

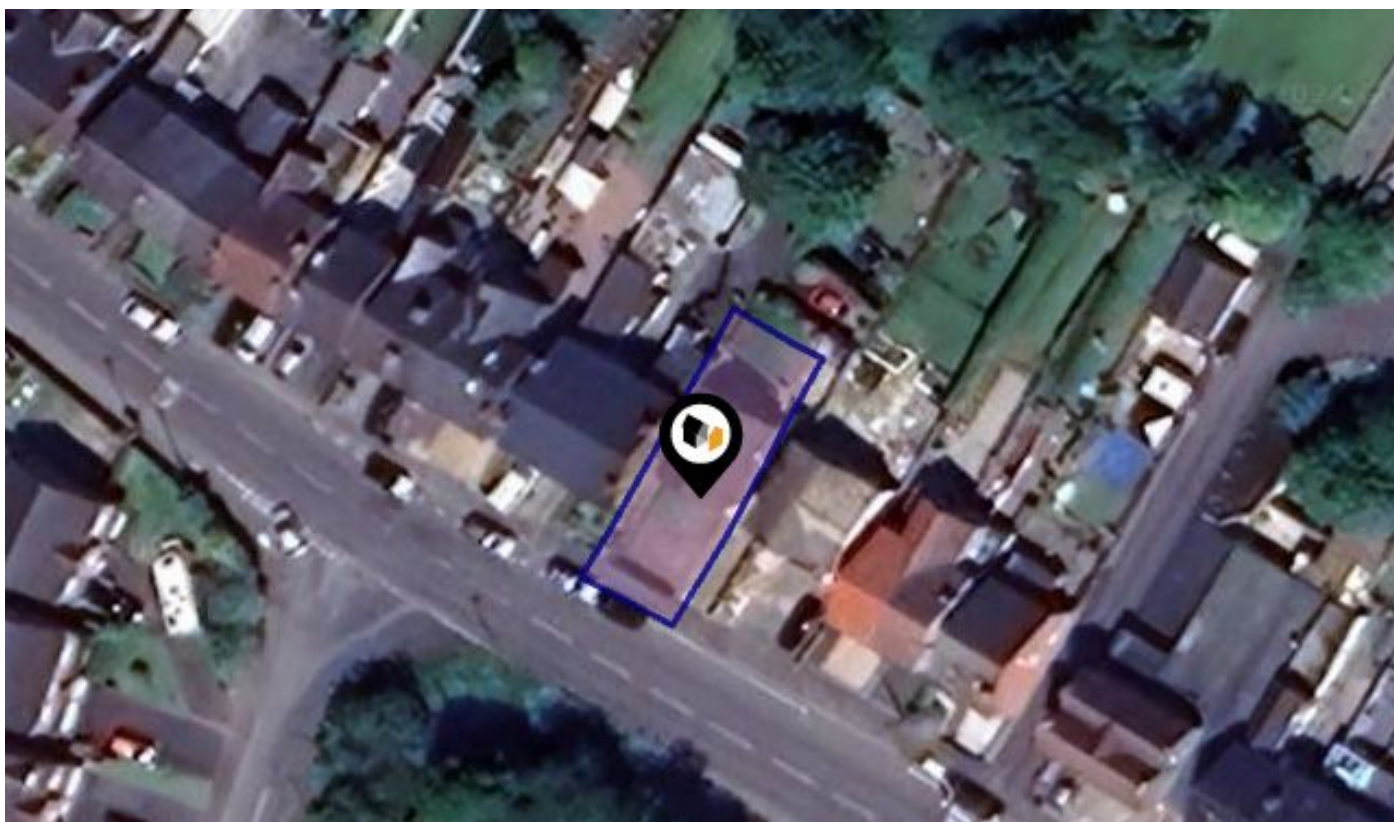


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23<sup>rd</sup> October 2024



**BELPER ROAD, STANLEY COMMON, ILKESTON, DE7**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modernised & Spacious Three Bedroom Detached Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band C
- > Driveway Parking
- > Spacious Lounge Diner

