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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



MAIN STREET, HORSLEY WOODHOUSE, ILKESTON, DE7

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Useful Information:

- > Attractive Two Double-Bedroomed Terrace Property
- > Ideal First Time Home, No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Off-Road Parking To The Rear Elevation

Property Description

An early viewing is highly recommended of this attractive two double-bedroom inner-terraced property, offering well-presented, modernised and improved accommodation, with the added benefit of no upward chain, making it an ideal choice for a first-time buyer. Situated in a sought-after village location, the property benefits from two reception rooms, a fitted kitchen and a spacious four-piece bathroom suite. Further advantages include off-road parking to the rear, making this an appealing home that combines character with modern convenience. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- two reception rooms having feature log burning stove and fitted kitchen with integrated appliances. To the first floor the passaged landing provides access to two double bedrooms and modern bathroom with a four piece suite. Outside, there is a walled garden to the front and rear garden with gated access to a parking space. Horsley Woodhouse is well situated for local amenities including shops, local village schools, Morley Hayes, Horsley Lodge and Breadsall Priory golf clubs together with access for Belper, Derby and Nottingham respectively and road/transport links.

Room Measurement & Details

Entry: (3'5" x 3'4") 1.04 x 1.02

Living Room: (12'1" x 11'1") 3.68 x 3.38

Sitting Room: (16'4" x 11'1") 4.98 x 3.38

Kitchen: (16'0" x 6'5") 4.88 x 1.96

First Floor Landing: (13'0" x 2'6") 3.96 x 0.76

Bedroom One: (15'1" x 12'0") 4.60 x 3.66

Bedroom Two: (13'2" x 8'1") 4.01 x 2.46

Bathroom: (9'7" x 6'5") 2.92 x 1.96

Outside:

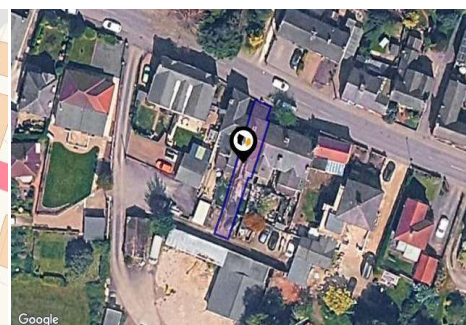
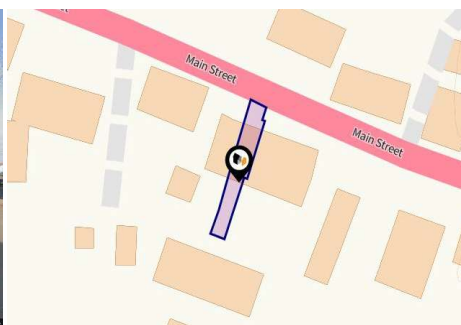
There is a walled garden to the front elevation. An entry to the side elevation leads to the rear garden which is laid mainly to lawn with gated access at the head of the garden providing access to off-road parking for one vehicle.

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.

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,605
Title Number:	DY139525

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)

