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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



CORONATION ROAD, STANLEY, ILKESTON, DE7

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



- > Three-Bedroom, Semi-Detached Home
- > Excellent Scope For Improvement/Extension (Subject To Planning)
- > Extensive Rear Garden With Open Views, Off-Road Parking
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A three-bedroom, semi-detached home occupying a much sought-after village location and having immense potential to extend/improve, subject to necessary planning permission. There is an extensive rear garden with open views beyond, together with off-road parking which could be extended, if required. A viewing is highly recommended to appreciate the potential of the property! In brief, the property comprises of an entrance hall, dual aspect lounge, kitchen, side lobby and downstairs cloakroom. To the first floor are three bedrooms and family bathroom. The property occupies a very enviable plot in a desirable location and provides off-road parking to the front elevation which has potential to extend, if required and there is a larger than average rear garden. Stanley Village is an extremely popular residential location between Ilkeston and Derby and is surrounded by an abundance of countryside. There are some great local amenities including a shop and post office, hairdressers, a popular primary school and pre school, and a village pub to name but a few.

Reception Hallway:

Dual Aspect Lounge: (18'8" x 10'9") 5.69 x 3.28

Kitchen: (12'3" x 9'6") 3.73 x 2.90

Side Entrance Lobby:

Cloakroom /WC:

First Floor Landing:

Bedroom One: (12'4" x 10'8") 3.76 x 3.25

Bedroom Two: (12'4" x 9'4") 3.76 x 2.84

Bedroom Three: (10'9" x 6'2") 3.28 x 1.88

Bathroom: (9'3" x 5'6") 2.82 x 1.68

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and with the potential to create additional parking, if required. There is gated access to the side elevation leading to an extensive rear garden being mainly laid to lawn and having open views beyond.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,676
Title Number:	DY200532

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	299	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



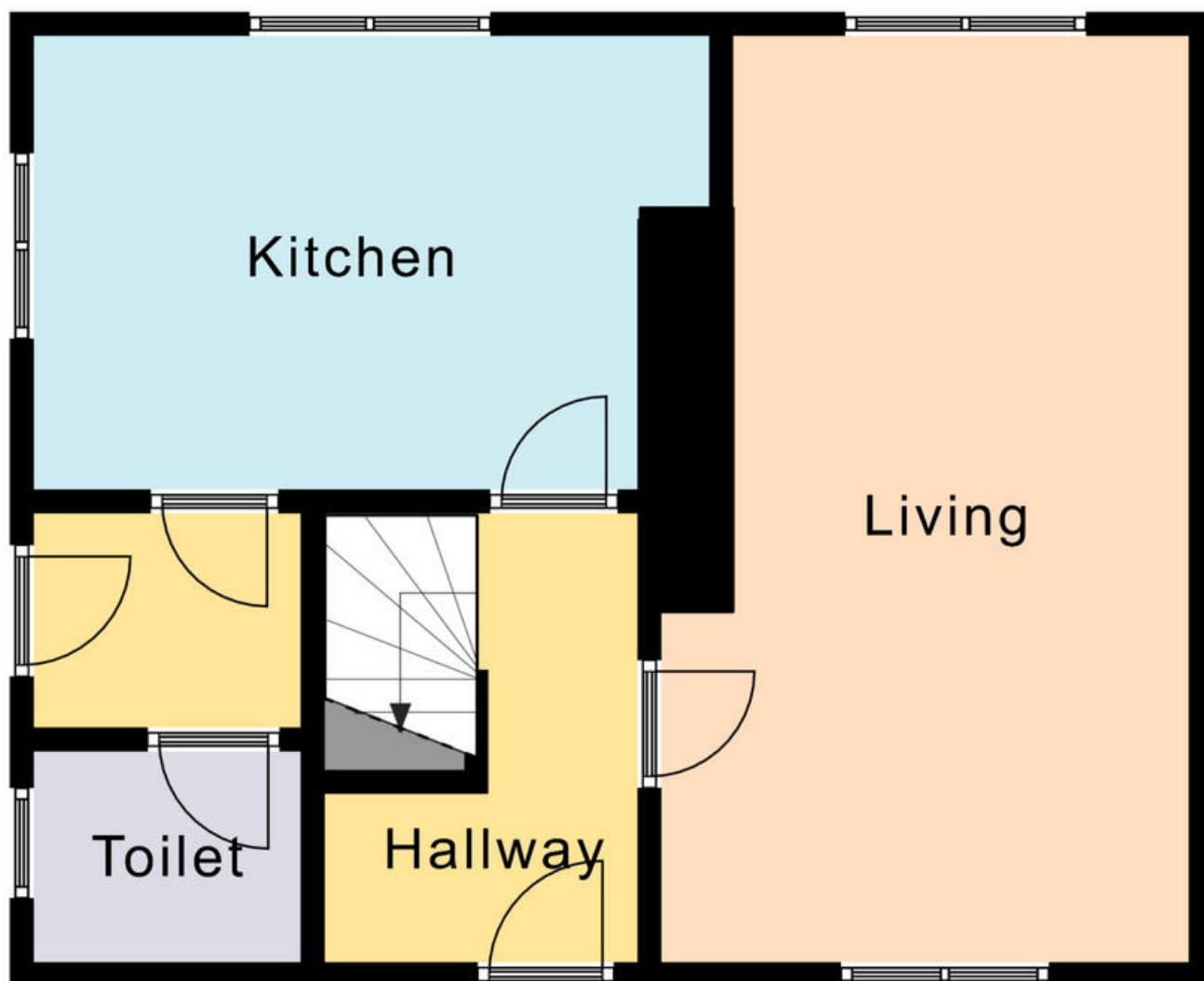
Satellite/Fibre TV Availability:



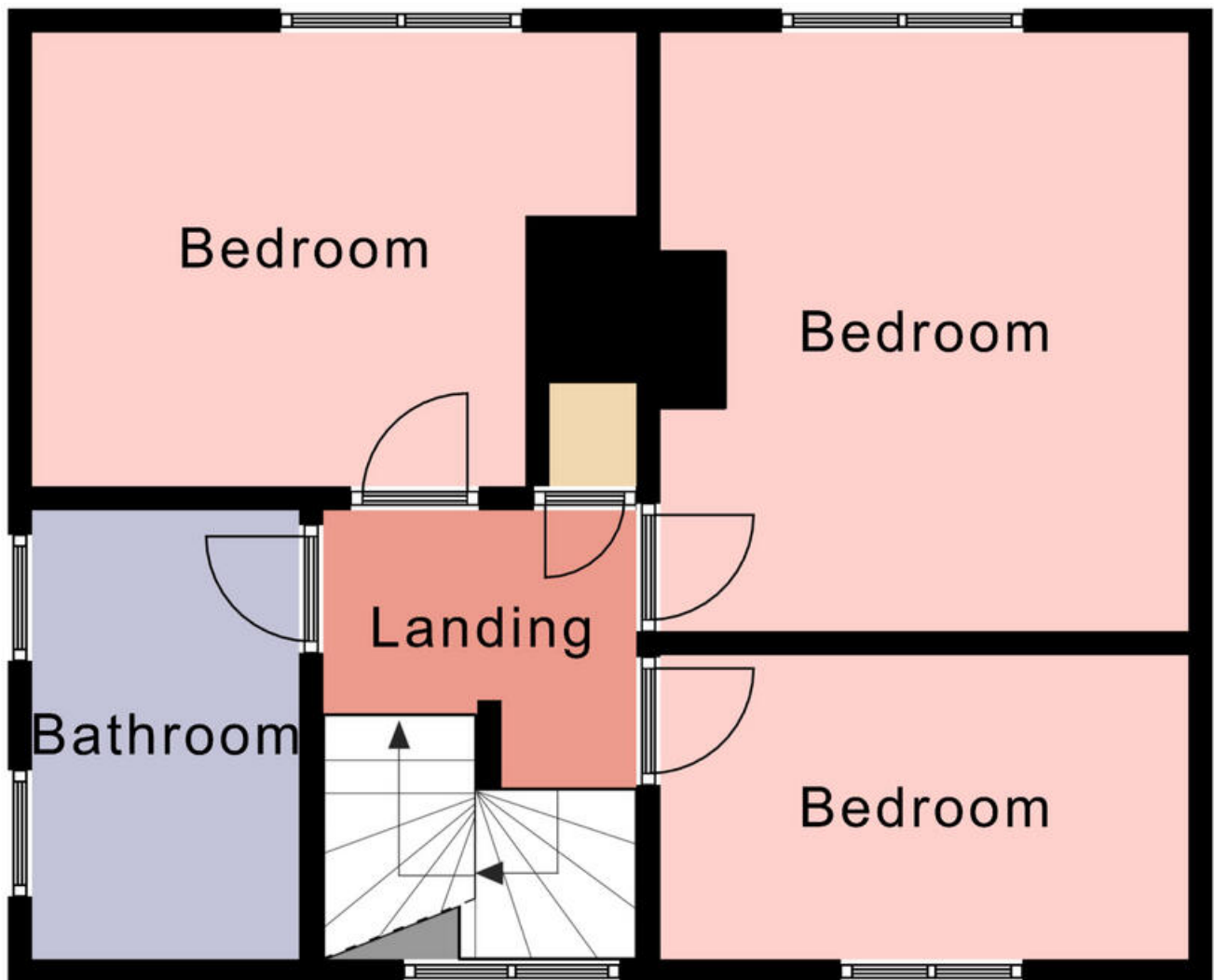




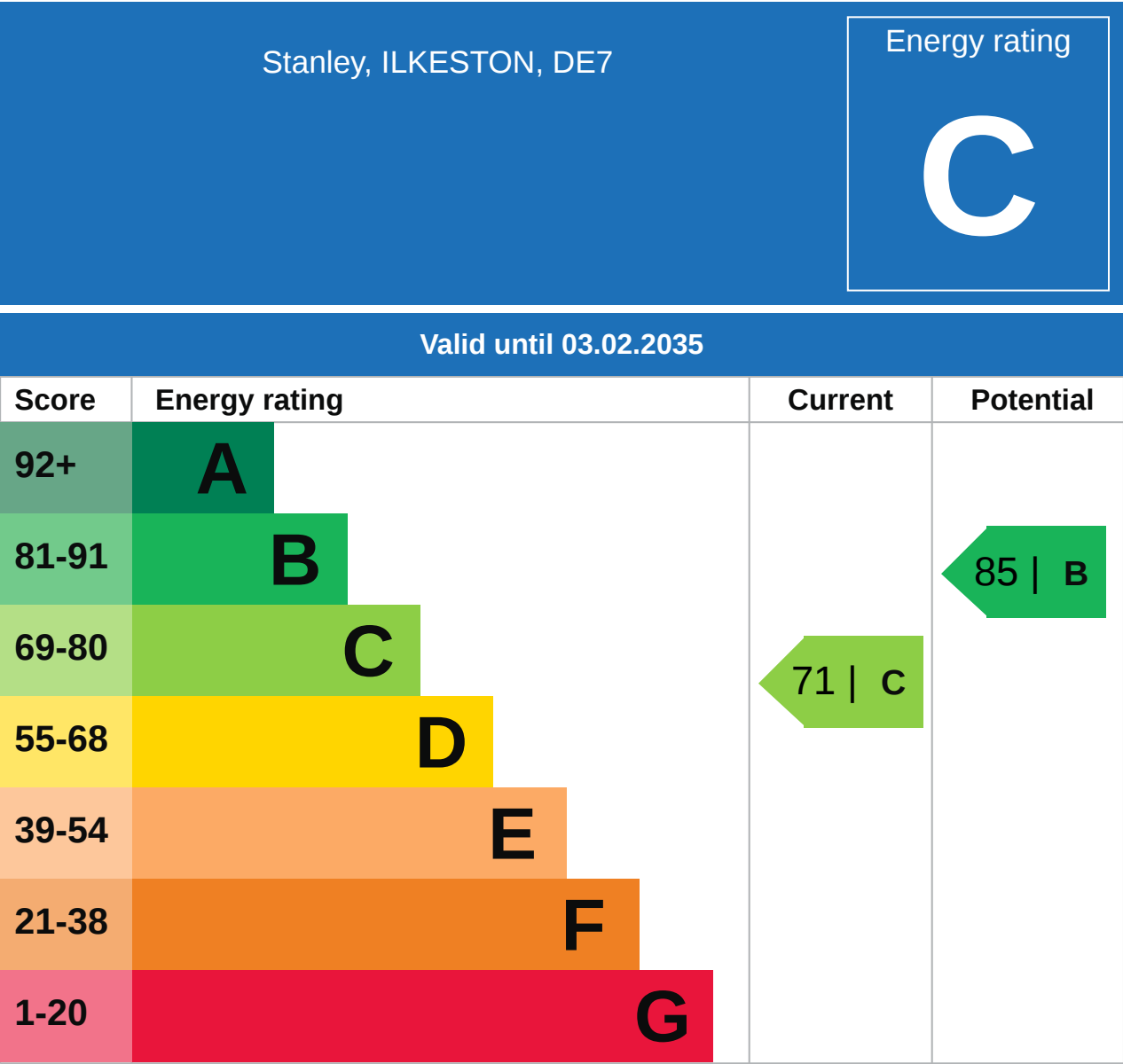
