

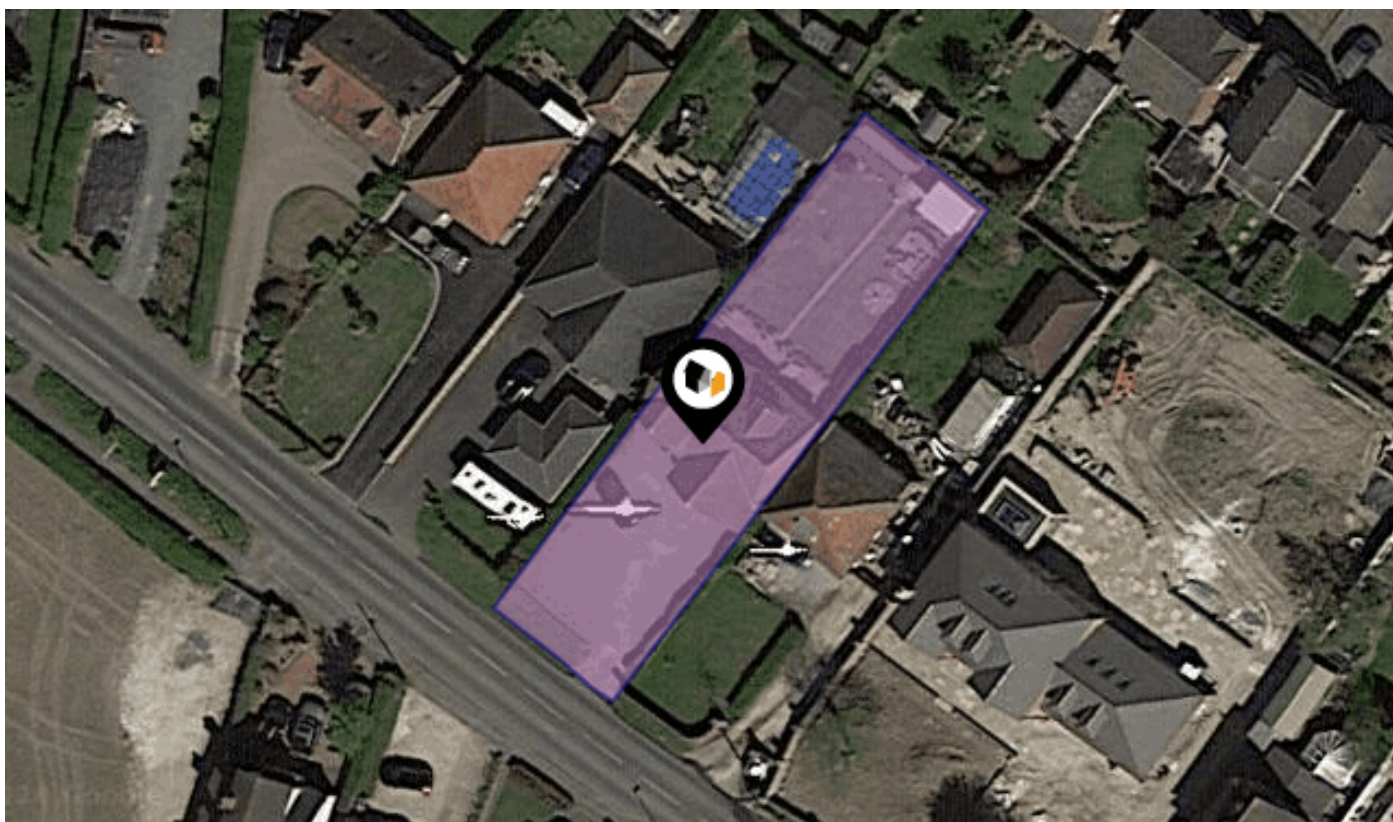


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd May 2024



**WOODHOUSE ROAD, HORSLEY WOODHOUSE, ILKESTON,
DE7**

Hannells

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Introduction

Our Comments



- > Extremely Well-Presented And Proportioned Impressive Family Home
- > Impressive And Versatile Accommodation, Viewing Absolutely Essential
- > Four Double Bedrooms, Three Reception Rooms
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band D, Freehold

**** SELECT PROPERTY **** Individually designed and extended detached home set back from Woodhouse Road and offering meticulously, lovingly cared for and extremely well-presented home. A light, spacious and versatile home, ideal for the growing family and a viewing is absolutely essential to be appreciated.

