

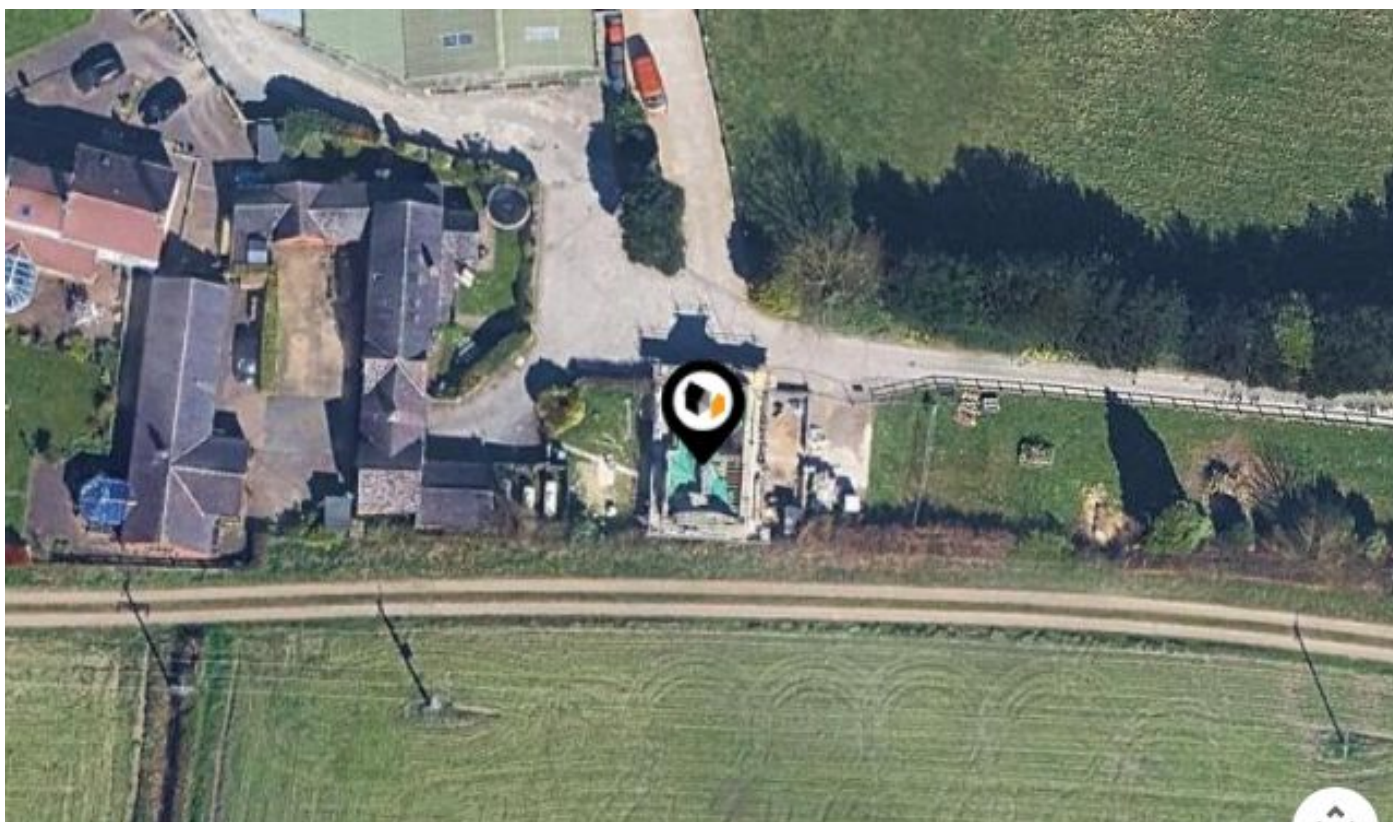


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th September 2025



**HOLLIES FARM, SPONDON ROAD, DALE ABBEY,
ILKESTON, DE7**

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Powered by
aprift
Know any property instantly

