



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th February 2026



## QUEENS AVENUE, ILKESTON, DE7

### Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Particularly Well-Appointed And Presented Home
- > Excellent First Time Buy/Family Home
- > Early Viewing Essential, No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Available with no upward chain stands this particularly well-presented and well-appointed semi-detached home, ideal for a growing family or first-time buyer. The property has been carefully maintained by the current owners and offers a welcoming lounge opening into a bright conservatory with a feature glass roof, three bedrooms, ample off-road parking, a garage, and an enclosed rear garden designed for ease of maintenance. Early viewing is highly recommended. The accommodation benefits from gas-fired central heating and uPVC double glazing and briefly comprises: a reception hallway, a pleasant lounge with feature fireplace and French doors opening into a conservatory with glass roof (with air conditioning unit and heated flooring), a fitted dining kitchen with a range of integrated appliances, and a modern bathroom (with heated flooring). To the first floor, the landing provides access to three bedrooms. Externally, the property features a presscrete driveway offering ample off-road parking and access to a detached garage with electric roller door. To the rear is a pleasant enclosed garden, thoughtfully arranged for low maintenance. Queens Avenue is well situated for Ilkeston and its range of shops, schools and transport links together with convenient access for both Nottingham and Derby respectively.

Entrance Hall: (5'5" x 5'7") 1.65 x 1.70

Lounge: (15'6" x 10'6") 4.72 x 3.20

Conservatory: (13'3" x 8'3") 4.04 x 2.51: Having heated flooring and air conditioning unit.

Dining Kitchen: (8'0" x 14'10") 2.44 x 4.52

Bathroom: (5'5" x 8'6") 1.65 x 2.59: Having heated flooring.

First Floor Landing: (3'11" x 5'7") 1.19 x 1.70

Bedroom One: (14'0" x 8'4") 4.27 x 2.54

Bedroom Two: (4'9" x 11'10") 1.45 x 3.61

Bedroom Three: (4'10" x 8'11") 1.47 x 2.72

Outside: There is a presscrete driveway providing ample off-road parking for a number of vehicles and provides access to a GARAGE 17'1" X 10'11" with electric roller door, light, power and courtesy door to the rear garden. The rear garden is enclosed and arranged for ease of maintenance incorporating composite decked area, paved area. Cold water tap.

Disclaimer: Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells.

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

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,758		
<b>Title Number:</b>	DY128466		

