



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 21st April 2026**



**RICHARDSON DRIVE, SMALLEY, ILKESTON, DE7**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Proportioned Three Bedroomed Home
- > No Through Road Location
- > Larger Than Average Rear Garden And Off-Road Parking
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A well-proportioned semi-detached home located on a no-through road in the sought-after village of Smalley. The property benefits from a modern dining kitchen, a refitted shower room, off-road parking for two vehicles, and a good-sized rear garden. Viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises: entrance hall, spacious living room, modern dining kitchen, contemporary shower room, and lobby/storage. To the first floor are three bedrooms (bedroom one with storage). Outside, there is off-road parking for two vehicles to the front elevation and a good-size garden to the rear. Smalley is well situated for Heanor, Belper, Derby and Nottingham respectively together with the benefit of a village school, conveniently situated for Morley Hayes, Breadsall Priory and Horsley Lodge golf club.

### Room Measurement & Details

- Entrance Hall: (2'11" x 4'6") 0.89 x 1.37
- Living Room: (13'5" x 12'3") 4.09 x 3.73
- Dining Kitchen: (8'11" x 11'9") 2.72 x 3.58
- Side Entrance: (2'10" x 4'11") 0.86 x 1.50
- Utility: (3'0" x 4'11") 0.91 x 1.50
- Shower Room: (8'5" x 4'10") 2.57 x 1.47
- First Floor Landing: (3'3" x 4'11") 0.99 x 1.50
- Bedroom One: (9'9" x 13'9") 2.97 x 4.19
- Storage: (3'9" x 5'6") 1.14 x 1.68
- Bedroom Two: (12'2" x 8'6") 3.71 x 2.59
- Bedroom Three: (8'10" x 7'9") 2.69 x 2.36

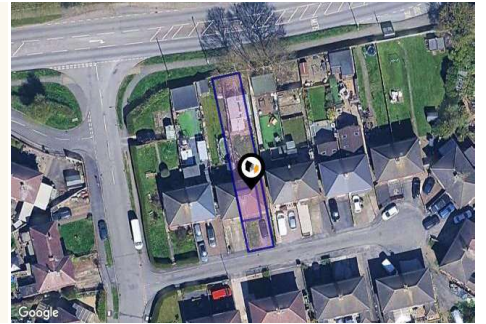
### Outside:

There is off-road parking to the front elevation for two vehicles. There is a good size rear garden having a paved patio area and lawned area together with store/garage which will require refurbishment.

### 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  
**Bedrooms:** 3  
**Floor Area:** 785 ft<sup>2</sup> / 73 m<sup>2</sup>  
**Plot Area:** 0.08 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,605  
**Title Number:** DY379301

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**5** mb/s      **80** mb/s      **2000** mb/s  
            

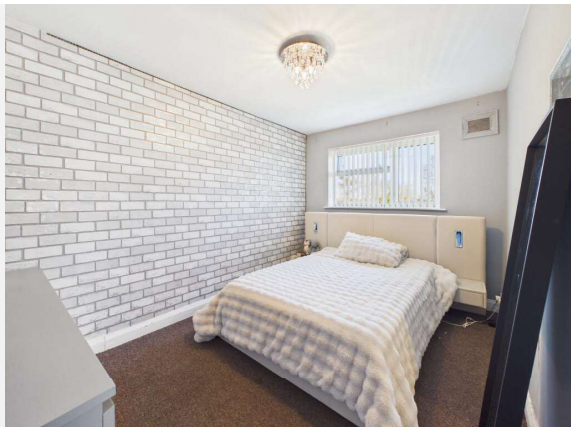
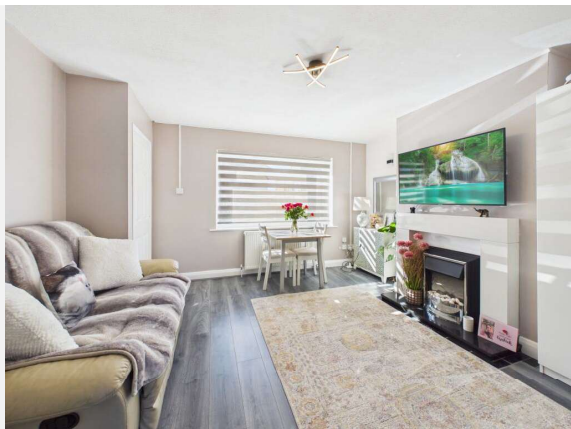
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

