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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



SMALLEY MANOR DRIVE, SMALLEY, ILKESTON, DE7

Hannells

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Useful Information:

- > Two-Bedroom Semi-Detached House
- > Well-Maintained And Presented Accommodation
- > EPC Rating TBC, Standard Construction
- > Council Tax Band B, Freehold
- > Landscaped Enclosed Rear Garden

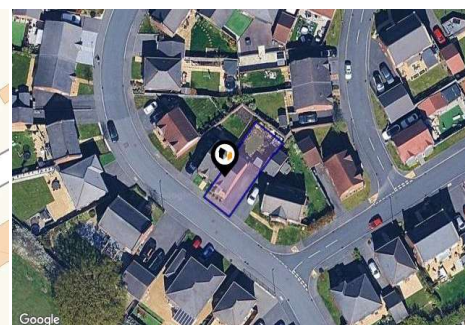
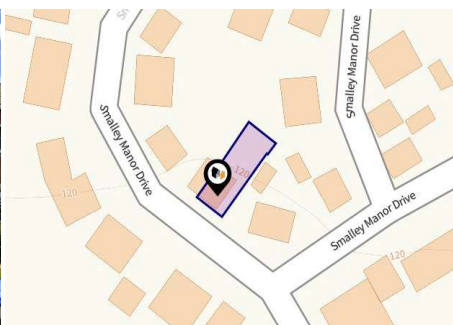
Property Description

This well-presented two-bedroom semi-detached house on Smalley Manor Drive provides an appealing option for first-time buyers, couples or those looking to downsize. Notable features include a driveway, modern kitchen and a particularly well-maintained rear garden. The ground floor accommodation begins with an entrance hallway providing access to a useful cloakroom/WC and the staircase to the first floor. The kitchen is fitted with a range of light-coloured wall and base units, wood-effect work surfaces and an inset gas hob with an extractor above. An integrated oven is also provided, together with space for additional appliances. The living room offers space for both seating and dining furniture, with French doors opening directly onto the rear patio and garden. On the first floor, the landing leads to two bedrooms and the bathroom. Both bedrooms are doubles, with each benefiting from a window providing natural light. The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower above and shower screen, pedestal wash basin and WC. Outside, the property has a small planted frontage, while a driveway to the side provides off-road parking. The enclosed rear garden is a notable feature of the home and has been carefully landscaped with a central lawn, established flower beds, shrubs and climbing plants. Paved seating areas offer space for outdoor furniture, while French doors provide a convenient connection to the living room.

Room Measurement & Details

Hallway: (10'7" x 3'7") 3.23 x 1.09
Cloaks/WC: (5'6" x 2'10") 1.68 x 0.86
Kitchen: (10'8" x 5'7") 3.25 x 1.70
Living Room: (14'8" x 12'9") 4.47 x 3.89
Landing: (9'9" x 3'7") 2.97 x 1.09
Bedroom: (12'9" x 7'7") 3.89 x 2.31
Bedroom: (12'6" x 7'8") 3.81 x 2.34
Bathroom: (8'0" x 5'11") 2.44 x 1.80

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.



Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.04 acres
Year Built :	2016
Council Tax :	Band B
Annual Estimate:	£1,873
Title Number:	DY501156

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)

