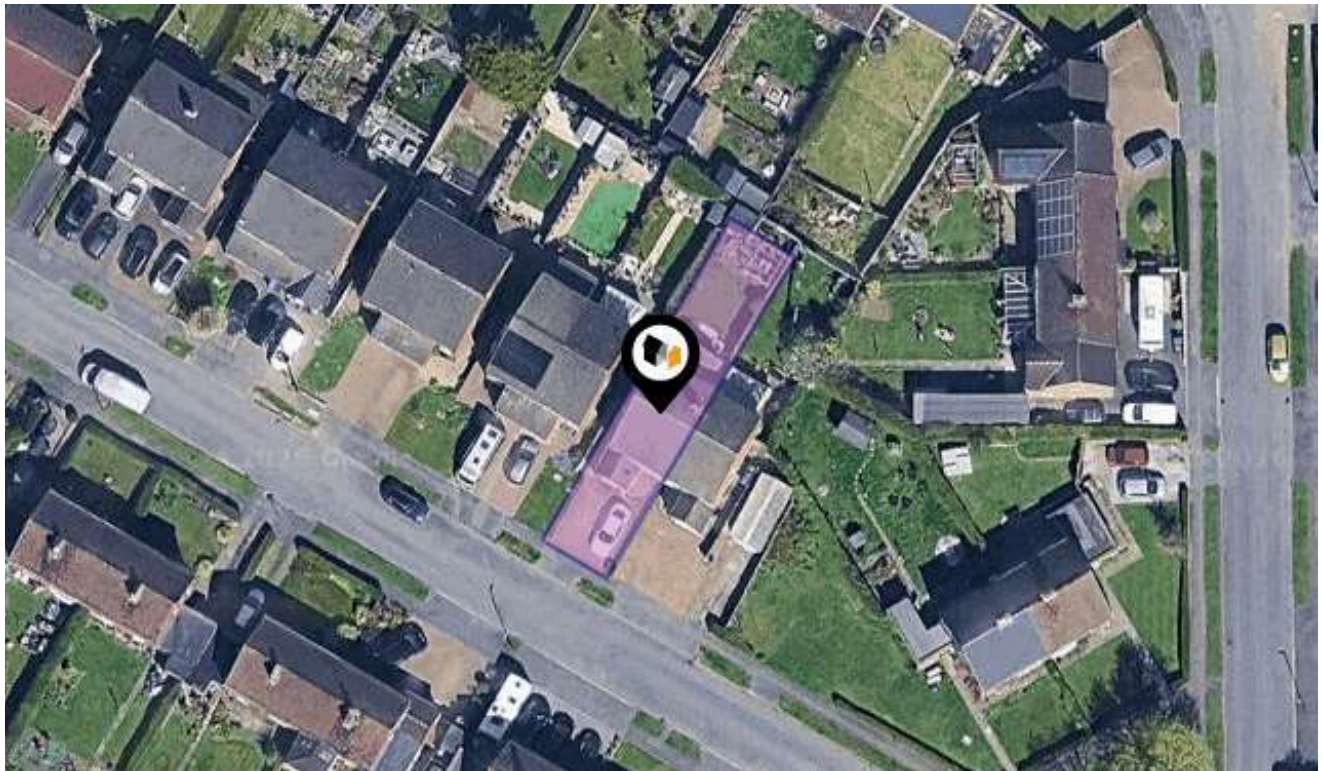




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th January 2026



THE CRESCENT, STANLEY COMMON, ILKESTON, DE7

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended And Well-Appointed Semi-Detached Home
- > Spacious And Versatile Accommodation To The Ground Floor
- > Ideal Family Home, Early Viewing Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A spacious and extended home offering versatile ground-floor accommodation, ideal for a growing family. The property benefits from a generous open-plan living/sitting/dining room featuring a vaulted ceiling with double-glazed Velux windows, a feature inglenook fireplace incorporating a multi-fuel burning stove, and French doors opening to the rear elevation. The property also benefits from a cloakroom/WC, three bedrooms, off-road parking for two vehicles and an enclosed rear garden. Early viewing is recommended. Being supplemented by gas fired central heating, UPVC double glazing with additional ground-floor accommodation including a fitted kitchen and a playroom/study. To the first floor the landing provides access to three bedrooms and family bathroom with a three piece suite. Outside, there is a driveway providing off-road parking for two vehicles and an enclosed garden to the rear.

