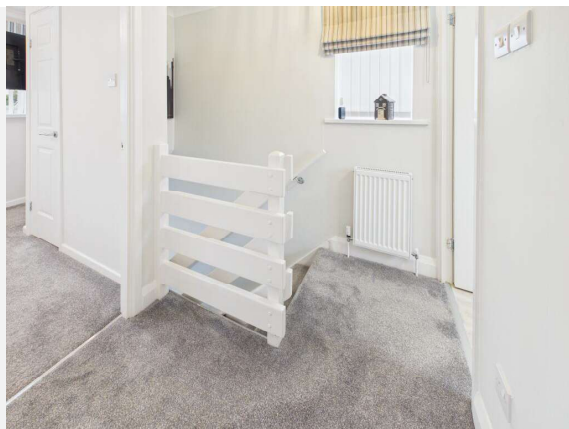
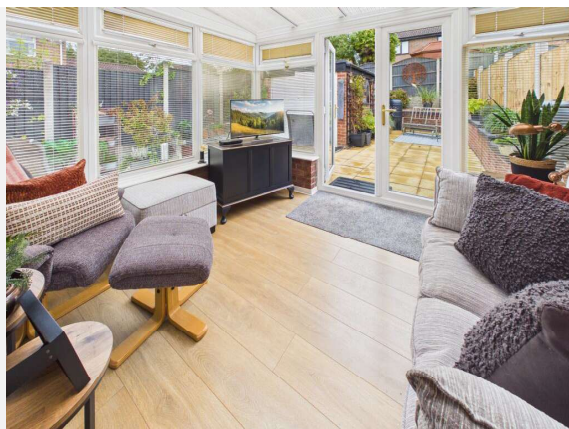
4 mb/s	80 mb/s	1800 mb/s
		

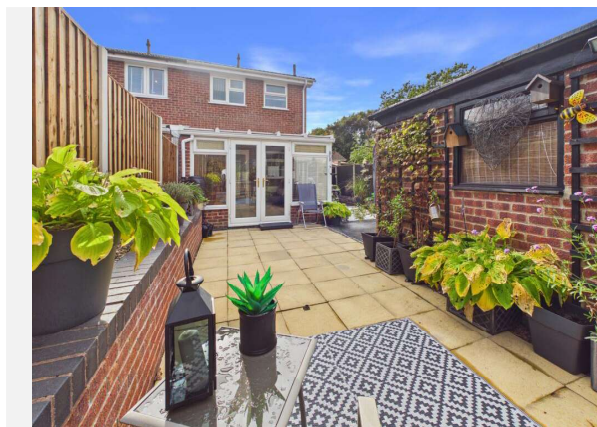
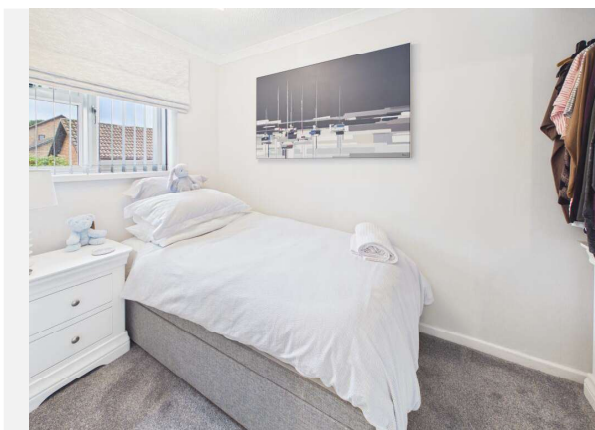
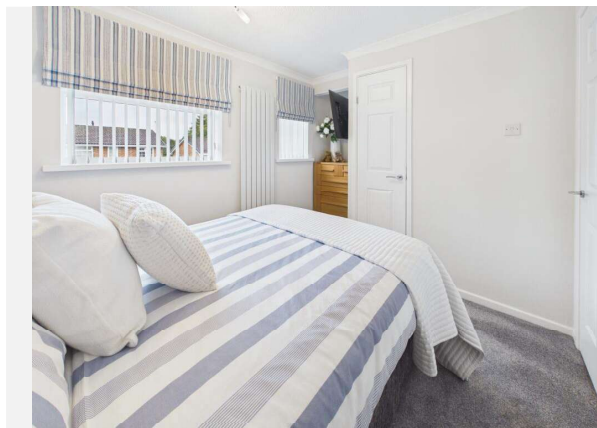
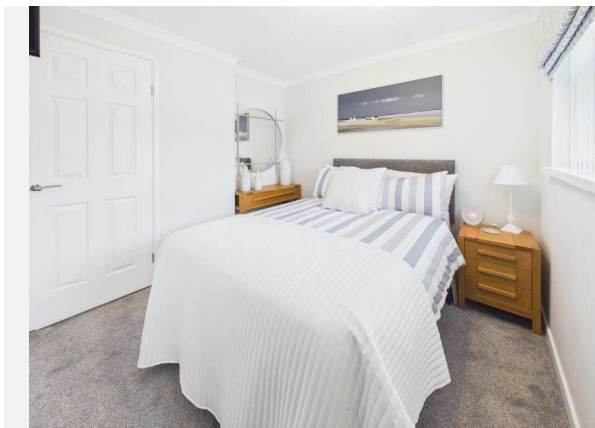
Mobile Coverage:
(based on calls indoors)



