

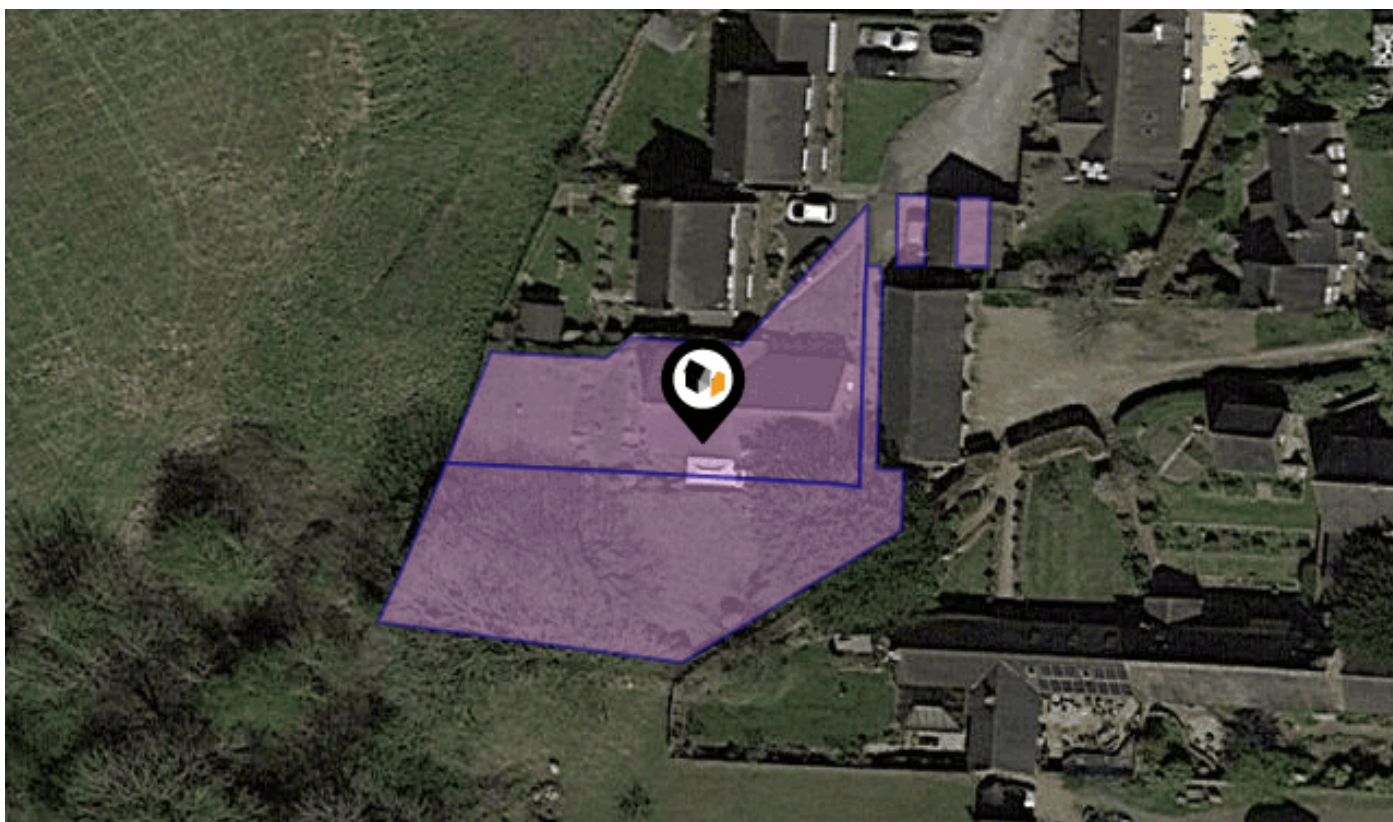


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th August 2024



CROFT CLOSE, DALE ABBEY, ILKESTON, DE7

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk





Useful Information:

- > Standard Construction, Three-Bedroom, Detached Bungalow
- > Spacious & Well-Maintained Throughout
- > Stunning, Expansive Mature Gardens
- > Council Tax Band F
- > EPC Rating TBC, Freehold

Property Description

Occupying an enviable position, nestled away at the head of a cul-de-sac in the historic Derbyshire village of Dale Abbey, is this well-maintained and spacious, three double-bedroom detached bungalow which features stunning, surrounding gardens taking full advantage of the surrounding countryside views!

