



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th February 2025



**STAINSBY AVENUE, HORSLEY WOODHOUSE, ILKESTON,
DE7**

Hannells

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- > Substantially Extended Four Bedroomed Home
- > Semi-Rural Location With Open Far Reaching Views To Rear
- > Off Road Parking, Good Size Garage and Enclosed, Private Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

A substantially extended four bedroomed semi-detached home occupying an enviable cul-de-sac location with far reaching views to the rear elevation. The spacious accommodation would be ideally for the growing family and an early viewing is highly recommended to be appreciated. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, lounge with feature multi fuel fire and double doors opening through to a good size dining room. with sliding doors to the garden. There is a useful storage/enclosed lobby area with access to a cloakroom/WC and there is a further lobby area providing access to a fitted kitchen. To the first floor the split level landing provides access to four bedrooms (three double) and family bathroom with a three piece suite. Outside, there is off-road parking for two vehicles together with a good size garage. There is an enclosed rear garden with open views beyond.

Entrance Hallway:

Lounge (With feature multi fuel fire): (14'8" x 11'10") 4.47 x 3.61

Spacious Dining Room: (14'8" x 11'7") 4.47 x 3.53

Useful Storage Area with access to: Cloakroom/WC:

Additional Lobby area with access to the rear garden and:-

Fitted Kitchen: (13'11" x 9'1") 4.24 x 2.77

First Floor Landing:

Double Bedroom One: (11'5" x 9'8") 3.48 x 2.95

Double Bedroom Two: (11'8" x 9'10") 3.56 x 3.00

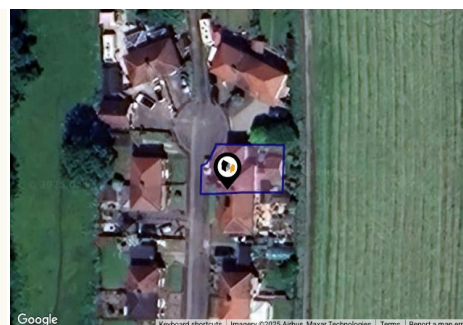
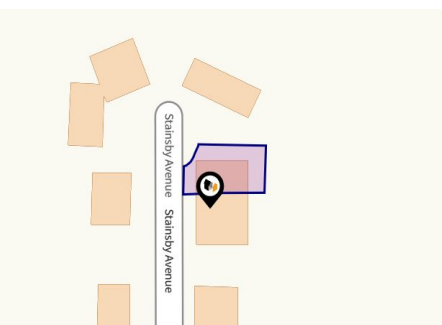
Double Bedroom Three (Enjoying far reaching views): (11'3" x 9'1") 3.43 x 2.77

Bedroom Four (Enjoying far reaching views): (9'0" x 7'8") 2.74 x 2.34

Family Bathroom: (9'9" x 5'10") 2.97 x 1.78

Outside: There is a driveway to the front elevation providing off-road parking for two vehicles. The driveway provides access to a good size garage 20'2" x 10'6" with double doors, light, power and courtesy door to the side elevation. There is a covered gated entry to the side of the garage and further pedestrian gated access to the other side of the garage leading to the enclosed rear garden which enjoys privacy and incorporates a paved patio area with raised borders, lawned area and further paved patio area. Cold water

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,705
Title Number:	DY93927

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s 1800 mb/s



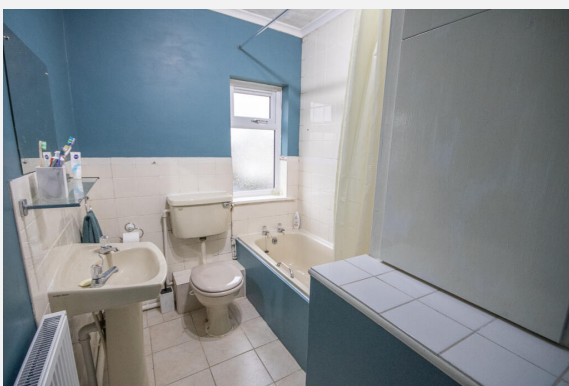
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





