



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26<sup>th</sup> January 2026



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

## Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Powered by  
**sprift**  
Know any property instantly

# Introduction

## Our Comments



### Useful Information:

- > Impressive Five-Bedroom Link-Detached Family Home
- > Viewing Highly Recommended
- > Parkview School Catchment Area
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

**\*FIVE BEDROOMS\*\*** This beautifully presented and well-appointed link-detached family home has been significantly enhanced by a loft and garage conversion, creating a spacious and versatile five-bedroom property ideal for modern family living. The home benefits from a generous, south-facing rear garden, a self-contained games room, and falls within the highly regarded Parkview School catchment area. The accommodation is warmed by gas-fired central heating (recently fitted boiler) and features UPVC double glazing throughout. The ground floor briefly comprises a welcoming entrance hallway, a modern living room, a fitted dining kitchen, a bright conservatory overlooking the garden, and a converted garage providing a spacious double bedroom. To the first floor, the landing gives access to three well-proportioned bedrooms and a family bathroom. The second floor hosts an excellent-sized loft conversion, creating a further double bedroom. Externally, the property has the benefit of a block paved frontage providing ample off-road parking. To the rear is an enclosed garden being mainly laid to lawn with an additional highlight of the self-contained games room, offering flexible use as a home office, gym, or entertainment space.

### Room Measurement & Details

- Entrance Hallway: (5'8" x 5'8") 1.73 x 1.73
- Living Room: (13'3" x 14'6") 4.04 x 4.42
- Dining Kitchen: (9'7" x 14'8") 2.92 x 4.47
- Conservatory: (7'7" x 15'2") 2.31 x 4.62
- Ground Floor Bedroom: (17'4" x 9'0") 5.28 x 2.74
- First Floor Landing: (10'5" x 6'1") 3.17 x 1.85
- Bedroom One: (11'11" x 8'4") 3.63 x 2.54
- Bedroom Two: (10'11" x 8'2") 3.33 x 2.49
- Bedroom Three: (7'0" x 6'0") 2.13 x 1.83
- Bathroom: (6'10" x 6'0") 2.08 x 1.83
- Second Floor Loft Room: (14'0" x 11'5") 4.27 x 3.48

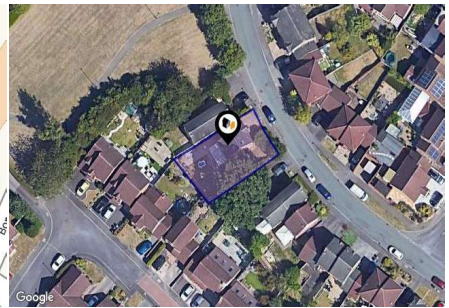
### Outside:

To the front elevation is a block paved frontage providing ample 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").

### 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

<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>	£1,708		
<b>Title Number:</b>	DY222851		

## Local Area

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

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

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

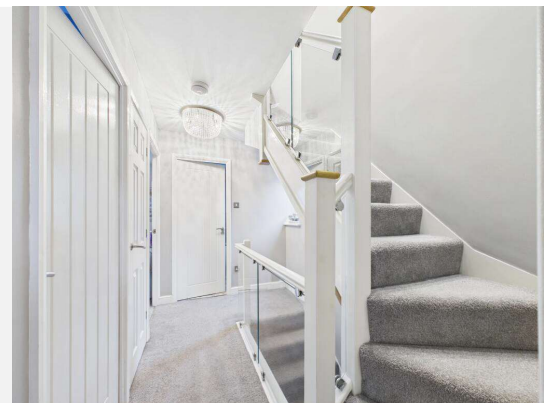
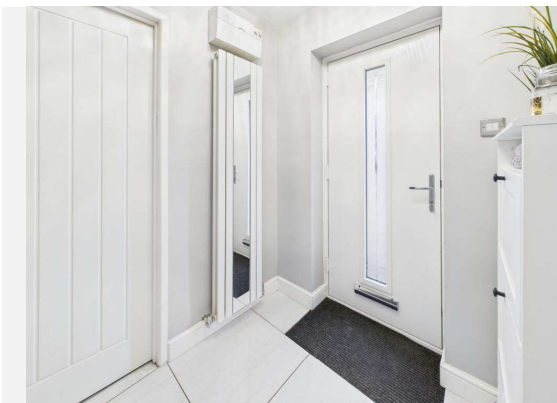
### Mobile Coverage: (based on calls indoors)



