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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



VICARAGE CLOSE, SMALLEY, ILKESTON, DE7

Hannells

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Introduction

Our Comments



Useful Information:

- > Deceptively Spacious And Well-Maintained Detached Bungalow
- > Early Viewing Recommended, Sought After Village Location
- > Modernised And Improved Over Recent Years
- > EPC Rating C, Standard Construction
- > Council Tax Band D, Freehold

Property Description

A deceptively spacious and well-maintained detached bungalow offering ready-to-move-into accommodation. Situated in a highly sought-after position in the heart of Smalley village, this attractive home has benefited from a range of improvements in recent years, including a refitted kitchen and modern shower room together with a generous lounge/dining room that opens into a bright conservatory, creating an excellent space for both relaxing and entertaining. Outside, the property enjoys off-road parking, garage and a pleasant rear garden. Offering comfortable, low-maintenance living in a desirable village location, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side 'L' shaped reception hallway with useful cloaks cupboard and further linen/airing cupboard, spacious through lounge/dining room open to a conservatory, refitted kitchen with a range of integrated appliances, three bedrooms (one currently used as a study/office) and a refitted shower room with a three piece suite. Outside, there is a garden to the front elevation incorporating a driveway providing off-road parking for two vehicles and access to a garage. There is a pleasant and enclosed rear garden.

Room Measurement & Details

L-Shaped Hallway:

Lounge/Diner: (18'11" x 11'3") 5.77 x 3.43

Conservatory: (8'0" x 10'5") 2.44 x 3.17

Kitchen: (8'0" x 11'4") 2.44 x 3.45

Bedroom One: (13'0" x 9'9") 3.96 x 2.97

Bedroom Two: (9'8" x 10'7") 2.95 x 3.23

Bedroom Three (Currently Used As A Study): (8'6" x 6'8") 2.59 x 2.03

Shower Room: (7'11" x 5'3") 2.41 x 1.60

Outside:

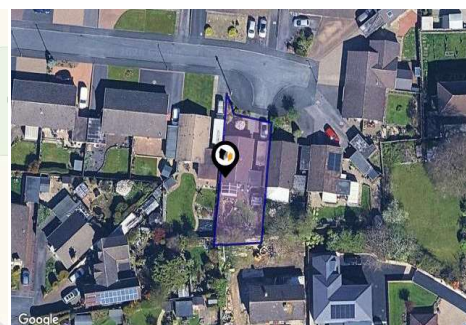
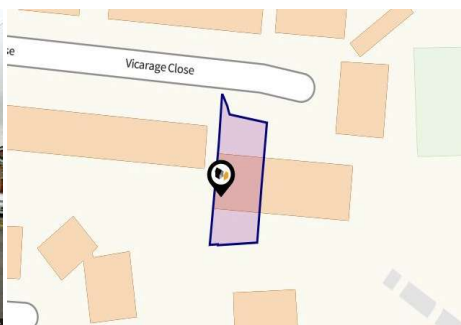
The property is situated within an established cul-de-sac and has the benefit of a driveway to the front elevation providing off-road parking for two vehicles and access to a GARAGE 16'10" 8'6" with up and over door, light, power and courtesy door. There is a wrought iron gate to the side elevation leading to the side entrance door and further timber gate leading to the mature and pleasant, enclosed rear garden having a paved patio area, shaped lawned area and a selection of flowers and shrubs.

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.

KIP 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:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,408
Title Number:	DY137618

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)

2	32	10000
mb/s	mb/s	mb/s

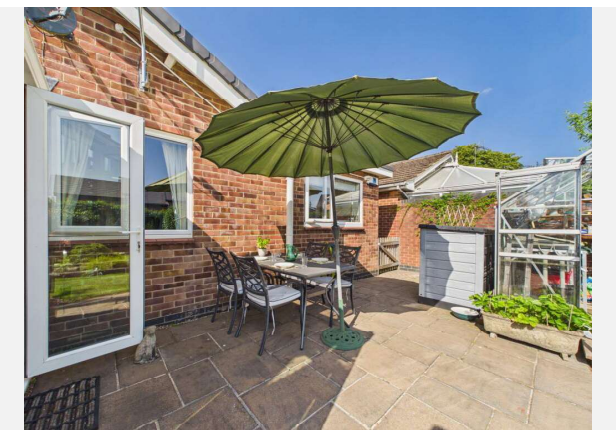
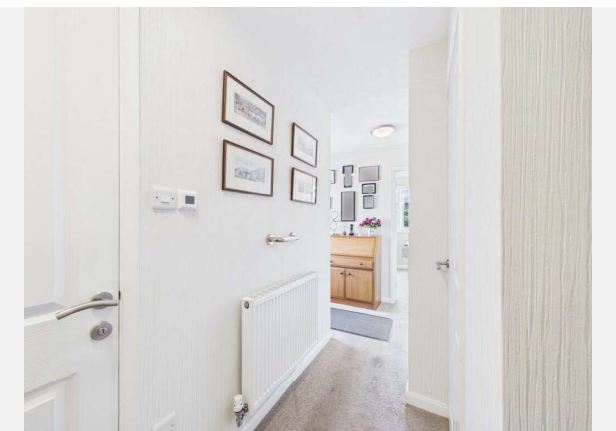
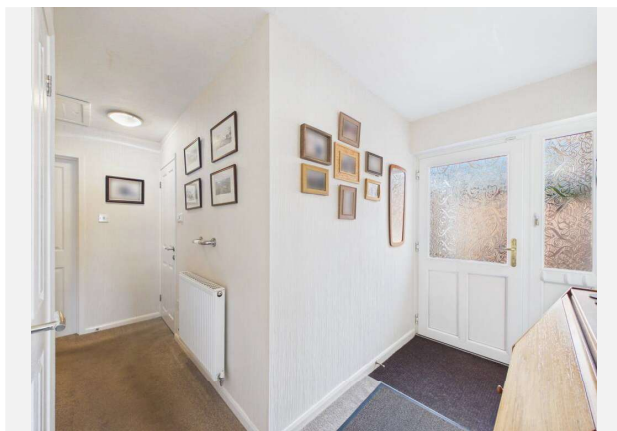
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