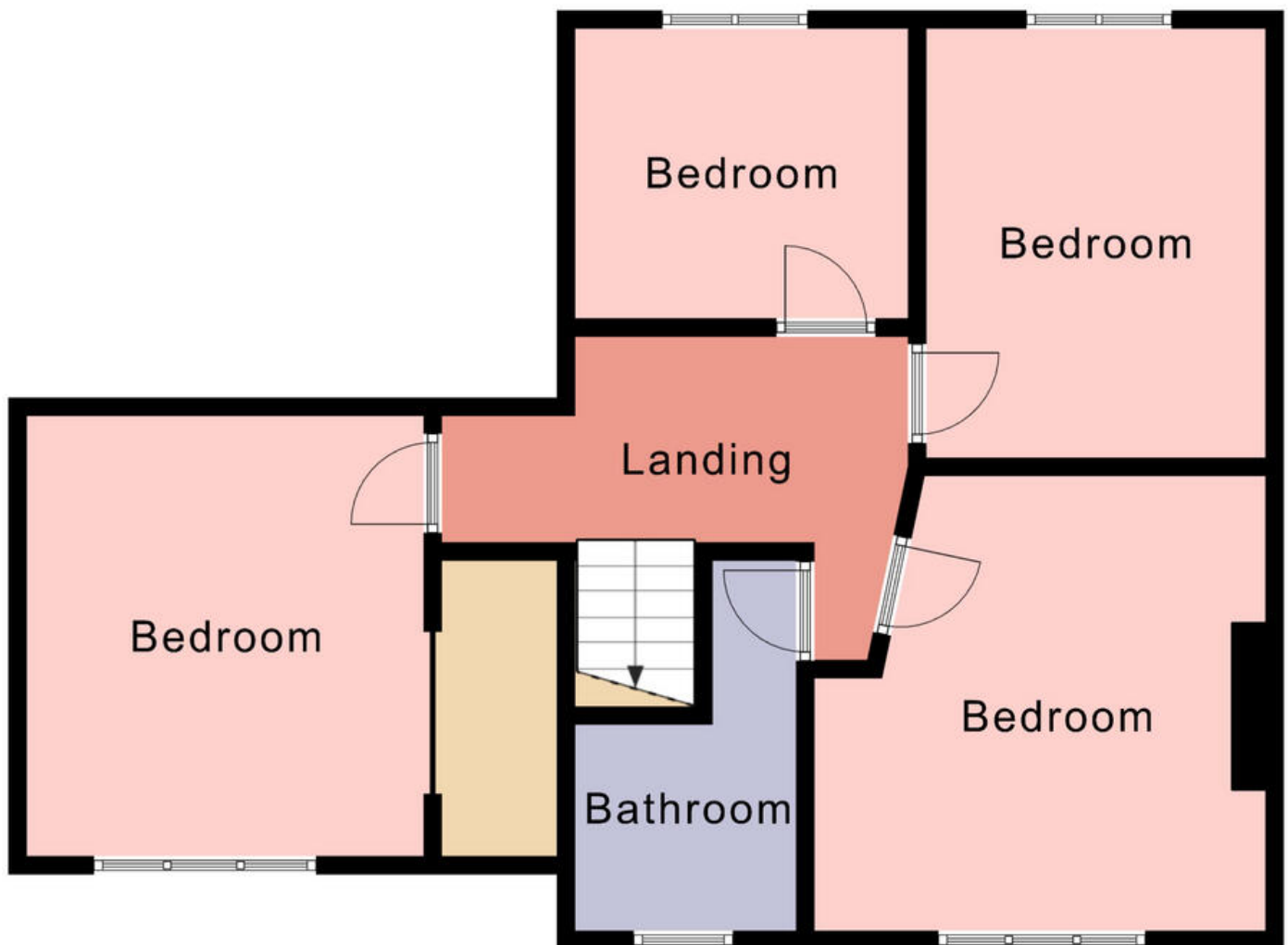




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Property EPC - Certificate



Horsley Woodhouse, ILKESTON, DE7

Energy rating

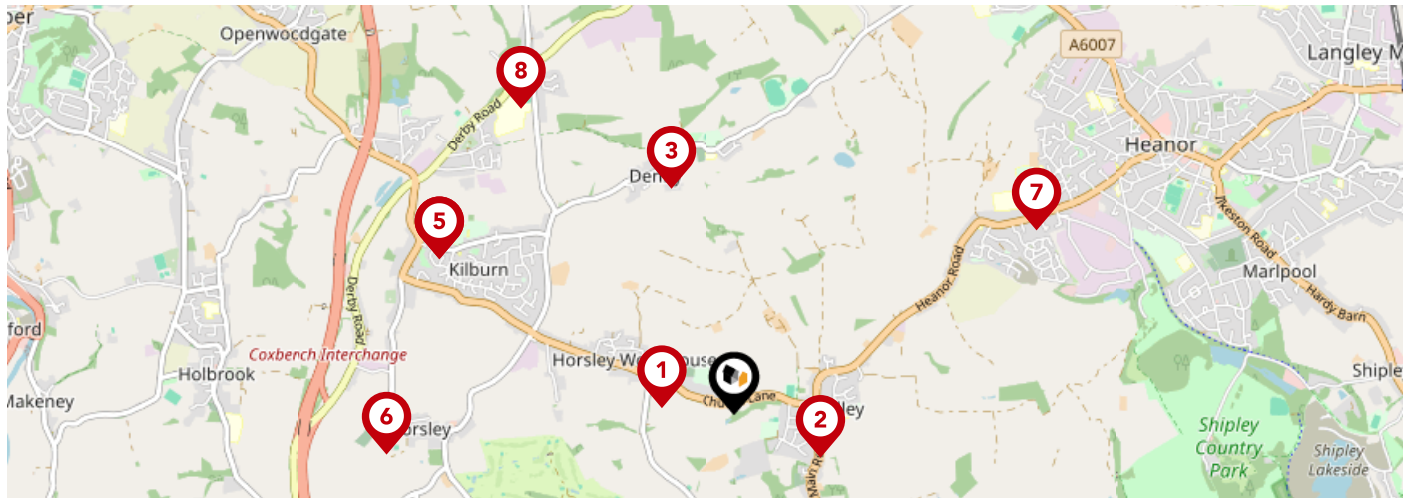
