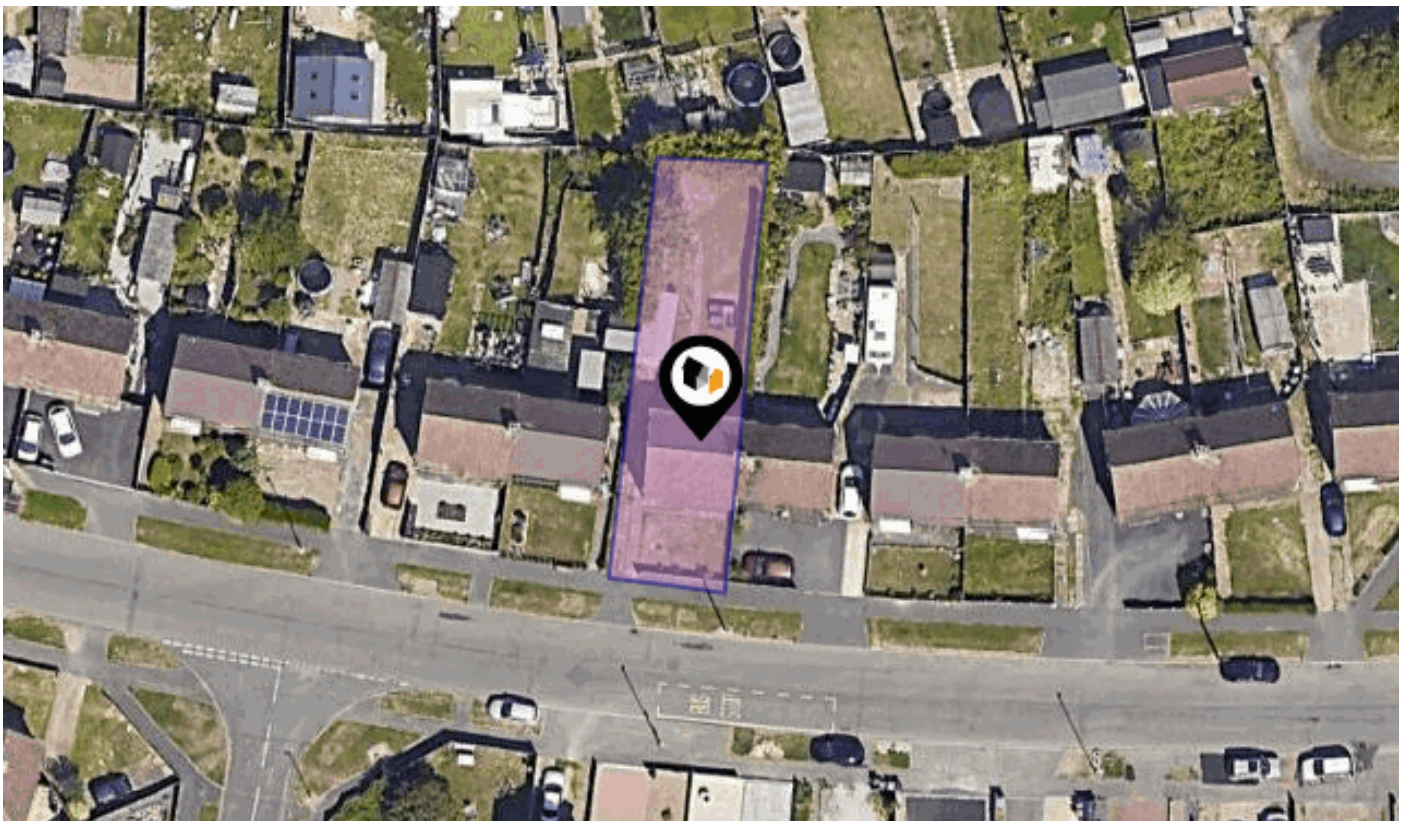




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st August 2025



ST. NORBERT DRIVE, ILKESTON, DE7

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

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

Property Description

An excellent opportunity arises for a first time buyer or growing family to purchase this three bedroom semi detached property located in the in popular residential area of Kirk Hallam. Brought to the market with no upward chain, the property sits on a good sized plot and benefits from uPVC double glazing, gas central heating, spacious living accommodation, ample off road parking with a detached garage and an enclosed rear garden. In brief, the accommodation comprises; entrance hallway, a spacious lounge diner and a fitted kitchen diner. Found to the first floor are three bedrooms, first floor landing and a modern fitted family bathroom having a three piece. At the front of the property of the property is a block paved driveway providing off road parking, this leads down the side of the property to a detached garage and secure gate giving access to the the rear. To the rear of the property is a good sized, enclosed garden laid mainly to lawn, patio area and fenced boundaries. St Norbert Road is well situated for Kirk Hallam and Ilkeston and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hallway: (5'9" x 6'0") 1.75 x 1.83