Room Measurement & Details

Side Reception Hallway: (7'7" x 3'10") 2.31 x 1.17

Living Room: (15'9" x 13'6") 4.80 x 4.11

Sitting/Dining Area: (12'10" x 8'5") 3.91 x 2.57

Kitchen: (7'7" x 11'11") 2.31 x 3.63

Study/Playroom: (7'6" x 11'6") 2.29 x 3.51

Cloakroom/WC: (4'6" x 3'7") 1.37 x 1.09

First Floor Landing: (6'6" x 8'4") 1.98 x 2.54

Bedroom One: (8'9" x 13'8") 2.67 x 4.17

Bedroom Two: (8'9" x 12'0") 2.67 x 3.66

Bedroom Three: (6'6" x 8'11") 1.98 x 2.72

Bathroom: (6'4" x 7'9") 1.93 x 2.36

Outside:

There is a driveway to the front elevation providing off-road parking for two vehicles. Gated access to the side elevation leads to an enclosed rear garden incorporating a paved and decked patio area, lawned area, garden shed and fenced boundaries.

Buyer Information:

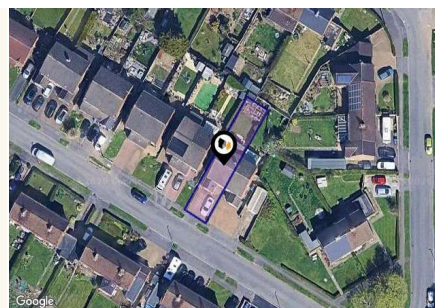
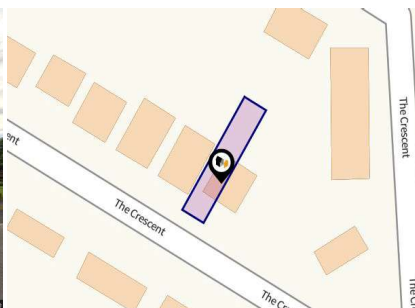
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long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

authorized to make representations or warranties regarding the property.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,758		
Title Number:	DY106764		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

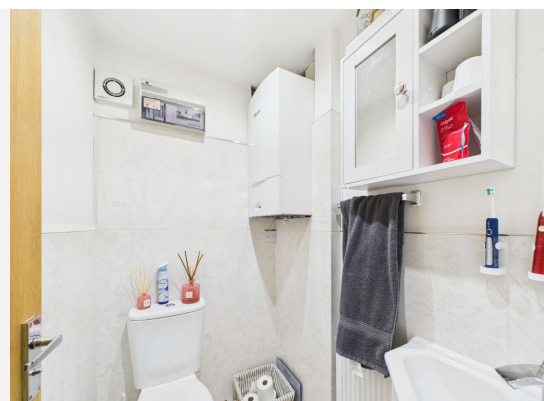
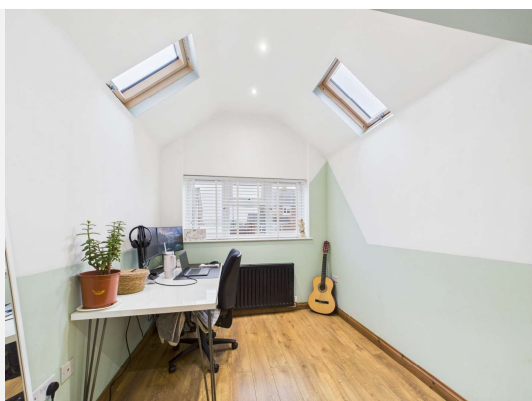
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mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)

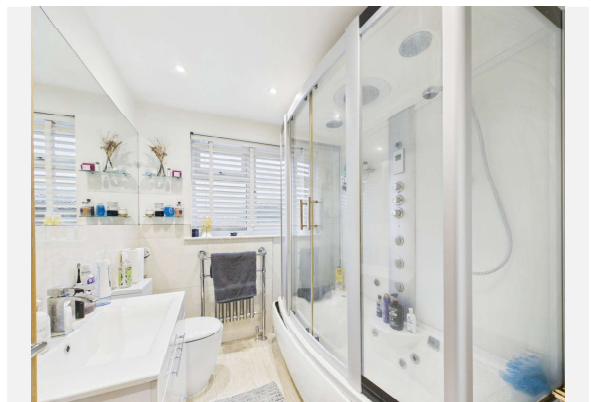
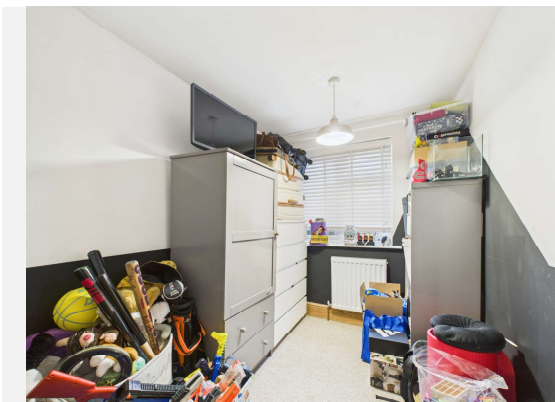
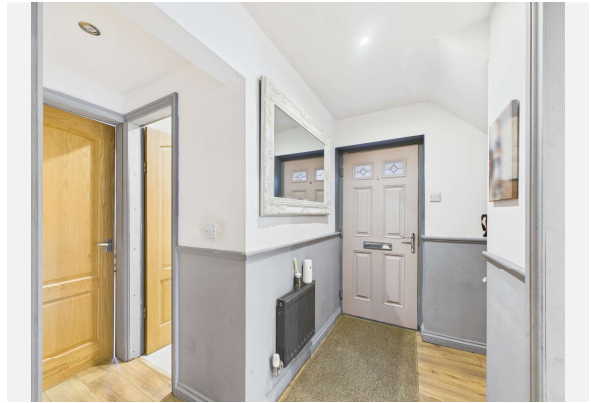