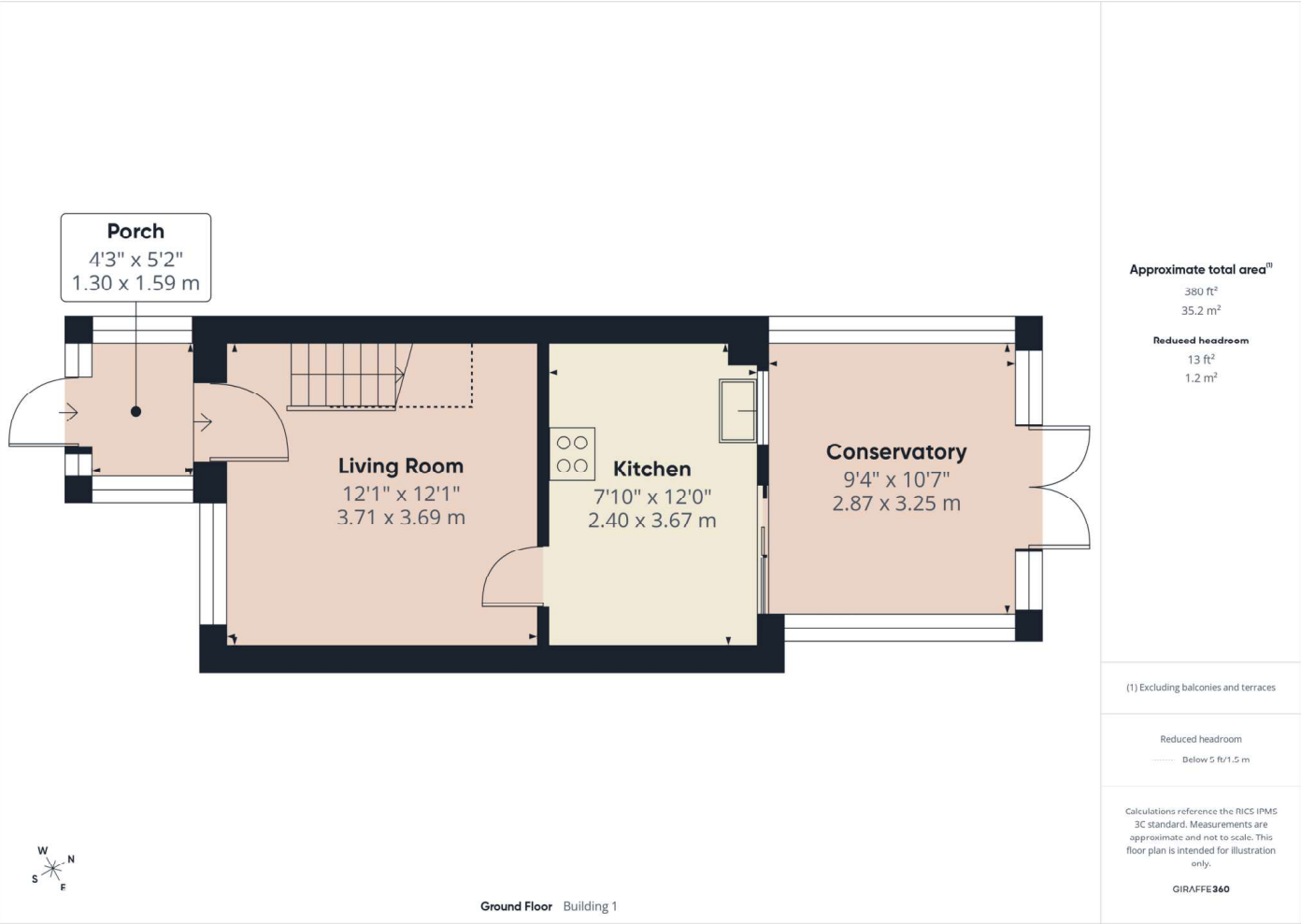
Satellite/Fibre TV Availability:



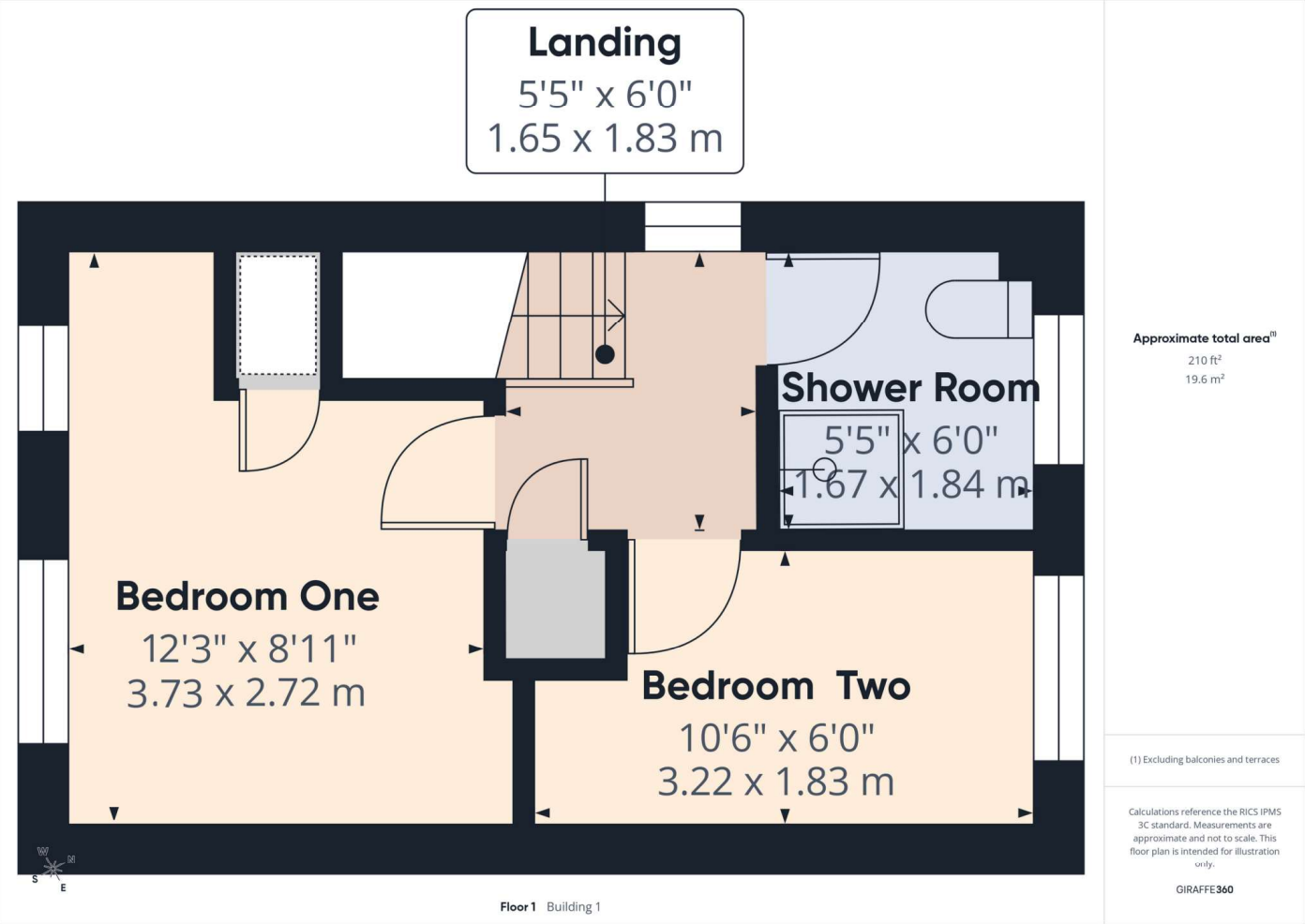




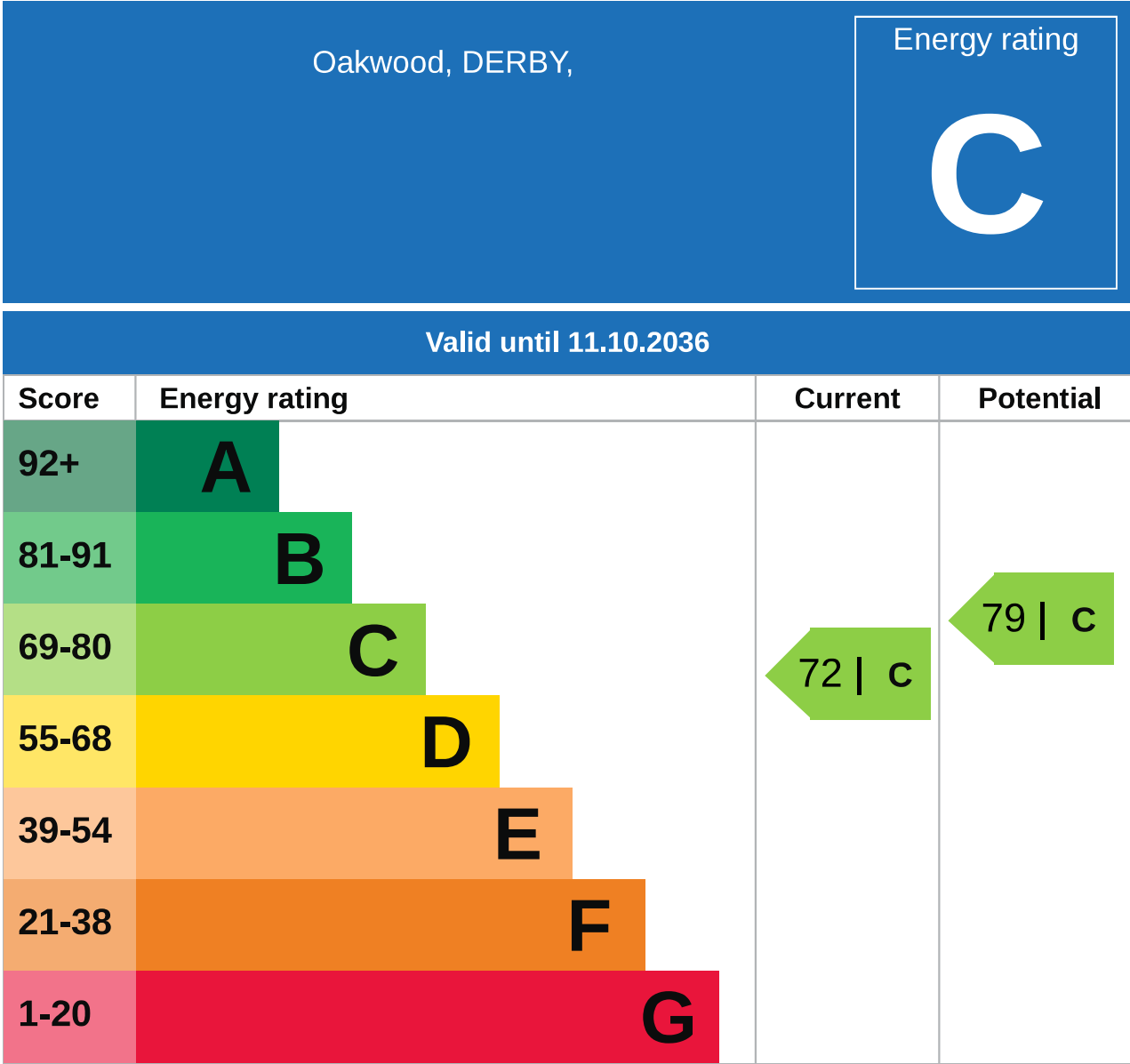
RUSSET CLOSE, OAKWOOD, DERBY, DE21



RUSSET CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	46 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

Financial Services

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.



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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

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