Lounge Diner: (13'9" x 18'9") 4.19 x 5.71

Kitchen Diner: (15'1" x 12'2") 4.60 x 3.71

First Floor Landing:

Bedroom One: (13'7" x 9'7") 4.14 x 2.92

Bedroom Two: (13'9" x 8'10") 4.19 x 2.69

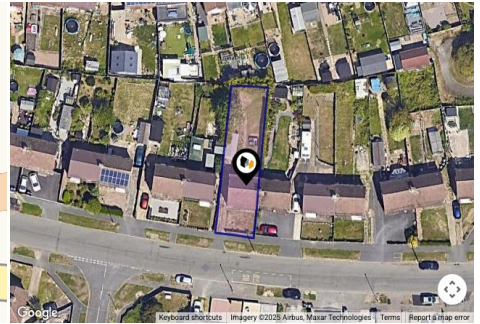
Bedroom Three: (6'0" x 7'9") 1.83 x 2.36

Bathroom: (9'0" x 5'7") 2.74 x 1.70

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: 871 ft² / 81 m²
Plot Area: 0.08 acres
Year Built : 1950-1966
Council Tax : Band A
Annual Estimate: £1,507
Title Number: DY130992

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s
1800 mb/s

Mobile Coverage:
(based on calls indoors)



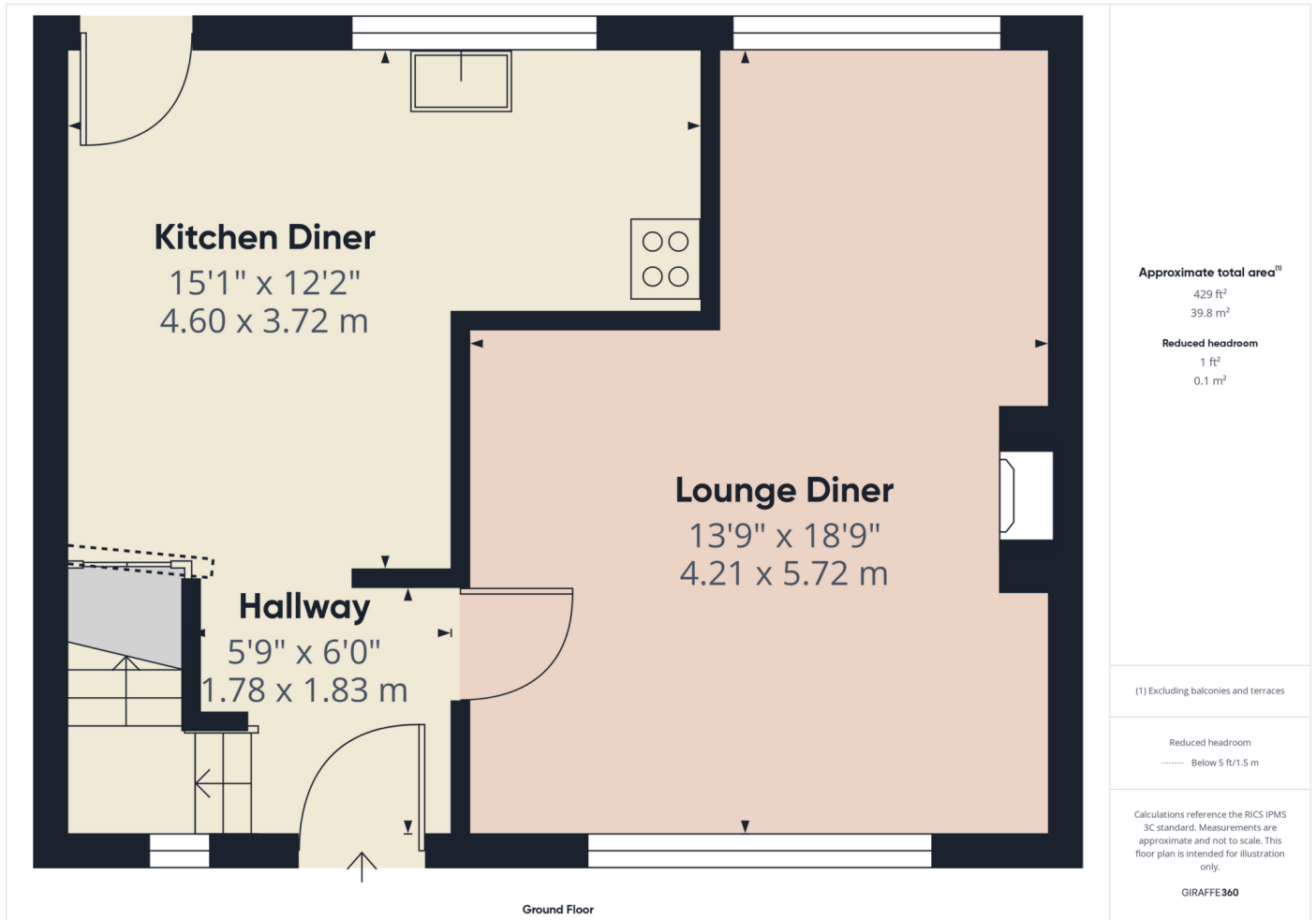
Satellite/Fibre TV Availability:



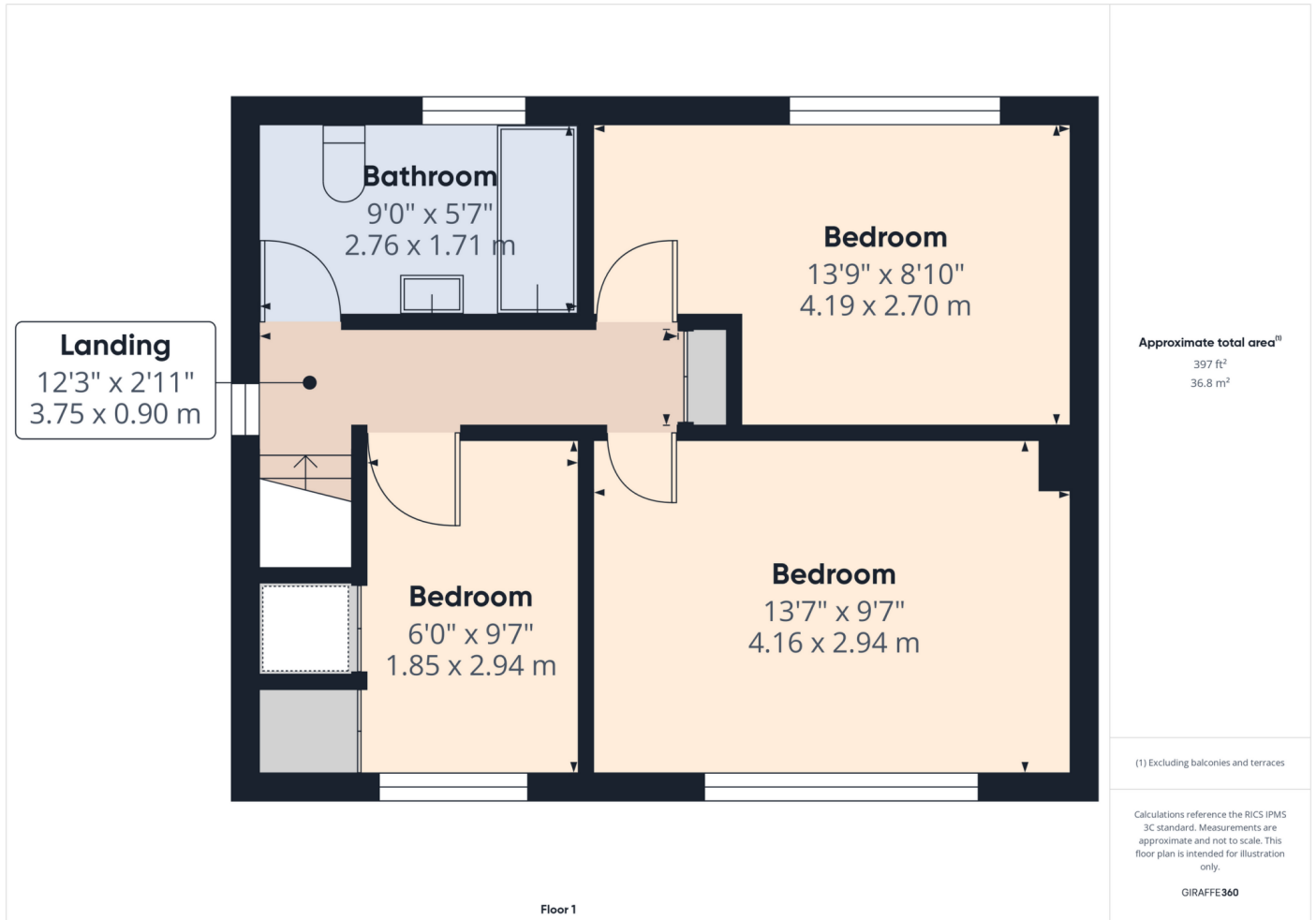




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Property EPC - Certificate



DE7

Energy rating

C

Valid until 09.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 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 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

Hannells

About Us



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.



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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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Hannells

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