

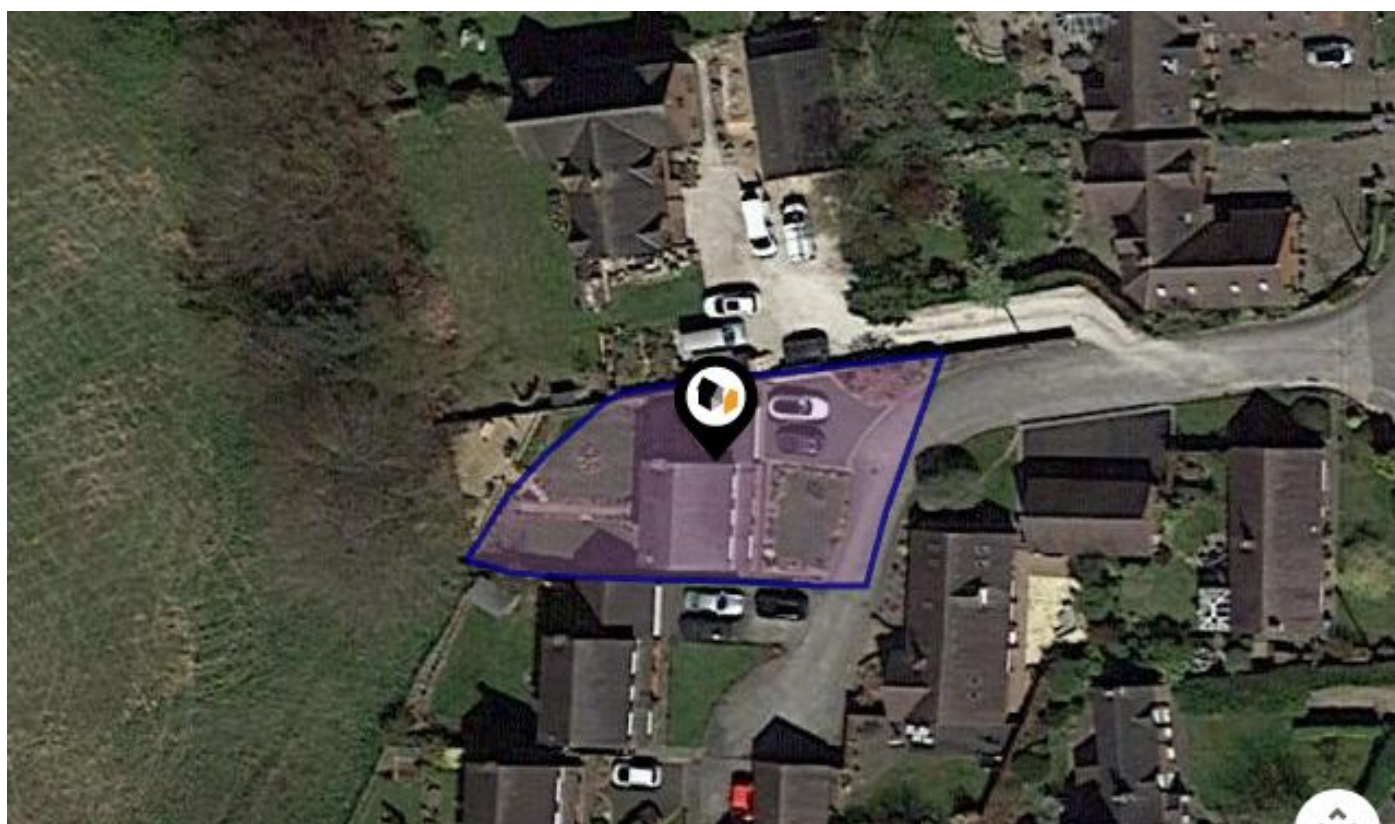


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



CROFT CLOSE, DALE ABBEY, ILKESTON, DE7

Hannells

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Introduction

Our Comments



- > Sensational Three-Bedroom Detached Property
- > EPC Rating C, Standard Construction
- > Council Tax Band F, Freehold
- > Ample Off Road Parking With A Double integral Garage

