

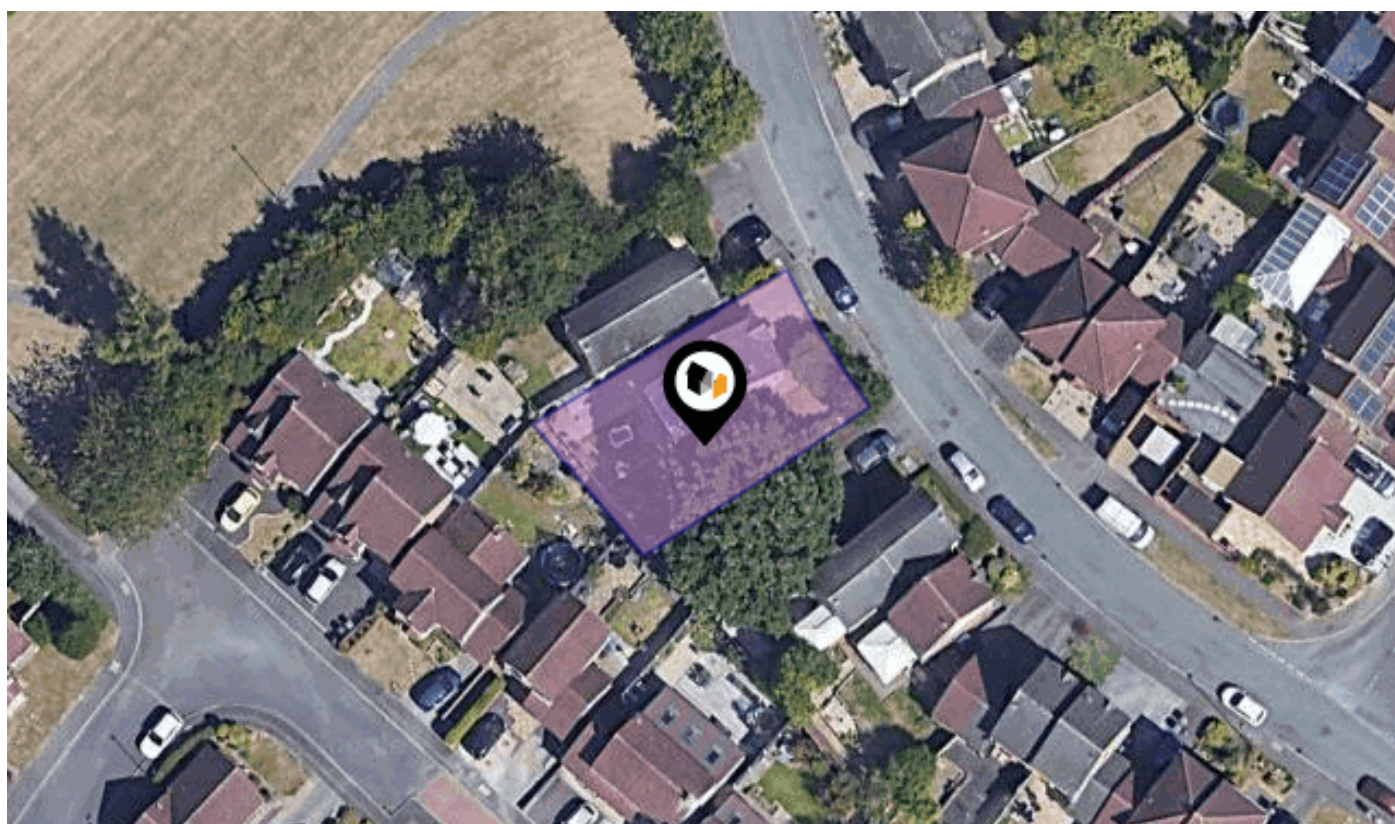


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02<sup>nd</sup> August 2024



**SILVERBURN DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Five-Bedroom, Detached Family Home
- > Fitted Dining Kitchen & Conservatory
- > Off-Road Parking, Enclosed South-Facing Garden & Games Room
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A well-appointed and presented detached family home having the benefit of a recent loft and garage conversion to create a five-bedroom family home. The property enjoys a good-size, south-facing rear garden, games room and lies within the Parkview school catchment!

