

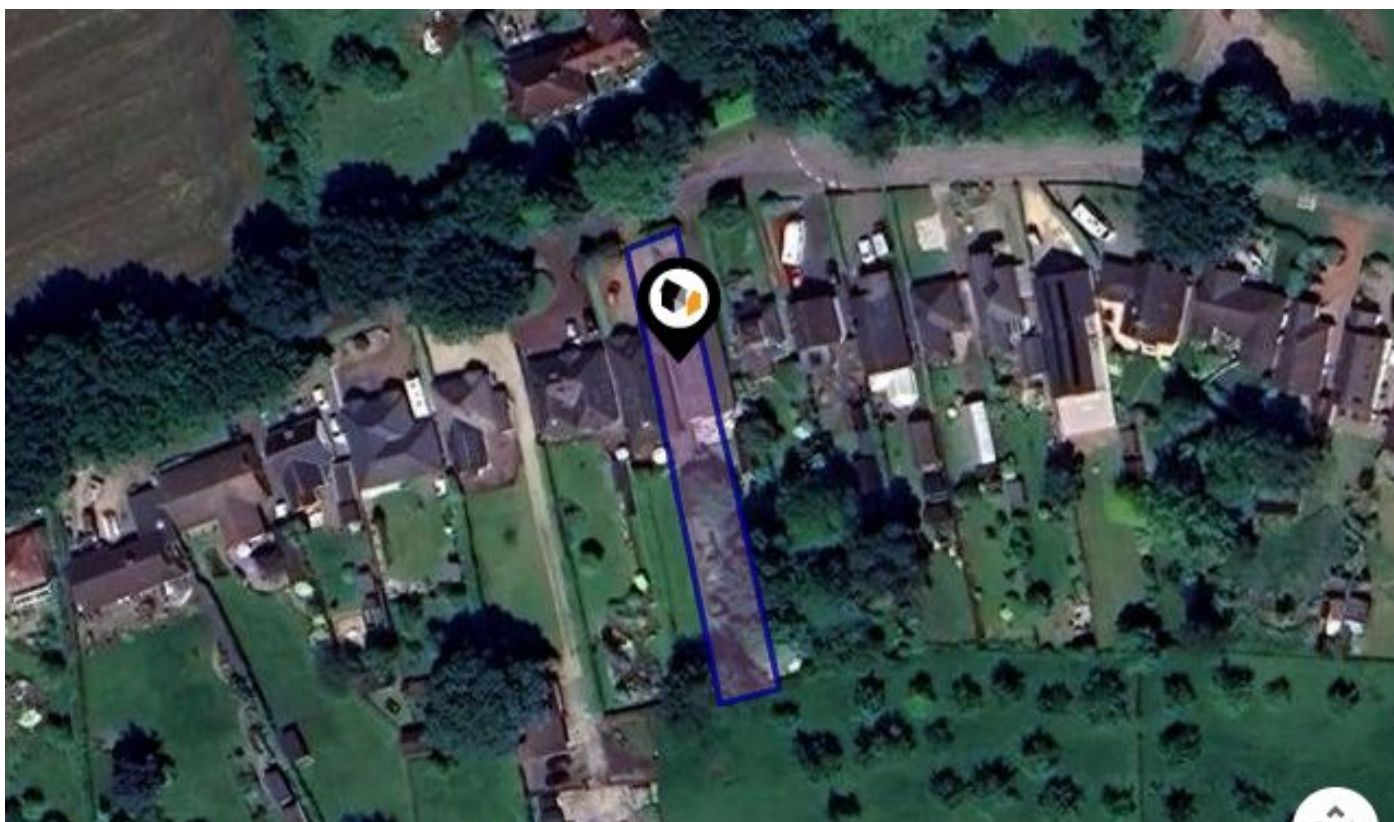


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th September 2025



BRACKLEY GATE, MORLEY, ILKESTON, DE7

Hannells

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Introduction

Our Comments



- > Impressive Contemporary Family Home
- > Beautifully Modernised To A High Specification
- > Versatile Four-Bedroom Accommodation, Picturesque Village Setting
- > EPC Rating C, Non-Standard Construction
- > Council Tax Band E, Freehold