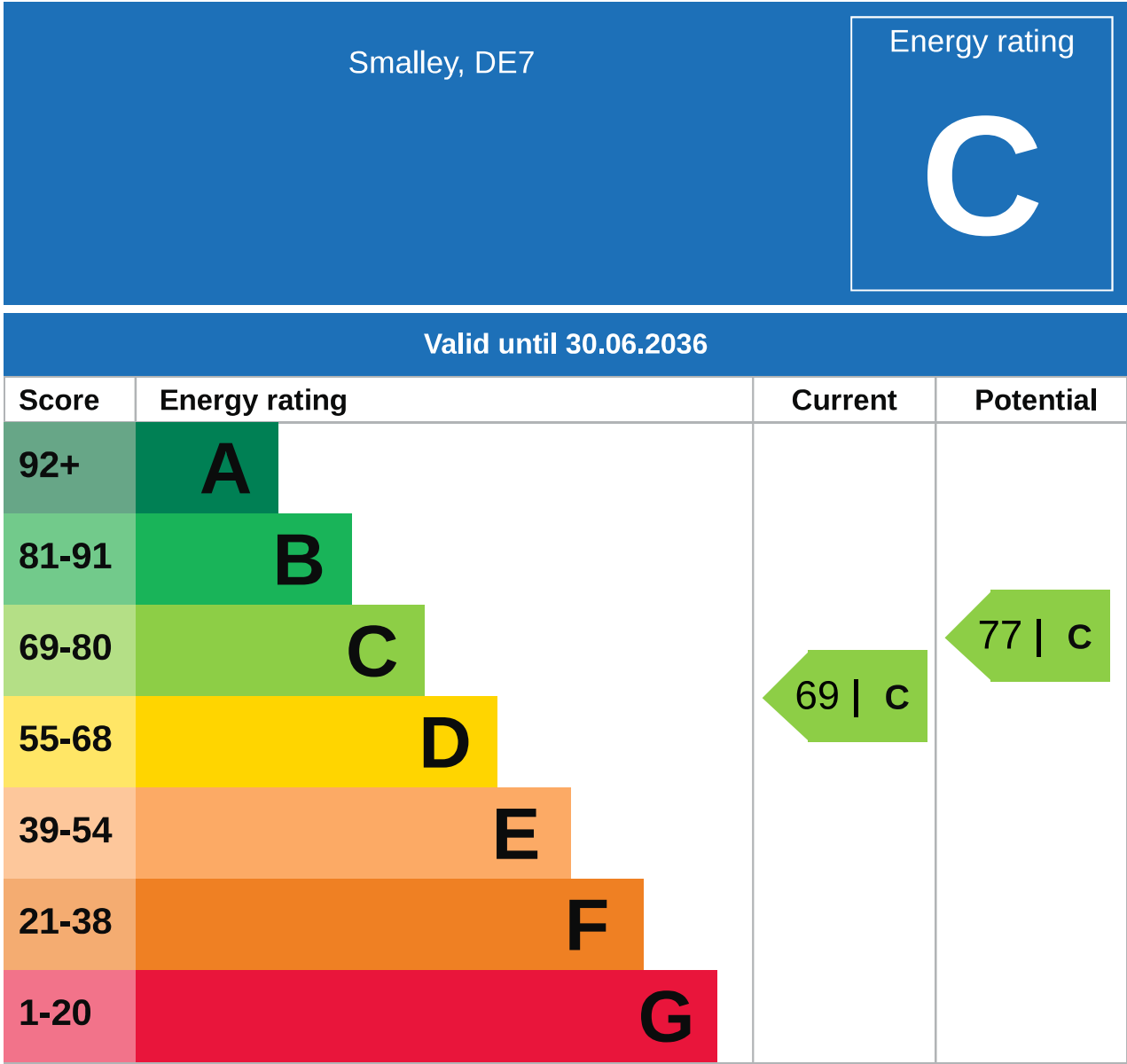




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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²



Hannells

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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.

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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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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.



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