Situated within a pleasant cul-de-sac and backing onto open fields, this stunning family home is found in the historic Derbyshire village of Dale Abbey. Boasting a spectacular modern and stylish interior, the property holds scope for potential extensions and development subject to planning and permissions. To truly appreciate this exceptional property, a personal viewing is essential. Call today to book your viewing! Brought to the market with no upward chain, the property features a spacious and open plan layout, beautifully presented interior, oak doors to all rooms, fitted wardrobes to all bedrooms, Tesla EV charging point, off road parking with a double garage having part boarded loft for further storage, replacement uPVC double glazing, gas central heating via a Vaillant central heating system and a mature and enclosed rear garden with open views beyond. In brief, the accommodation comprises; Entrance hallway with an understairs storage cupboard, a downstairs cloakroom/WC, a light and airy open plan lounge diner with a feature electric fireplace, a stunning modern fitted kitchen from Osbourne's Of Ilkeston having a range of high specification integrated NEFF appliances, built-in larder storage with soft close drawers and a composite barn style door giving access to the outside. To the first floor are three bedrooms all having fitted wardrobes, a galleried first floor landing and a modern fitted shower room having underfloor and wall heating, vanity wash hand basin and walk-in shower having a Rainfinity Hansgrohe shower system. To the front of the property is a tarmac driveway providing off road parking for multiple vehicles together with a integrated double garage having power, lighting and plumbing, a lawned front garden with a range of seasonal flower and shrubbery beds, bin store, Tesla EV charging point and a secure gate giving access to the rear of the property. At the rear of the property is a enclosed rear garden laid mainly to lawn, Resin bound patio area, outside tap, outside lighting, range of flower and shrubbery beds, a further raised patio area and fenced boundaries.

Reception Hallway: (6'9" x 12'6") 2.06 x 3.81

Cloaks/WC: (6'8" x 2'9") 2.03 x 0.84

Open Plan Lounge Dining Room: (13'11" x 26'6") 4.24 x 8.08

Kitchen Diner: (12'9" x 10'5") 3.89 x 3.17

First Floor Landing: (5'4" x 7'11") 1.63 x 2.41

Bedroom One: (11'10" x 12'11") 3.61 x 3.94

Bedroom Two: (11'11" x 10'10") 3.63 x 3.30

Bedroom Three: (8'10" x 9'10") 2.69 x 3.00

Shower Room: (8'7" x 7'4") 2.62 x 2.24

Double Garage: (18'7" x 16'3") 5.66 x 4.95

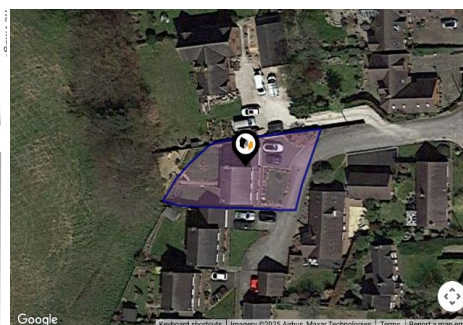
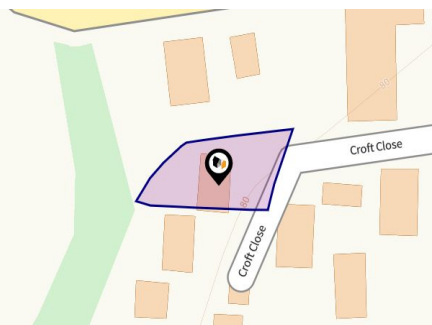
Please Note:

Items within the house may be available to purchase by way of separate negotiation.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3.

Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.13 acres		
Year Built :	1976-1982		
Council Tax :	Band F		
Annual Estimate:	£3,265		
Title Number:	DY52304		

Local Area

Local Authority:	Derbyshire
Conservation Area:	Dale Abbey
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

