

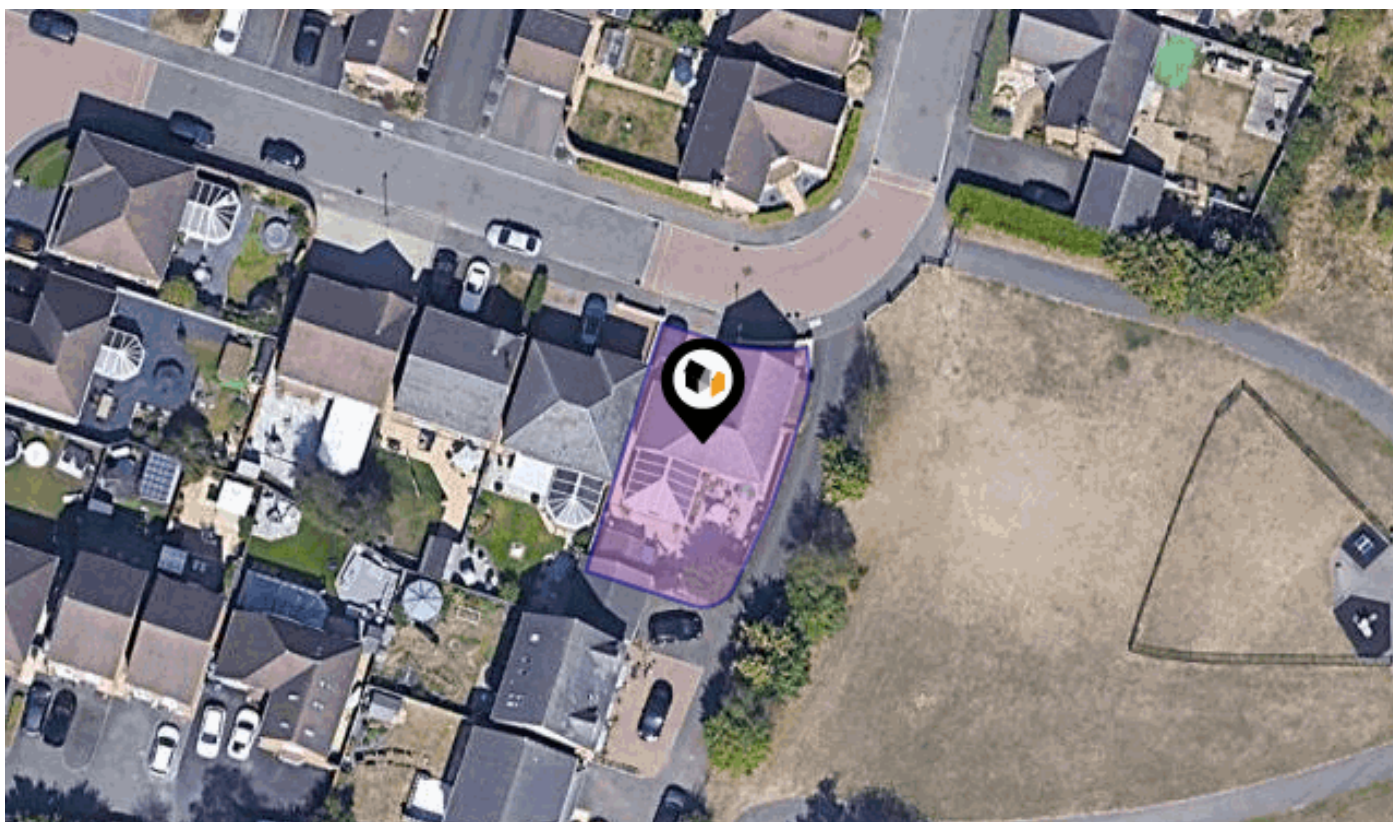


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 12<sup>th</sup> August 2025**



**HOBSON DRIVE, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Particularly Well-Appointed Detached Family Home
- > Ideal Family Home Within Sought-After Development
- > Well Presented Interior, Ample Parking & Garage
- > EPC Rating C, Standard Construction
- > Council Tax Band E, Freehold

Owned by the current owners from new, this superb, four-bedroom detached property is located on a modern development in the sought-after area of Spondon. Perfect for a growing family, the property boasts a well-presented interior and features ample off road parking with an integrated garage and EV car charging point, a low maintenance, private rear garden, uPVC double glazing and gas central heating! In brief, the accommodation comprises; Entrance hallway with an understairs storage cupboard, a downstairs cloakroom/WC, a spacious lounge with a bay window, dining room, a fitted breakfast kitchen with a separate utility and a conservatory overlooking the rear garden. To the first floor are four bedrooms with two of the bedrooms having en-suite shower rooms, a first floor landing having access to a sizable boarded loft and a family bathroom having a three piece suite. At the front of the property is a block paved driveway providing off road parking together with an EV car charging point and integral garage having tiled flooring, plumbing for hot and cold water and fan heater. To the rear is a private and enclosed garden laid with patio paving slabs, fenced and walled boundaries and a garden shed. H