The accommodation benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, lounge with feature fire, fitted dining kitchen, conservatory and garage conversion to create a good-size double bedroom. To the first floor the landing provides access to three bedrooms and a family bathroom. To the second floor is good-size loft bedroom. Outside, there are gardens to both front and rear elevations and a driveway provides off-road parking. There is also the benefit of a self-contained games room.

Silverburn Drive is well situated for Oakwood and its amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links. An early viewing of the property is recommended.

### Room Measurement & Details

#### Entrance Hallway:

Lounge: (14'5" x 13'3") 4.40 x 4.05

Fitted Dining Kitchen: (14'7" x 9'6") 4.44 x 2.90

Conservatory: (16'1" x 8'2") 4.90 x 2.50

Ground Floor Bedroom: (17'5" x 9'1") 5.30 x 2.76

#### First Floor Landing:

Bedroom One: (12'2" x 8'2") 3.70 x 2.50

Bedroom Two: (10'8" x 8'2") 3.25 x 2.49

Bedroom Three: (9'5" x 6'1") 2.87 x 1.85

Bathroom: (6'9" x 6'2") 2.06 x 1.88

Second Floor Loft Room: (14'2" x 14'0") 4.32 x 4.27

#### Outside:

There are gardens to front and rear elevations, the front is laid mainly to lawn. A driveway provides off-road parking. There is gated access to the side elevation leading to an enclosed south-facing rear garden having a good-size decked patio area, lawned area and fenced boundaries. Cold water tap and outside power point.

Games Room: (15'1" x 12'10") 4.60 x 3.90

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	473 ft <sup>2</sup> / 44 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY222851		

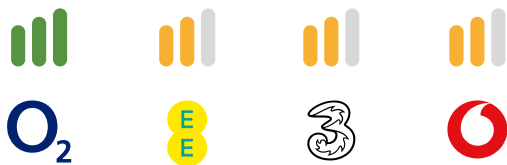
## Local Area

<b>Local Authority:</b>	Derby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



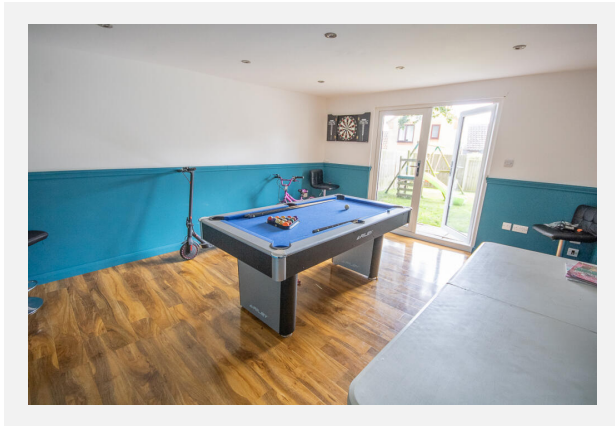
### Satellite/Fibre TV Availability:



