

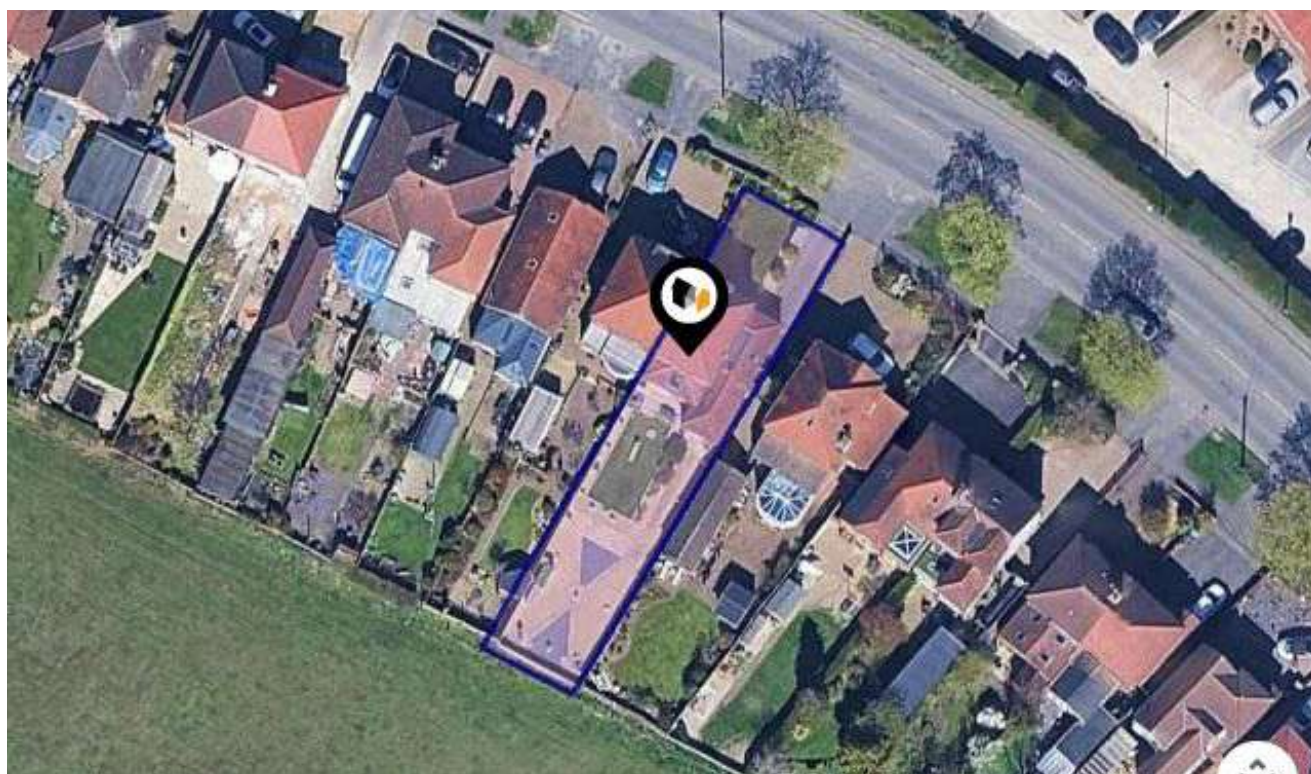


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08<sup>th</sup> October 2025



**HIGH LANE EAST, WEST HALLAM, ILKESTON, DE7**

## Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Substantially Extended Home Offering Versatile Accommodation
- > Far Reaching Views To The Rear
- > Four Bedrooms & Two Bathrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

An attractive and substantially extended home offering four bedrooms, two bathrooms and far-reaching views to the rear. This spacious property includes a versatile layout with one of the bedrooms and an accompanying bathroom situated on the ground floor, currently utilised as an annex – ideal for multi-generational living or guests - and an early viewing is highly recommended! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, bay fronted lounge and open plan, extended refitted living/dining kitchen enjoying far reaching views. There is also the benefit of a double bedroom and bathroom with a four piece suite and this is currently used as an annex to the property. To the first floor the landing provides access to three bedrooms (two double) and family bathroom. Outside, there is a mature garden to the front elevation and a driveway provides off road parking for two vehicles. There is a good size, mature rear garden enjoying far reaching views. High Lane East is well situated for Ilkeston, Derby and Nottingham respectively and is convenient situated for local amenities.