Entrance Hallway: (9'0" x 6'2") 2.74 x 1.88

Cloaks/WC: (3'0" x 6'2") 0.91 x 1.88

Living Room: (16'2" x 12'9") 4.93 x 3.89

Dining Room: (8'5" x 9'8") 2.57 x 2.95

Conservatory: (16'1" x 14'3") 4.90 x 4.34

Breakfast Kitchen: (15'10" x 9'8") 4.83 x 2.95

Utility Room: (7'4" x 6'2") 2.24 x 1.88

First Floor Landing: (3'5" x 9'9") 1.04 x 2.97

Bedroom One: (14'2" x 12'11") 4.32 x 3.94

En-Suite Shower Room: (7'4" x 3'9") 2.24 x 1.14

Bedroom Two: (8'9" x 9'9") 2.67 x 2.97

En-Suite Shower Room: (7'4" x 3'10") 2.24 x 1.17

Bedroom Three: (8'4" x 9'7") 2.54 x 2.92

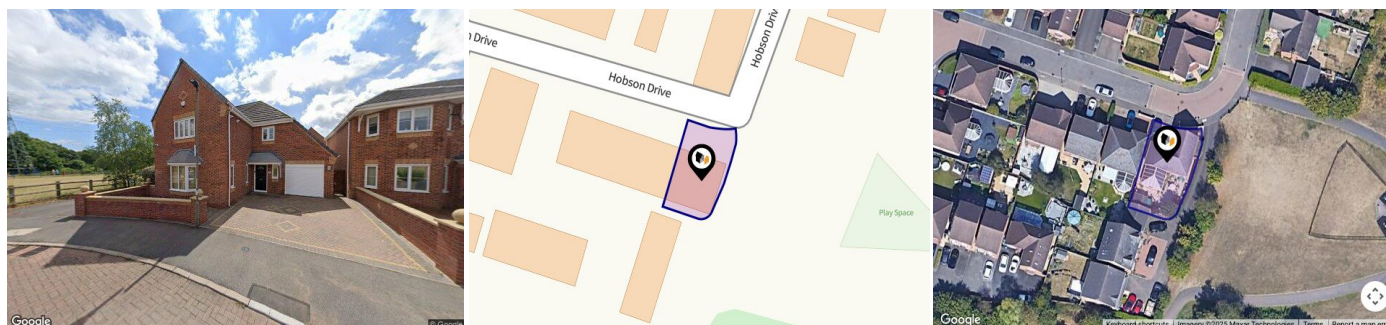
Bedroom Four: (12'1" x 6'6") 3.68 x 1.98

Family Bathroom: (9'3" x 5'7") 2.82 x 1.70

Garage: (8'0" x 16'5") 2.44 x 5.00

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




Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	2006		
Council Tax :	Band E		
Annual Estimate:	£2,684		
Title Number:	DY404584		

## Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>16</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

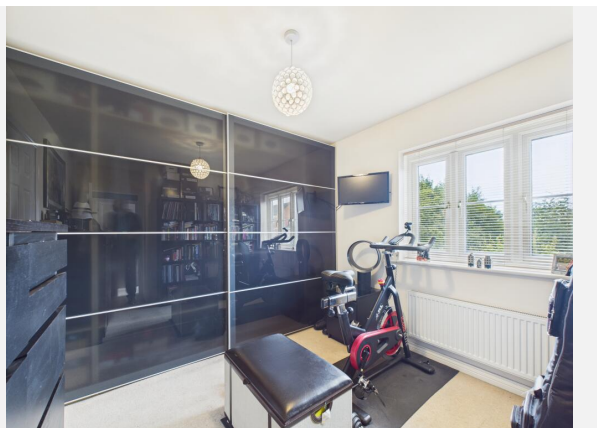
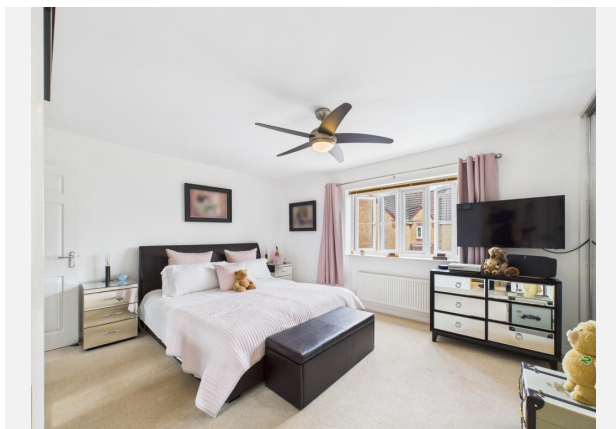