Introduction

Our Comments



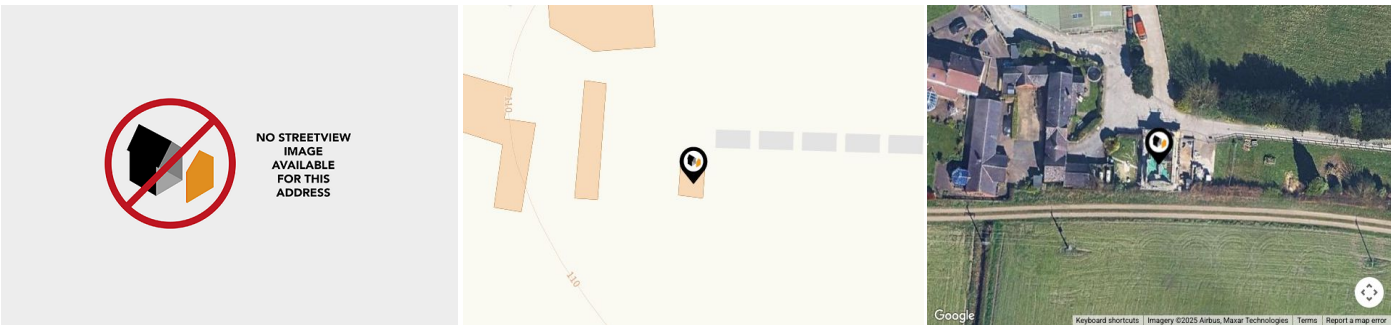
- > Recently Converted & Extended Four Bedroomed Barn Style Home
- > Idyllic Countryside Settling Nestled In A Semi Rural Location
- > Beautifully Presented, Contemporary And Versatile Accommodation
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

A recently converted and extended Four-Bedroom Barn-Style Home in an idyllic countryside setting nestled in a semi-rural location with far reaching views. This beautifully presented home offers the perfect blend of contemporary living with spacious and versatile accommodation, ideal for modern family life! Sitting on a approximately 1 acre plot, the land has the potential for other use such as glamping, equestrian use or for a hobby farmer, all subject to planning and permissions. With vaulted ceilings, bi-folding doors and features with the convenience of a high-spec modern interior. Set within generous grounds extending to around an acre to the front of the property and remains within easy reach of local amenities and transport links. Available with no upward chain and supplemented by LPG heating via a combination boiler, replacement UPVC double glazing and briefly comprises:- reception hallway, contemporary open plan living/dining kitchen with integrated appliances and two sets of bi-folding doors enjoying far reaching views together with views over the rear garden. There are two ground floor bedrooms and newly fitted shower room. To the first floor the landing provides access to a master bedroom having a newly fitted en-suite shower room, further double bedroom and an additional newly fitted shower room. Outside, there is off road parking to the front elevation, an enclosed rear garden and a plot extending to approximately an acre to the front elevation. The property is set down a Lane off Spondon Road and is well situated within a short commute to Ilkeston, Derby and Nottingham respectively.

Welcoming Entrance Hallway: (8'8" x 8'4") 2.64 x 2.54
Open Plan Living / Dining / Kitchen: (19'8" x 16'8") 5.99 x 5.08
Bedroom Three: (8'0" x 12'1") 2.44 x 3.68
Bedroom Four: (8'7" x 8'5") 2.62 x 2.57
Shower Room: (8'1" x 3'11") 2.46 x 1.19
First Floor Landing: (2'9" x 8'4") 0.84 x 2.54
Master Bedroom Suite: (17'0" x 16'9") 5.18 x 5.11
En-Suite Shower Room: (3'11" x 8'6") 1.19 x 2.59
Bedroom Two: (9'11" x 8'9") 3.02 x 2.67
En-Suite Shower Room: (4'0" x 8'6") 1.22 x 2.59

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. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



Property

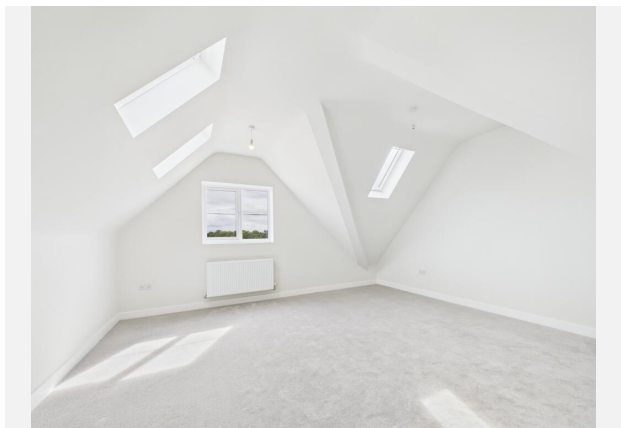
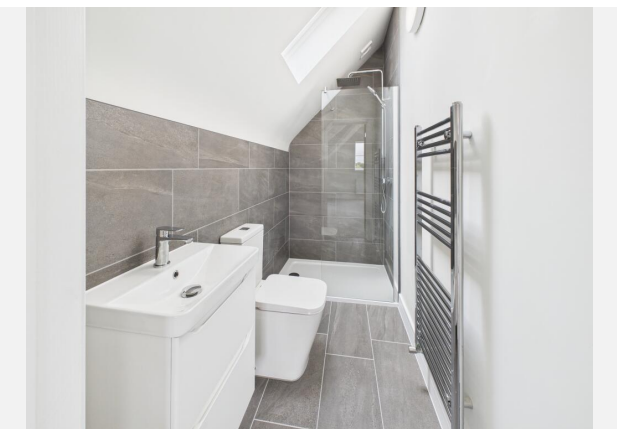
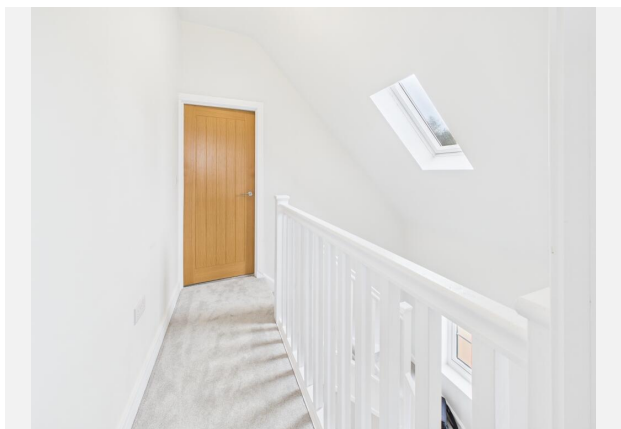
Type:	Detached
Bedrooms:	4
Floor Area:	505 ft ² / 47 m ²
Council Tax :	Band A
Annual Estimate:	£1,507

