



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



SILVERBURN DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Detached Four-Bedroom Home
- > Double Width Driveway & Double Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold
- > Ideal For The Growing Family

Property Description

This well-proportioned, four-bedroom detached home is ideally suited to a growing family and occupies a popular, established location. The property features a pleasant south-west-facing rear garden, a double-width driveway providing off-road parking, and a double garage. It also offers convenient access to local woodland, the A52, and Derby City Centre! The accommodation benefits from UPVC double glazing and gas central heating and briefly comprises:- entrance hall, cloaks/WC, living room, dining room and kitchen. To the first floor the landing provides access to four bedrooms (bedroom one having an en-suite shower room) and family bathroom. Outside, there are gardens to the front, side and rear together with a double width driveway and double garage. Silverburn Drive is situated for local amenities including shops, schools, and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Hallway: (3'0" x 14'8") 0.91 x 4.47
Cloaks/WC: (2'11" x 6'2") 0.89 x 1.88
Living Room: (11'0" x 17'1") 3.35 x 5.21
Dining Room: (8'10" x 12'4") 2.69 x 3.76
Kitchen: (8'6" x 12'5") 2.59 x 3.78
First Floor Landing: (5'10" x 12'0") 1.78 x 3.66
Bedroom One: (8'8" x 11'2") 2.64 x 3.40
En-Suite Shower Room: (4'6" x 5'6") 1.37 x 1.68
Bedroom Two: (9'7" x 10'1") 2.92 x 3.07
Bedroom Three: (7'10" x 7'0") 2.39 x 2.13
Bedroom Four: (7'0" x 8'0") 2.13 x 2.44
Bathroom: (6'7" x 4'8") 2.01 x 1.42
Detached Double Garage: (18'0" x 17'8") 5.49 x 5.38

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.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY205971		

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

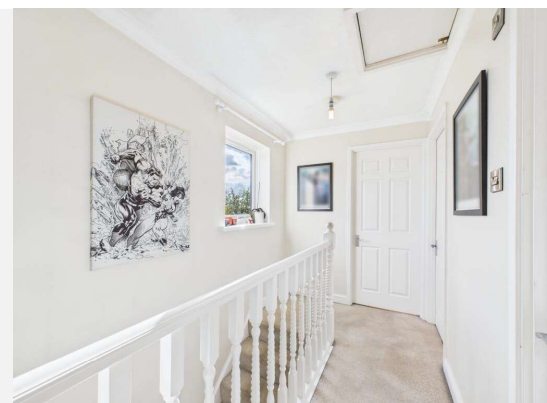
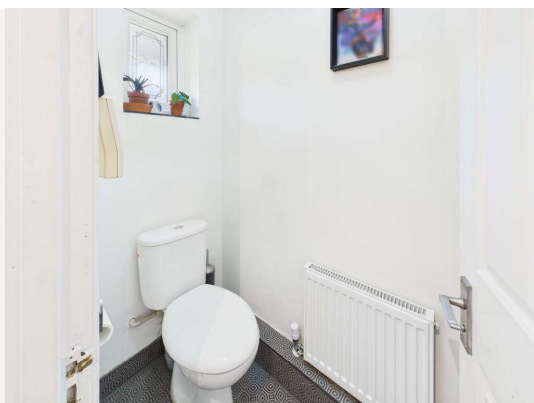
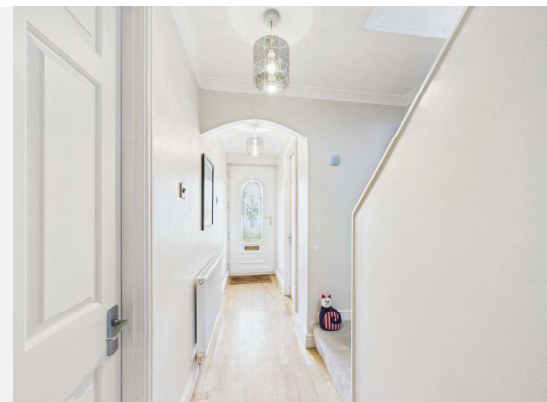
Mobile Coverage:

(based on calls indoors)