The property has been subject to a comprehensive scheme of modernisation and improvement over recent years to create a most welcoming contemporary home which is supplemented by gas fired central heating and UPVC double glazing. In brief the accommodation comprises:- reception hallway, superbly appointed fitted dining kitchen a range of integrated appliances and opening through to a contemporary living/family room with bi-folding doors and feature glass lantern roof, utility room, formal lounge, sitting/dining room, family bathroom with a four piece suite and inner lobby with walk-in pantry. To the first floor are three double bedrooms two having walk in wardrobes and modern shower room. Outside, the property is set back from Woodhouse Road and has ample off road parking for a number of vehicles. There is a pleasant and enclosed rear garden, perfect for entertaining and having a summerhouse.

Room Measurement & Details

Reception Hallway: (18'1" x 3'10") 5.51 x 1.17

Stylish Fitted Dining Kitchen (With Quality Appliances): (21'3" x 11'3") 6.48 x 3.43

Utility Room: (7'6" x 5'10") 2.29 x 1.78

Living/Family Room With Bi-Folding Doors and Feature Glass Lantern Ceiling: (18'2" x 18'0") 5.54 x 5.49

Formal Lounge: (19'2" x 11'3") 5.84 x 3.43

Dining/Sitting Room: (14'10" x 11'3") 4.52 x 3.43

Contemporary Family Bathroom: (11'10" x 9'0") 3.61 x 2.74

Inner Lobby: Double Bedroom: (15'0" x 8'8") 4.57 x 2.64

Landing: (8'8" x 11'9") 2.64 x 3.58

Double Bedroom: (19'9" x 13'6") 6.02 x 4.11 Walk-In Wardrobe: (8'3" x 5'11") 2.51 x 1.80

Double Bedroom: (8'7" x 12'6") 2.62 x 3.81 Walk-In Wardrobe:

Double Bedroom: (11'11" x 9'4") 3.63 x 2.84

Shower Room: (8'8" x 4'8") 2.64 x 1.42



Property

Type:	Detached	Last Sold £/ft²:	£165
Bedrooms:	4	Tenure:	Freehold
Plot Area:	0.16 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,192		
Title Number:	DY237371		
UPRN:	200000387555		

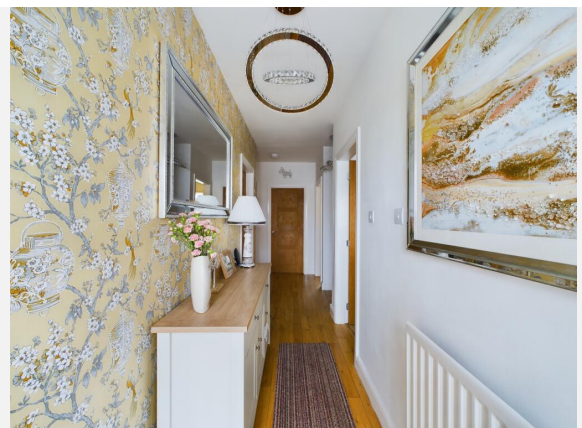
Local Area

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

Satellite/Fibre TV Availability:



Gallery Photos







Gallery Photos

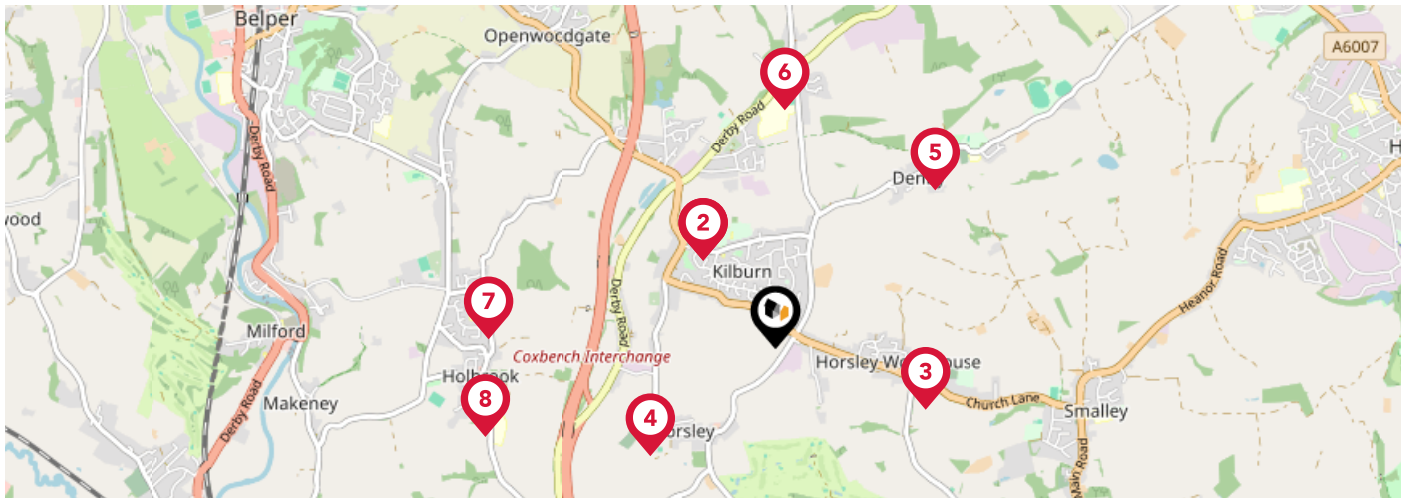


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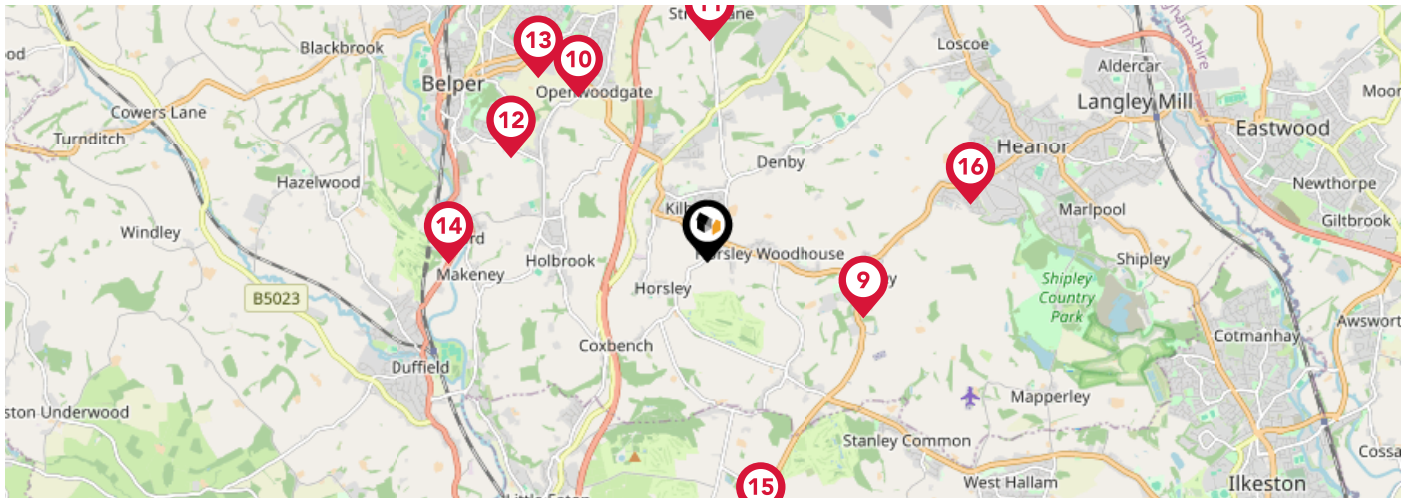


WOODHOUSE ROAD, HORSLEY WOODHOUSE, ILKESTON, DE7



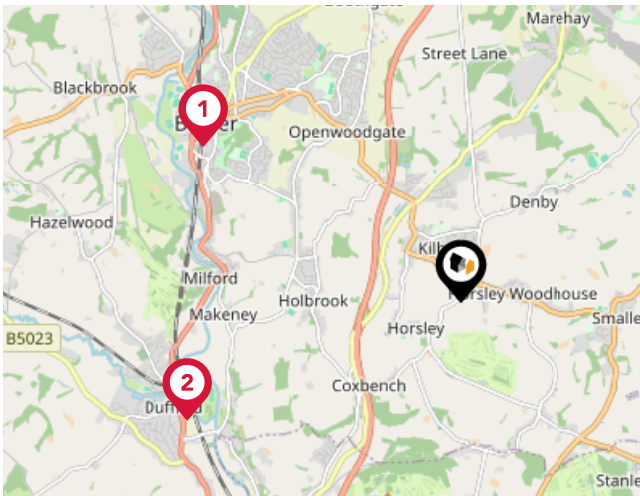


		Nursery	Primary	Secondary	College	Private
1	Kilburn Junior School Ofsted Rating: Good Pupils: 183 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kilburn Infant and Nursery School Ofsted Rating: Good Pupils: 115 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Horsley Woodhouse Primary School Ofsted Rating: Good Pupils: 124 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Horsley CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 101 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Denby Free CofE VA Primary School Ofsted Rating: Good Pupils: 125 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	John Flamsteed Community School Ofsted Rating: Good Pupils: 736 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holbrook Church of England Primary School Ofsted Rating: Good Pupils: 140 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holbrook School for Autism Ofsted Rating: Good Pupils: 127 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