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Valid until 17.02.2035

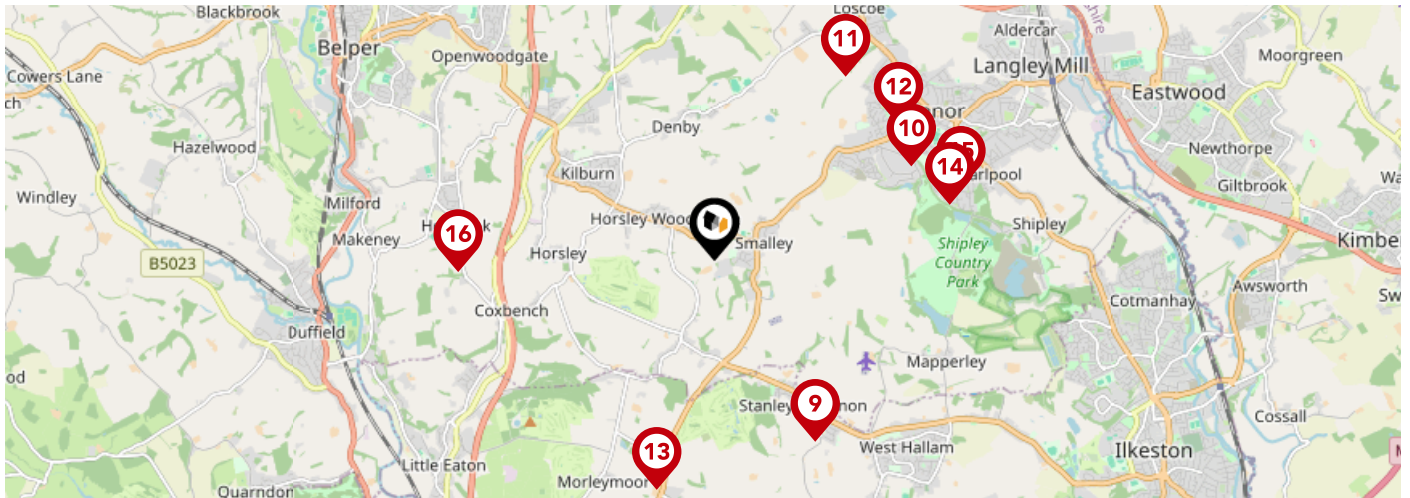
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
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 all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	97 m ²