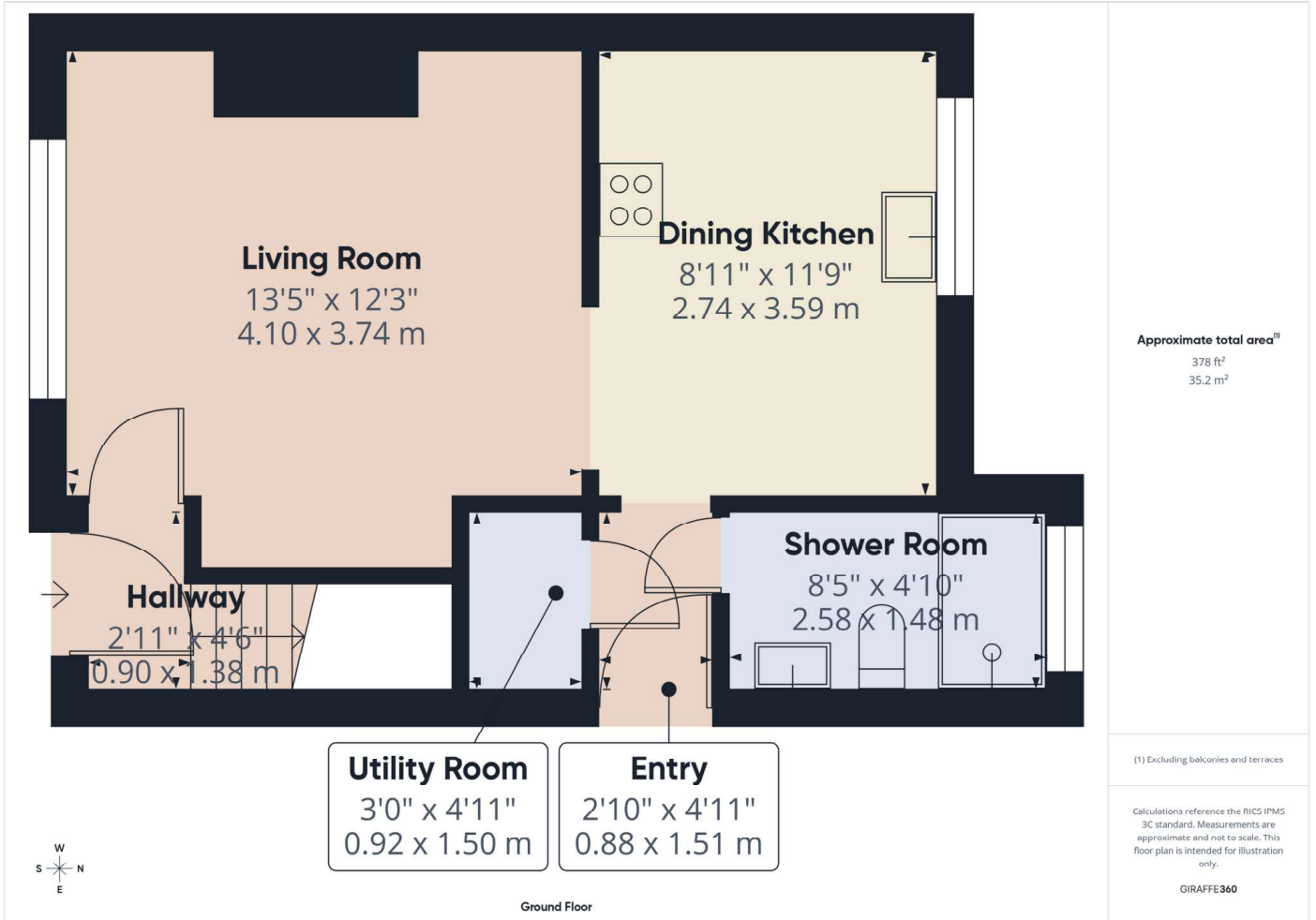


# Gallery Photos

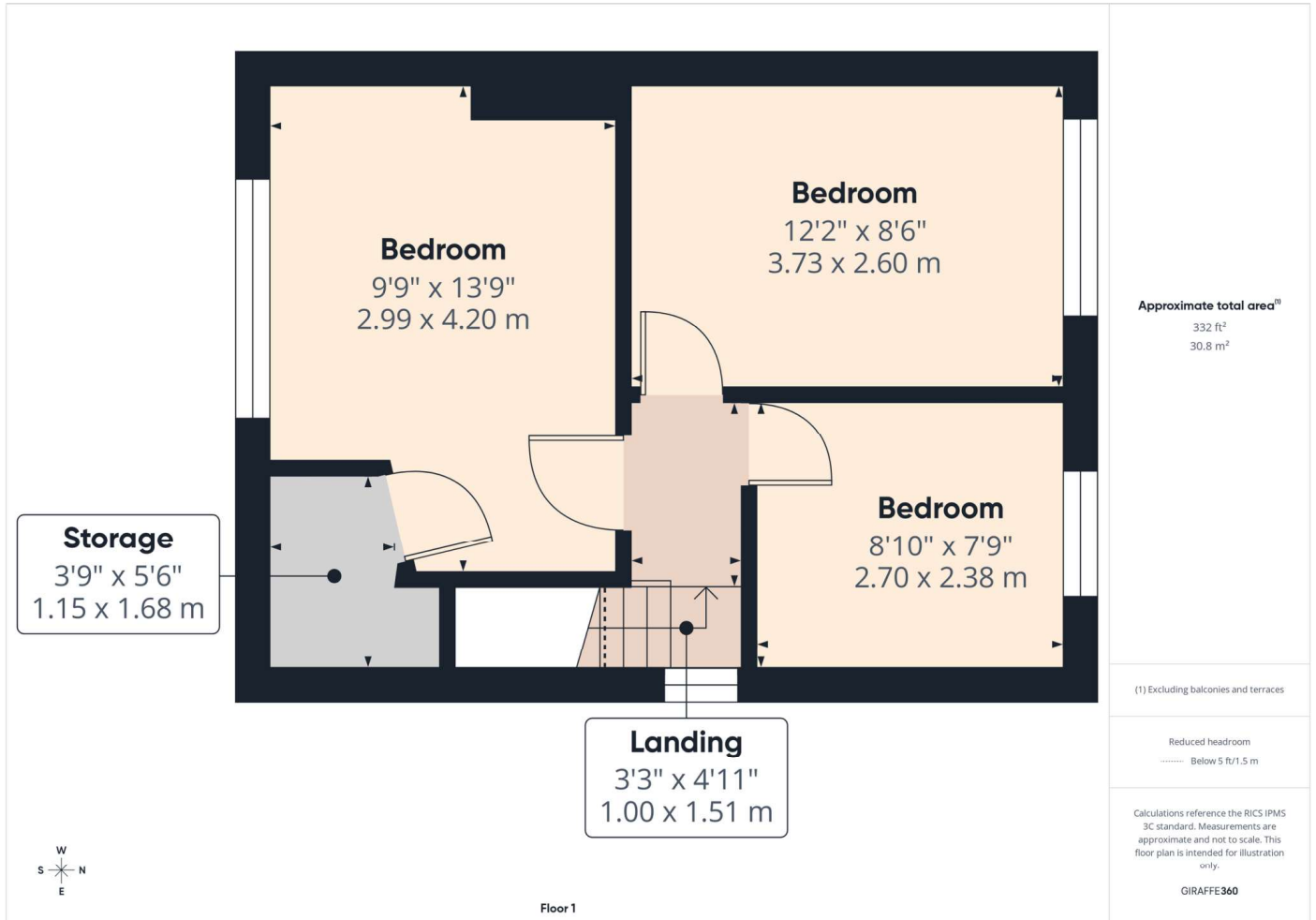




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# Property EPC - Certificate



Energy rating

D

Valid until 17.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>



## Hannells

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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

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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 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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# Hannells

## Data Quality

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