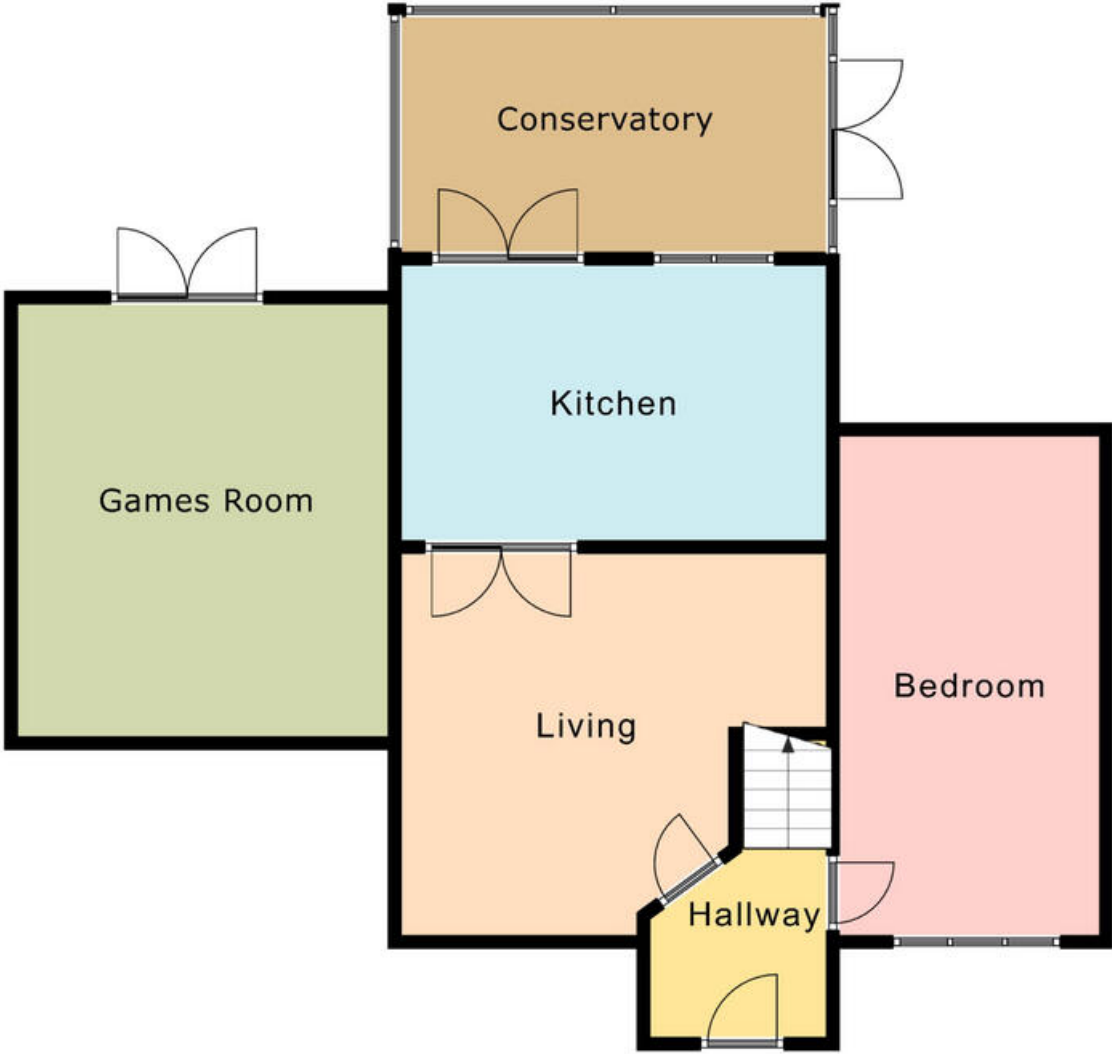




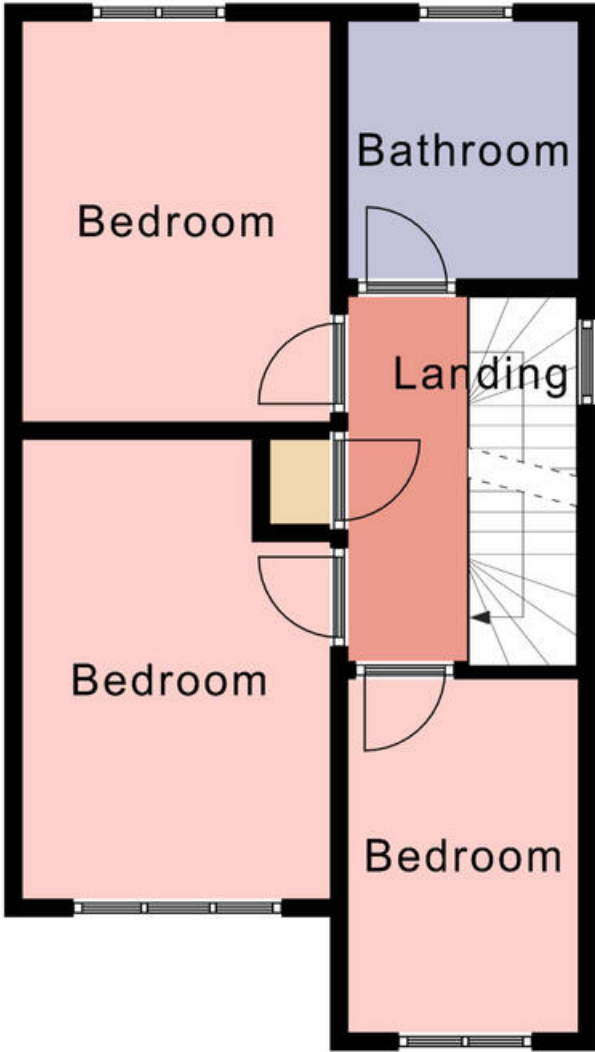
# Gallery Photos



**SILVERBURN DRIVE, OAKWOOD, DERBY, DE21**

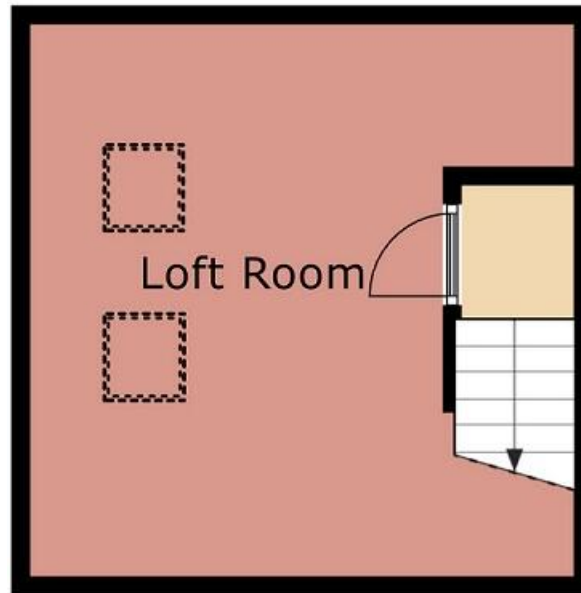


**SILVERBURN DRIVE, OAKWOOD, DERBY, DE21**





**SILVERBURN DRIVE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

# E

Valid until 29.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	54   E	
39-54	E		
21-38	F		
1-20	G		