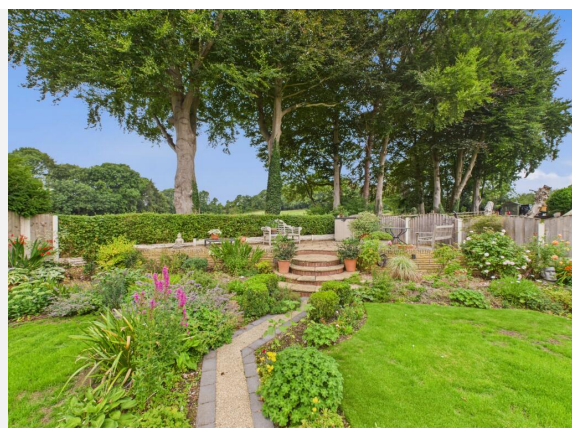
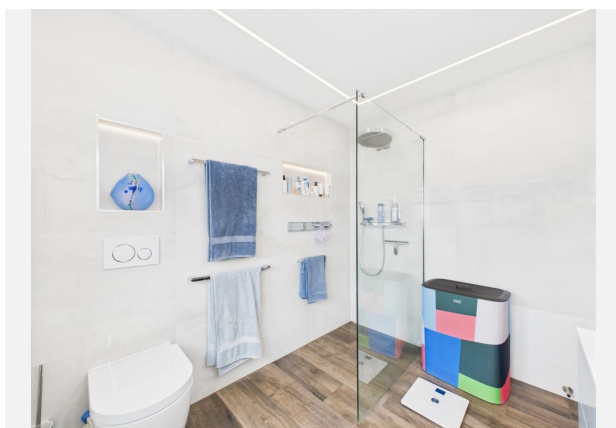
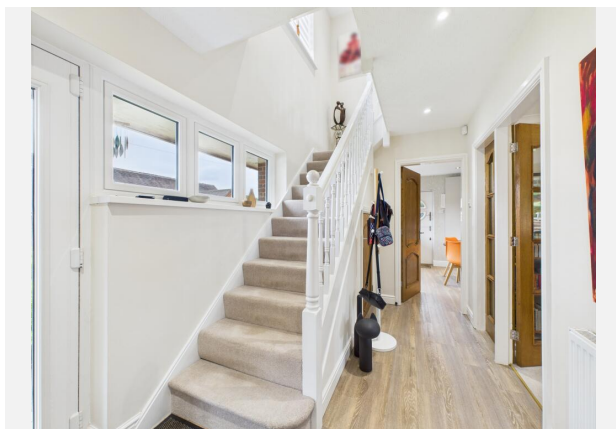


Planning records for: *Croft Close, Dale Abbey, Ilkeston, DE7*

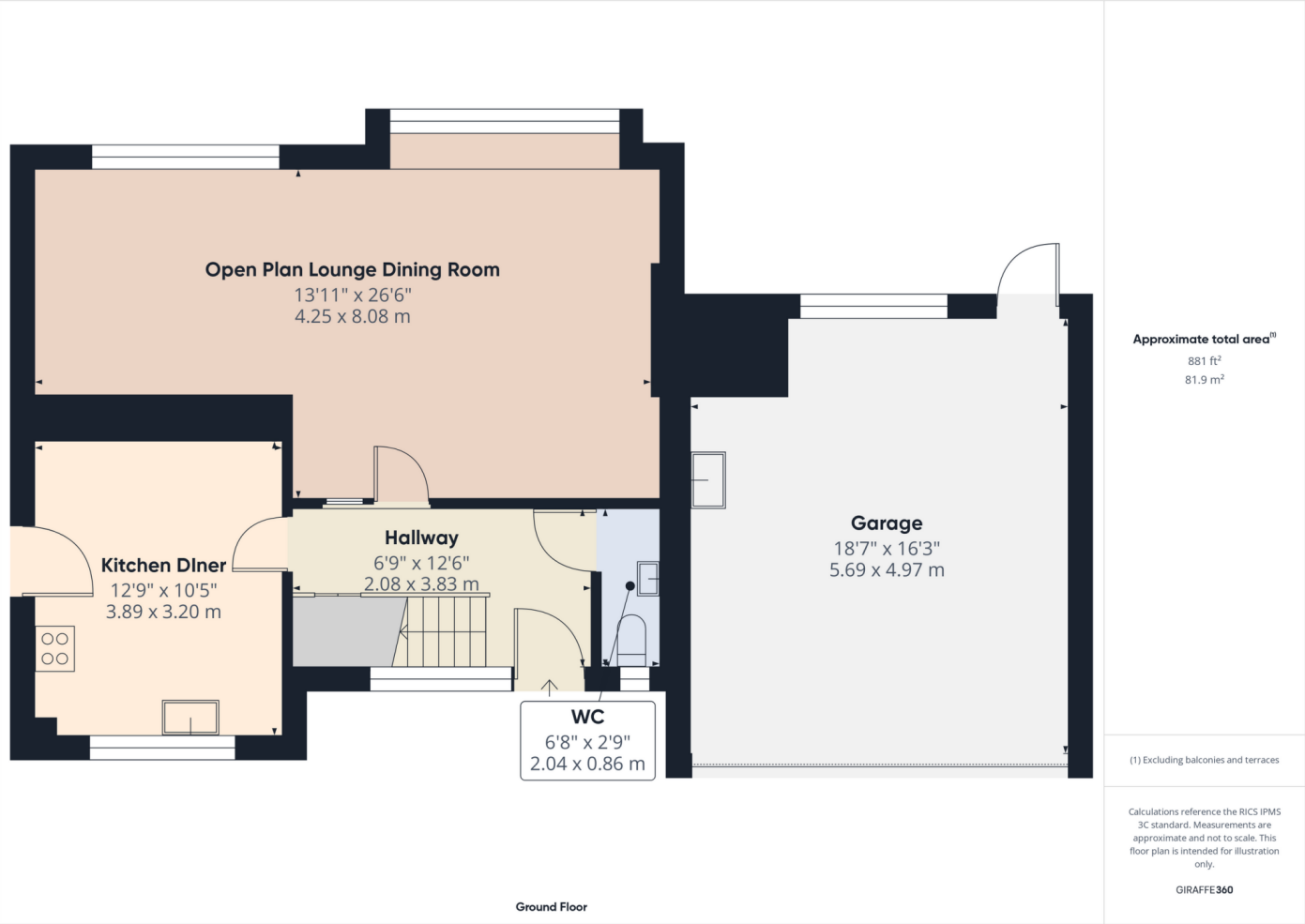
Reference - 0519/0016	
Decision:	Determined
Date:	06th May 2019
Description:	Fell Cypress Tree