Property Description

An impressive contemporary family home having been beautifully modernised to a high-specification with deceptively spacious, yet versatile four-bedroom accommodation and quality open-plan living. Situated in the sought-after location of Brackley Gate and occupying a generous plot, this stunning and spacious home sits along a picturesque country lane and features a beautiful open-plan living/dining/kitchen space with bi-fold doors, separate snug/sitting room, a luxury 24ft ground floor bedroom suite, two en-suites and a fitted family bathroom. With beautiful mature gardens and ample driveway parking, it MUST be viewed! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature tile flooring; spacious open plan living/dining/kitchen with high quality fitted units, high specification work-surfaces, feature tile flooring and bi-fold doors opening to the beautiful mature rear garden; separate sitting room/snug with double doors opening to the open plan living/dining space; utility room/cloakroom with W.C; luxury ground double bedroom suite, thoughtfully designed for comfort and elegance, incorporating spacious dressing area and featuring a modern four piece en-suite having bath, walk-in shower, with twin vanity unit and wash basins; first floor landing; double bedroom two with en-suite shower room; double bedroom three; bedroom four and a modern fitted family bathroom. To the front of the property is a gated driveway providing ample off-road parking for several vehicles. To the rear is a most generous and spacious mature rear garden with patio seating area, lawn, mixed flower and shrubbery beds, additional patio/seating area over-looking open fields and a mature orchard and a detached store/summer house.

Entrance Hall:

Snug/Sitting Room: (12'2" x 11'9") 3.71 x 3.58

Modern Open Plan Living / Dining / Kitchen:

Kitchen Area: (13'6" x 12'1") 4.11 x 3.68

Living/Dining Area: (24'10" x 14'6") 7.57 x 4.42

Cloaks/WC/Utility Room: (7'5" x 5'2") 2.26 x 1.57

Luxury Ground Floor Bedroom One: (24'7" x 9'5") 7.49 x 2.87

Modern Four Piece En-Suite Bathroom: (9'7" x 6'4") 2.92 x 1.93

First Floor Landing:

Bedroom Two: (16'9" x 13'11") 5.11 x 4.24

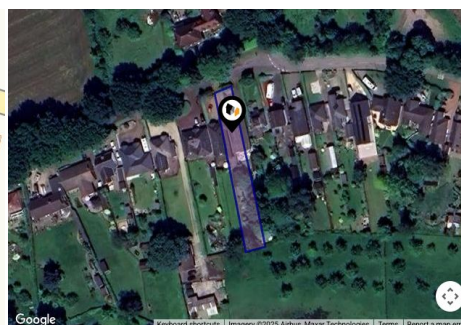
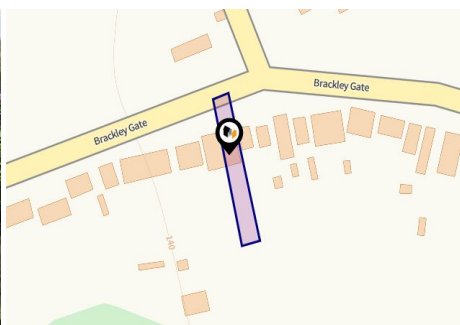
En-Suite Shower Room: (8'0" x 2'10") 2.44 x 0.86

Bedroom Three: (16'9" x 12'2") 5.11 x 3.71

Bedroom Four: (9'11" x 9'4") 3.02 x 2.84

Family Bathroom: (8'0" x 7'8") 2.44 x 2.34

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. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannell



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,055 ft ² / 191 m ²		
Plot Area:	0.18 acres		
Council Tax :	Band E		
Annual Estimate:	£2,762		
Title Number:	DY446613		

Local Area

Local Authority:	Erewash	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	22 mb/s	1000 mb/s
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)

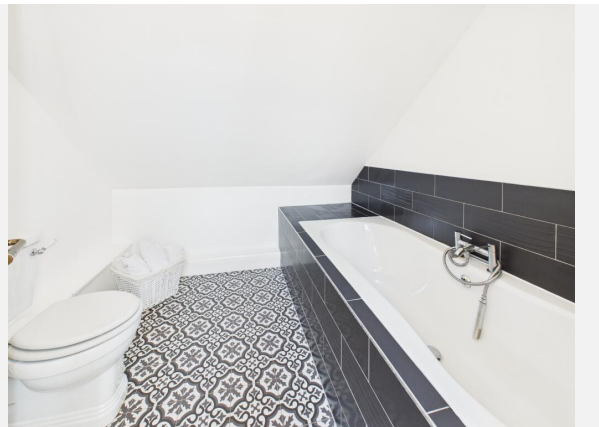


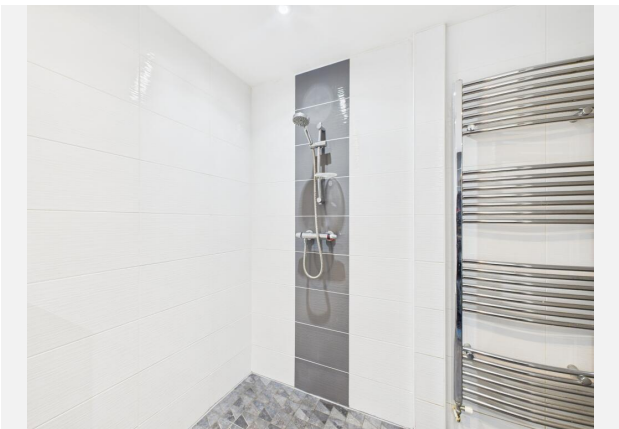
Satellite/Fibre TV Availability:











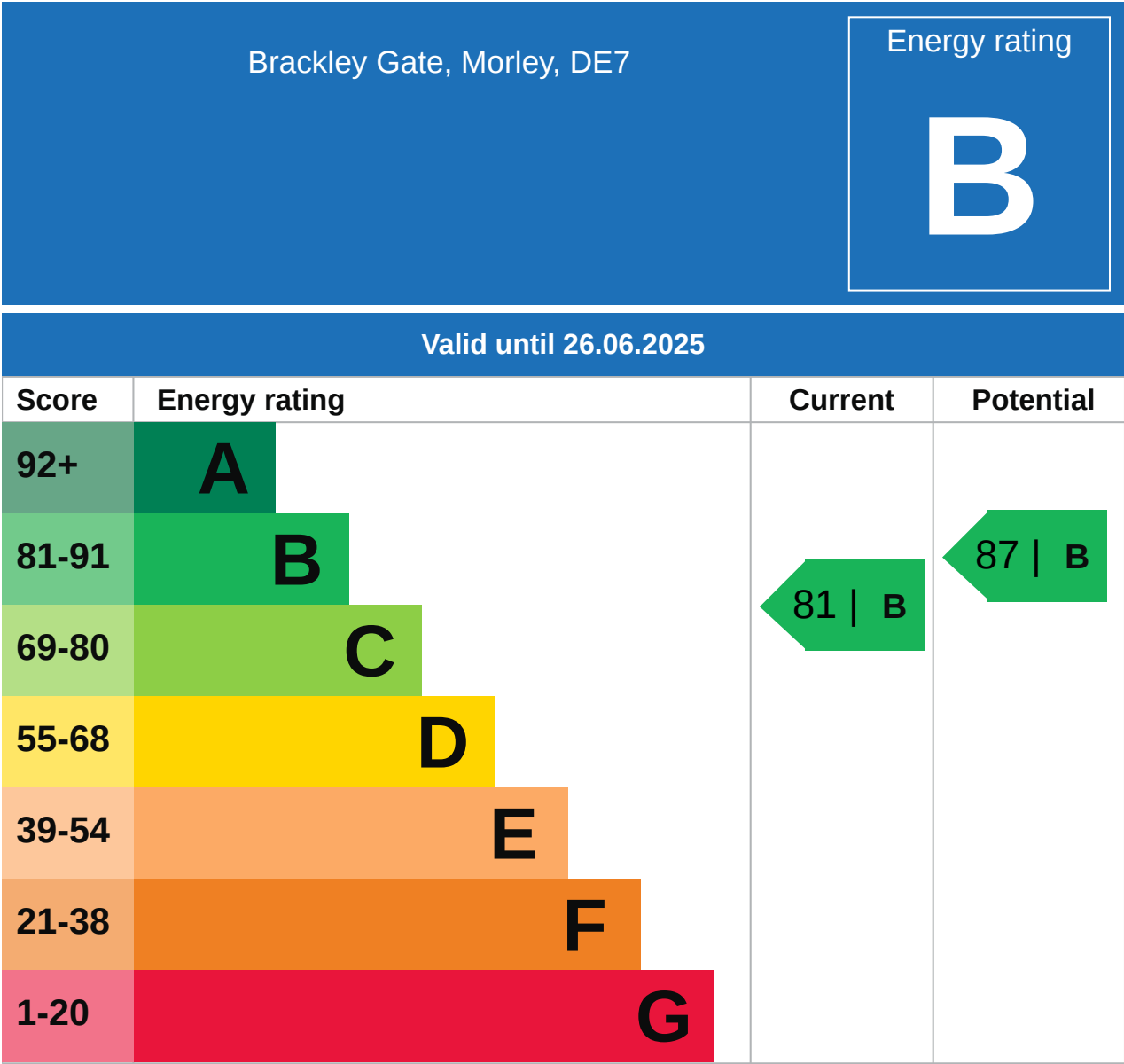
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Property EPC - Certificate



Additional EPC Data

Property Type:	Bungalow
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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	191 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.

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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