

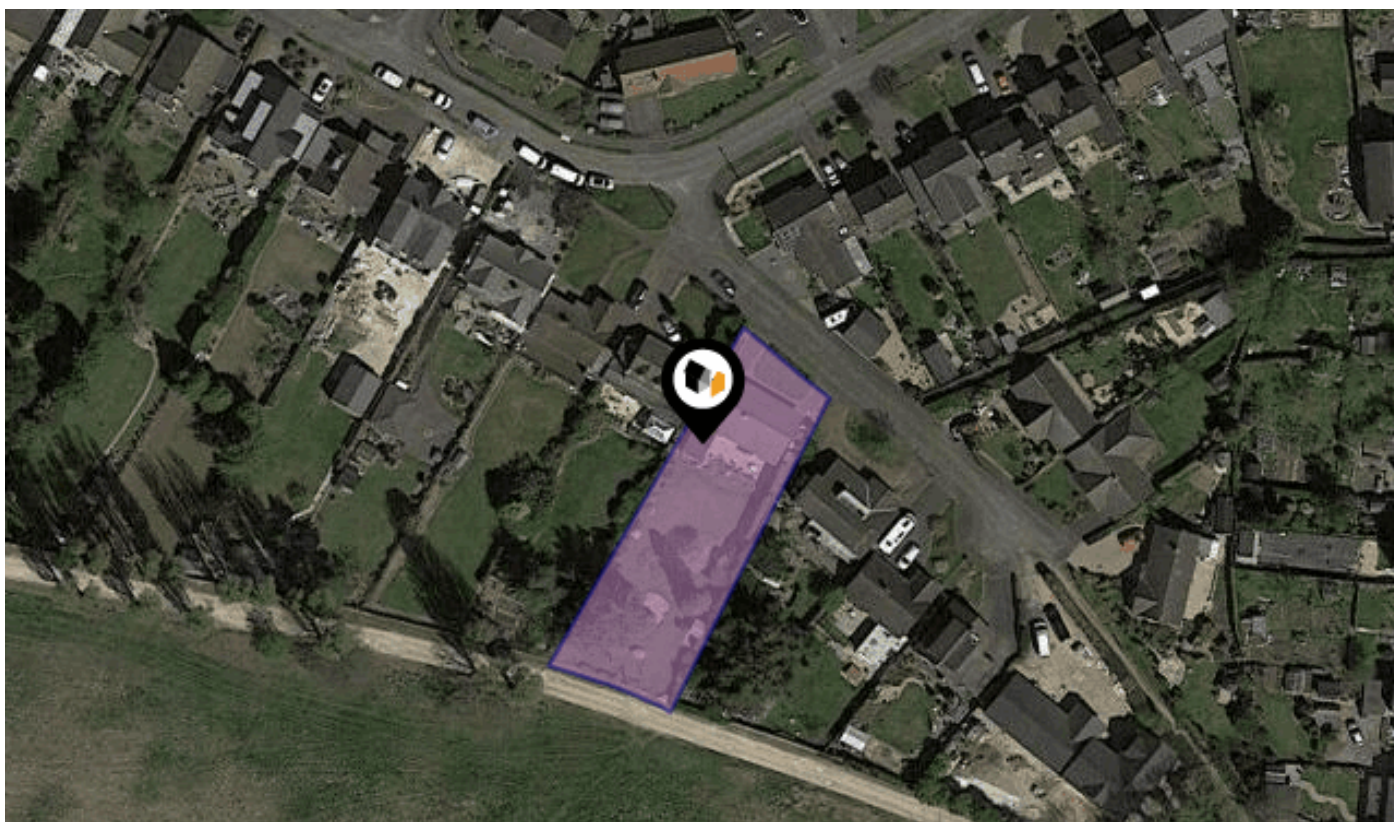


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



PINE CLOSE, SMALLEY, ILKESTON, DE7

Hannells

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Introduction

Our Comments



- > Deceptively Spacious And Particularly Well Presented Detached Bungalow
- > Extensive And Mature Rear Garden
- > Three/Four Double Bedrooms, Two Bath/Shower Rooms
- > Awaiting EPC, Standard Construction
- > Council Tax Band E, Freehold

Property Description

A most attractive and deceptively spacious detached bungalow offering versatile accommodation with potential to incorporate a Granny Annex, if required. The property has a most attractive and extensive rear garden with open views beyond, three/four bedrooms, two bath/shower rooms and two driveways. Early viewing is essential.

