

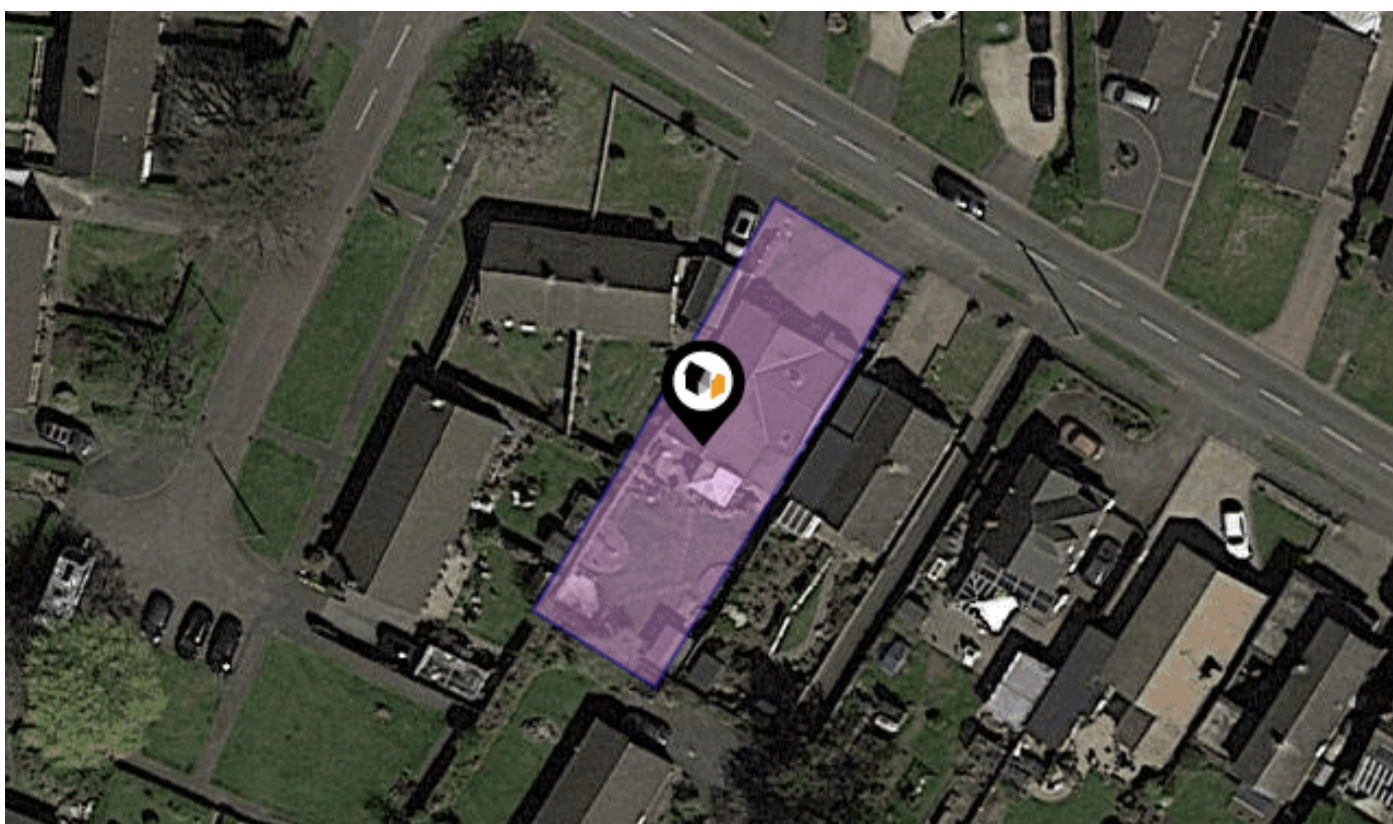


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd April 2024



17, BRICK KILN LANE, MORLEY, ILKESTON, DE7 6DF

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Detached Bungalow
- > Four Good Sized Bedrooms
- > Master En-Suite Bathroom
- > Separate Double Shower Room
- > EPC Rating E, Brick Construction

Property Description

**** PREMIER PROPERTY **** Located in the quaint semi-rural village of Morley, this spacious and extended four bedroom detached bungalow stands on a generous plot close to open countryside. Offering a spacious lounge, modern fitted dining kitchen, master bedroom with en-suite bathroom and a most generous rear garden, the property simply **MUST** be viewed! Benefitting from electric heating and uPVC double glazing, the accommodation in brief comprises: Entrance way opening out into the spacious modern fitted dining kitchen; generous lounge with feature fireplace; inner hall giving access to the master double bedroom with en-suite bathroom; three further double bedrooms; uPVC double glazed conservatory over-looking the beautiful rear garden and a modern and fitted shower room with double shower cubicle. To the front of the property is a neat fore-garden alongside a double driveway providing ample off-road parking and giving access to an integral garage with up and over door. To the rear is a most spacious mature garden with patio seating areas, large area of lawn and mixed flower and shrubbery beds. Offered for sale with no upward chain. Offering excellent access to local countryside, as well as surrounding villages, the property also offers convenient access to the A38/M1, Derby and Ilkeston.

