

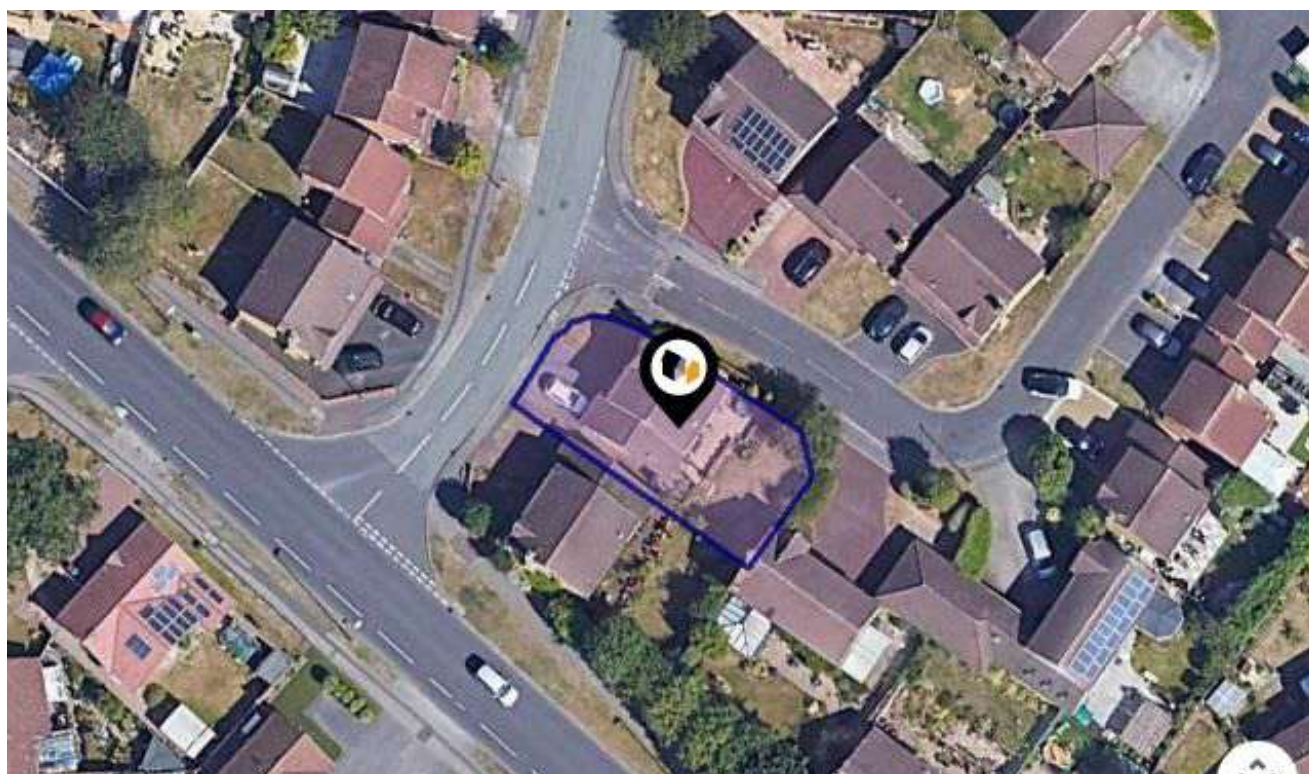


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 05<sup>th</sup> November 2025**



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

## Hannells

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# Introduction

## Our Comments



- > Well-Maintained And Presented Detached Home
- > Three Bedrooms, Two Reception Rooms
- > Driveway And Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

A well-presented and appointed three-bedroom detached home, offering spacious and modern living accommodation throughout. The property benefits from a welcoming reception hallway, cloakroom/WC, and two reception rooms ideal for family living. The recently refitted kitchen benefits from integrated appliances, complemented by a practical utility room. There is a driveway, garage and an enclosed rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, living room with wall mounted real flame effect electric fire, dining room, recently refitted kitchen with integrated appliances and utility room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and garage.

### Room Measurement & Details

Entrance Hall: (16'10" x 3'1") 5.13 x 0.94  
Cloaks/WC: (7'1" x 3'7") 2.16 x 1.09  
Living Room: (13'0" x 11'6") 3.96 x 3.51  
Dining Room: (9'11" x 11'0") 3.02 x 3.35  
Kitchen: (9'10" x 10'1") 3.00 x 3.07  
Utility Room: (9'11" x 5'0") 3.02 x 1.52  
First Floor Landing: (8'4" x 6'4") 2.54 x 1.93  
Bedroom One: (11'10" x 10'4") 3.61 x 3.15  
Bedroom Two: (11'3" x 11'2") 3.43 x 3.40  
Bedroom Three: (9'0" x 7'6") 2.74 x 2.29  
Bathroom: (5'5" x 6'8") 1.65 x 2.03

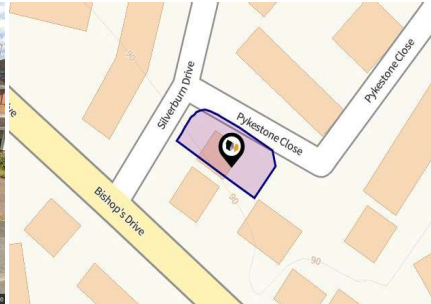
### Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off-road parking and access to the GARAGE 16'11" x 8'7" with up and over door, light, power and courtesy door.