## Local Area

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

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

<b>9</b> mb/s	<b>68</b> mb/s	<b>10000</b> mb/s

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



### Satellite/Fibre TV Availability:



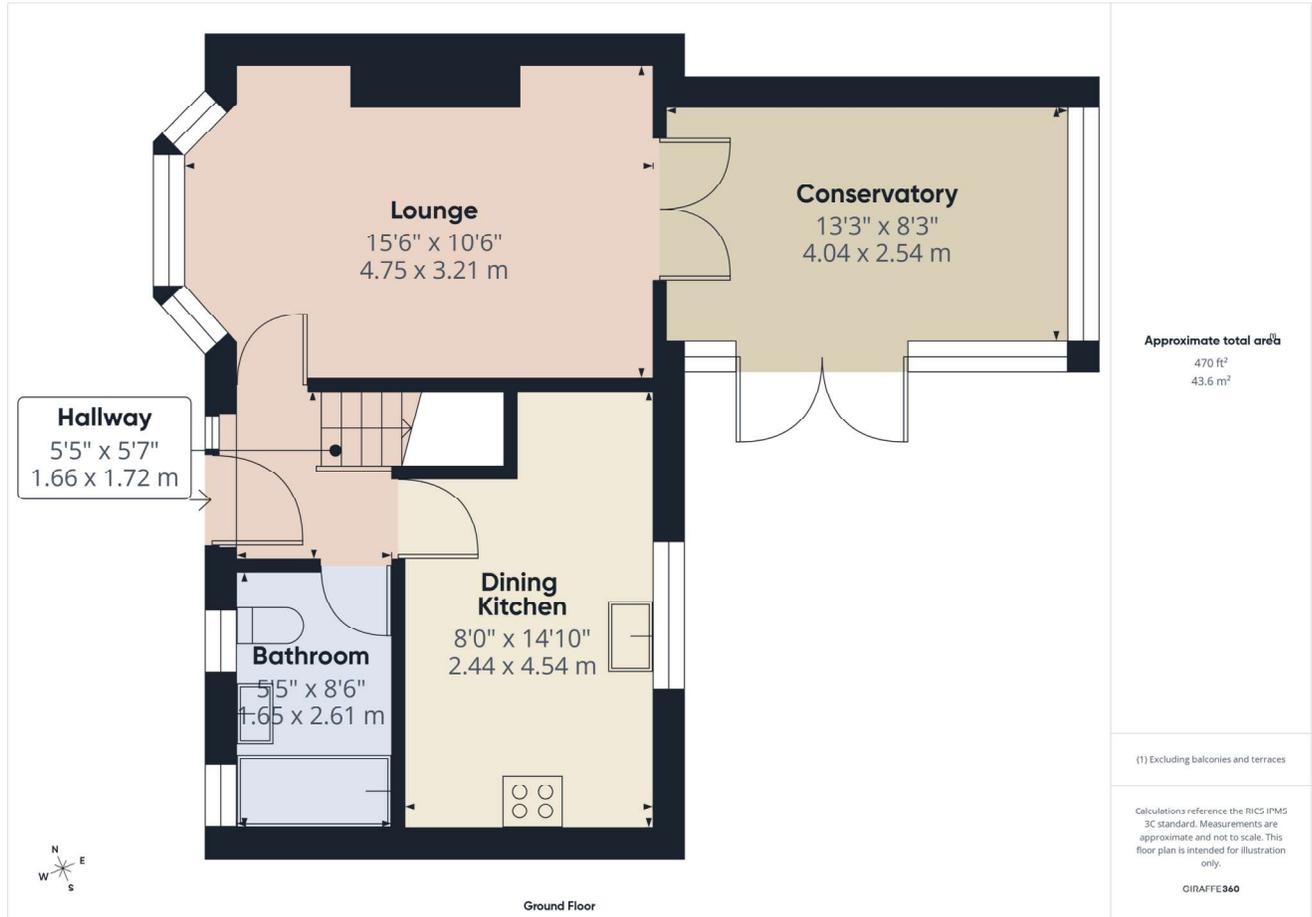
# Gallery Photos



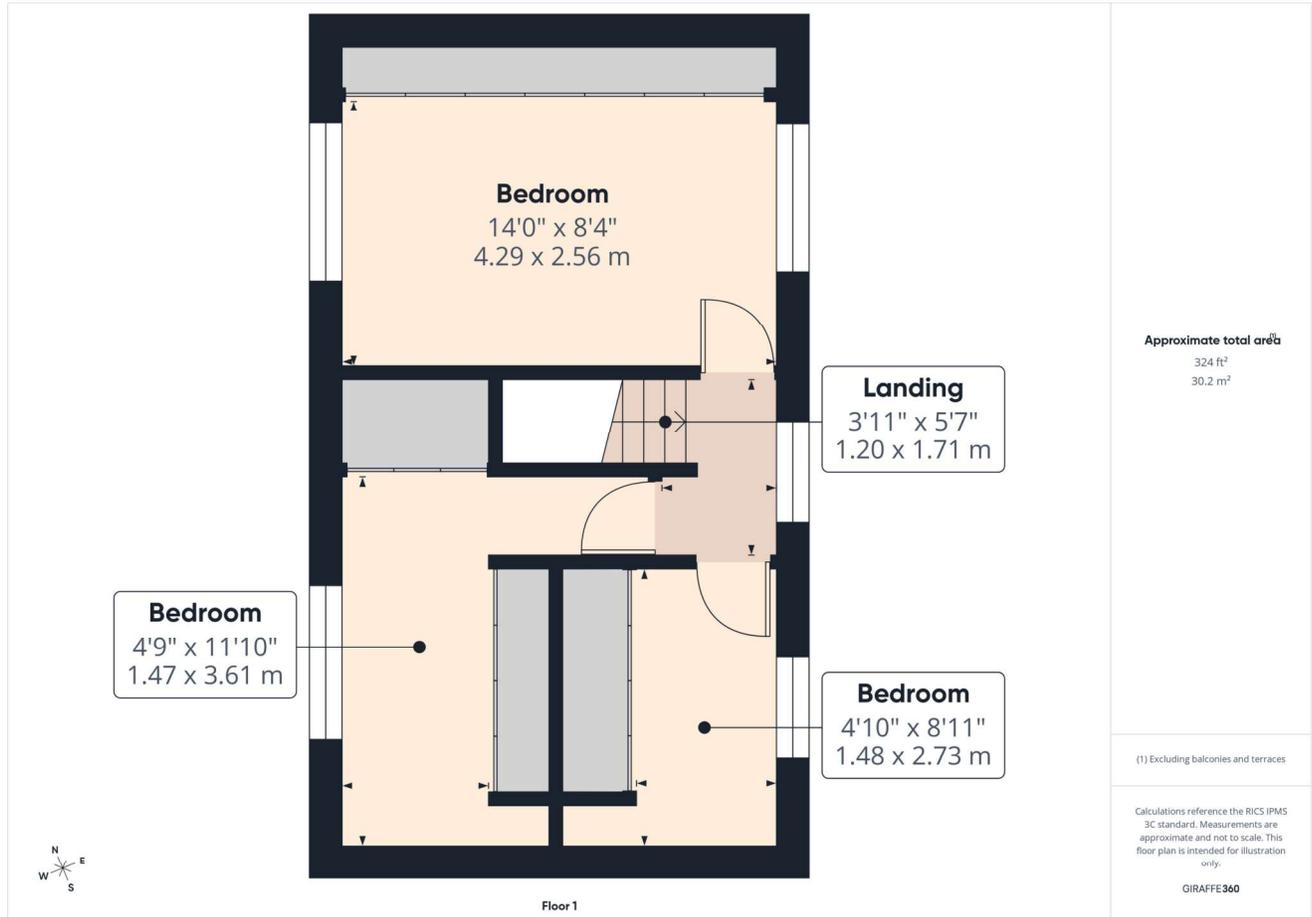
# Gallery Photos



## QUEENS AVENUE, ILKESTON, DE7



## QUEENS AVENUE, ILKESTON, DE7



# Property EPC - Certificate



ILKESTON, DE7

Energy rating

# D

Valid until 12.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# 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.

# 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.



/Hannells



/hannells



/hannellsestateagents



/company/hannells-estate-agents

# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