# Property

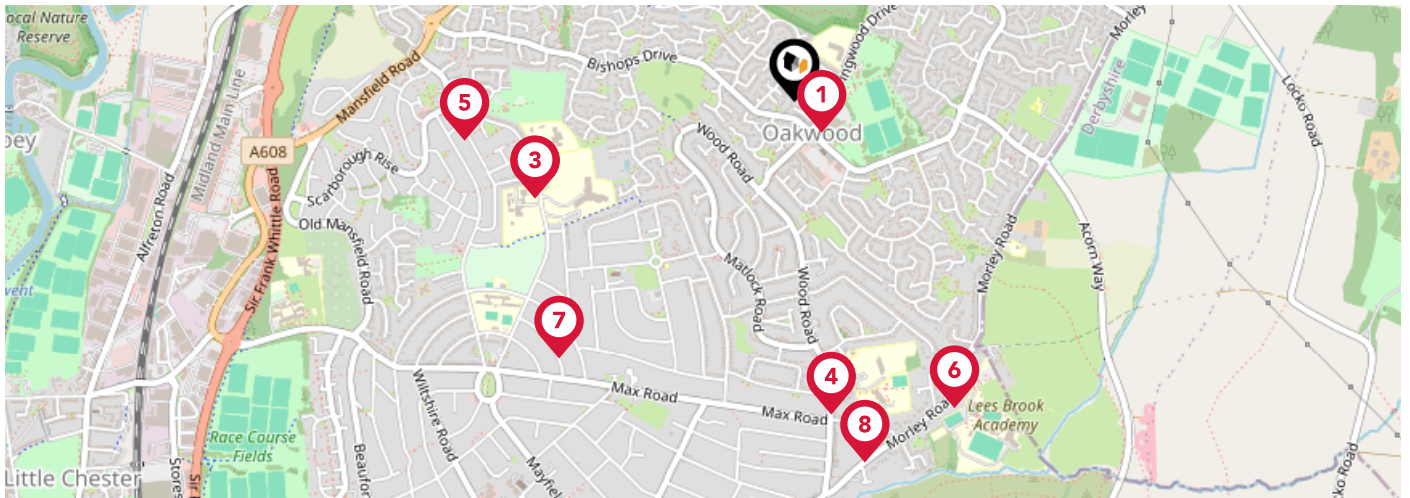
## EPC - Additional Data



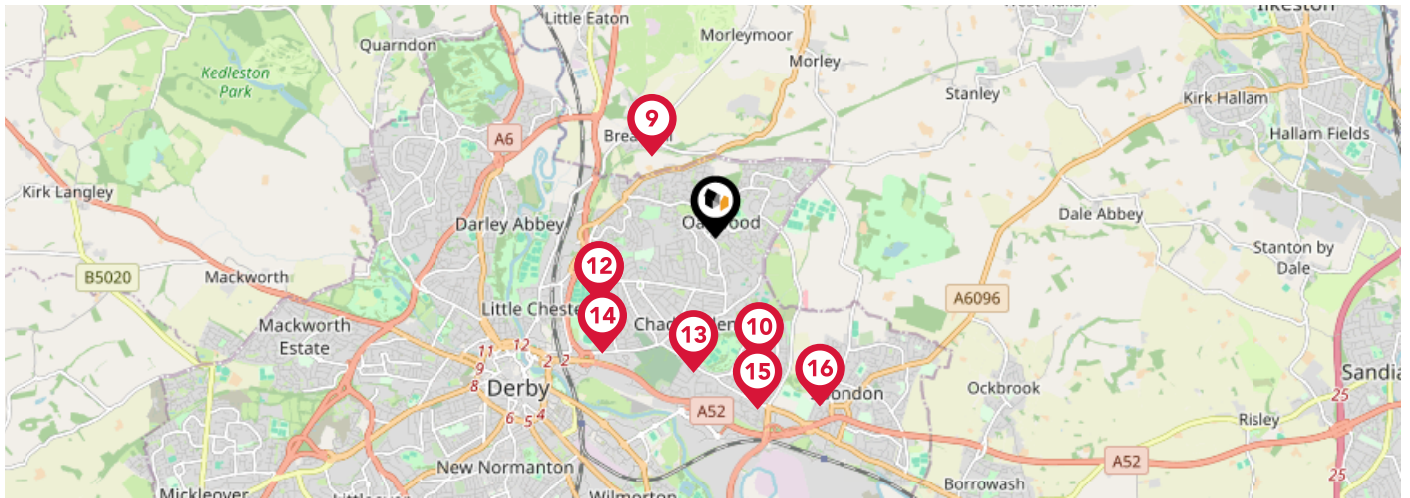
### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Main Heating Controls Energy:</b>	Very poor
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	98 m <sup>2</sup>

# Area Schools

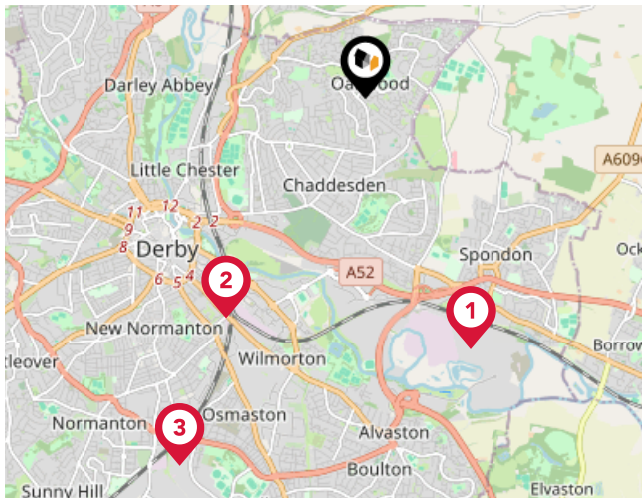


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Lees Brook Community School</b> Ofsted Rating: Good   Pupils: 1105   Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 437   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



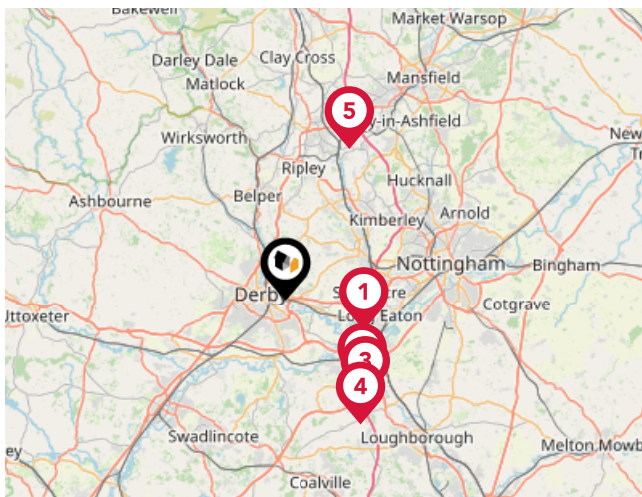
		Nursery	Primary	Secondary	College	Private
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 328   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