### 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  
**Bedrooms:** 3  
**Plot Area:** 0.07 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,952  
**Title Number:** DY148720

**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)

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



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



O<sub>2</sub>



EE



3



O<sub>2</sub>



BT



sky



Virgin media

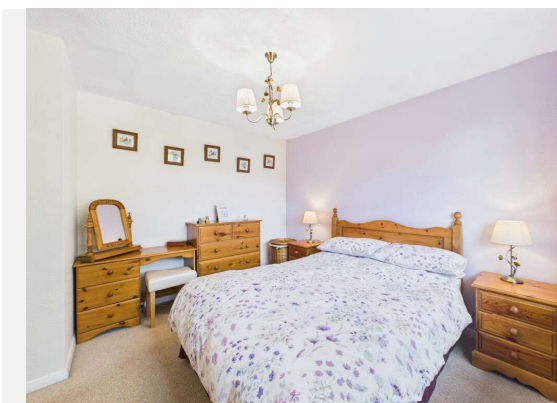
**Satellite/Fibre TV Availability:**



# Gallery Photos







# Gallery Photos

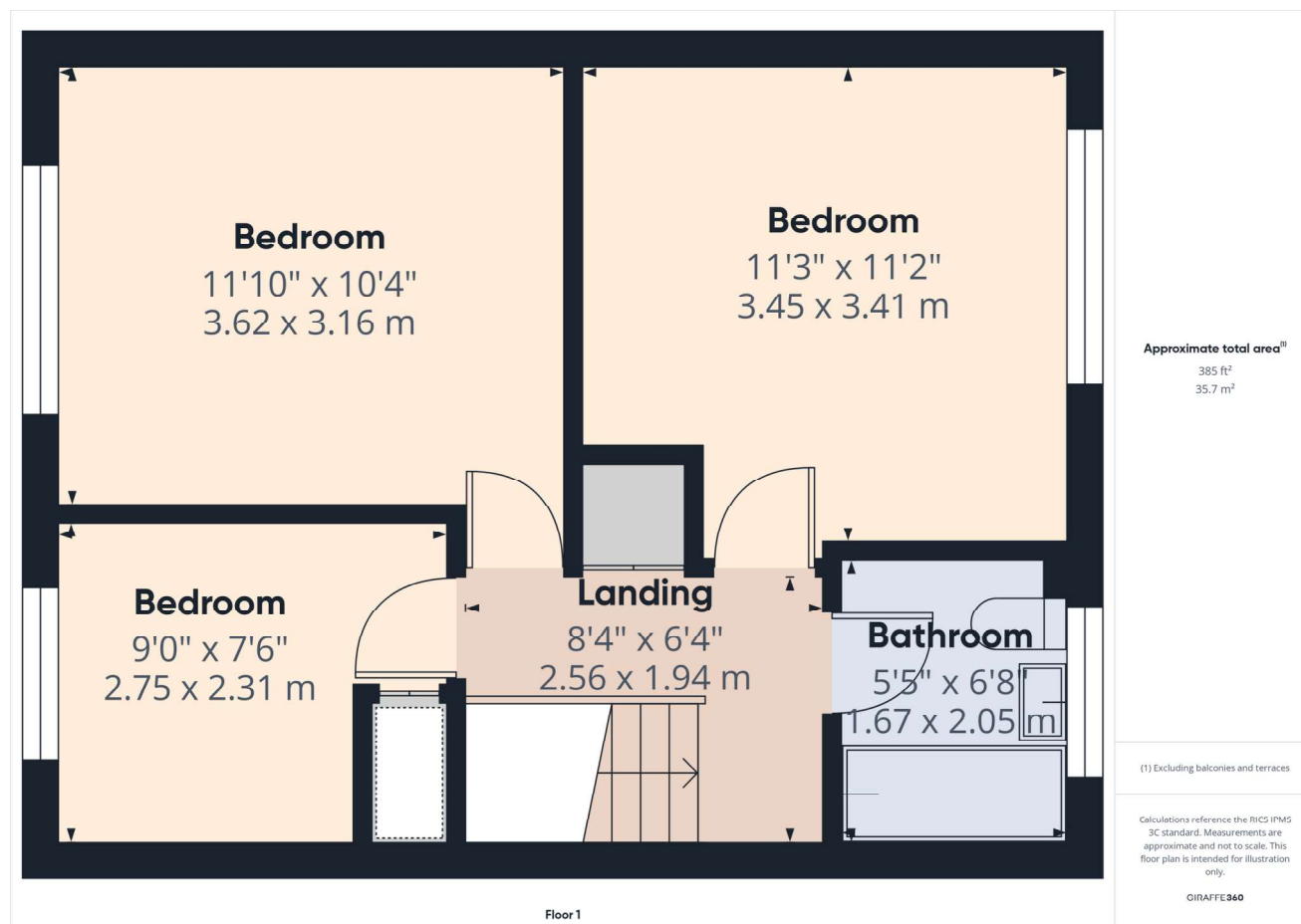


## SILVERBURN DRIVE, OAKWOOD, DERBY, DE21





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## Hannells

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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

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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.

# Hannells

## 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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# Hannells

## Data Quality

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