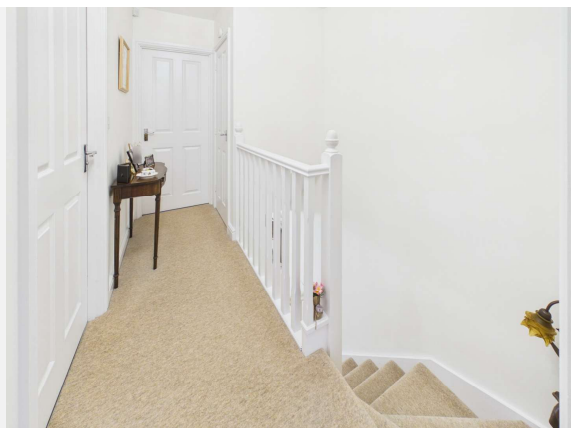
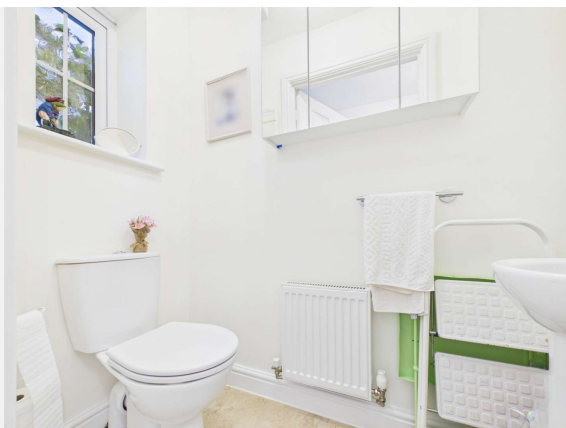
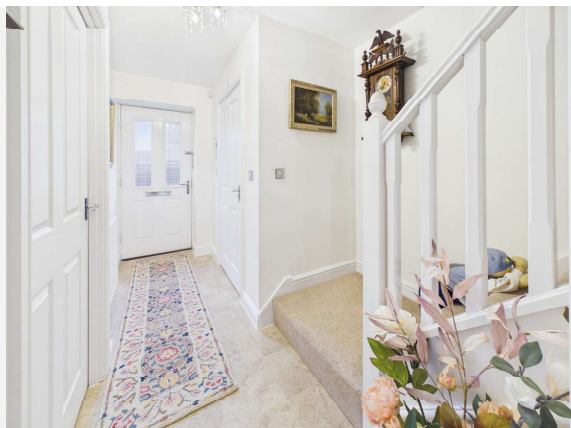
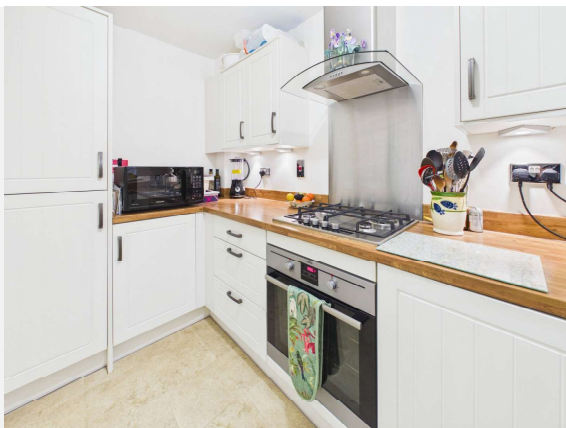
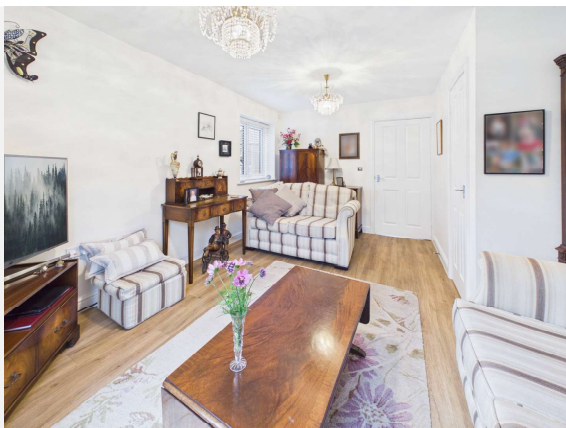
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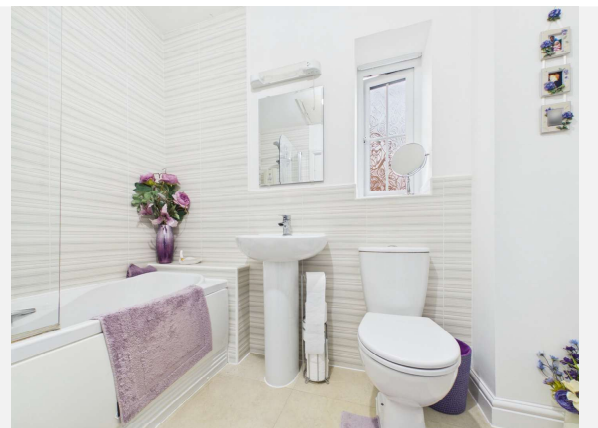
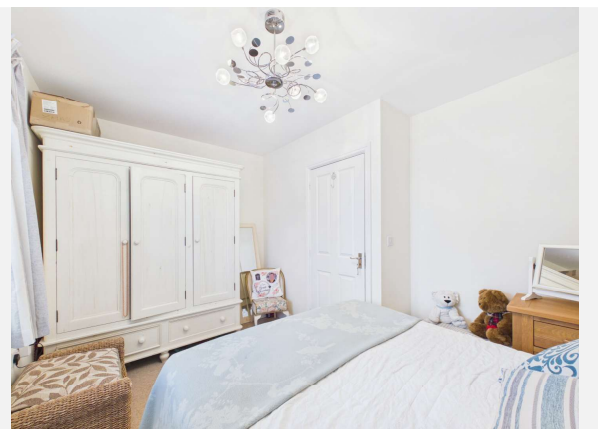
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