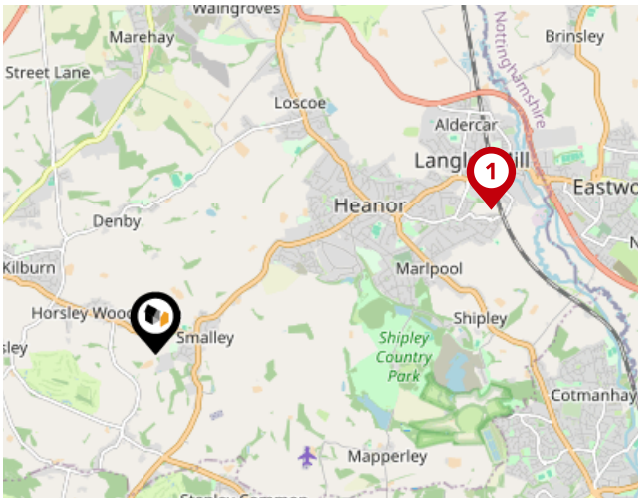


		Nursery	Primary	Secondary	College	Private
1	Horsley Woodhouse Primary School Ofsted Rating: Good Pupils: 102 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Richardson Endowed Primary School Ofsted Rating: Good Pupils: 201 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Denby Free CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 127 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kilburn Infant and Nursery School Ofsted Rating: Good Pupils: 118 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kilburn Junior School Ofsted Rating: Good Pupils: 134 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Horsley CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 99 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Heanor Gate Spencer Academy Ofsted Rating: Outstanding Pupils: 1388 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	John Flamsteed Community School Ofsted Rating: Good Pupils: 836 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



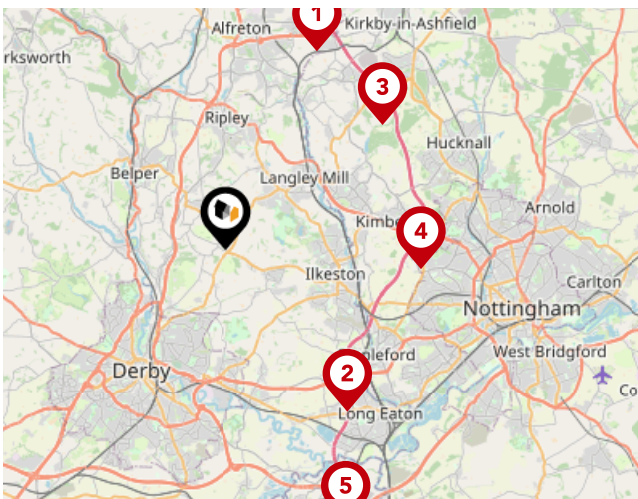
		Nursery	Primary	Secondary	College	Private
	Stanley Common Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corfield CofE Infant School Ofsted Rating: Good Pupils: 89 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loscoe CofE Primary School and Nursery Ofsted Rating: Good Pupils: 199 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howitt Primary Community School Ofsted Rating: Good Pupils: 338 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coppice Primary School Ofsted Rating: Good Pupils: 233 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mundy CofE Junior School Ofsted Rating: Good Pupils: 194 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holbrook School for Autism Ofsted Rating: Good Pupils: 147 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