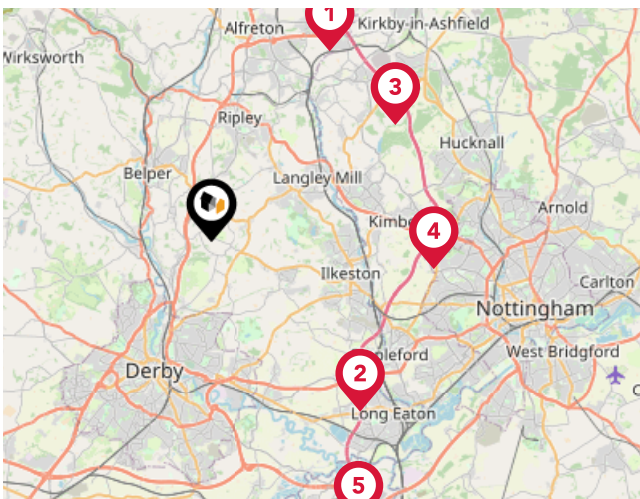
	Nursery	Primary	Secondary	College	Private
<p>9 Richardson Endowed Primary School Ofsted Rating: Good Pupils: 203 Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Belper School and Sixth Form Centre Ofsted Rating: Requires Improvement Pupils: 1199 Distance:1.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Street Lane Primary School Ofsted Rating: Good Pupils: 80 Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Herbert Strutt Primary School Ofsted Rating: Good Pupils: 204 Distance:1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Pottery Primary School Ofsted Rating: Good Pupils: 318 Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Milford Primary School Ofsted Rating: Good Pupils: 101 Distance:2.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Heanor Gate Science College Ofsted Rating: Good Pupils: 1334 Distance:2.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



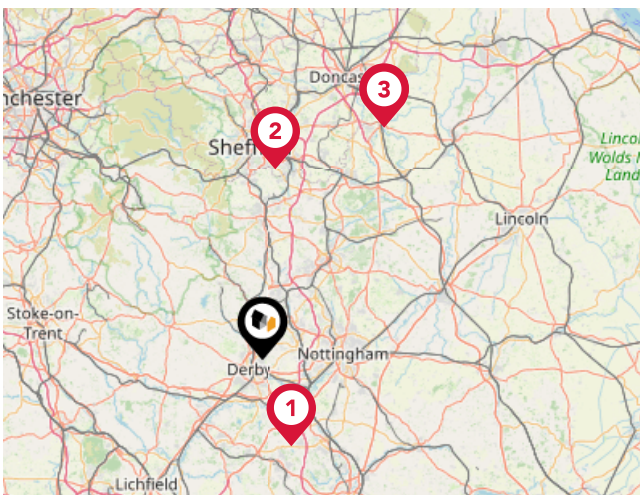
National Rail Stations

Pin	Name	Distance
1	Belper Rail Station	2.7 miles
2	Duffield Rail Station	2.66 miles
3	Langley Mill Rail Station	4.12 miles



Trunk Roads/Motorways

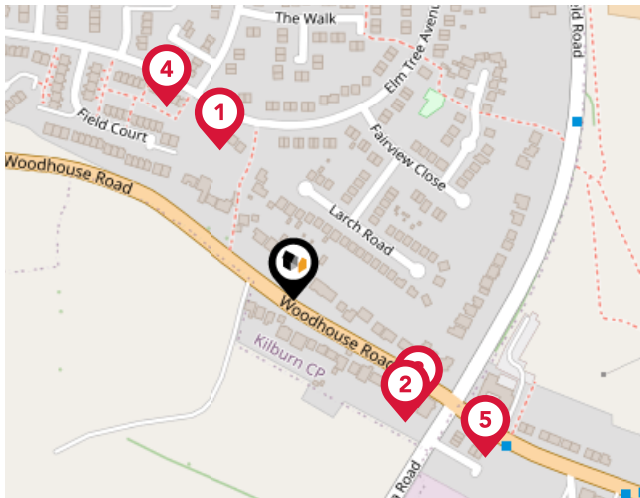
Pin	Name	Distance
1	M1 J28	8.02 miles
2	M1 J25	8.08 miles
3	M1 J27	7.77 miles
4	M1 J26	8.04 miles
5	M1 J24A	11.38 miles



Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	12.88 miles
2	Sheffield City Airport	27.18 miles
3	Robin Hood Doncaster Sheffield Airport	37.24 miles
4	Robin Hood Doncaster Sheffield Airport	37.58 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windmill Avenue	0.09 miles
2	Four Lane Ends	0.09 miles
3	Four Lane Ends	0.09 miles
4	Windmill Avenue	0.13 miles
5	Arthur Medical Centre	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	2.7 miles
2	Idridgehay (Ecclesbourne Valley Railway)	6.33 miles
3	Wirksworth (Ecclesbourne Valley Railway)	8.04 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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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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