### Property Description

**\*\* PREMIER PROPERTY \*\*** Located in the beautiful village of Stanley Common and overlooking a pleasant green space, this modernised and well-presented three-bedroom detached home offers a spacious open plan lounge diner, high quality fitted kitchen with Neff appliances, modern fitted family bathroom and a good-sized enclosed garden. With ample off-road parking, this property simply **MUST** be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature tile flooring; spacious lounge diner with French doors opening to the rear garden; modern high quality fitted kitchen with mineral work surfaces and Neff oven and hob; first floor landing; three good sized bedrooms and a feature modern fitted family bathroom. To the front of the property is a driveway providing ample off-road parking along with flower and shrubbery borders. To the rear is a good-sized enclosed garden with patio seating area, shaped lawn and raised flower and shrubbery beds.

Stanley Common is a semi-rural location surrounded by beautiful open countryside and offers excellent access to the nearby town of Ilkeston, along with easy access to Derby, the A38, M1 and Nottingham. Belper Road is close to several highly regarded local pubs, restaurants and coffee shops, along with Morley Hayes Golf Club and Horsley Lodge.

### Room Measurement & Details

Entrance Hall: (13'0" x 6'4") 3.96 x 1.93

Lounge Diner: (23'4" x 10'11") 7.11 x 3.33

Kitchen: (9'10" x 8'10") 3.00 x 2.69

First Floor Landing: (9'9" x 6'10") 2.97 x 2.08

Bedroom One: (13'1" x 10'5") 3.99 x 3.17

Bedroom Two: (9'10" x 8'2") 3.00 x 2.49

Bedroom Three: (7'3" x 6'11") 2.21 x 2.11

Bathroom: (6'10" x 5'4") 2.08 x 1.63

**KFB** - Key Facts For Buyers

# Property Overview



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	839 ft <sup>2</sup> / 78 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,916
<b>Title Number:</b>	DY521151

**Tenure:** Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>159</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