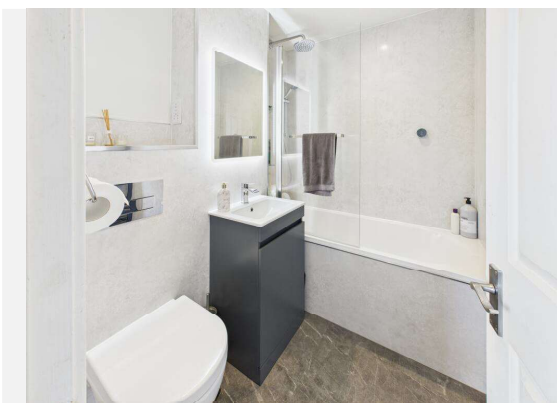
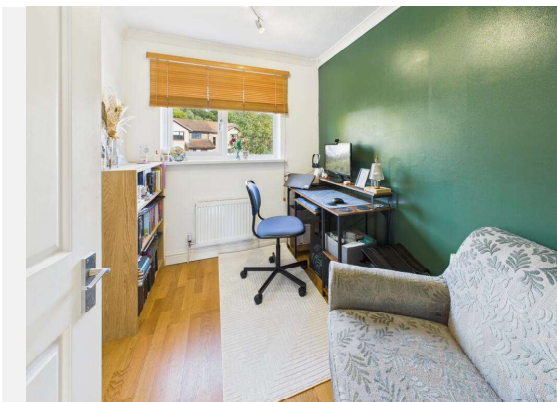
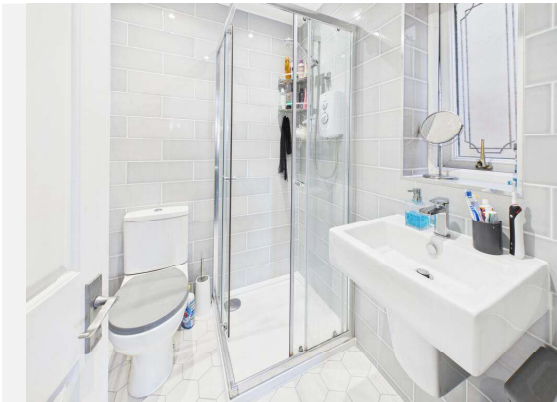


Satellite/Fibre TV Availability:





Gallery Photos



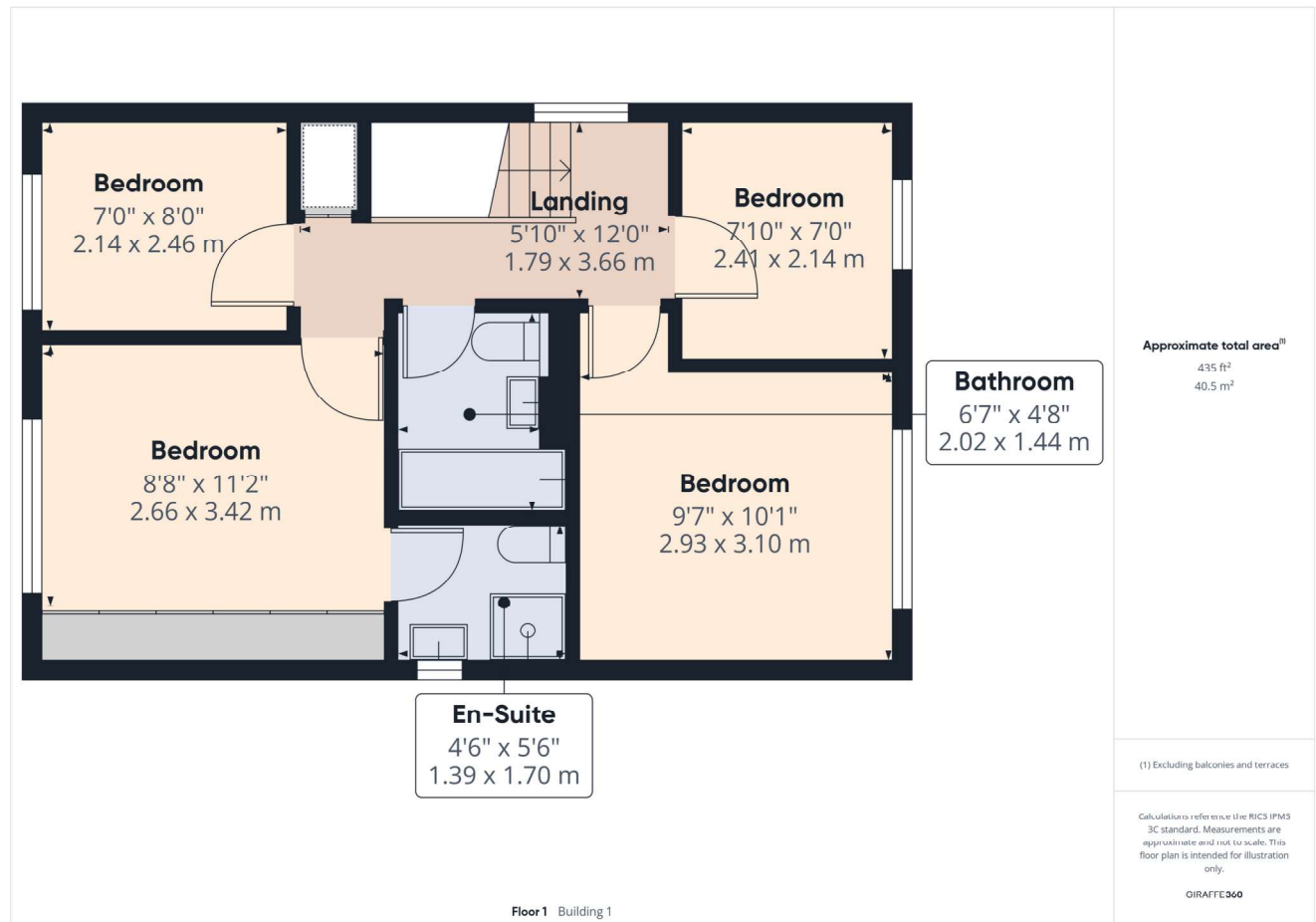
Gallery Photos



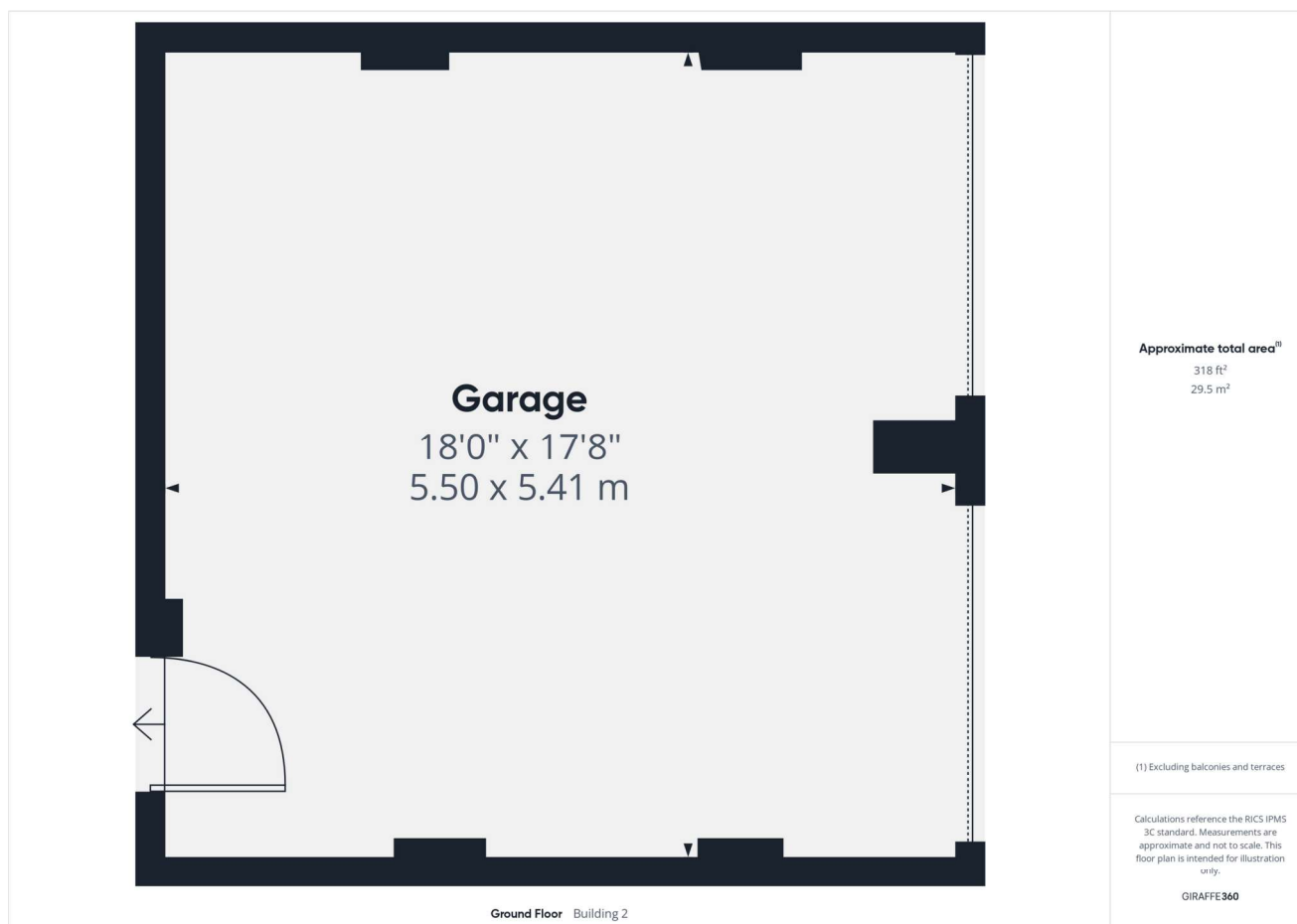
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Property EPC - Certificate



Silverburn Drive, Oakwood, DE21

Energy rating

D

Valid until 07.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	93 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.

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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, 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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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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