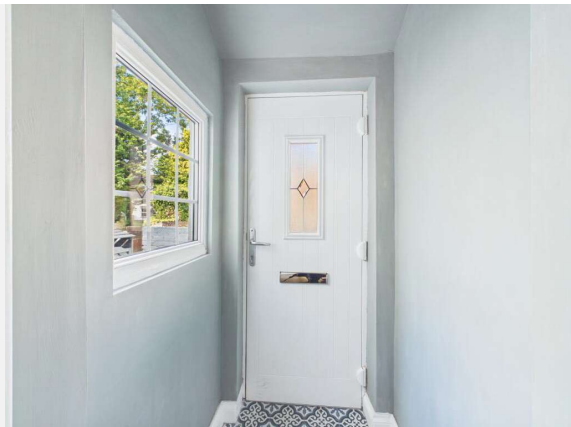
13	80	10000
mb/s	mb/s	mb/s

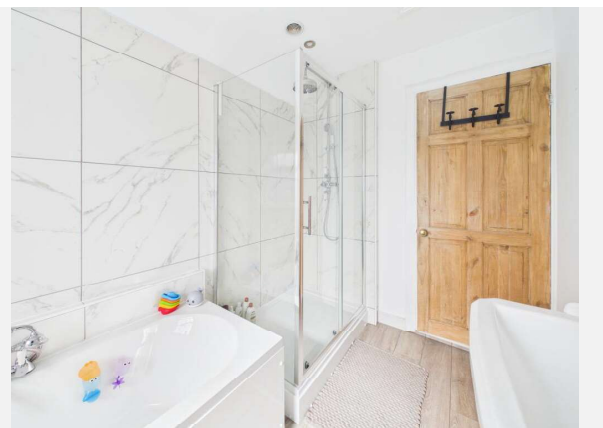
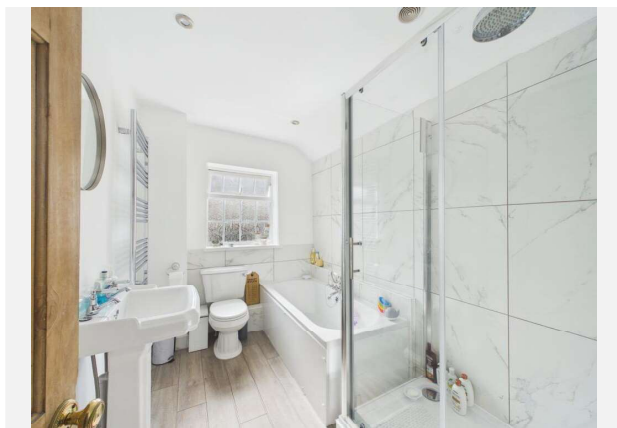
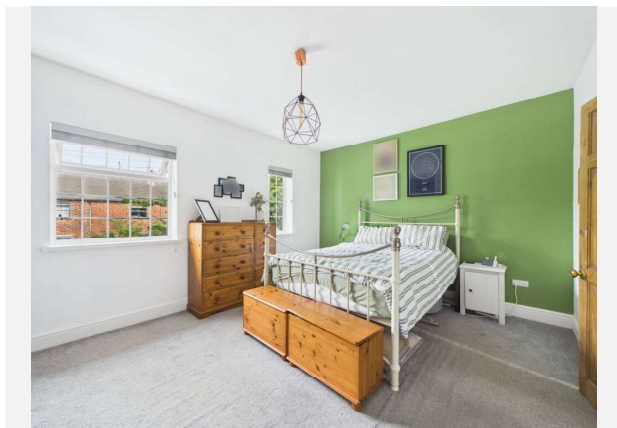
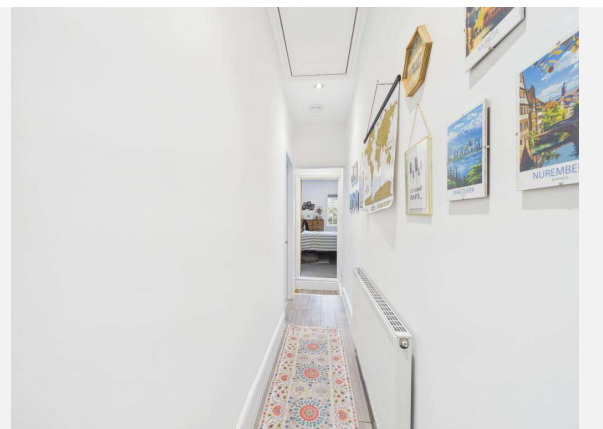
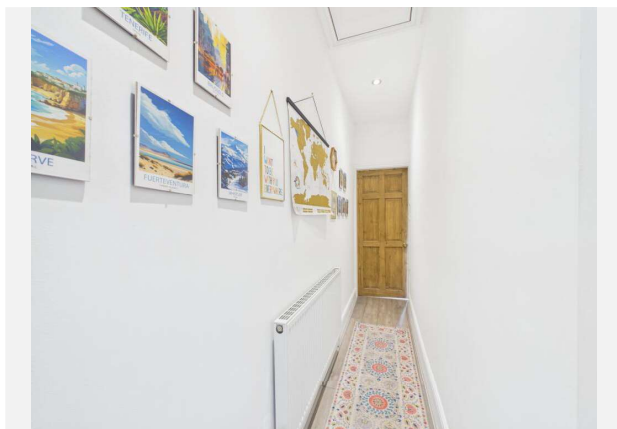
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