CORONATION ROAD, STANLEY, ILKESTON, DE7



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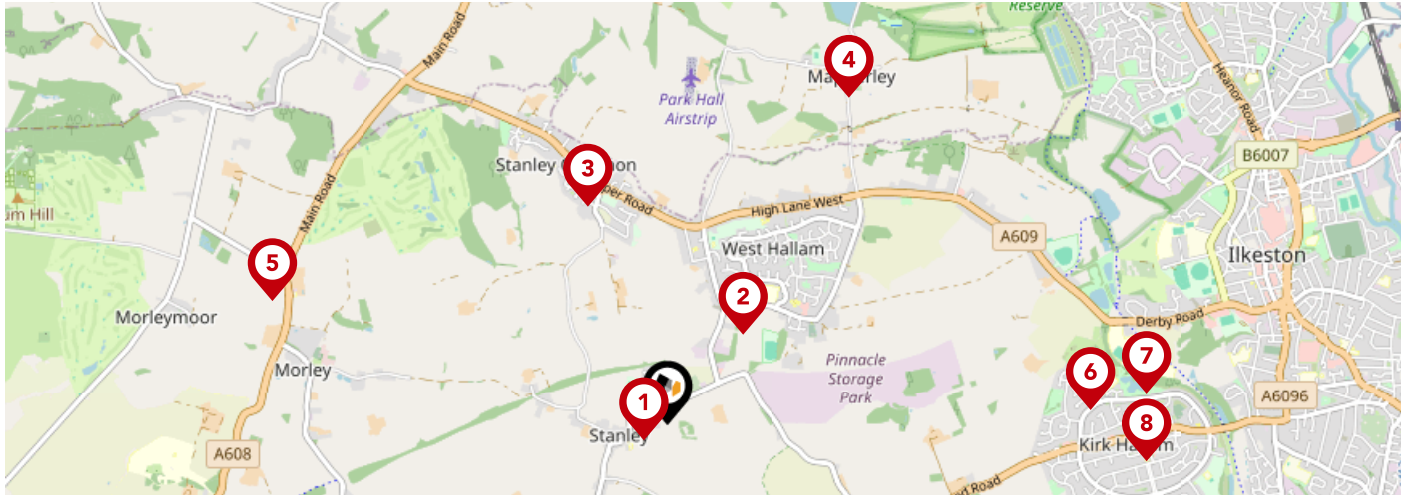