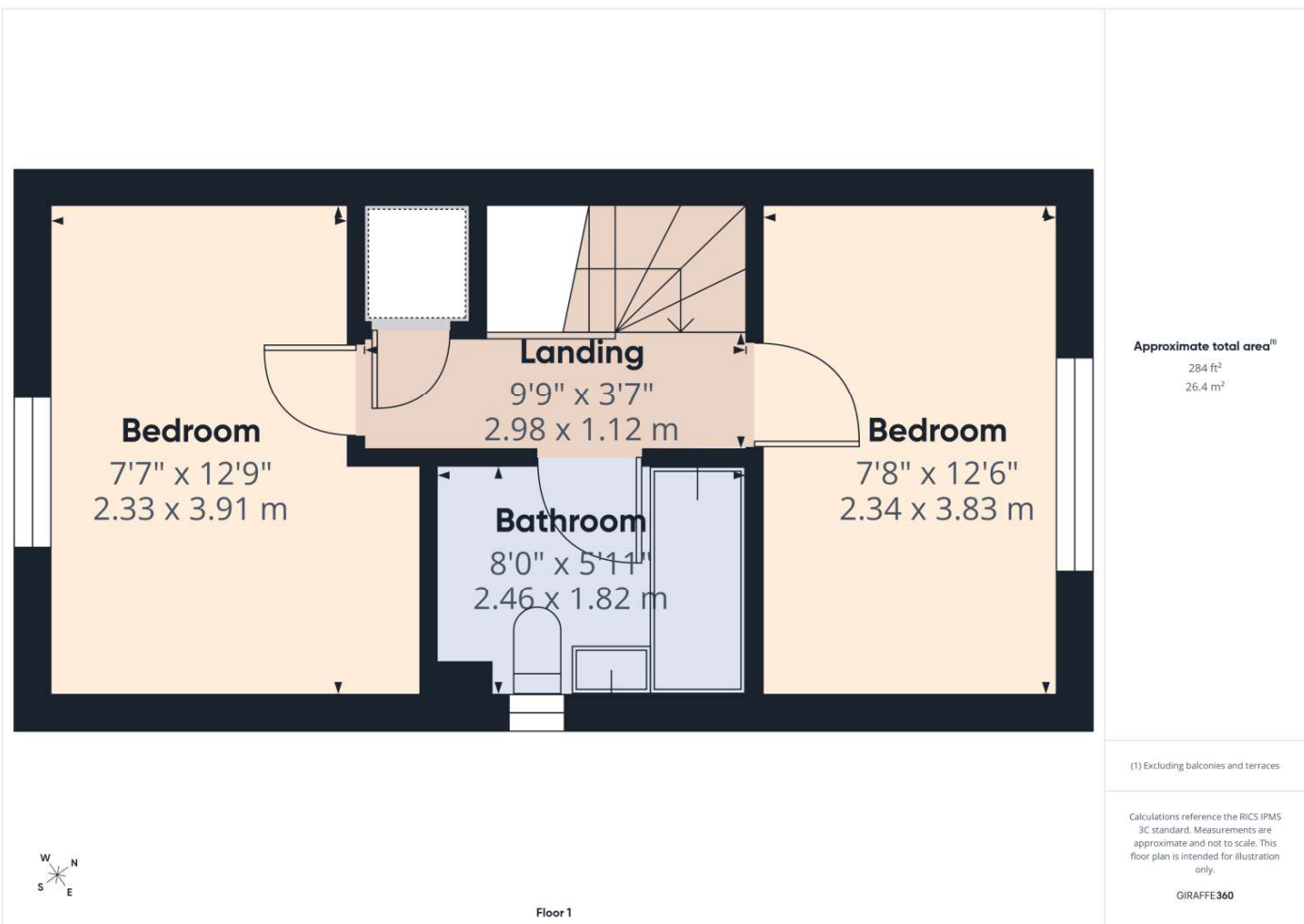




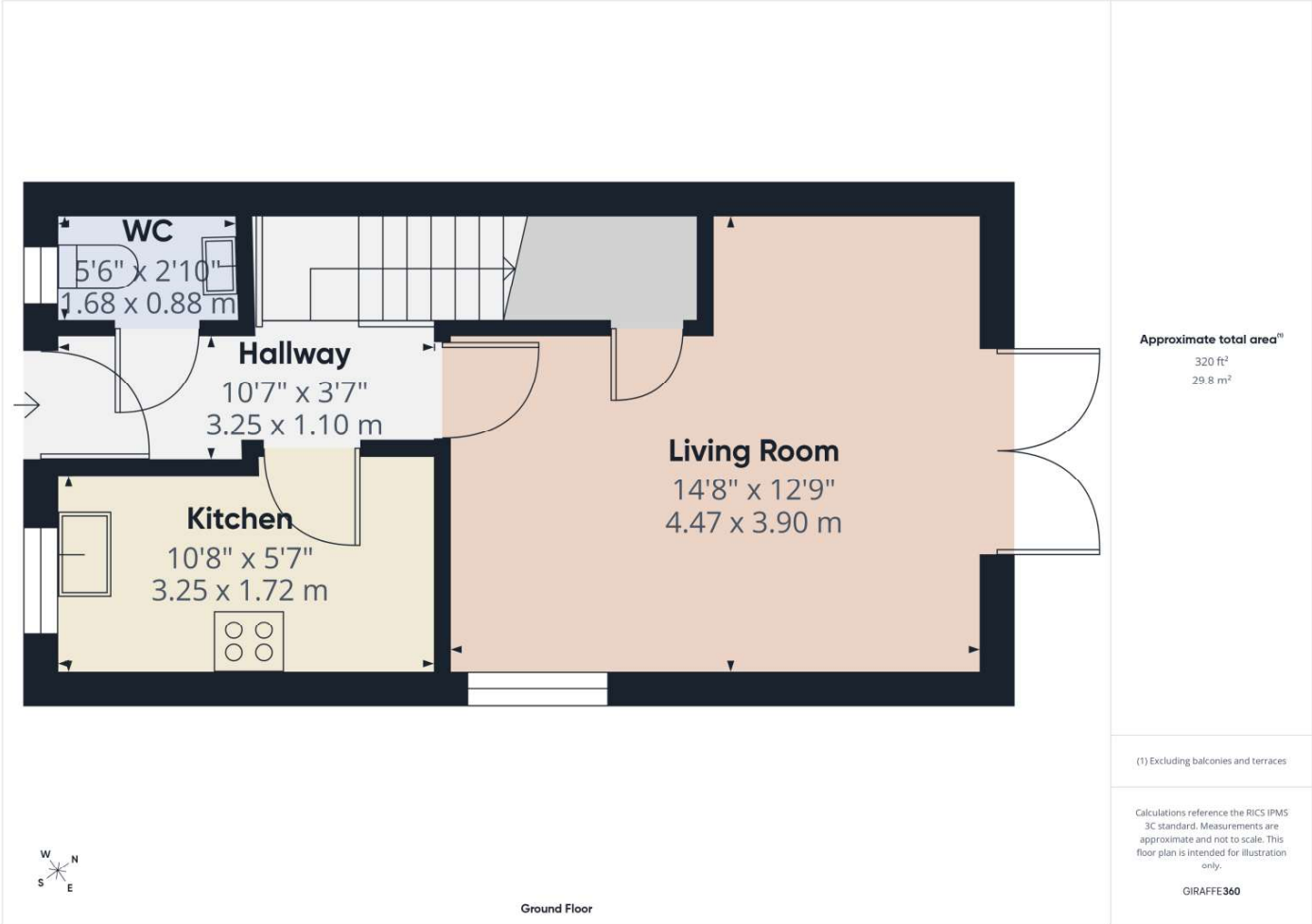




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As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

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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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