Being offered with no upward chain and enjoying the benefits of uPVC double glazing and gas central heating, the neutrally appointed and surprisingly spacious accommodation briefly comprises; entrance porch, reception hallway, lounge with a feature fireplace, separate dining room with a patio door opening to the delightful rear garden, breakfast kitchen, inner lobby and a good-sized conservatory which soaks in the pleasant views of the gardens and beyond. Whilst the master bedroom is served by an en-suite shower room, there are two further well-proportioned bedrooms and an attractive, re-fitted family bathroom.

Outside, to the front of the property there is a neat, landscaped front garden which features a lawn and gates access to the rear. There is also allocated parking and a single garage with up & over door. To the rear, a stunning garden offers an expansive, lush green lawn that provides a tranquil retreat within a private setting. Surrounded by mature trees and dense hedging, the space exudes a sense of seclusion and serenity. The garden extends generously, with ample room for entertaining, gardening, or potential landscaping enhancements. The open, sunny aspect of the garden invites plenty of natural light, making it an ideal spot for enjoying the outdoors.

Dale Abbey is a picturesque village nestled in the heart of Derbyshire, known for its rich history and charming rural character. This tranquil village is steeped in heritage, with origins dating back to the 12th century when it was home to an Augustinian abbey, the ruins of which still stand as a testament to its storied past. Surrounded by rolling countryside and idyllic landscapes, Dale Abbey offers a peaceful retreat from the bustle of modern life while still being conveniently located near major towns and transport links. The village exudes a timeless charm, with its quaint cottages, historic sites, and close-knit community, making it a truly special place to call home.

Room Measurement & Details

Entrance: (5'1" x 3'9") 1.55 x 1.14

Reception Hallway: (5'0" x 11'3") 1.52 x 3.43

Living Room: (19'4" x 14'2") 5.89 x 4.32

Dining Room: (11'9" x 8'11") 3.58 x 2.72

Kitchen: (14'7" x 11'10") 4.44 x 3.61

Sun Room: (12'1" x 7'6") 3.68 x 2.29

Inner Hallway: (15'9" x 3'4") 4.80 x 1.02

Bedroom One: (12'10" x 11'10") 3.91 x 3.61

En-Suite Shower Room: (4'7" x 7'10") 1.40 x 2.39

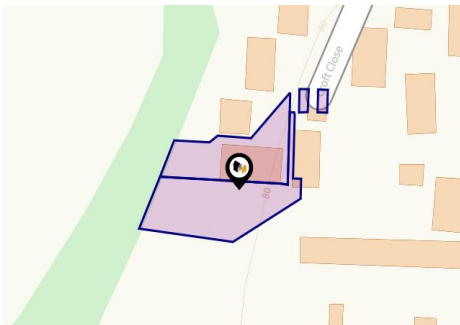
Bedroom Two: (11'9" x 9'5") 3.58 x 2.87

Bedroom Three: (8'10" x 11'10") 2.69 x 3.61

Bathroom: (6'10" x 7'5") 2.08 x 2.26

Garage: (8'2" x 16'3") 2.49 x 4.95
KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,227 ft ² / 114 m ²
Plot Area:	0.23 acres
Council Tax :	Band F
Annual Estimate:	£3,113
Title Number:	DY69368

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1	1000
mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O ₂	EE	3	O

Satellite/Fibre TV Availability:

Gallery Photos



Gallery Photos



CROFT CLOSE, DALE ABBEY, ILKESTON, DE7



Property EPC - Certificate



Croft Close, Dale Abbey, ILKESTON, DE7

Energy rating

C

Valid until 07.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

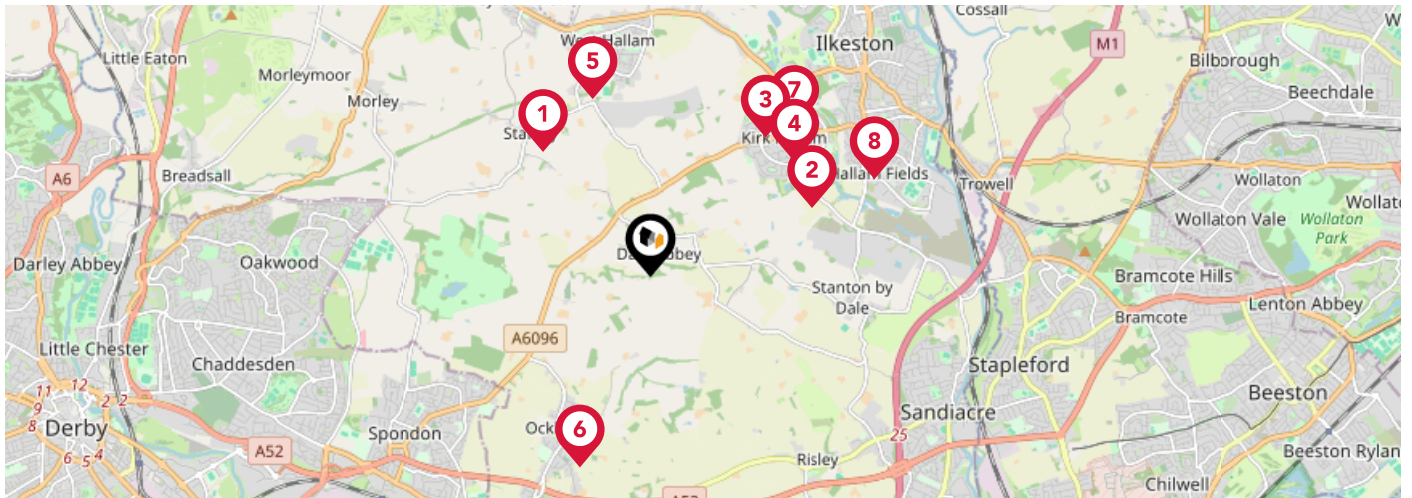
Property

EPC - Additional Data

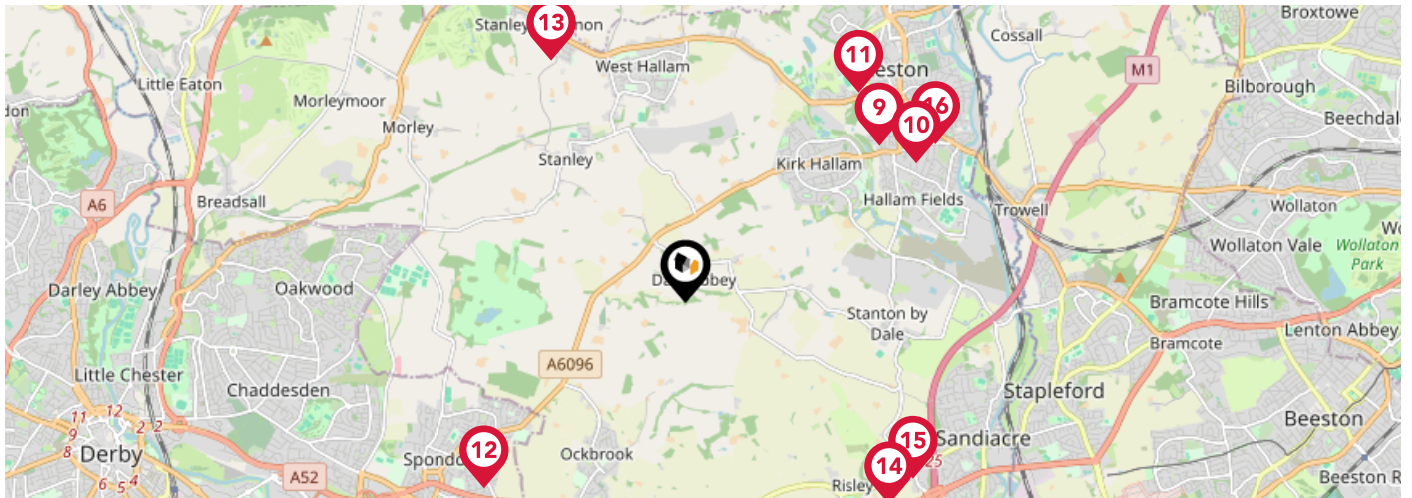


Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	114 m ²

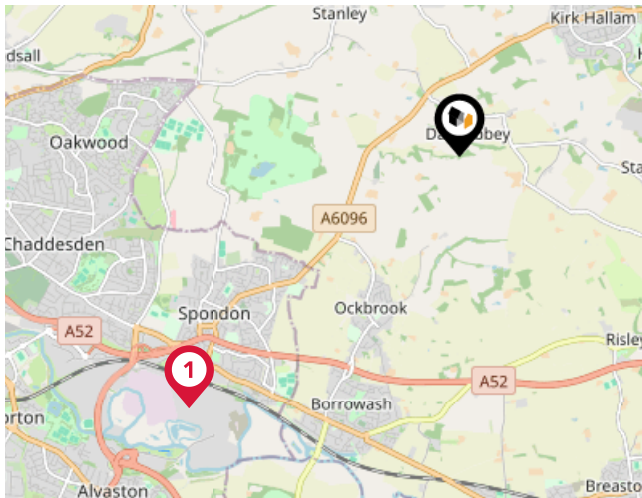


		Nursery	Primary	Secondary	College	Private
1	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 85 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dallimore Primary & Nursery School Ofsted Rating: Good Pupils: 353 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Saint John Houghton Catholic Voluntary Academy Ofsted Rating: Good Pupils: 685 Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ladywood Primary School Ofsted Rating: Good Pupils: 321 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Scargill CofE Primary School Ofsted Rating: Requires improvement Pupils: 310 Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance: 1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirk Hallam Community Academy Ofsted Rating: Requires improvement Pupils: 814 Distance: 1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hallam Fields Junior School Ofsted Rating: Good Pupils: 217 Distance: 2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



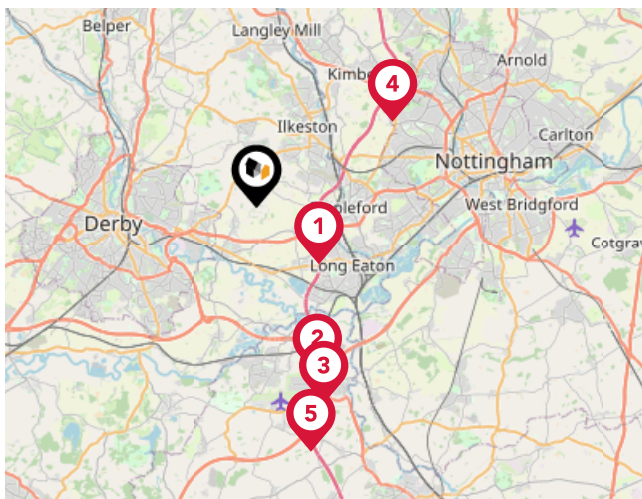
	Nursery	Primary	Secondary	College	Private
St Thomas Catholic Voluntary Academy Ofsted Rating: Good Pupils: 229 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Field House Infant School Ofsted Rating: Good Pupils: 160 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ormiston Ilkeston Enterprise Academy Ofsted Rating: Requires improvement Pupils: 975 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stanley Common Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Risley Lower Grammar CE (VC) Primary School Ofsted Rating: Good Pupils: 96 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friesland School Ofsted Rating: Good Pupils: 1280 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kensington Junior Academy Ofsted Rating: Good Pupils: 202 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