Reference - 0619/0027	
Decision:	Determined
Date:	13th June 2019
Description:	Works to protected trees - T1 & T2 - Beech - Crown lift to provide a 6meter clearance from ground level

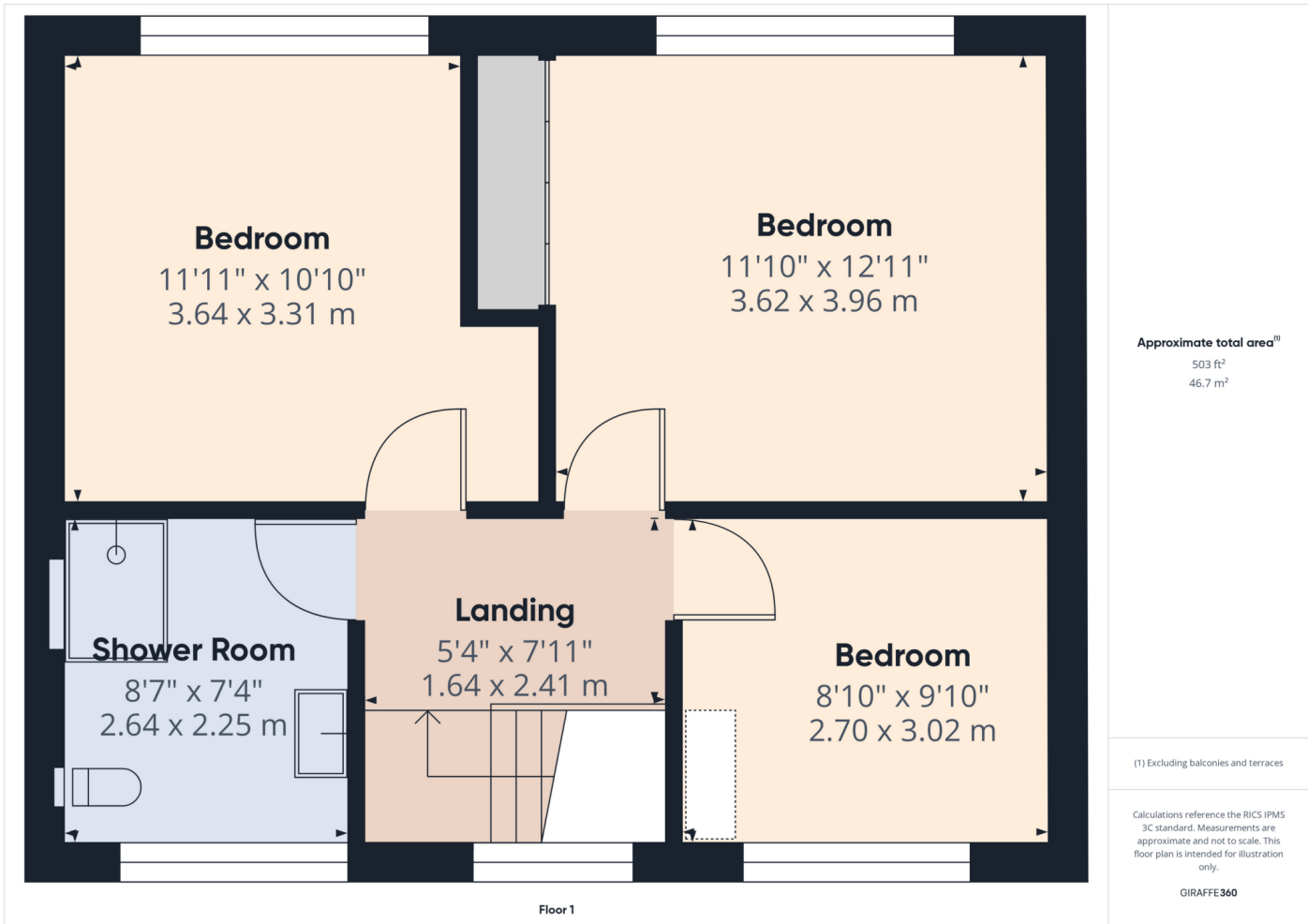




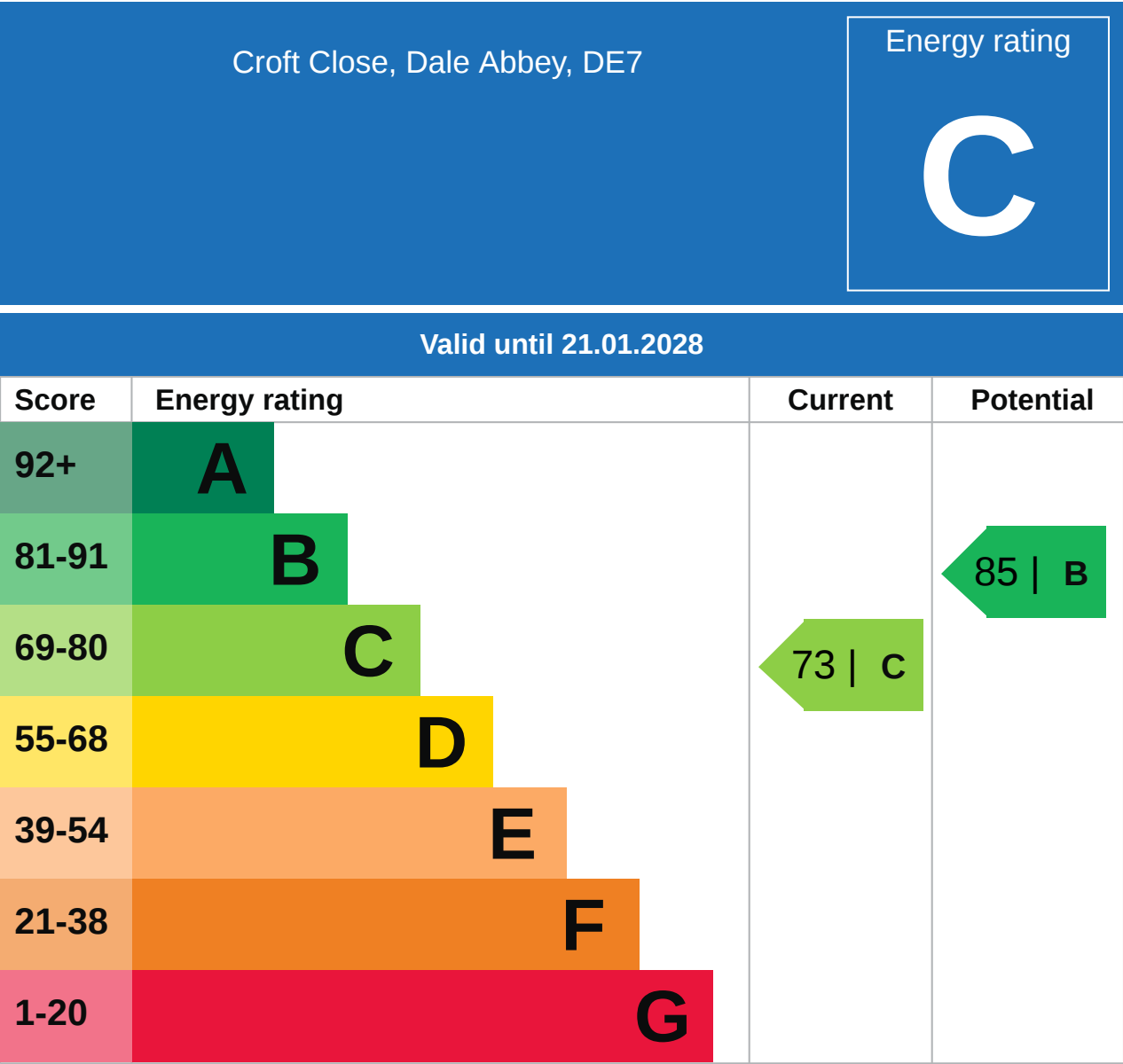
CROFT CLOSE, DALE ABBEY, ILKESTON, DE7



CROFT CLOSE, DALE ABBEY, ILKESTON, DE7



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 64% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	108 m ²



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

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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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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