Satellite/Fibre TV Availability:





Gallery Photos



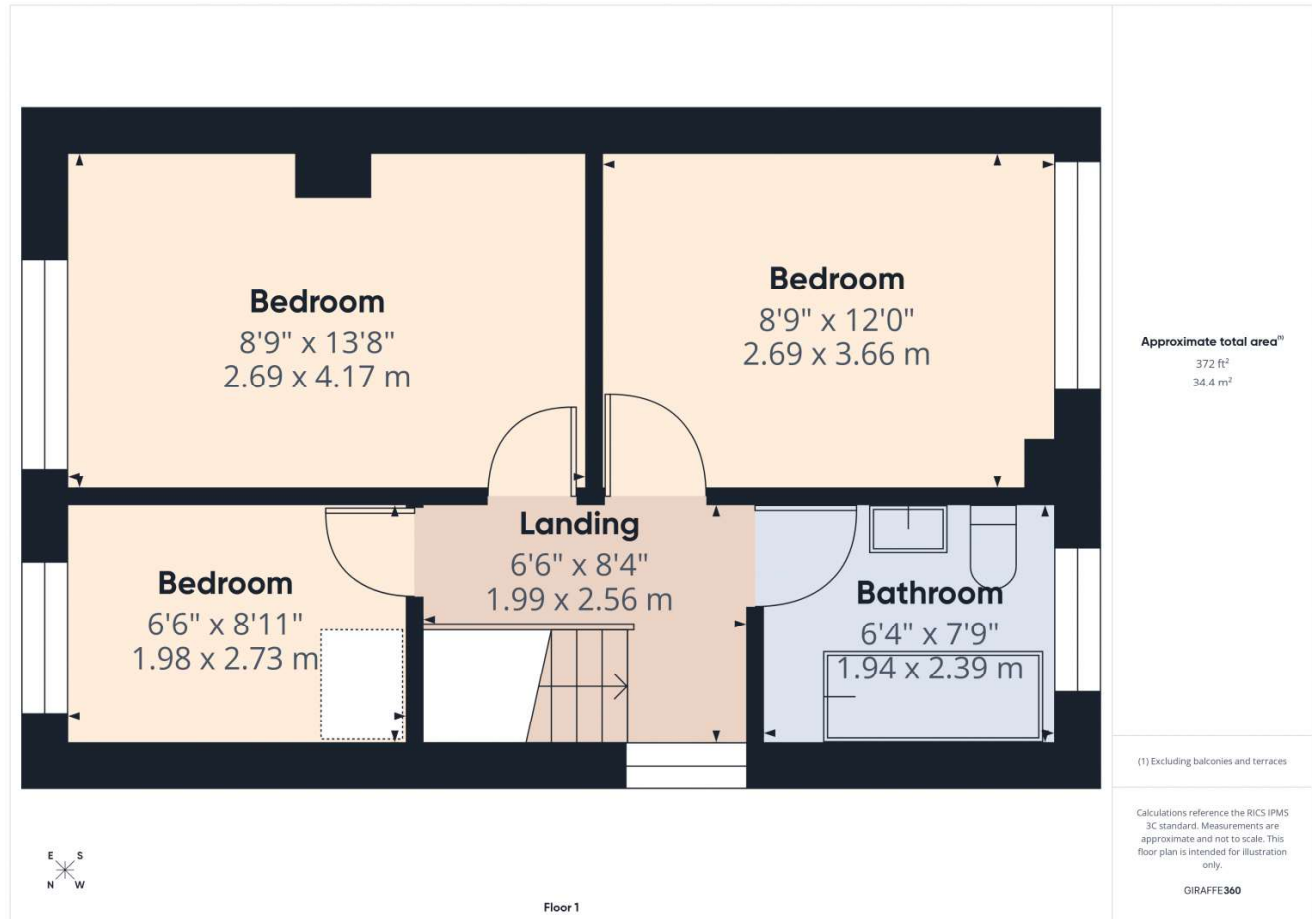
Gallery Photos



THE CRESCENT, STANLEY COMMON, ILKESTON, DE7



THE CRESCENT, STANLEY COMMON, ILKESTON, DE7



Property EPC - Certificate



Stanley Common, DE7

Energy rating

C

Valid until 08.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 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.

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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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