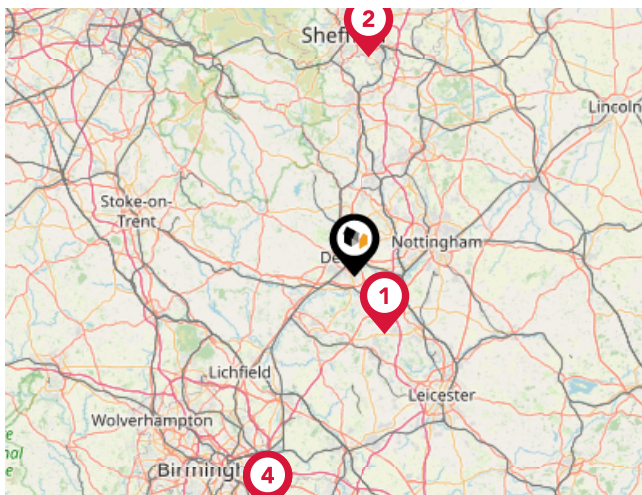
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.43 miles
2	Derby Rail Station	2.33 miles
3	Peartree Rail Station	3.68 miles



## Trunk Roads/Motorways

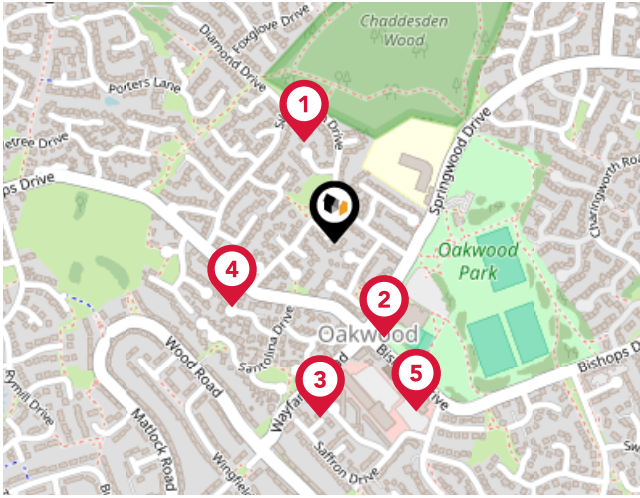
Pin	Name	Distance
1	M1 J25	5.93 miles
2	M1 J24A	8.17 miles
3	M1 J24	9.05 miles
4	M1 J23A	10.24 miles
5	M1 J28	11.79 miles



## Airports/Helipads

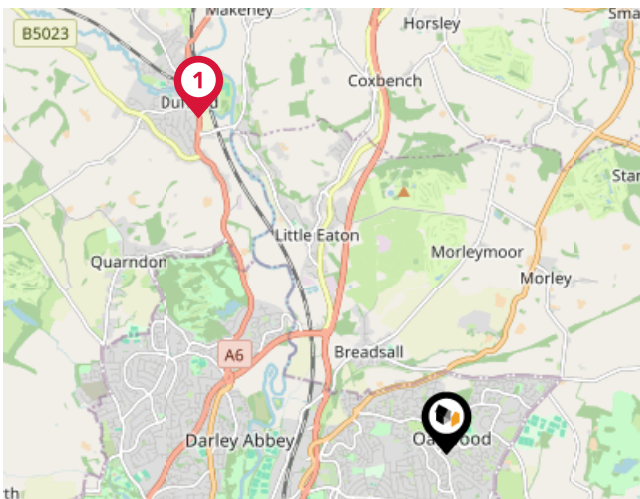
Pin	Name	Distance
1	East Midlands Airport	9.26 miles
2	Sheffield City Airport	31.27 miles
3	Birmingham International Airport Terminal 1	36.21 miles
4	Birmingham International Airport	36.21 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Silverburn Drive	0.12 miles
2	Springwood Drive Leisure Centre	0.12 miles
3	Wayfaring Road	0.2 miles
4	Santolina Drive	0.14 miles
5	Oak and Acorn	0.21 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.74 miles
2	Tram Park & Ride	7.36 miles
3	Toton Lane Tram Stop	7.36 miles



## Hannells

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The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

## Financial Services

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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.





## 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

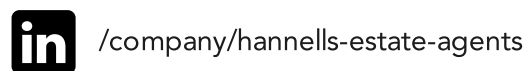
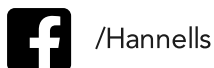


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

## 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.



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