Property EPC - Certificate

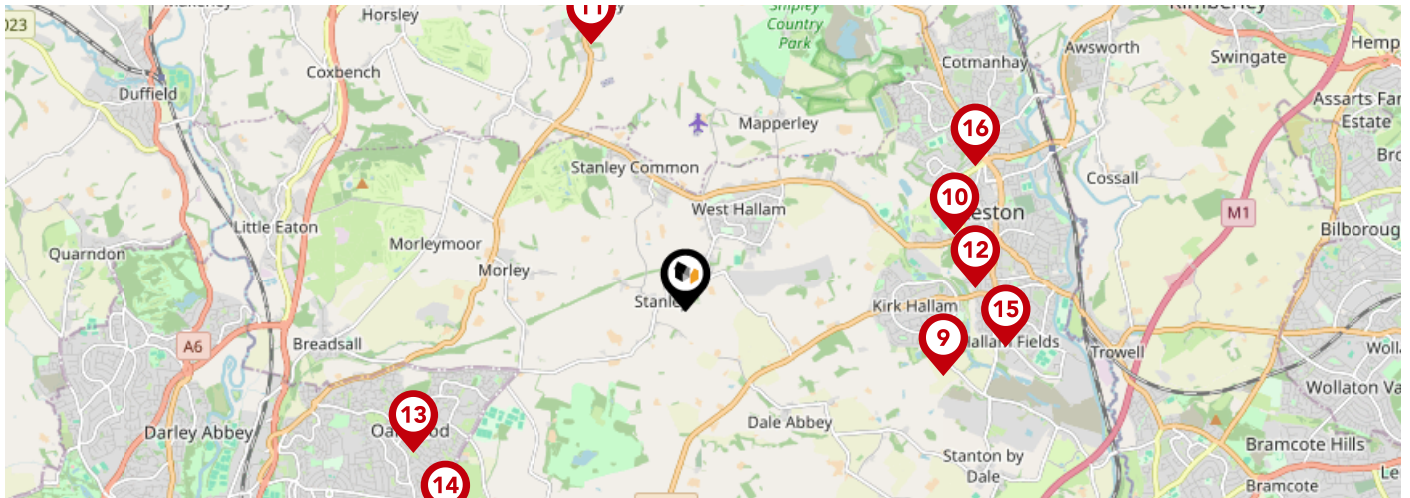










Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 50% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²



		Nursery	Primary	Secondary	College	Private
1	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 85 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Scargill CofE Primary School Ofsted Rating: Requires improvement Pupils: 310 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stanley Common Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mapperley CofE Controlled Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Saint John Houghton Catholic Voluntary Academy Ofsted Rating: Good Pupils: 685 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirk Hallam Community Academy Ofsted Rating: Requires improvement Pupils: 814 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ladywood Primary School Ofsted Rating: Good Pupils: 321 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Dallimore Primary & Nursery School Ofsted Rating: Good Pupils: 353 Distance:2.37	<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:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richardson Endowed Primary School Ofsted Rating: Good Pupils: 201 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas Catholic Voluntary Academy Ofsted Rating: Good Pupils: 229 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hallam Fields Junior School Ofsted Rating: Good Pupils: 217 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Granby Junior School Ofsted Rating: Good Pupils: 317 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

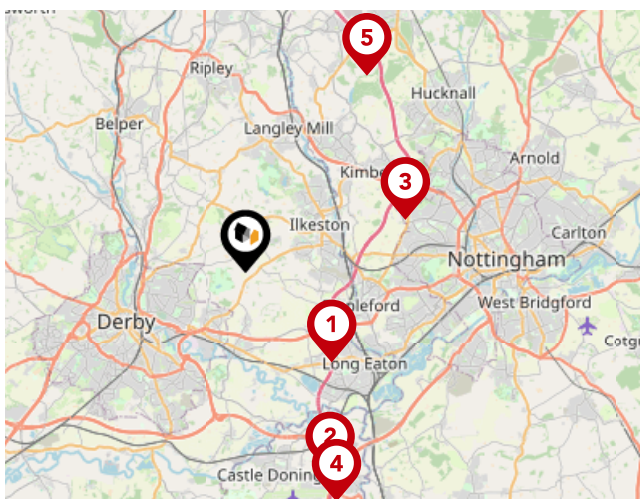
Area

Transport (National)