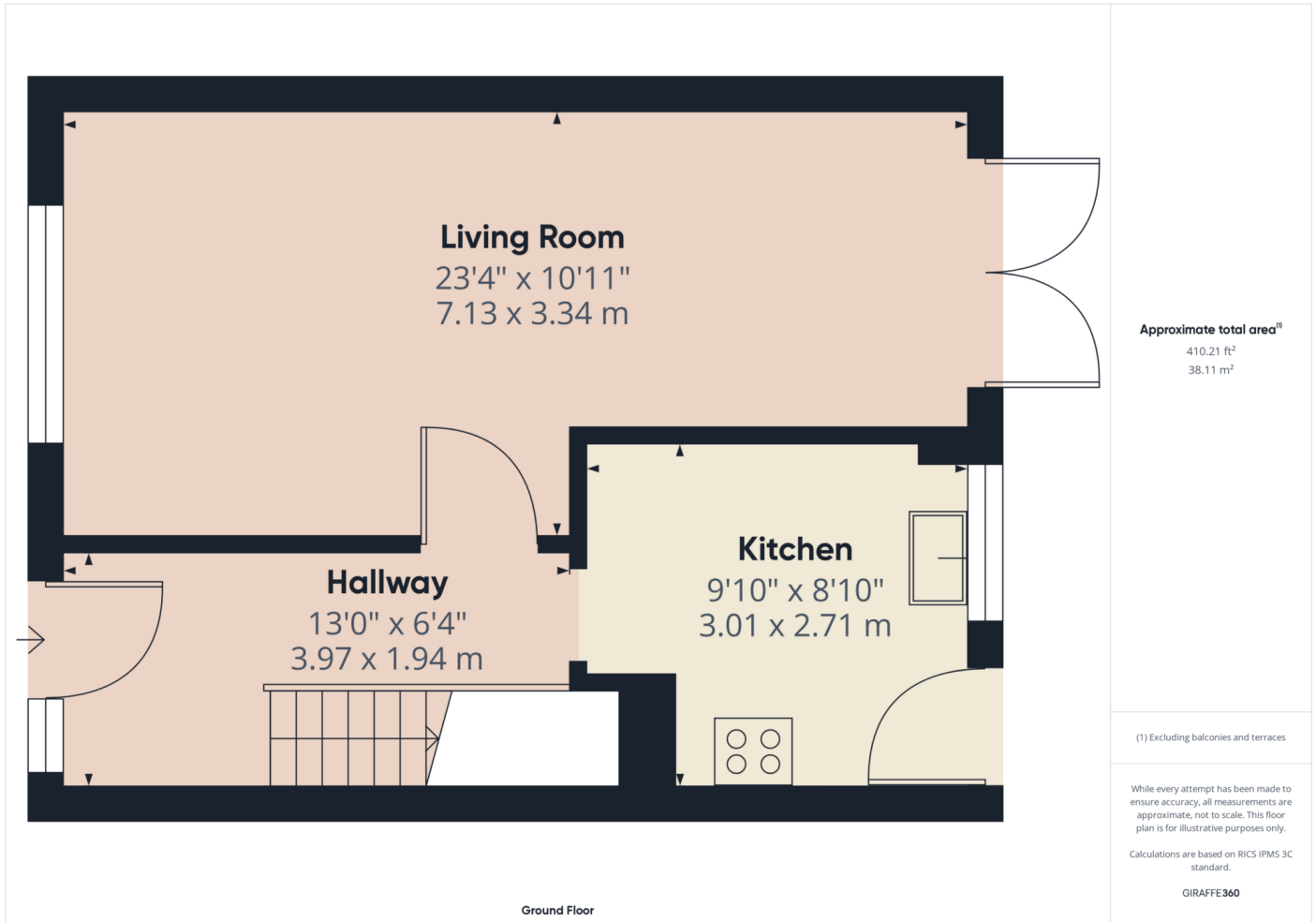
# Gallery Photos



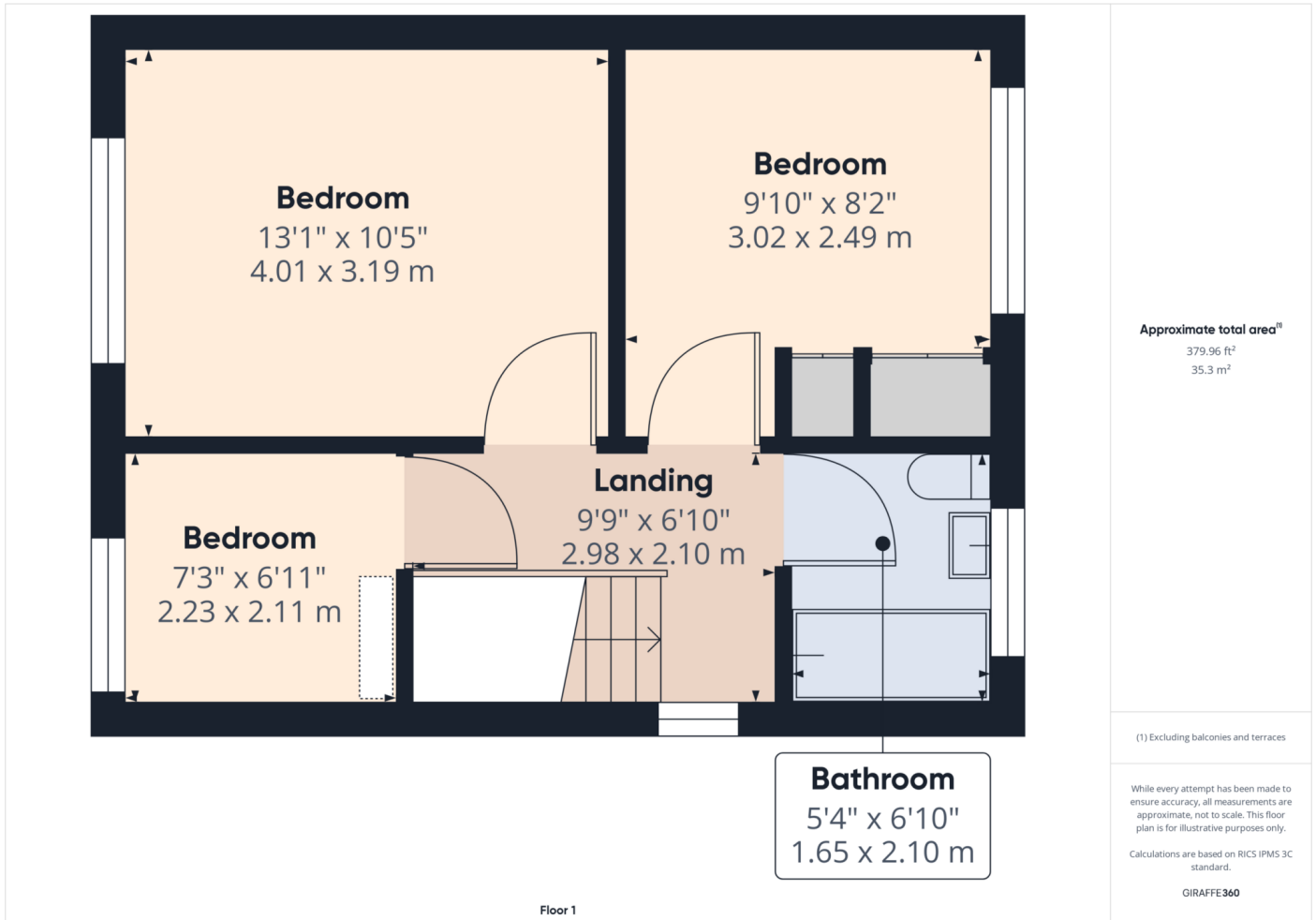




## BELPER ROAD, STANLEY COMMON, ILKESTON, DE7



## BELPER ROAD, STANLEY COMMON, ILKESTON, DE7





# Property EPC - Certificate



Belper Road, Stanley Common, DE7

Energy rating

# D

Valid until 26.04.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

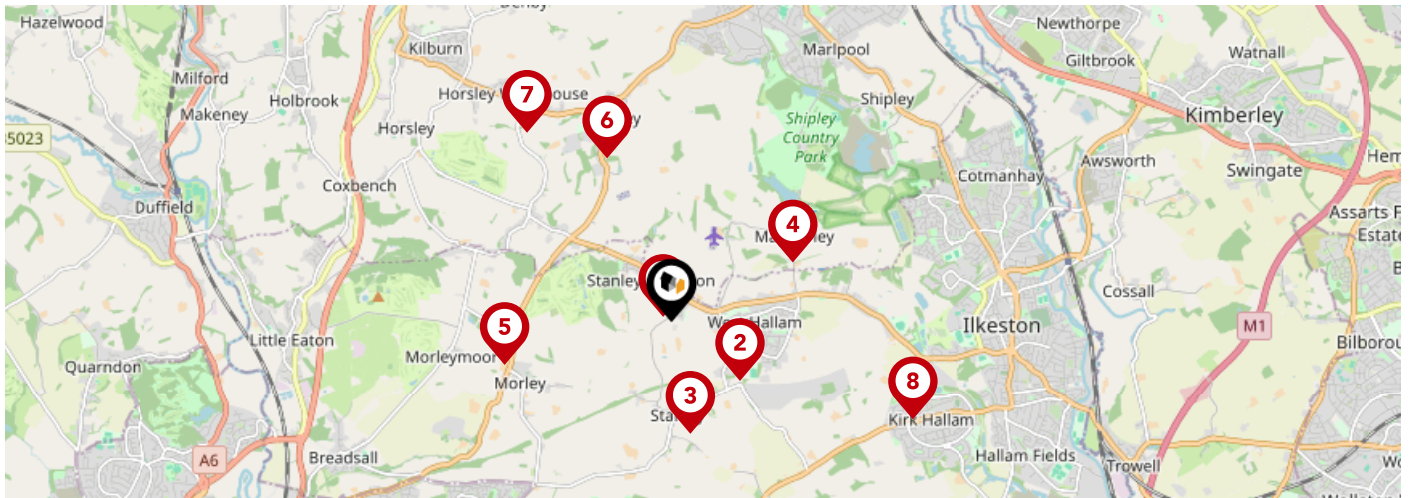
# Property

## EPC - Additional Data

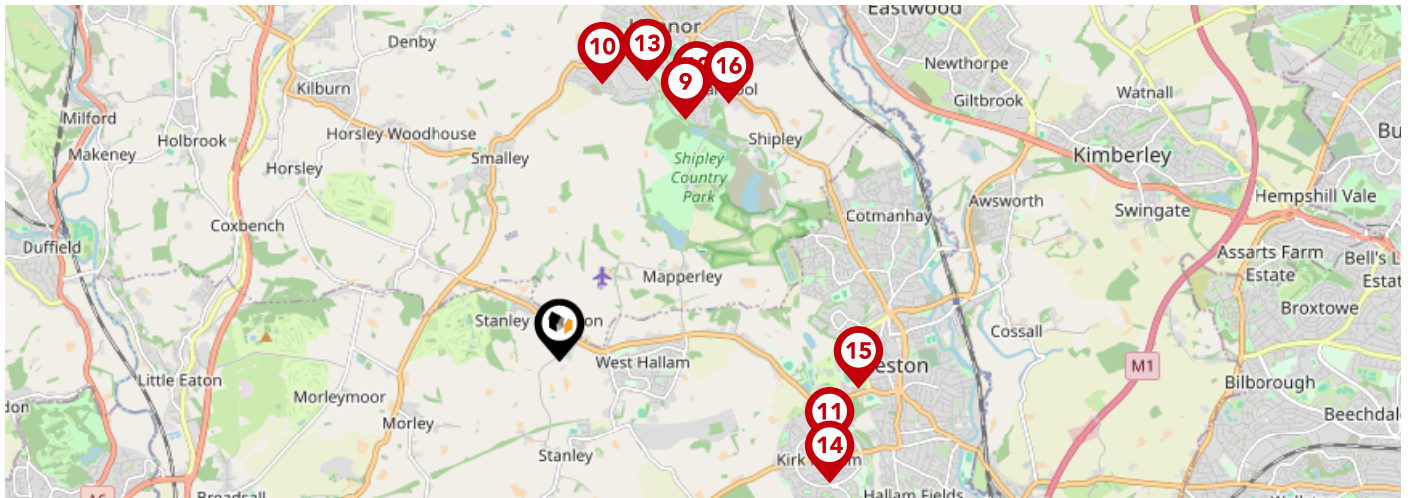


