



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

## Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

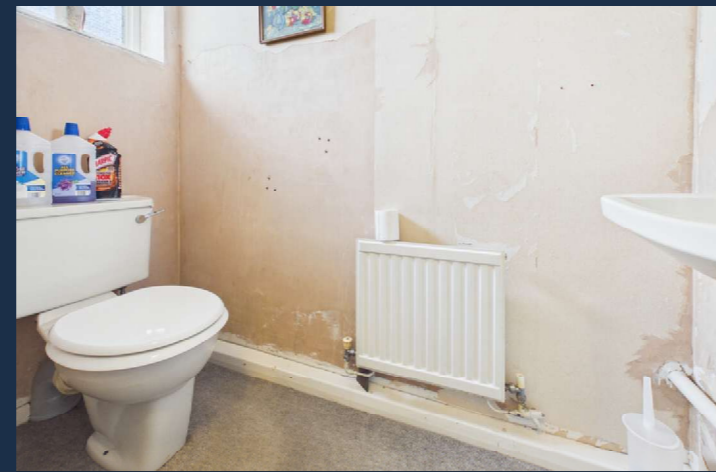
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

## Silverburn Drive, Oakwood, DE21 2JJ | Freehold

A modern detached home, situated within this sought-after residential location close to a wide range of family-friendly amenities. Offered to the market with the added benefit of no upward chain, this attractive property also benefits from a driveway, garage, and an enclosed rear garden, making it an ideal purchase for families or first-time buyers alike.

- Modern Three Bedroom Detached
- Lounge And Dining Kitchen
- Driveway, Garage And Gardens
- EPC Rating D, Standard Construction
- Council Band Tax C, Freehold





**Full Description:**

In brief, the double-glazed and gas centrally heated accommodation comprises: entrance hallway, ground floor WC, spacious living room, and a well-appointed dining kitchen to the ground floor.

To the first floor, a landing provides access to three bedrooms and a wet room.

Externally, the property benefits from a front garden alongside a driveway providing off-road parking and access to the attached single garage. Gated pedestrian access leads to the enclosed rear garden, which offers a private and secure outdoor space ideal for entertaining, relaxing, or family enjoyment. The garage also benefits from a useful courtesy door providing direct access to the rear garden.

Silverburn Drive is ideally positioned for a range of local amenities, including nearby shops, supermarkets, schools, parks, and leisure facilities. Excellent transport links provide convenient access to Derby city centre, major road networks including the A38 and A52.

**Room Measurements & Details:**

- Entrance:** (2'10" x 6'5") 0.86 x 1.96
- Ground Floor WC:** (3'0" x 6'5") 0.91 x 1.96
- Living Room:** (14'10" x 15'7") 4.52 x 4.75
- Dining Kitchen:** (14'10" x 8'10") 4.52 x 2.69
- Landing:** (6'2" x 8'4") 1.88 x 2.54
- Bedroom One:** (7'11" x 13'5") 2.41 x 4.09
- Bedroom Two:** (8'1" x 8'7") 2.46 x 2.62
- Bedroom Three:** (6'9" x 8'4") 2.06 x 2.54
- Wet Room:** (6'6" x 5'4") 1.98 x 1.63
- Garage:** (8'11" x 16'7") 2.72 x 5.05

**Buyers 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.

Freehold

A Moving Experience...