



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



HAYESWOOD ROAD, STANLEY COMMON, ILKESTON, DE7

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom Semi-Detached Property
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Ample Off-Road Parking
- > Good Sized Enclosed Rear Garden

Property Description

Overlooking a wonderful neighbourhood green is this three bedroom semi-detached property located in the village of Stanley Common. Brought to the market with no upward chain, the property offers an abundance of potential and would ideally suit the first time buyer or growing family and features uPVC double glazing, gas central heating, off-road parking and a good sized enclosed garden. In brief, the accommodation comprises; Entrance hallway, a spacious living room and an open plan kitchen diner having pantry storage. To the first floor are three bedrooms, first floor landing and a family bathroom having a three piece suite. At the front of the property is a lawned foregarden with hedge boundaries along with a driveway providing off-road parking for several vehicles together with a gate giving access to the rear of the property. To the rear is a good sized enclosed garden laid to lawn, patio area, trees, garden shed together with fenced and hedge boundaries.

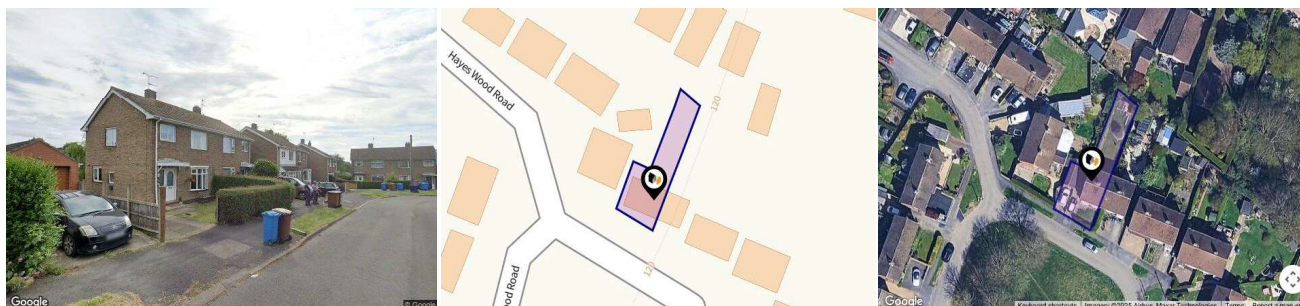
Room Measurement & Details

Entrance Hallway: (5'11" x 9'10") 1.80 x 3.00
Living Room: (12'5" x 12'8") 3.78 x 3.86
Kitchen Diner: (18'8" x 8'9") 5.69 x 2.67
First Floor Landing: (5'10" x 9'5") 1.78 x 2.87
Bedroom One: (10'2" x 12'8") 3.10 x 3.86
Bedroom Two: (10'2" x 10'2") 3.10 x 3.10
Bedroom Three: (8'4" x 7'11") 2.54 x 2.41
Bathroom: (8'3" x 5'6") 2.51 x 1.68

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 Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.07 acres		
Council Tax :	Band A		
Annual Estimate:	£1,507		
Title Number:	DY52616		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	78 mb/s	1800 mb/s

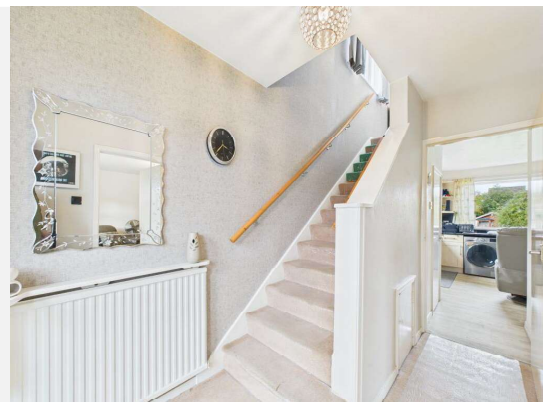
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



