

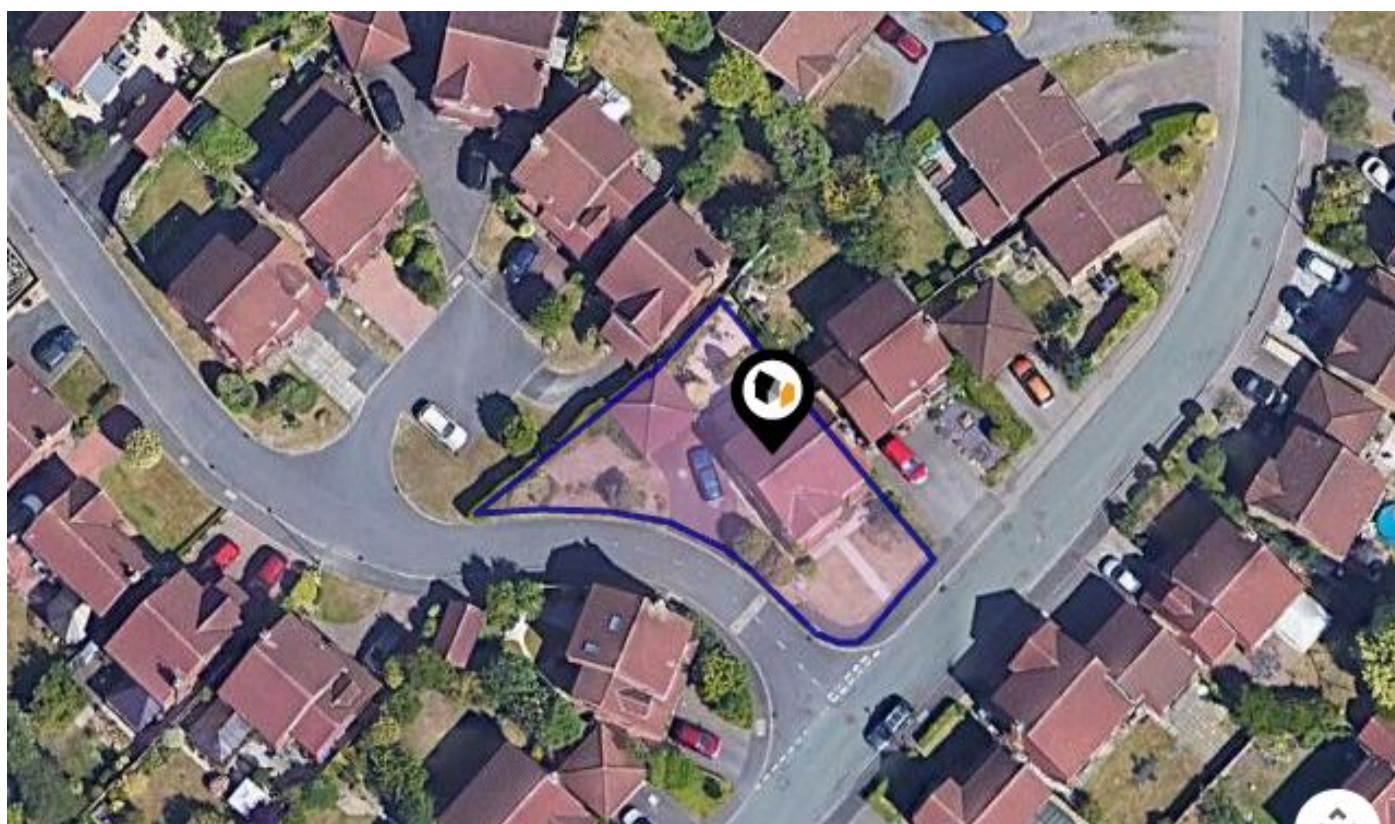


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st October 2025



SILVERBURN DRIVE, OAKWOOD, DERBY, DE21

Hannells

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- > Four Double-Bedroom, Detached Property
- > EPC Rating D, Standard Construction
- > Council Tax Band E, Freehold
- > Ample Off-Road Parking With A Detached Double Garage
- > Private & Enclosed Rear Garden

Property Description

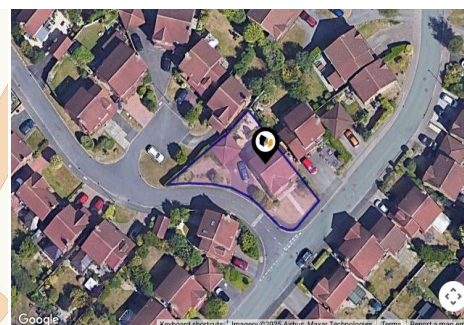
Offered with no upward chain, this spacious four double-bedroom detached home is ideally located in the highly sought-after suburb of Oakwood. Set on a desirable corner plot, this well-presented property is perfect for a growing family and offers generous living accommodation throughout. Key features include ample off-road parking, a detached double garage, a private and enclosed rear garden, uPVC double glazing, and gas central heating! In brief, the accommodation comprises; Entrance hallway, a downstairs cloakroom/WC, a spacious lounge with a bay window, dining room, a conservatory overlooking the rear garden, a fitted kitchen diner with a separate utility room and a study. Found to the first floor are four double bedrooms, first floor galleried landing, an en-suite shower room to the master bedrooms and a family bathroom having a three piece suite. At the front of the property is a lawned fore garden having a range of shrubbery beds and trees, with a garden path leading to the front door. To the side of the property is a driveway providing off road parking for several vehicles together with a double detached garage and additional lawn having trees and hedge boundaries. At the rear is a private and enclosed tiered garden having a patio area, shrubbery beds, trees and fenced boundaries.