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

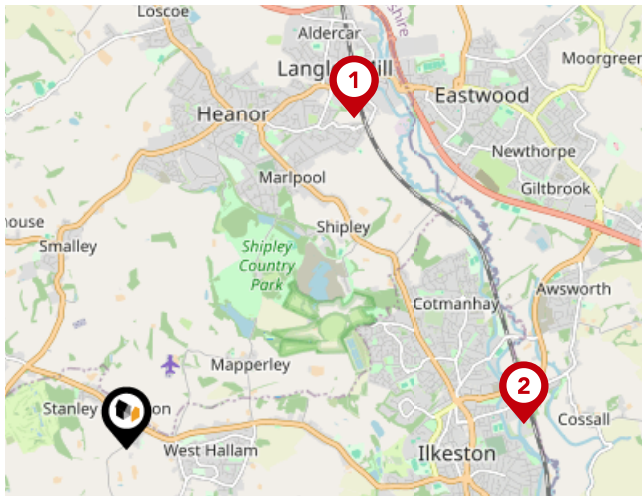


	Nursery	Primary	Secondary	College	Private
<b>1 Stanley Common Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Scargill CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 310   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 85   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Mapperley CofE Controlled Primary School</b> Ofsted Rating: Requires improvement   Pupils: 63   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Morley Primary School</b> Ofsted Rating: Outstanding   Pupils: 82   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Richardson Endowed Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Horsley Woodhouse Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Saint John Houghton Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