Local Area

Local Authority:	Derbyshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		1	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

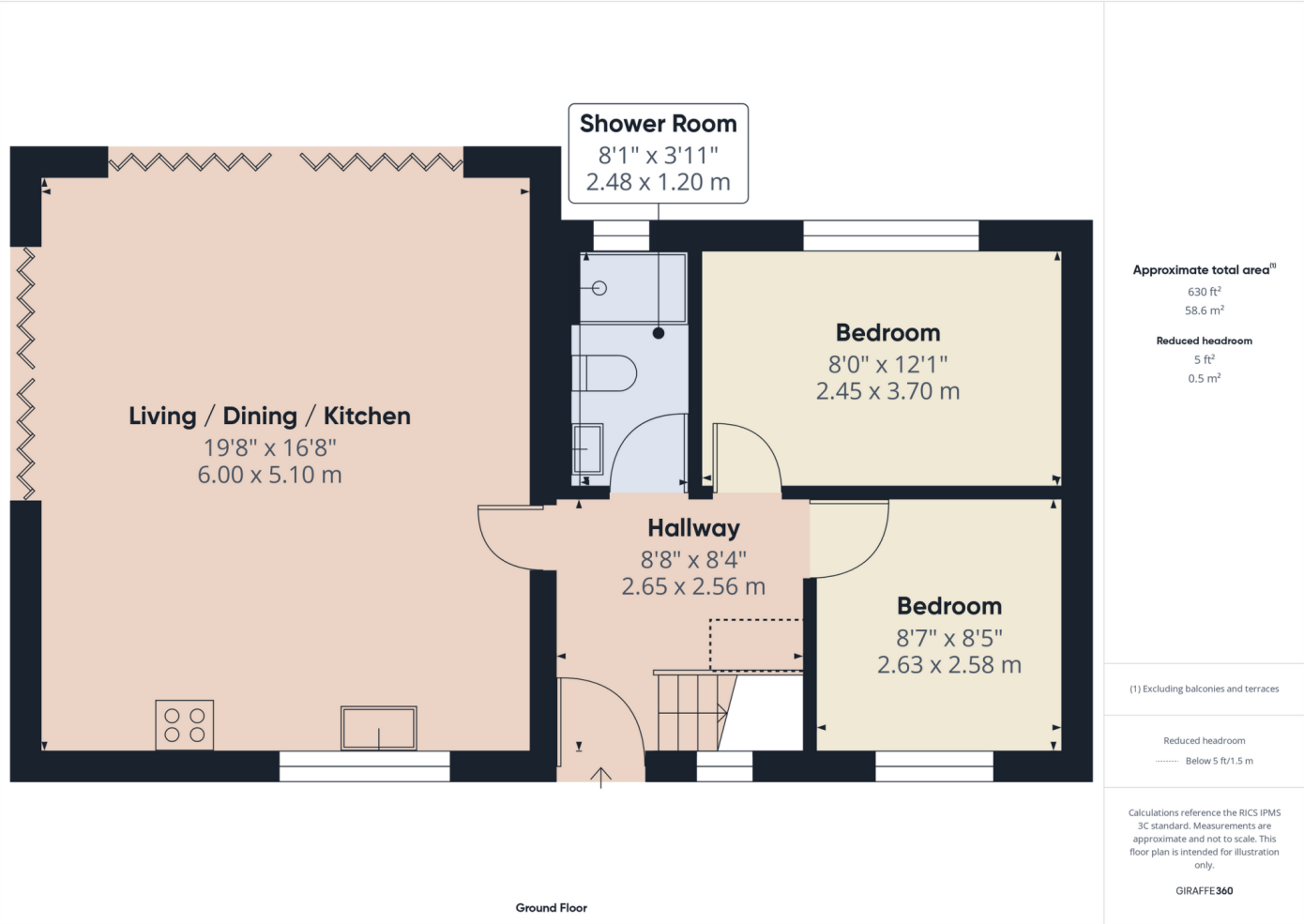
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O2	BT	sky	Virgin media