Room Measurement & Details

Entrance Lobby To: () x

Dining Kitchen: (19'5" x 8'10") 5.92 x 2.69

Living Room: (17'1" x 12'7") 5.21 x 3.84

Inner Hall: (8'2" x 3'4") 2.49 x 1.02

Conservatory/Sun Room: (9'3" x 8'7") 2.82 x 2.62

Bedroom One: (8'10" x 16'5") 2.69 x 5.00

En-Suite Bathroom: (4'11" x 7'3") 1.50 x 2.21

Bedroom Two: (9'10" x 10'5") 3.00 x 3.17

Bedroom Three: (10'2" x 7'2") 3.10 x 2.18

Bedroom/Optional Dining Room: (9'9" x 11'1") 2.97 x 3.38

Shower Room: (8'2" x 9'6") 2.49 x 2.90

Outside: () x

To the front of the property is a neat fore-garden alongside a double driveway providing ample off-road parking and giving access to an integral garage with up and over door. To the rear is a most spacious mature garden with patio s

KFB - Key Facts For Buyers



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	548 ft ² / 51 m ²		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,155		
Title Number:	DY329865		
UPRN:	100030128163		

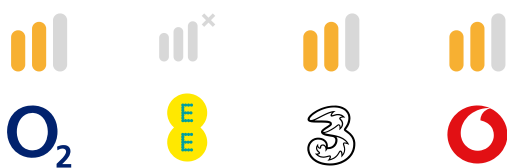
Local Area

Local Authority:	Erewash	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		18	1000
• Rivers & Seas	Very Low	mb/s	mb/s
• Surface Water	Very Low		



Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Gallery Photos





Gallery Photos



17, BRICK KILN LANE, MORLEY, ILKESTON, DE7 6DF



Property EPC - Certificate



17 BRICK KILN LANE, MORLEY, DE7 6DF

Energy rating

E

Valid until 10.03.2032

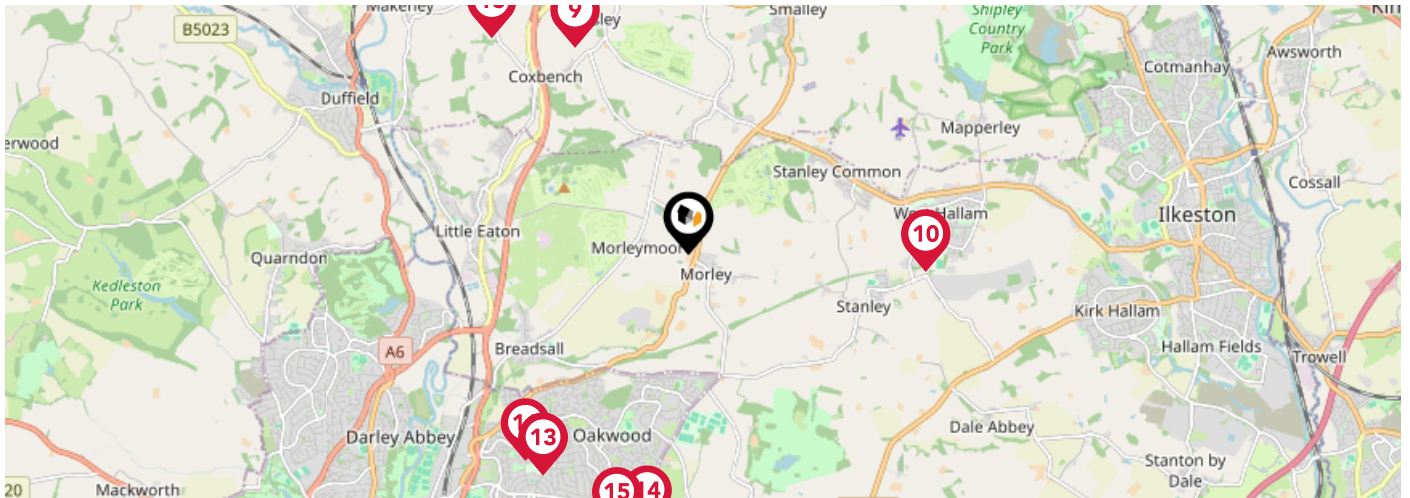
Certificate number
0822-3014-2207-5642-3204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Area Schools

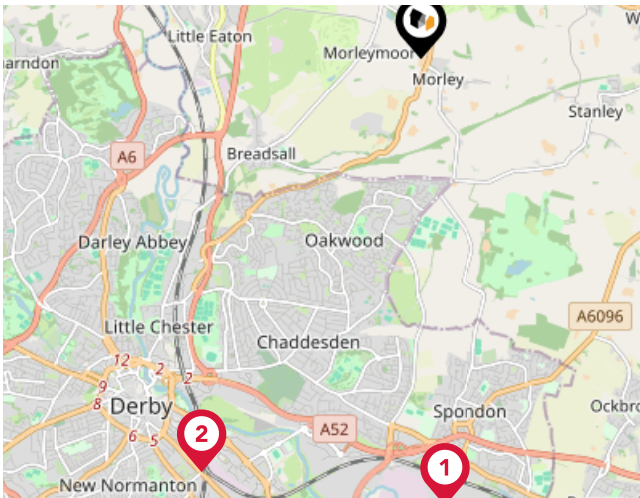


	Nursery	Primary	Secondary	College	Private
<p>1 Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:0.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Stanley Common CofE Primary School Ofsted Rating: Good Pupils: 64 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Little Eaton Primary School Ofsted Rating: Good Pupils: 212 Distance:1.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 113 Distance:1.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Richardson Endowed Primary School Ofsted Rating: Good Pupils: 203 Distance:2.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Horsley Woodhouse Primary School Ofsted Rating: Good Pupils: 124 Distance:2.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



