



Hobson Drive,  
Spondon, Derby  
DE21 7TU

**£429,500 Freehold**



THIS IS A SPACIOUS FOUR DOUBLE BEDROOM PROPERTY WHICH IS SITUATED ON A GOOD SIZE PLOT WITH PRIVATE, SOUTHERLY FACING GARDENS TO THE REAR.

Robert Ellis are pleased to be instructed to market this four double bedroom detached property which is situated within this established development on the outskirts of Spondon village. The property is well placed for easy access to Derby city centre and the surrounding areas and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. There are a number of local amenities provided in Spondon and nearby Borrowwash where there is an Asda store and Co-op convenience store in Borrowwash and other retail outlets at Pride Park as well as all those found in Derby city centre.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the accommodation includes an open porch leading through the front door to the reception hallway which has a ground floor w.c. off and a door leading to the main lounge which has a bay window to the front and a feature brick chimney breast incorporating a log burning stove and from the lounge there are double opening doors leading into the separate dining room. The breakfast kitchen is well fitted with white gloss finished units and has an internal door leading to the garage which could possibly be converted into another room if required by a new owner. To the first floor the spacious landing leads to the four good size bedrooms, the master bedroom having an en-suite shower room and there is then the main family bathroom which has a white three piece suite. Outside there is the integral garage which has a double width driveway at the front, lawned garden with borders to two sides and a gate on the right leads to a path which takes you down the side of the property to the rear. The rear garden is an important feature of this lovely home with a large patio extending across the rear of the house, a lawn, beds at the bottom of the garden, a wooden shed is included in the sale and the garden is kept private by having good quality fencing to the three boundaries.

Spondon has an Asda store and other retail outlets in the village centre with there being a Co-op store in nearby Borrowwash where there is also a Bird's bakers, a well regarded butcher, fishmongers and Pride Park is only a few minutes drive away where there is a Sainsbury's, Costco and many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities, walks in the nearby surrounding countryside and Elvaston castle and the transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



## Porch

Open porch which extends across the bay window at the front of the property and there is a panelled front door with an inset double glazed panel and matching side panel leading to:

## Reception Hall

Stairs with balustrade and storage space below leading to the first floor, laminate flooring that extends through into the lounge/sitting room and a radiator in a housing.

## Ground Floor w.c.

Having a low flush w.c. and a corner hand basin with a tiled splashback, radiator and laminate flooring.

## Lounge/Sitting Room

14'10 x 10'3 approx (4.52m x 3.12m approx)

Double glazed bay window to the front, log burning stove set in a feature brick chimney breast with a wooden mantle, brick inset and hearth, radiator, laminate flooring, TV point and double doors leading into:

## Dining Room

10'2 x 10'2 to 9'8 approx (3.10m x 3.10m to 2.95m approx)

Double glazed patio doors leading out to the private rear garden, radiator which will have a fitted housing and laminate flooring.

## Dining Kitchen

14'3 x 12'2 max approx (4.34m x 3.71m max approx)

The kitchen is fitted with white gloss finished units which have brushed stainless steel fittings and includes a 1½ bowl stainless steel sink and drainer with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has drawers, oven, integrated dishwasher, cupboards, fridge and space for an automatic washing machine below, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, double glazed opaque door leading out to the side of the property, internal door to the garage, Karndean style flooring, radiator and recessed lighting to the ceiling.

## First Floor Landing

The spacious landing has an airing/storage cupboard which houses a large hot water storage tank and has shelving and a hatch to the loft.

## Bedroom 1

16' to 13'4 x 9'5 approx (4.88m to 4.06m x 2.87m approx)

The main bedroom has two double glazed windows to the front, two ranges of built-in wardrobes with sliding mirror doors providing hanging space and shelving, laminate flooring, radiator and TV point.

## En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a protective glazed door and side screen, pedestal wash hand basin with a tiled splashback and a mirror to the wall above, low flush w.c., opaque double glazed window, radiator and an X-pelair fan.

## Bedroom 2

14'5 x 8' approx (4.39m x 2.44m approx)

Double glazed window to the front, radiator and laminate flooring.

## Bedroom 3

10' x 8' to 7'6 approx (3.05m x 2.44m to 2.29m approx)

Double glazed window to the rear, radiator and laminate flooring.

## Bedroom 4

10'1 x 9'8 approx (3.07m x 2.95m approx)

Double glazed window to the rear and laminate flooring.

## Bathroom

The main bathroom has a white suite including a panelled bath and tiling to three walls, pedestal wash hand basin with mixer tap and a low flush w.c. with tiling to the walls by the sink and w.c. areas, mirror to the wall next to the bath, opaque double glazed window, recessed lighting to the ceiling, radiator and an X-pelair fan.