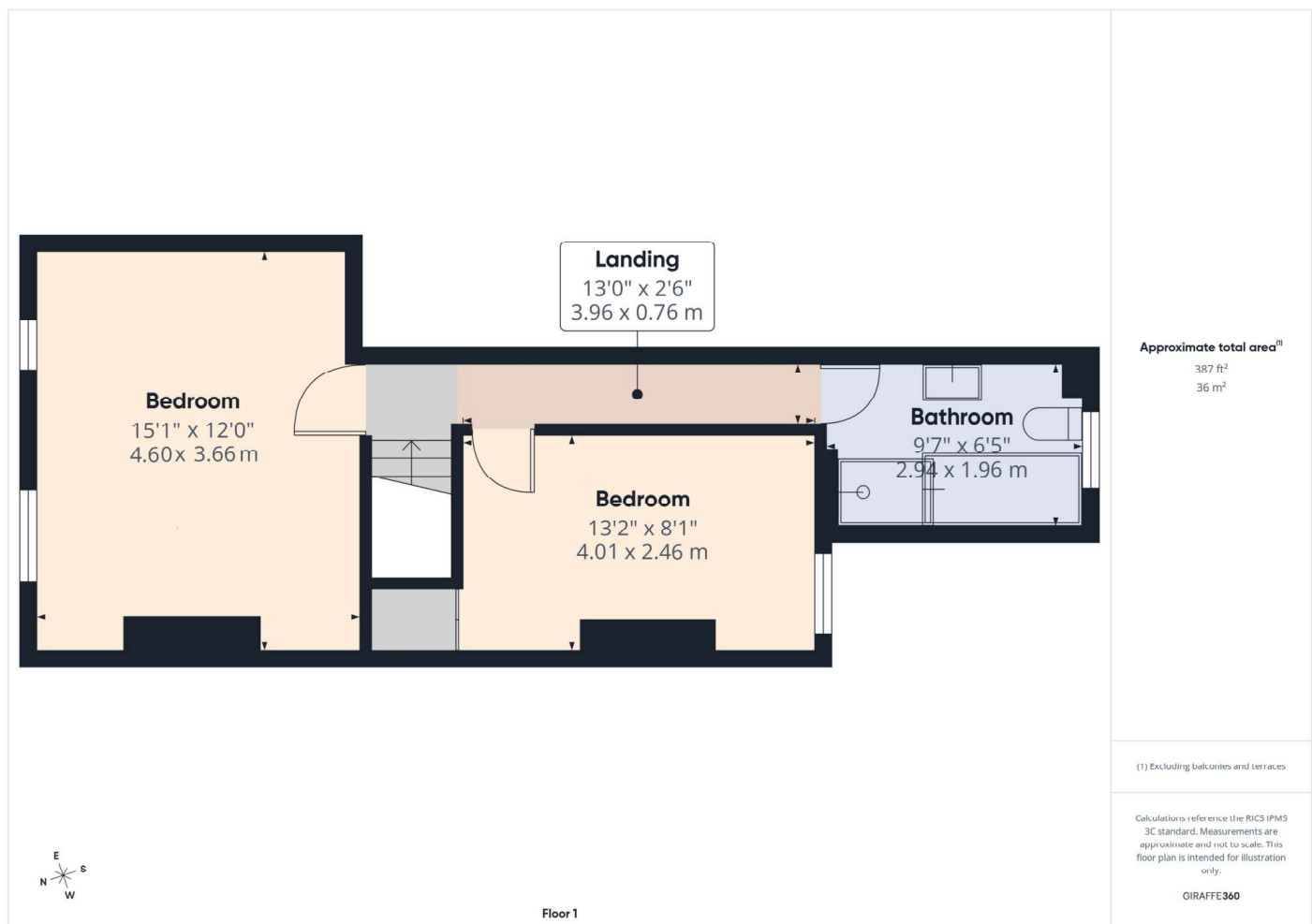




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Property EPC - Certificate



Main Street, Horsley Woodhouse, DE7

Energy rating

D

Valid until 20.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

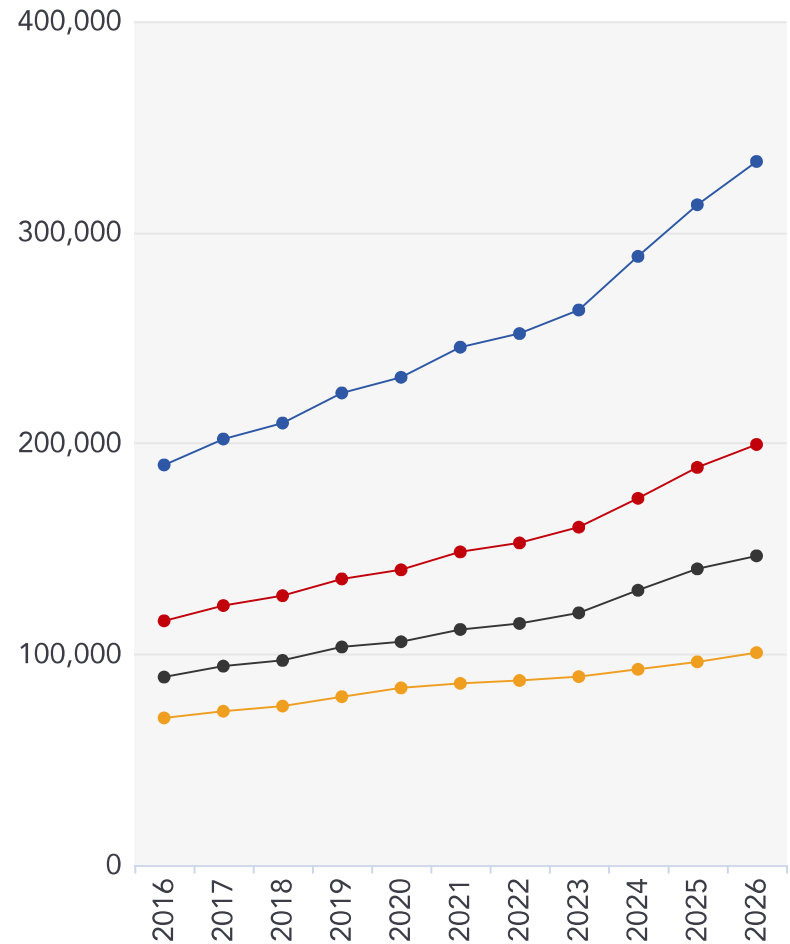
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE7



Detached

+75.8%

Semi-Detached

+72.11%

Terraced

+64.46%

Flat

+44.28%



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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Hannells

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Hannells

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