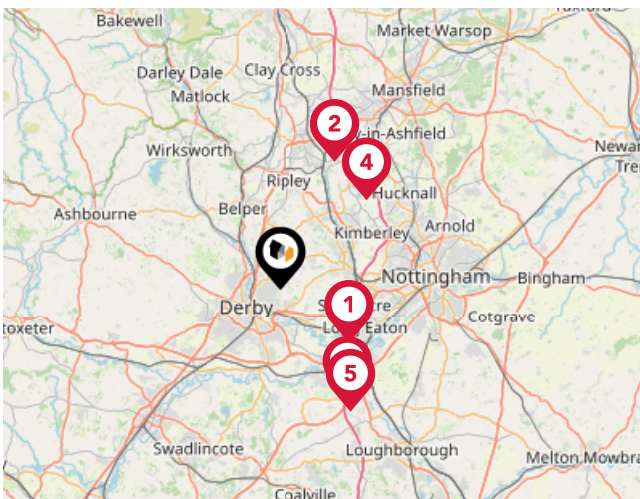
		Nursery	Primary	Secondary	College	Private
	Horsley CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 101 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scargill CofE (Aided) Primary School Ofsted Rating: Requires Improvement Pupils: 400 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holbrook School for Autism Ofsted Rating: Good Pupils: 127 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	4 miles
2	Derby Rail Station	4.18 miles
3	Duffield Rail Station	3.17 miles



Trunk Roads/Motorways

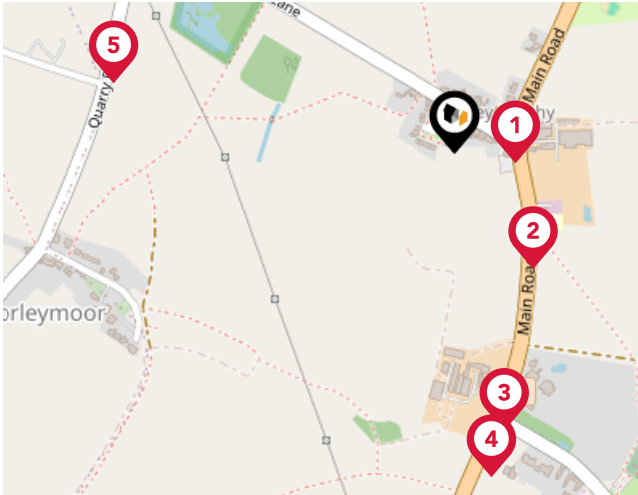
Pin	Name	Distance
1	M1 J25	6.14 miles
2	M1 J28	9.89 miles
3	M1 J24A	9.13 miles
4	M1 J27	8.9 miles
5	M1 J24	10.08 miles



Airports/HELIPADS

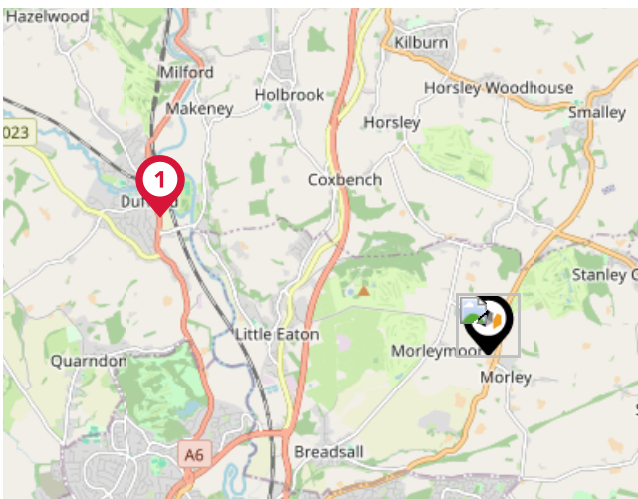
Pin	Name	Distance
1	East Midlands Airport	10.53 miles
2	Sheffield City Airport	29.48 miles
3	Birmingham International Airport	38.11 miles
4	Robin Hood Doncaster Sheffield Airport	39.12 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brickkiln Lane	0.07 miles
2	Brickkiln Lane	0.16 miles
3	Church Lane	0.31 miles
4	Church Lane	0.36 miles
5	Top Farm	0.39 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.19 miles
2	Toton Lane Tram Stop	7.34 miles
3	Inham Road Tram Stop	7.7 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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.



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

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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