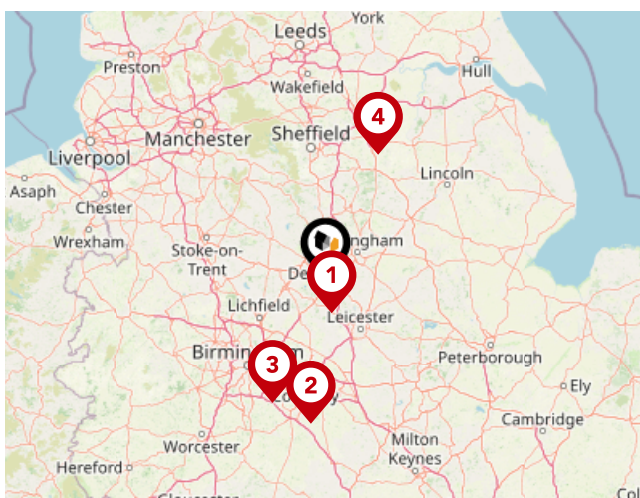
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	3.78 miles
2	Langley Mill Rail Station	4.27 miles
3	Ilkeston Rail Station	3.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.44 miles
2	M1 J24A	7.82 miles
3	M1 J26	6.04 miles
4	M1 J24	8.8 miles
5	M1 J27	8.25 miles

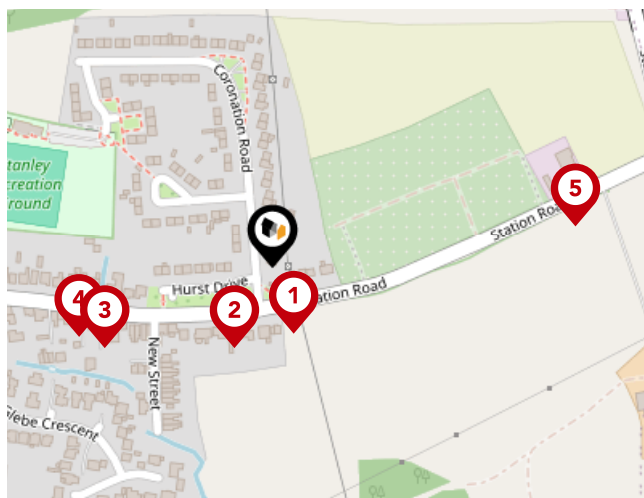


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.55 miles
2	Baginton	41.31 miles
3	Birmingham Airport	38.25 miles
4	Finningley	38.91 miles

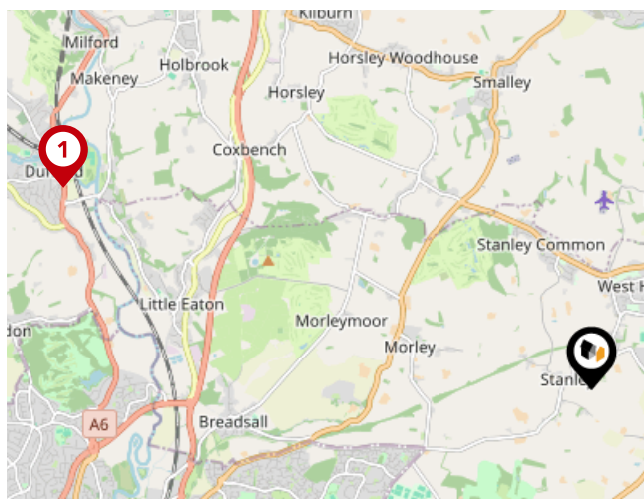
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coronation Road	0.04 miles
2	Coronation Road	0.05 miles
3	Post Office	0.1 miles
4	Post Office	0.11 miles
5	Cat and Fiddle Lane	0.17 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.06 miles
2	Tram Park & Ride	5.52 miles
3	Toton Lane Tram Stop	5.52 miles



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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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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513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
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