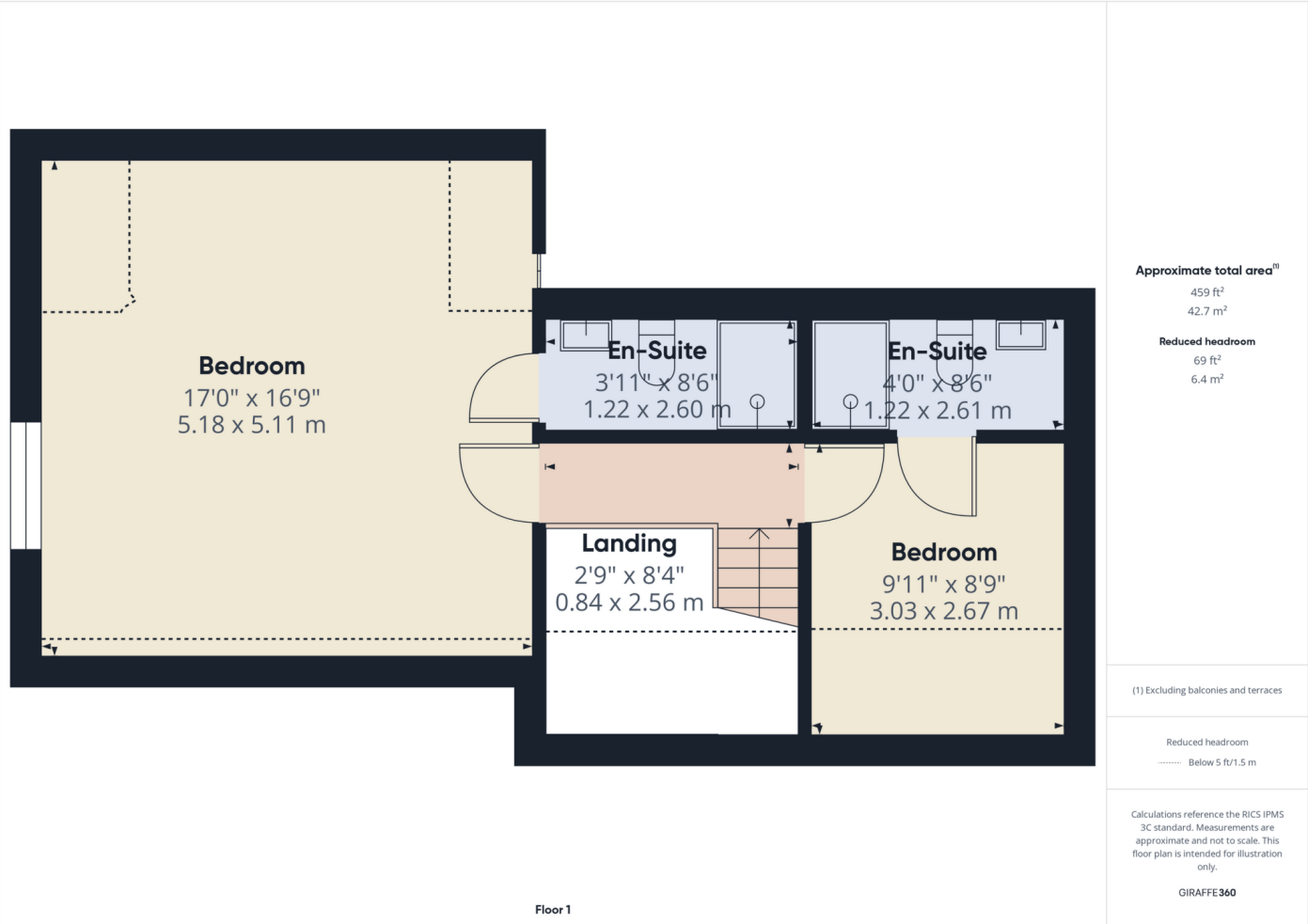




**HOLLIES FARM, SPONDON ROAD, DALE ABBEY,
ILKESTON, DE7**



**HOLLIES FARM, SPONDON ROAD, DALE ABBEY,
ILKESTON, DE7**



Property EPC - Certificate



Hollies Farm, Spondon Road, ILKESTON, DE7

Energy rating

D

Valid until 08.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	High performance glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	116 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