The accommodation has been particularly well maintained by the current owners and benefits from gas fired central heating, UPVC double glazing and briefly comprises:- 'L' shaped reception hallway, attractive lounge with views over the rear garden and feature fireplace, fitted dining kitchen with integrated appliances, three double bedrooms, family bathroom with a four piece suite, optional dining/fourth double bedroom and lobby area with access to a shower room. Outside, there is a garden to the front elevation, two driveways, one providing parking for two/three vehicles and the other providing access to a garage.

The property occupies a small cul-de-sac location within the sought after village of Smalley which benefits from a local Public House, Post Office, Pre-School and Primary School. Smalley is also well situated for three well regarded golf clubs including Morley Hayes, Breadsall Priory and Horsley Lodge together with excellent road links for Derby, Belper and Heanor respectively.

Room Measurement & Details

'L' Shaped Reception Hallway: (14'9" x 4'11") 4.50 x 1.50

Fitted Dining Kitchen: (12'11" x 10'10") 3.94 x 3.30

Dining Room/Optional Fourth Bedroom: (7'1" x 7'1") 2.16 x 2.16

Pleasant Lounge: (22'0" x 12'11") 6.71 x 3.94

Double Bedroom One: (13'11" x 9'11") 4.24 x 3.02

Double Bedroom Two: (10'1" x 10'0") 3.07 x 3.05

Family Bathroom (with a four piece suite):

Inner Lobby: (9'1" x 8'0") 2.77 x 2.44

Double Bedroom Three: (14'10" x 9'0") 4.52 x 2.74

Shower Room: (8'0" x 2'11") 2.44 x 0.89

Outside:

The property occupies a larger than average plot. The front is laid mainly to lawn and incorporates two driveways, one providing access for two/three vehicles and one leading to a garage with up and over door, light and power. There is gated access to the extensive and mature rear garden with open views beyond. There is a full width paved patio area with lawned garden beyond with mature trees incorporating fruit trees.

KFB - Key Facts For Buyers



Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.29 acres
Council Tax :	Band E
Annual Estimate:	£2,679
Title Number:	DY266852
UPRN:	100030033432

Tenure: Freehold

Local Area

Local Authority:	Derbyshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Satellite/Fibre TV Availability:





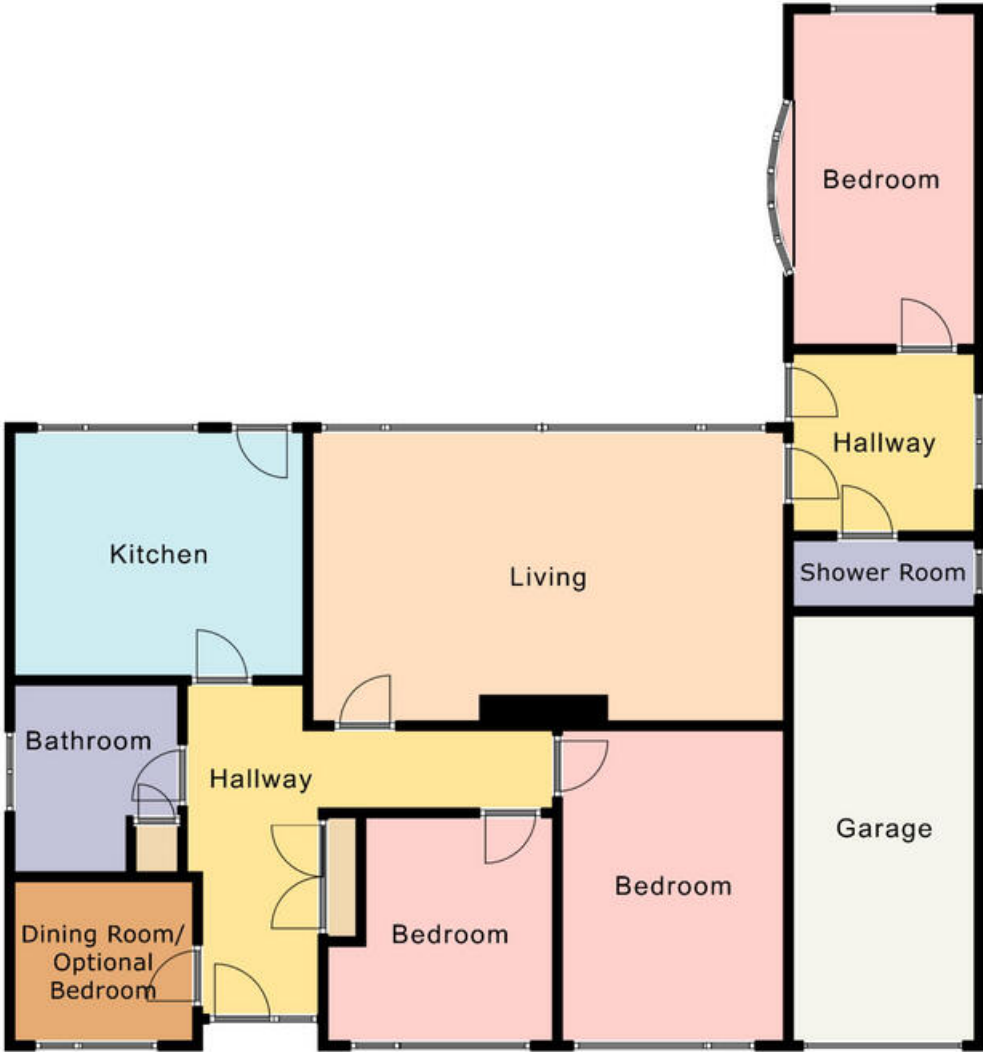


Gallery Photos

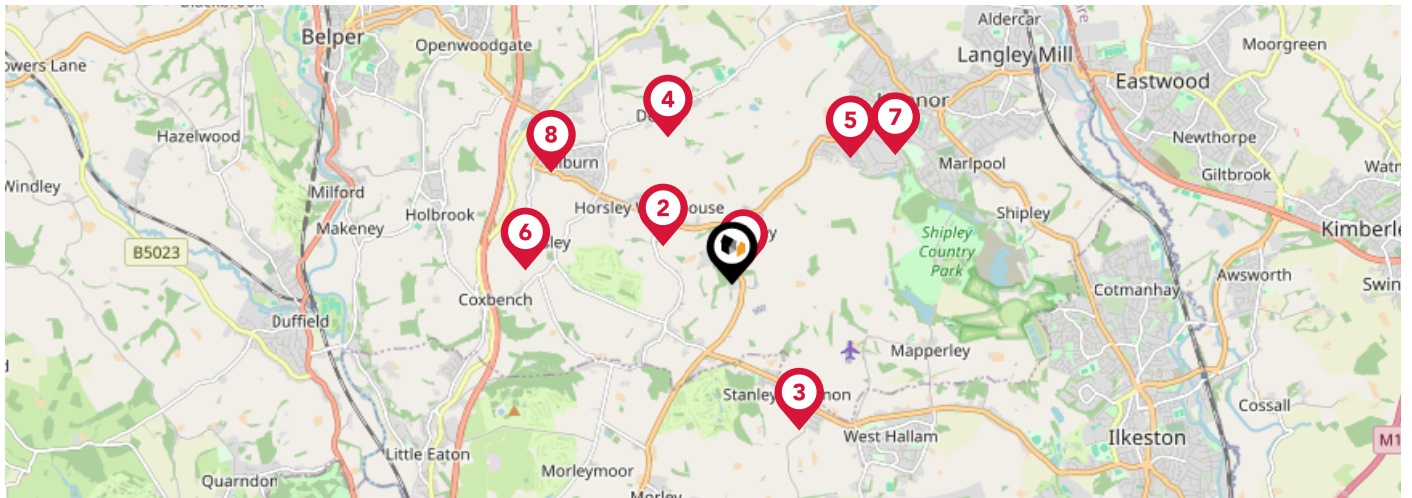




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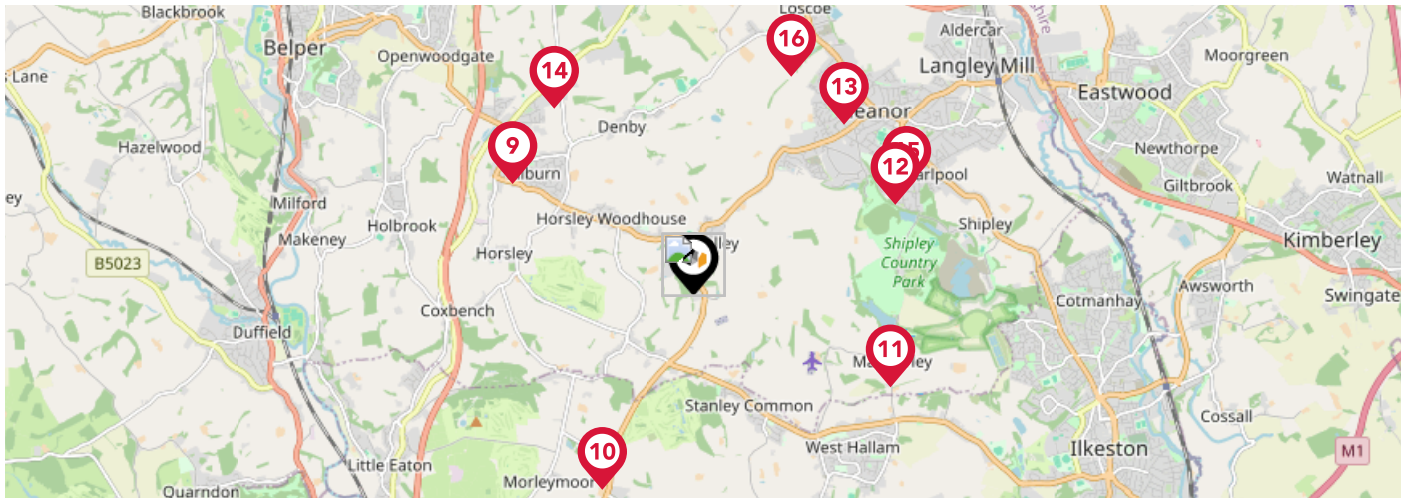


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Richardson Endowed Primary School Ofsted Rating: Good Pupils: 203 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Horsley Woodhouse Primary School Ofsted Rating: Good Pupils: 124 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stanley Common CofE Primary School Ofsted Rating: Good Pupils: 64 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Denby Free CofE VA Primary School Ofsted Rating: Good Pupils: 125 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heanor Gate Science College Ofsted Rating: Good Pupils: 1334 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Horsley CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 101 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Corfield CofE Infant School Ofsted Rating: Good Pupils: 83 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kilburn Junior School Ofsted Rating: Good Pupils: 183 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Kilburn Infant and Nursery School Ofsted Rating: Good Pupils: 115 Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:1.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Mapperley CofE Controlled Primary School Ofsted Rating: Good Pupils: 70 Distance:1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Coppice Primary School Ofsted Rating: Good Pupils: 238 Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Howitt Primary Community School Ofsted Rating: Requires Improvement Pupils: 386 Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 John Flamsteed Community School Ofsted Rating: Good Pupils: 736 Distance:2.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Mundy CofE Junior School Ofsted Rating: Good Pupils: 185 Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Loscoe CofE Primary School and Nursery Ofsted Rating: Good Pupils: 206 Distance:2.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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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