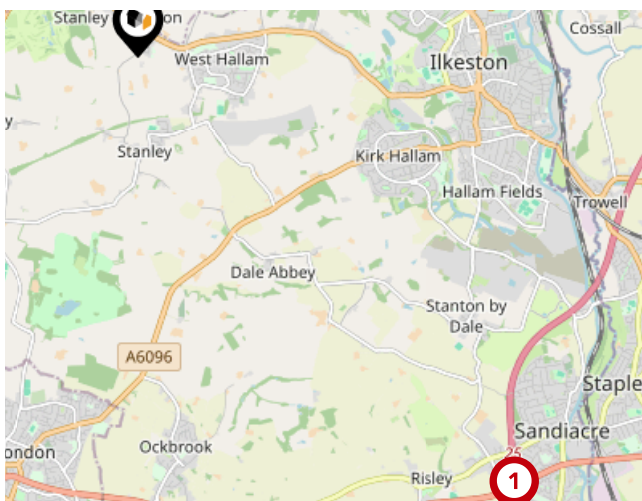
	Nursery	Primary	Secondary	College	Private
<p><b>9 Coppice Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:2.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Heanor Gate Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 1388   Distance:2.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Kirk Hallam Community Academy</b> Ofsted Rating: Requires improvement   Pupils: 814   Distance:2.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Mundy CofE Junior School</b> Ofsted Rating: Good   Pupils: 194   Distance:2.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Corfield CofE Infant School</b> Ofsted Rating: Good   Pupils: 89   Distance:2.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Ladywood Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Ormiston Ilkeston Enterprise Academy</b> Ofsted Rating: Requires improvement   Pupils: 975   Distance:2.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Marlpool Infant School</b> Ofsted Rating: Good   Pupils: 41   Distance:2.75</p>	<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	Langley Mill Rail Station	3.59 miles
2	Ilkeston Rail Station	3.55 miles
3	Duffield Rail Station	4.51 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.32 miles
2	M1 J28	9.04 miles
3	M1 J27	7.64 miles
4	M1 J24A	8.78 miles
5	M1 J26	6.09 miles



## Airports/Helipads

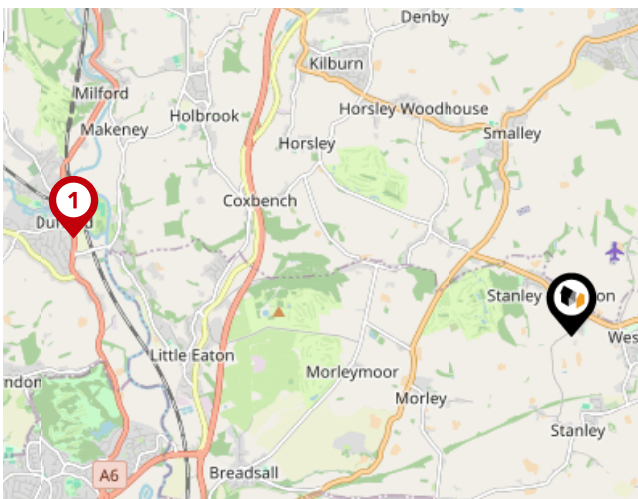
Pin	Name	Distance
1	East Mids Airport	10.52 miles
2	Baginton	42.21 miles
3	Finningley	38.16 miles
4	Birmingham Airport	39.01 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Common Lane	0.05 miles
2	School	0.12 miles
3	Robinsons Garage	0.19 miles
4	Tansley Avenue	0.24 miles
5	Crossroads	0.45 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.54 miles
2	Tram Park & Ride	6.29 miles
3	Toton Lane Tram Stop	6.29 miles



## Hannells

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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

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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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