Room Measurement & Details

Entrance Hallway: (5'9" x 15'9") 1.75 x 4.80
Living Room: (11'5" x 15'10") 3.48 x 4.83
Dining Room: (11'6" x 10'7") 3.51 x 3.23
Conservatory: (9'11" x 12'10") 3.02 x 3.91
Kitchen: (13'11" x 9'10") 4.24 x 3.00
Utility Room: (7'9" x 5'1") 2.36 x 1.55
Cloaks/WC: (7'9" x 3'2") 2.36 x 0.97
Study/Office: (7'9" x 15'2") 2.36 x 4.62
First Floor Landing: (9'6" x 4'6") 2.90 x 1.37
Bedroom One: (11'9" x 11'2") 3.58 x 3.40
En-Suite Shower Room: (6'0" x 6'8") 1.83 x 2.03
Bedroom Two: (14'0" x 9'11") 4.27 x 3.02
Bedroom Three: (11'9" x 11'4") 3.58 x 3.45
Bedroom Four: (7'9" x 12'11") 2.36 x 3.94
Family Bathroom: (7'9" x 6'4") 2.36 x 1.93

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. **Key Information:** All information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,474 ft ² / 137 m ²		
Plot Area:	0.1 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY183102		

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)

2	165	-
mb/s	mb/s	mb/s
		

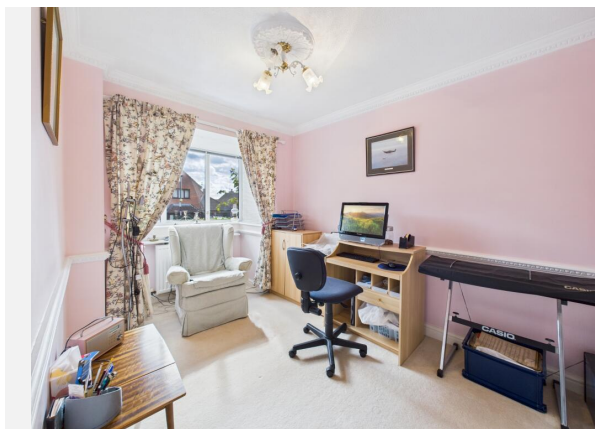
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