## Outside

To the front of the property there is a double width driveway, a lawn with beds to two sides, hedge to the left hand boundary and to the right of the property there is a gate which leads to a path that takes you to the rear garden.

The rear garden is Southerly facing and provides a lovely outdoor area to sit and enjoy during the warmer months. There is a large patio extending across the rear of the property with a pathway leading to a shed which is positioned at the bottom left hand corner of the garden, there is a lawn with planted beds at the bottom and the garden is kept private by having fencing to the boundaries. There is an outside water supply, lighting and external power points provided.

## Shed

9'6 x 7'6 approx (2.90m x 2.29m approx)

The wooden shed is positioned at the bottom of the garden and has a door at the front and window to the side.

## Garage

15'2 x 7'9 approx (4.62m x 2.36m approx)

The integral garage has an up and over door to the front with an internal door leading into the kitchen, a half double glazed door to the side, Ideal Logic wall mounted boiler, there is laminate flooring from when the garage was used as a room, but this could be easily removed or the garage further converted into a room and power and lighting is provided.

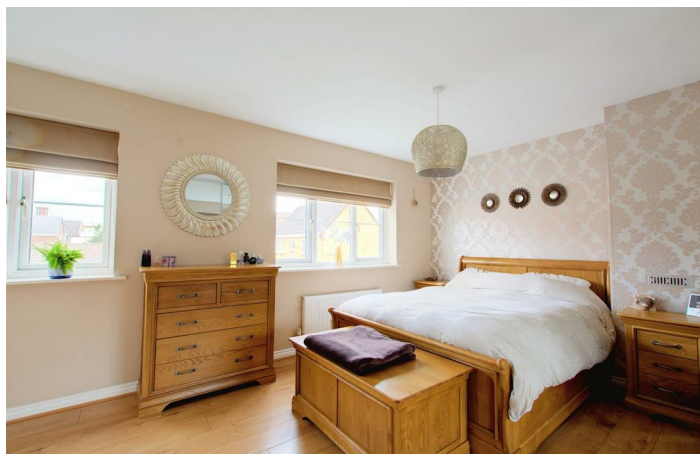
## Directions

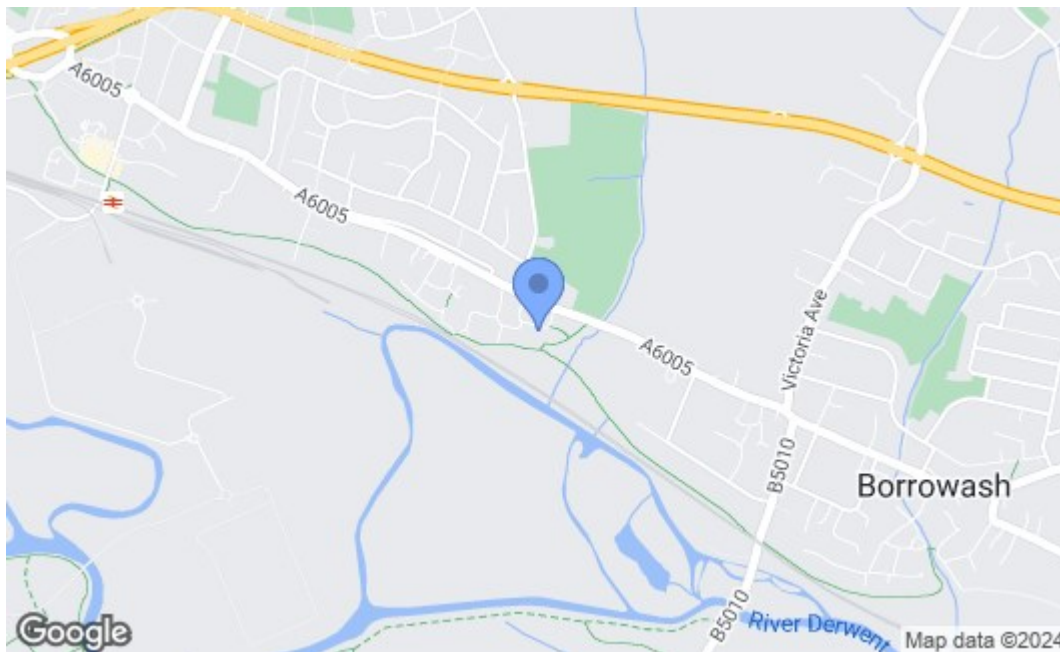
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and Borrowash. Continue along Nottingham Road which then becomes Derby Road and Hobson Drive can be found as a turning on the left hand side.

7489AMMP

## Council Tax

Derby Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.