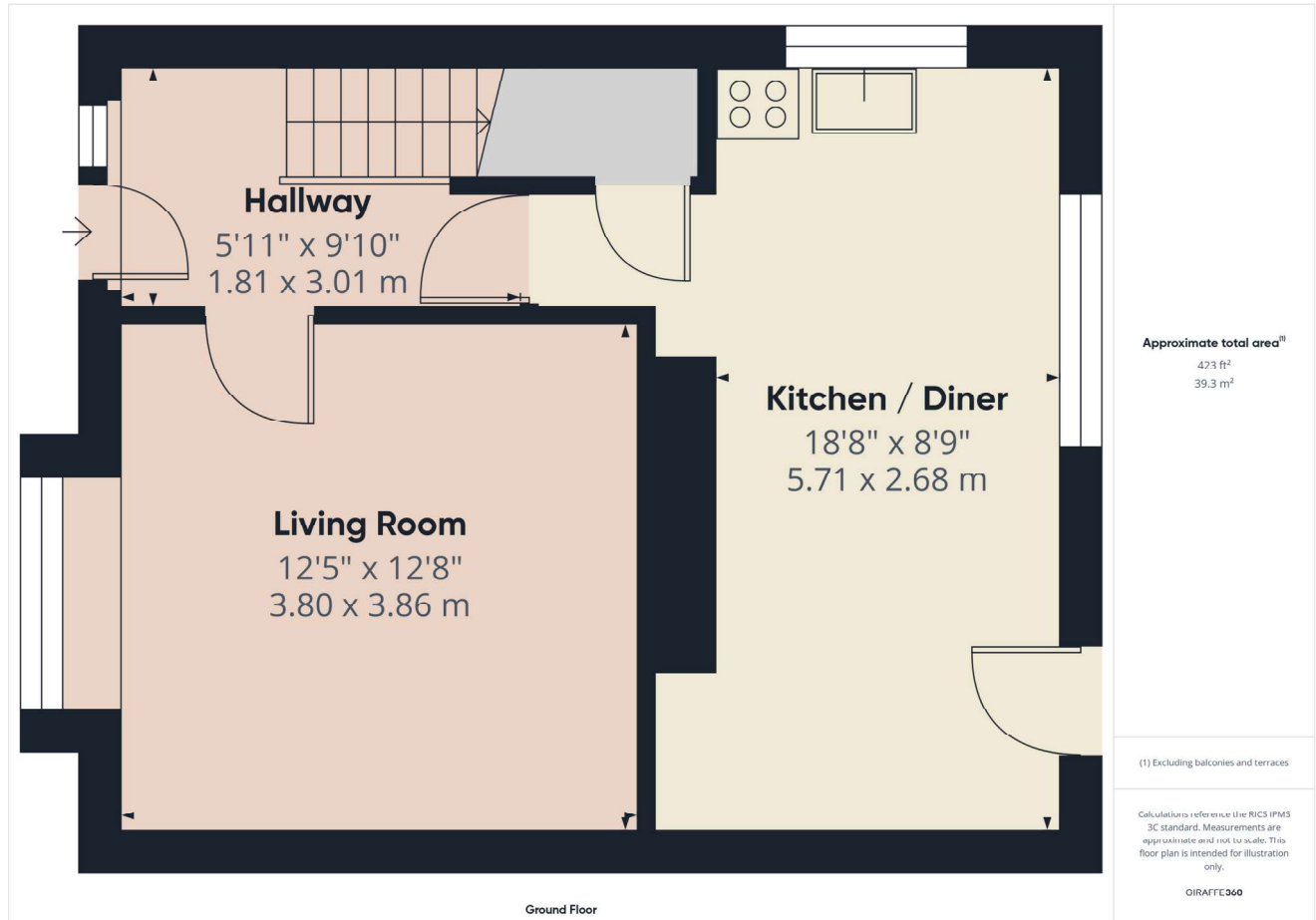
Gallery Photos



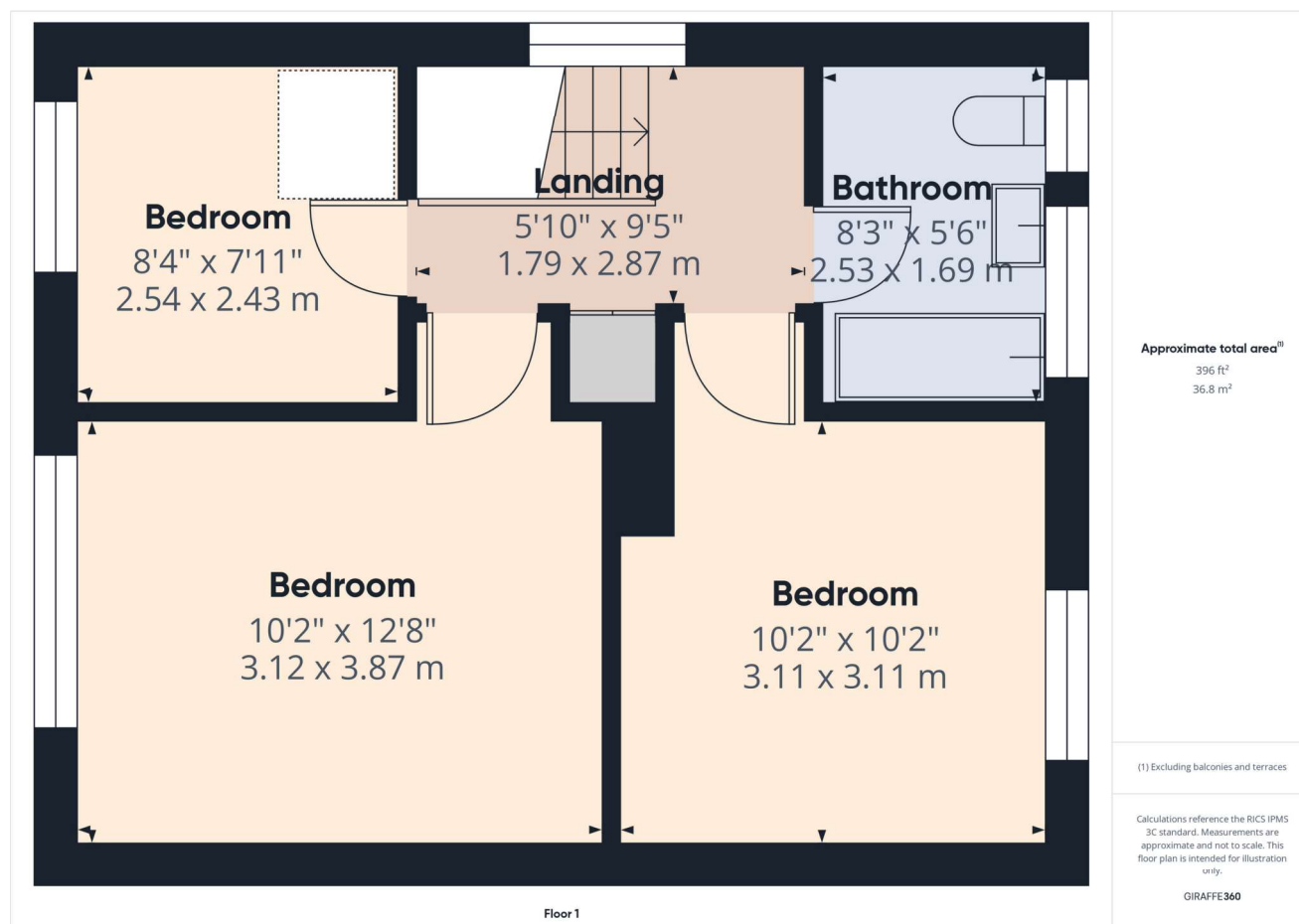
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As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge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

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Testimonials



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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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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