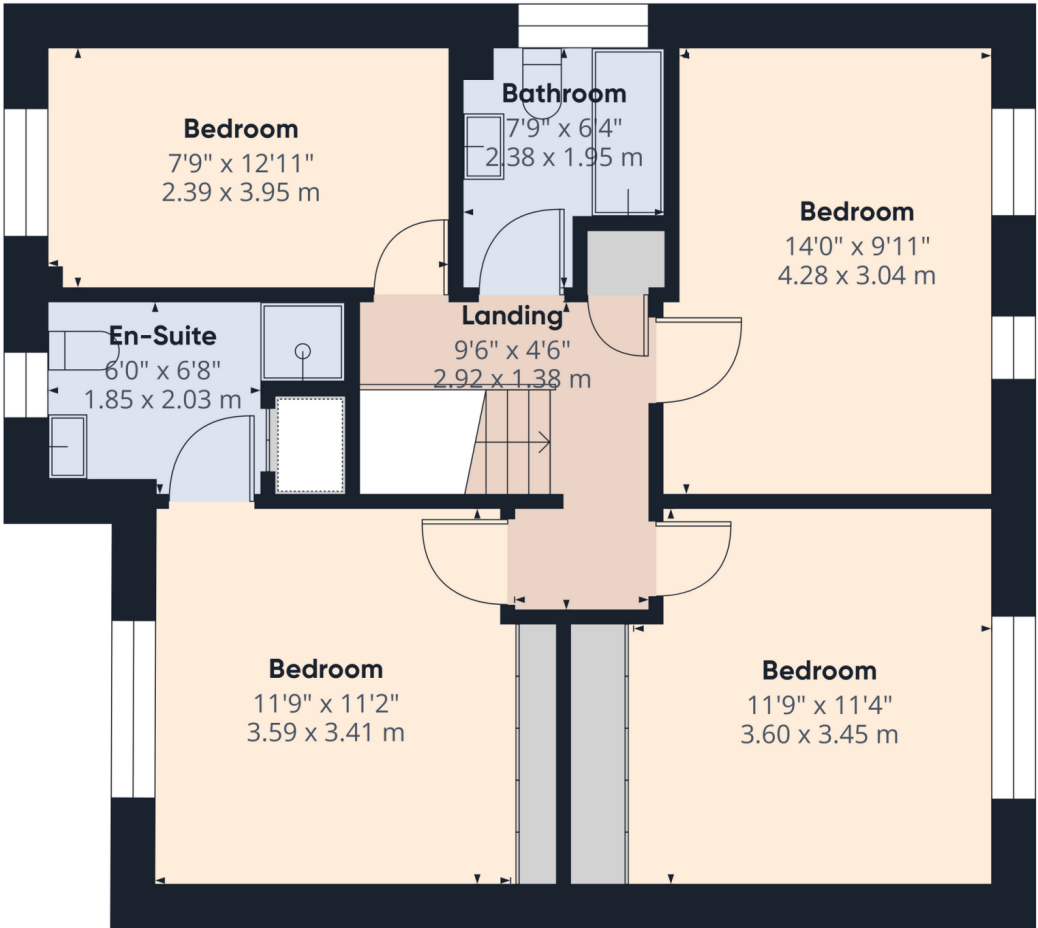




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Floor 1

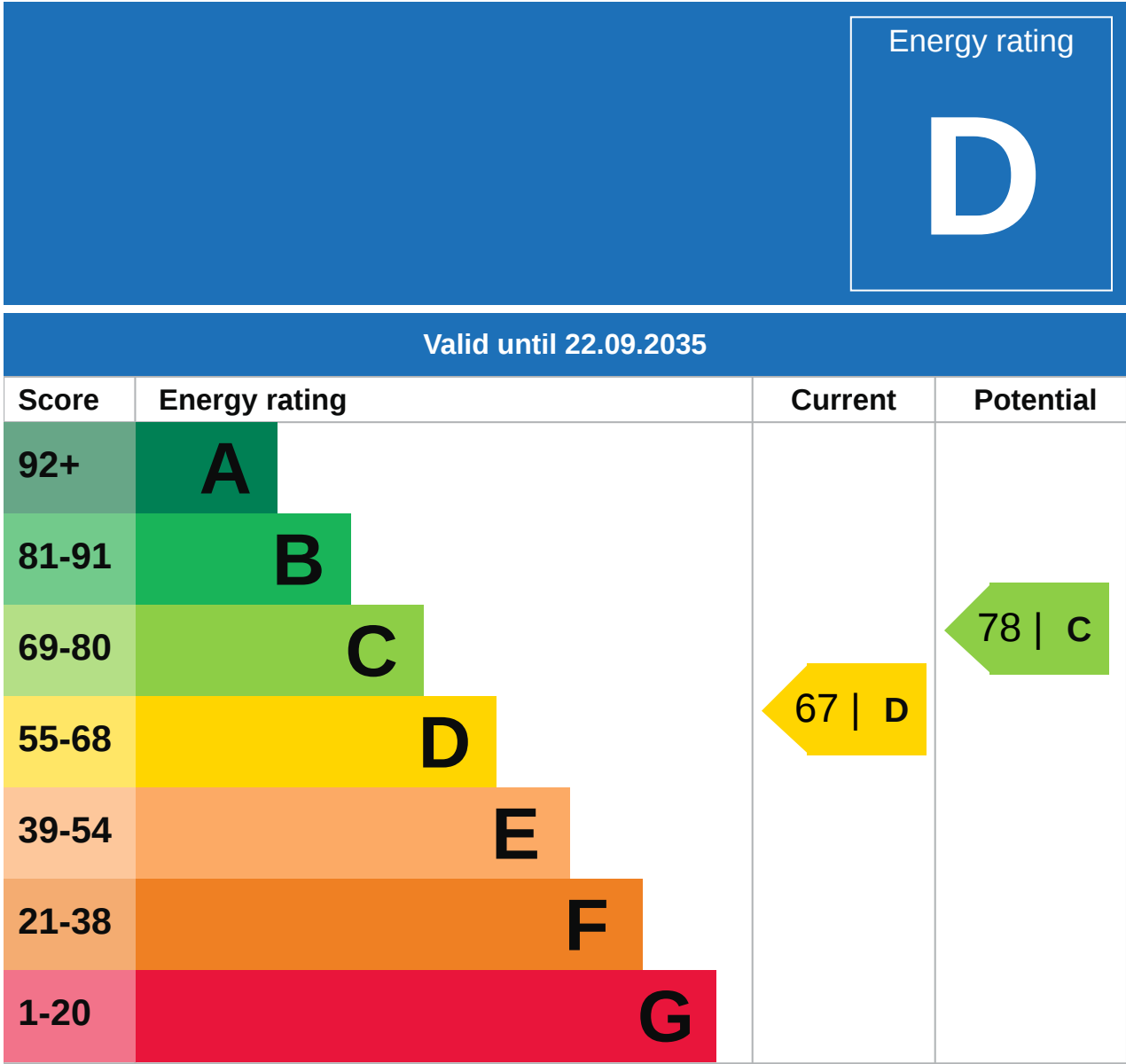
Approximate total area^m
679 ft²
63.2 m²

(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.

GIRAFFE360

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
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, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	137 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.

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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