### Room Measurement & Details

Entrance Hallway: (6'5" x 14'8") 1.96 x 4.47

Cloaks/WC: (2'7" x 5'2") 0.79 x 1.57

Living Room: (11'2" x 12'9") 3.40 x 3.89

Living /Dining Kitchen: (15'9" x 19'7") 4.80 x 5.97

Further Hallway: (2'9" x 15'9") 0.84 x 4.80

Ground Floor Bedroom: (7'8" x 20'2") 2.34 x 6.15

Four Piece Bathroom: (5'0" x 10'7") 1.52 x 3.23

First Floor Landing: (6'5" x 9'1") 1.96 x 2.77

Bedroom One: (11'5" x 13'4") 3.48 x 4.06

Bedroom Two: (11'3" x 11'4") 3.43 x 3.45

Bedroom Three: (6'5" x 6'5") 1.96 x 1.96

Bathroom: (6'4" x 7'4") 1.93 x 2.24

### Outside:

The property is set back from High Lane East and has the benefit of a mature garden to the front elevation. A driveway provides off-road parking for two vehicles. There is a pleasure and enclosed rear garden enjoying far reaching views and comprises of patio area, lawned garden and further patio to the head of the garden.

### 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

**KFB** 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>	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,758		
<b>Title Number:</b>	DY485254		

## 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>15</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

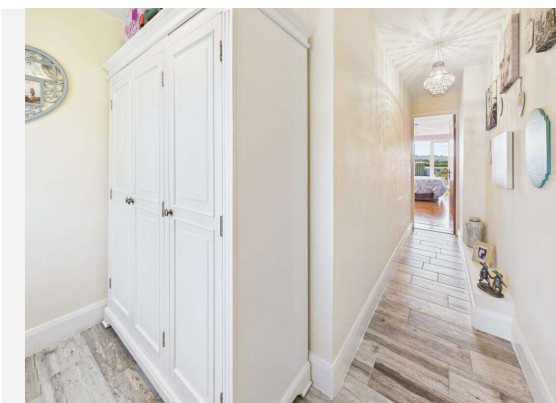
### Mobile Coverage: (based on calls indoors)



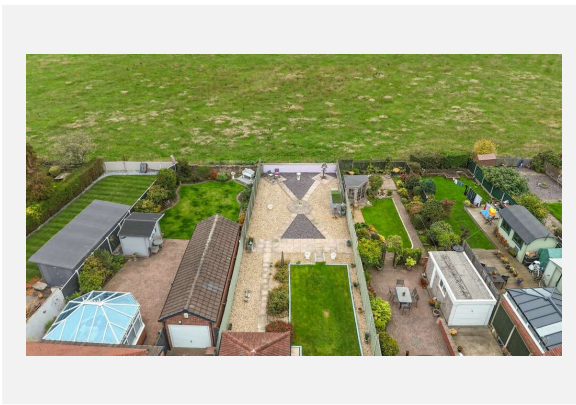
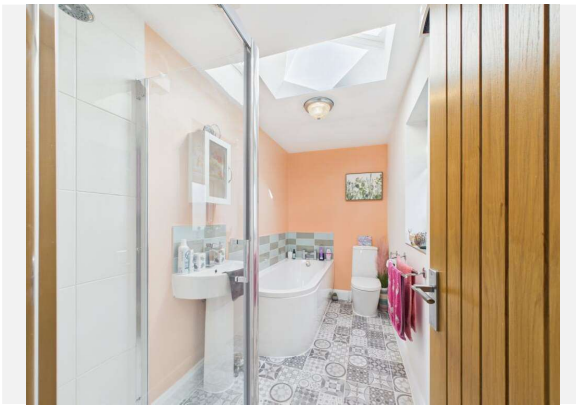
### Satellite/Fibre TV Availability:



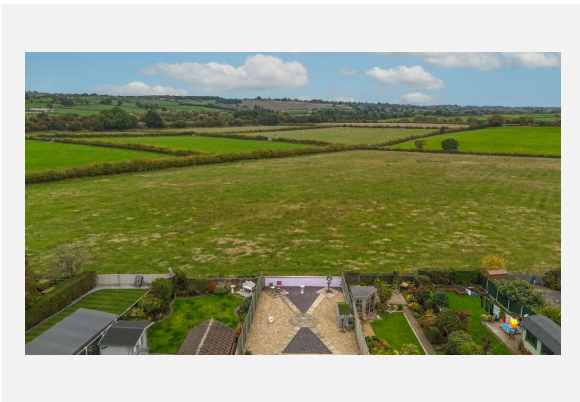
# Gallery Photos



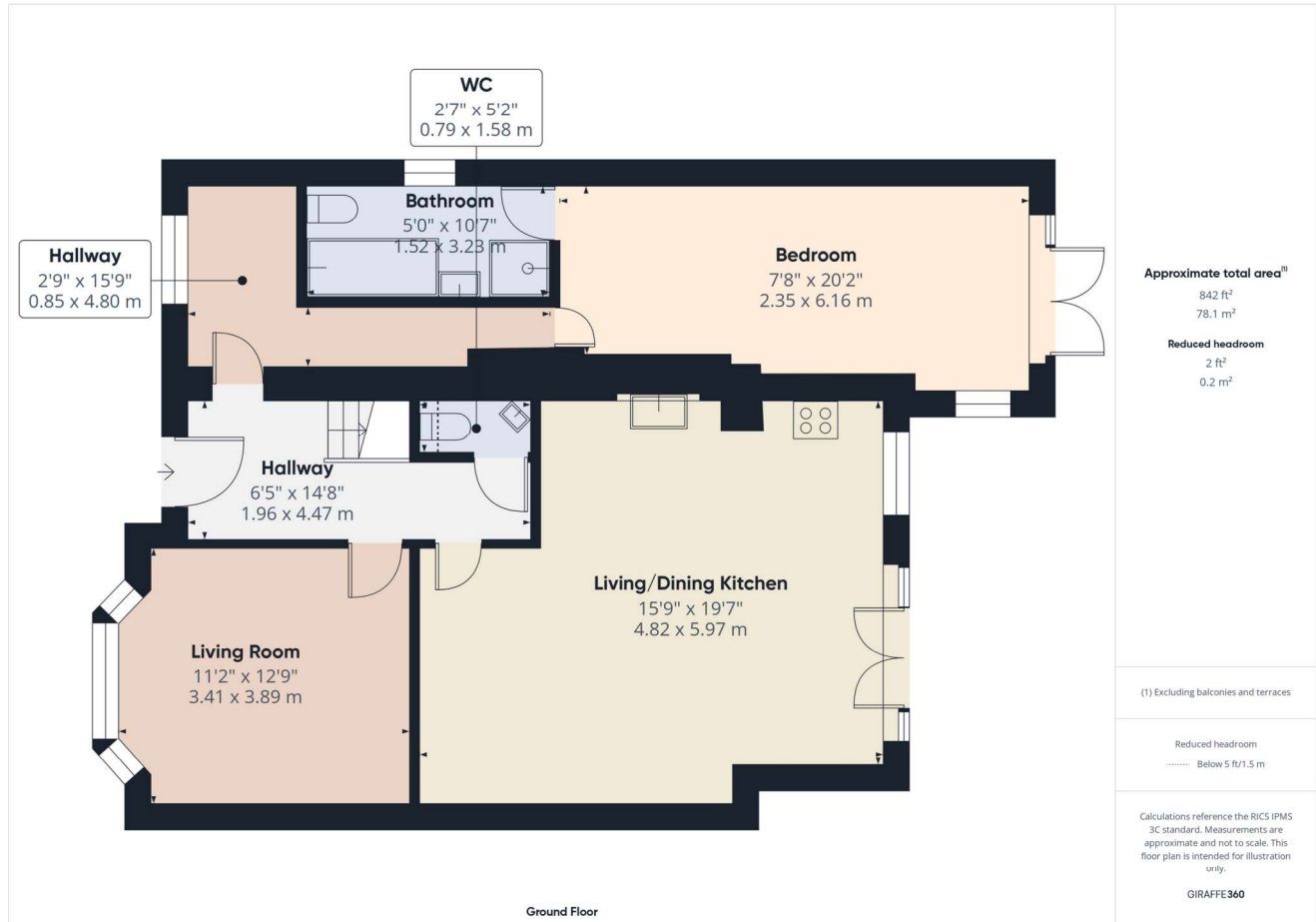
# Gallery Photos



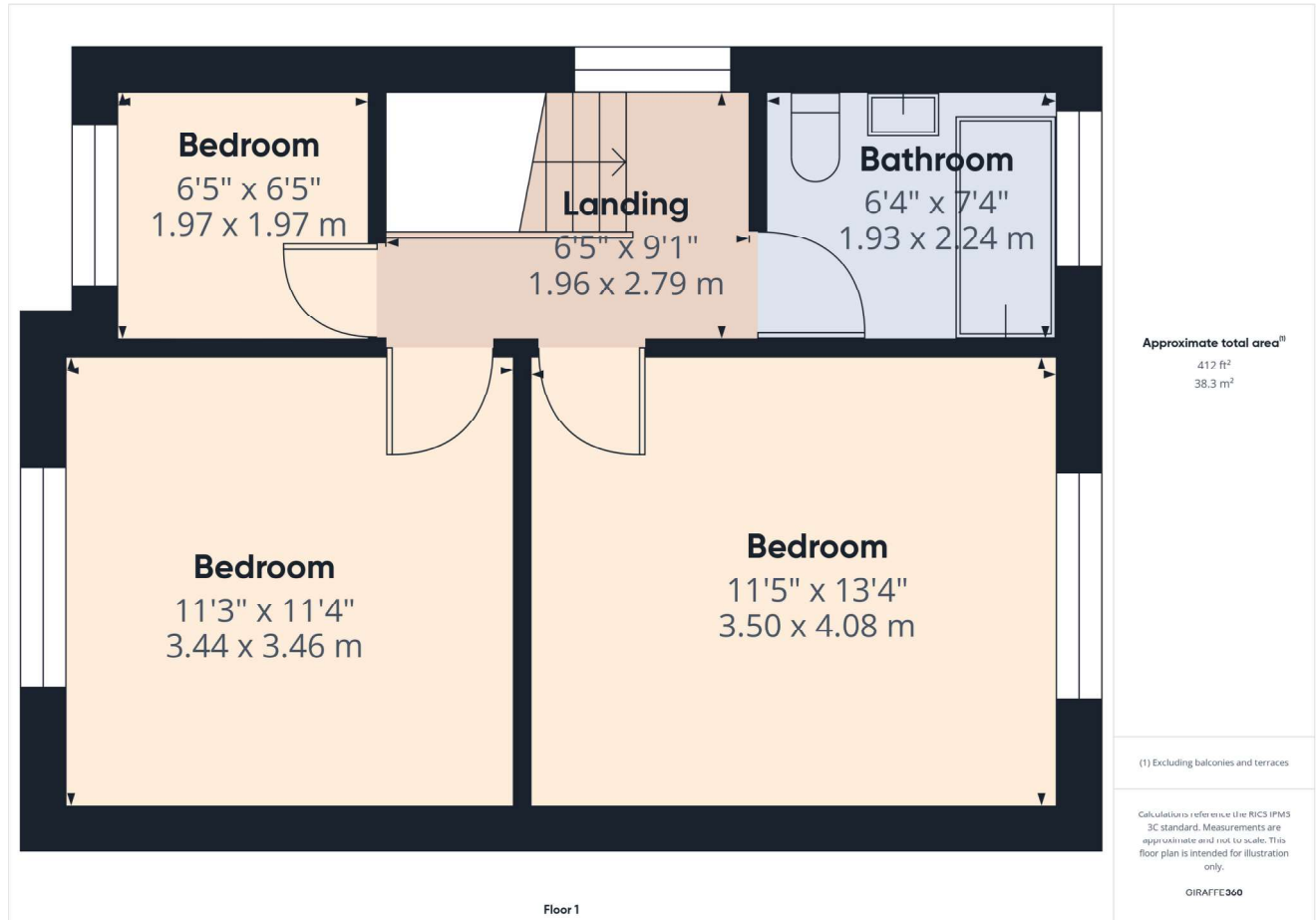
# Gallery Photos



## HIGH LANE EAST, WEST HALLAM, ILKESTON, DE7



## HIGH LANE EAST, WEST HALLAM, ILKESTON, DE7



# Property EPC - Certificate



WEST HALLAM, DE7

Energy rating

# C

Valid until 02.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	78   c
55-68	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>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<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>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	122 m <sup>2</sup>

# Hannells About Us



## 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

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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