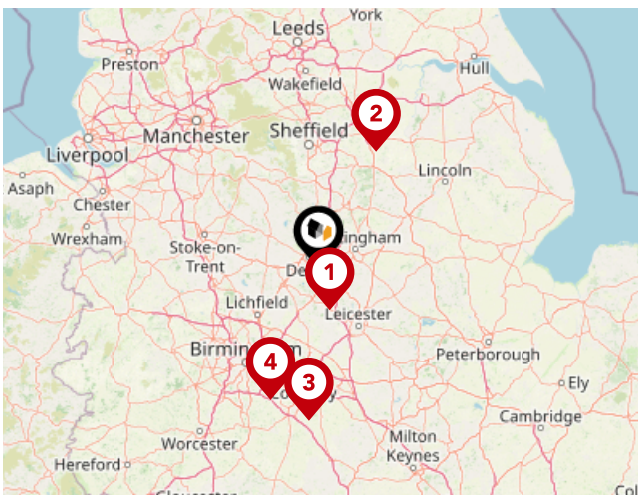
National Rail Stations

Pin	Name	Distance
1	Langley Mill Rail Station	3.27 miles
2	Belper Rail Station	3.7 miles
3	Duffield Rail Station	3.53 miles



Trunk Roads/Motorways

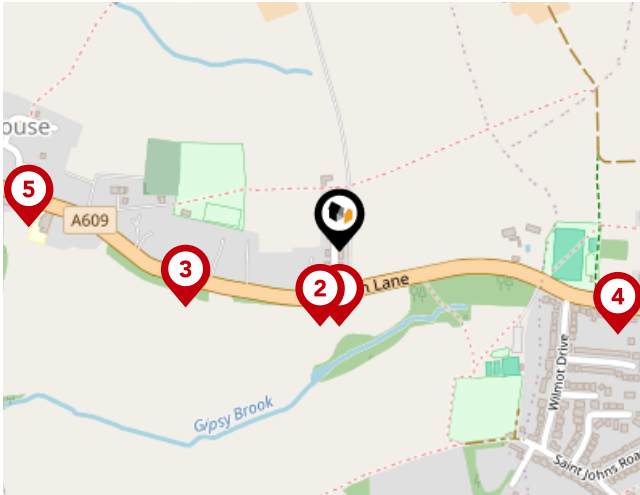
Pin	Name	Distance
1	M1 J28	7.81 miles
2	M1 J25	7.22 miles
3	M1 J27	7.13 miles
4	M1 J26	7.02 miles
5	M1 J24A	10.68 miles



Airports/Helipads

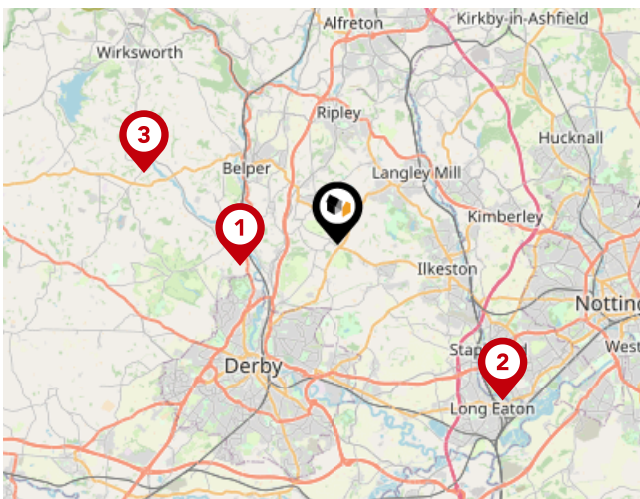
Pin	Name	Distance
1	East Mids Airport	12.35 miles
2	Finningley	37.06 miles
3	Baginton	43.78 miles
4	Birmingham Airport	40.19 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stainsby Avenue	0.08 miles
2	Stainsby Avenue	0.09 miles
3	St Susannas Church	0.18 miles
4	Wilmot Drive	0.32 miles
5	Primary School	0.35 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.56 miles
2	Tram Park & Ride	8.11 miles
3	Idridgehay (Ecclesbourne Valley Railway)	7.36 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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