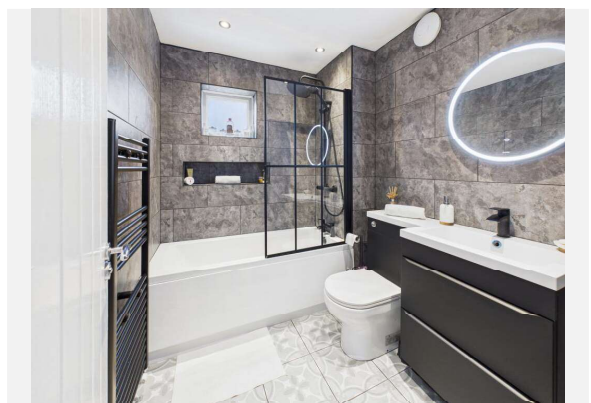
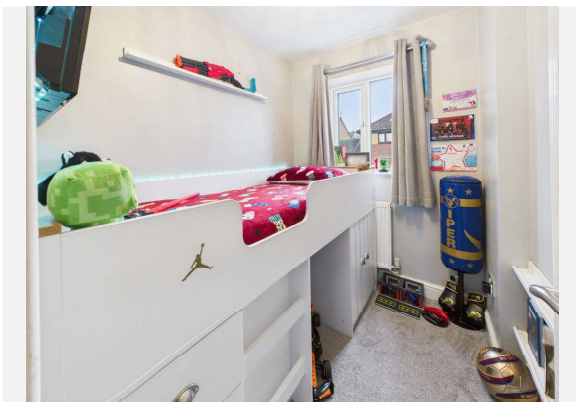
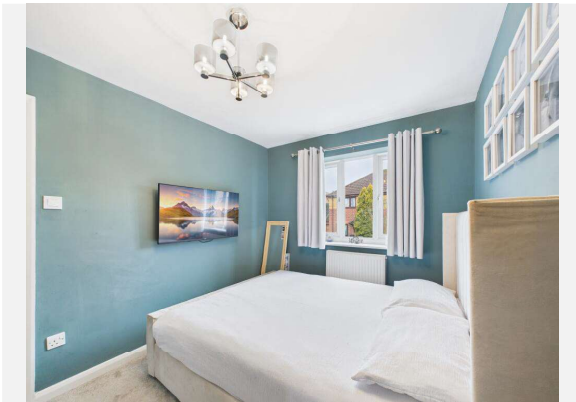
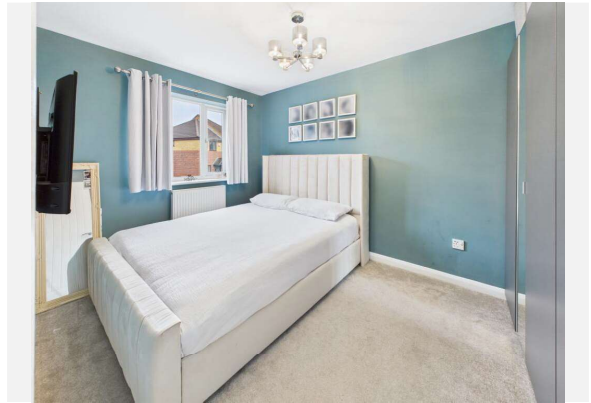
### Satellite/Fibre TV Availability:



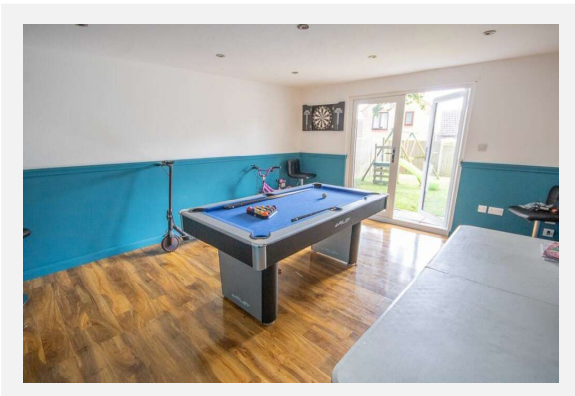
# Gallery Photos



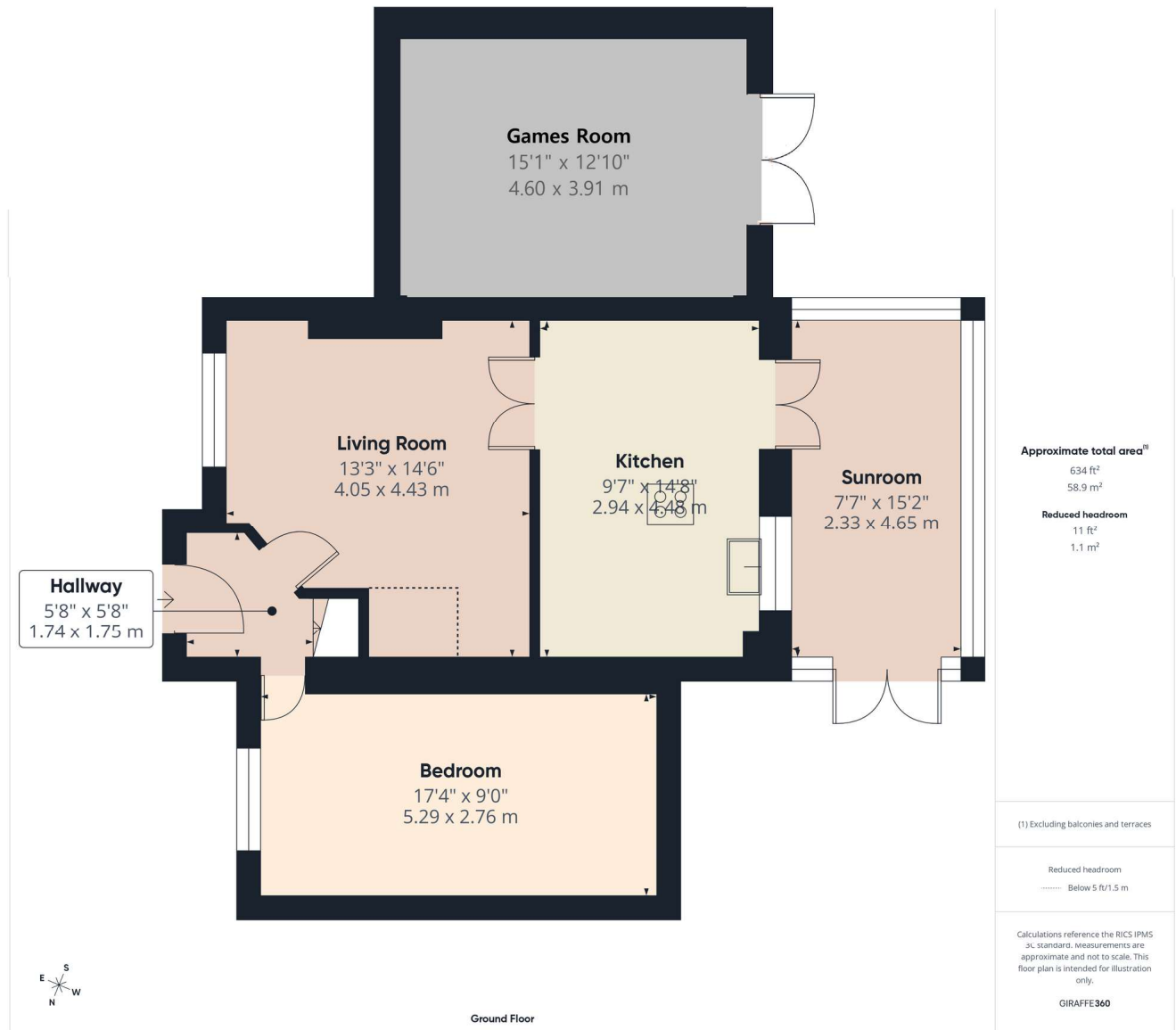
# Gallery Photos



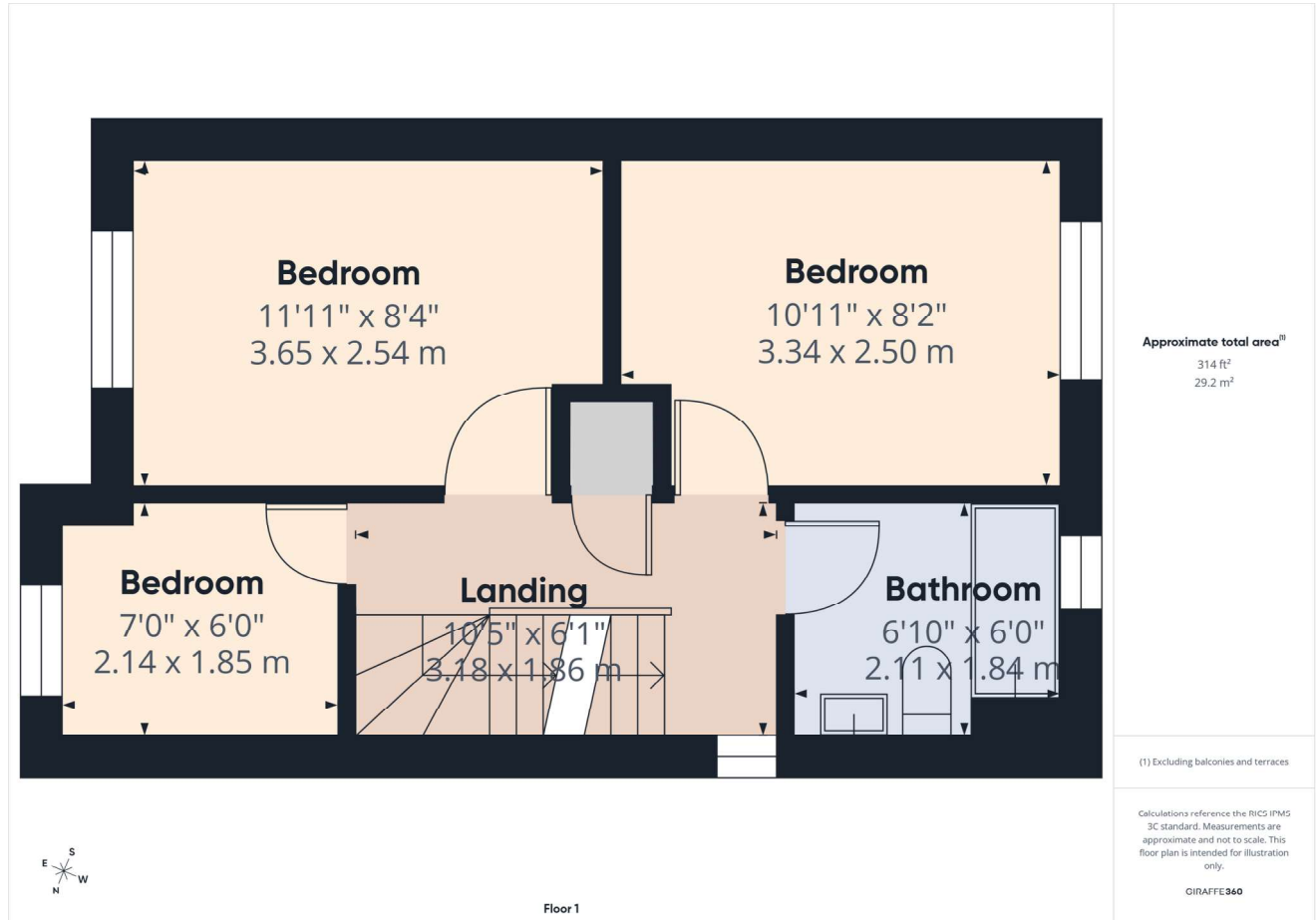
# Gallery Photos



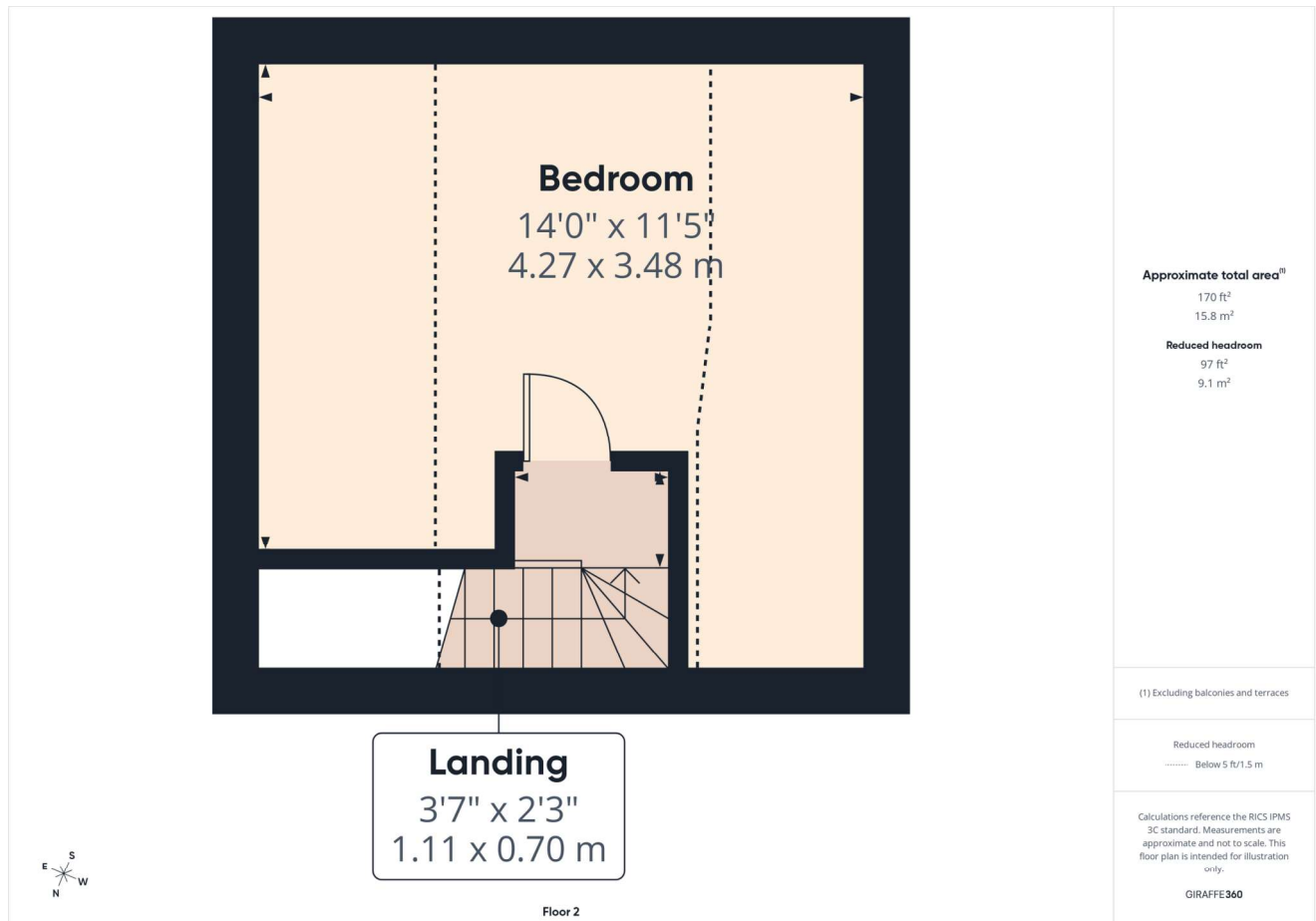
## SILVERBURN DRIVE, OAKWOOD, DERBY, DE21



## 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   <b>C</b>
55-68	<b>D</b>	54   <b>E</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# 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>

# Hannells About Us



## 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.

# 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.



/Hannells



/hannells



/hannellsstateagents



/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.



### 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