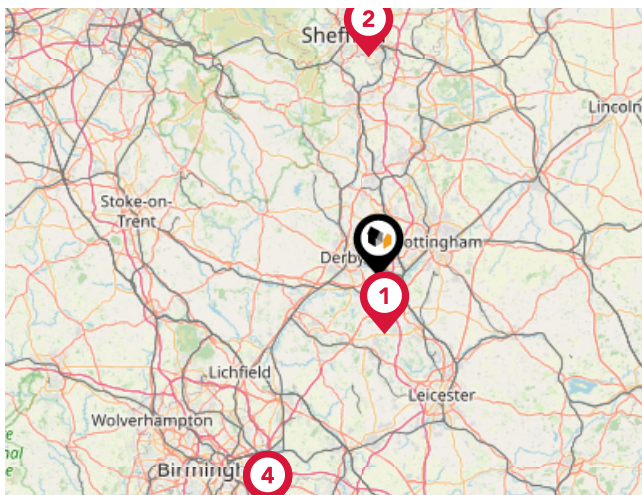
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	3.31 miles
2	Ilkeston Rail Station	3.37 miles
3	Long Eaton Rail Station	4.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	3 miles
2	M1 J24A	6.39 miles
3	M1 J24	7.39 miles
4	M1 J26	5.77 miles
5	M1 J23A	8.97 miles

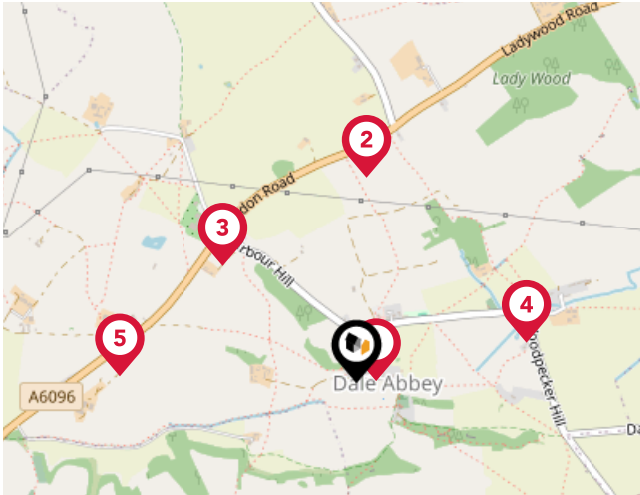


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.24 miles
2	Sheffield City Airport	31.22 miles
3	Birmingham International Airport Terminal 1	37.52 miles
4	Birmingham International Airport	37.52 miles

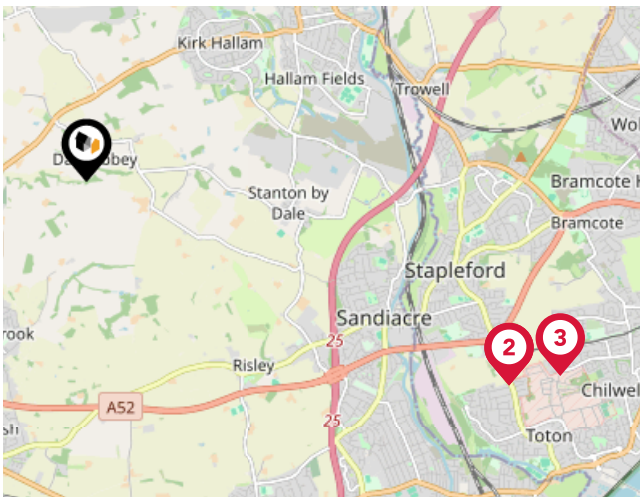
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church	0.04 miles
2	Cat and Fiddle Lane	0.46 miles
3	Oakridge Farm	0.4 miles
4	Dalemoor Cottage	0.39 miles
5	Flourish Farm	0.53 miles



Local Connections

Pin	Name	Distance
1	Tram Park & Ride	4.19 miles
2	Toton Lane Tram Stop	4.19 miles
3	Inham Road	4.57 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

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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.

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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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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