Planning records for: *Hobson Drive, Spondon, Derby, DE21*

Reference - 10/15/01265	
Decision:	Permitted
Date:	12th October 2015
Description:	Formation Of Rooms In Roof Space To Include Insertion Of New Roof Windows









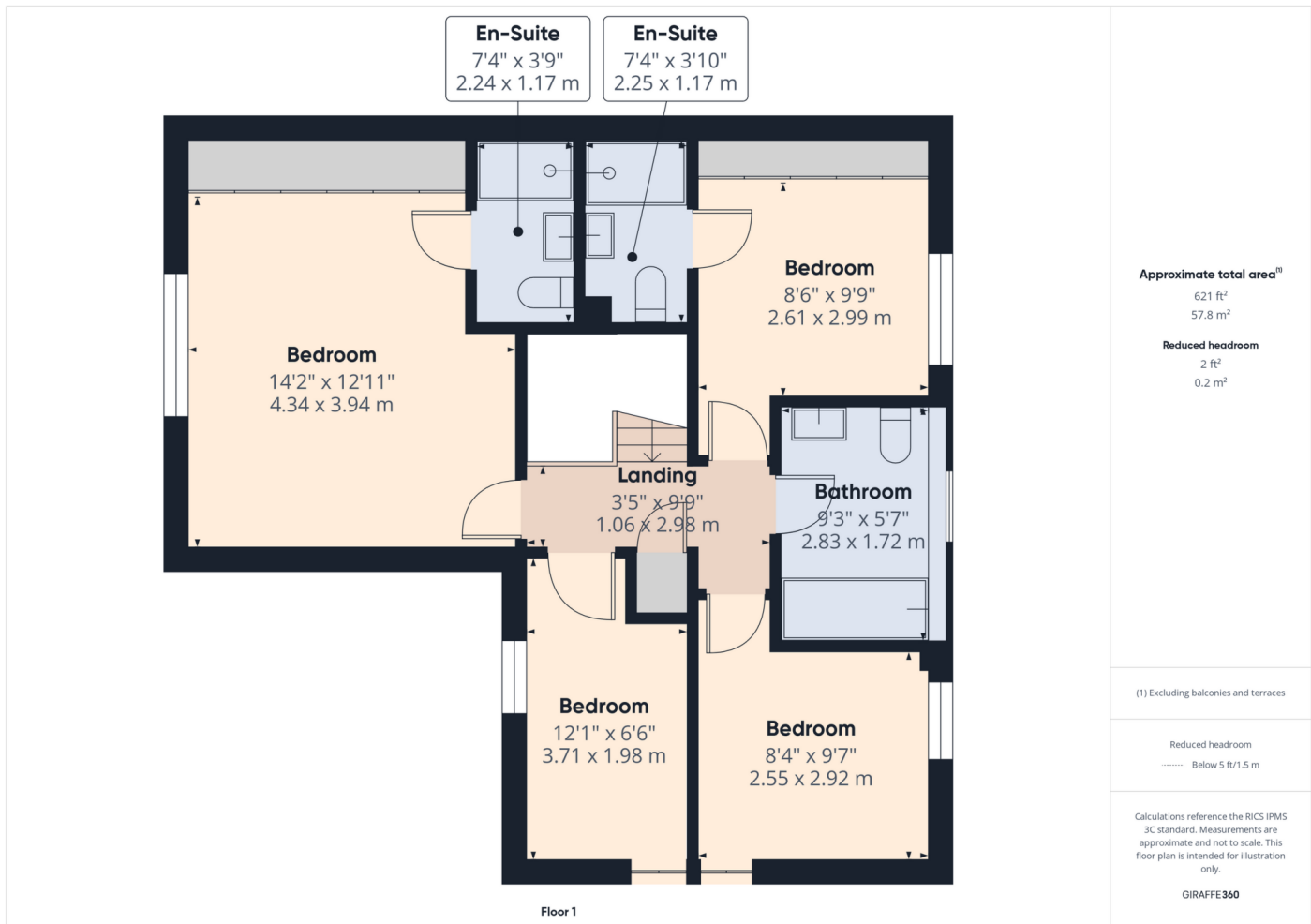


## HOBSON DRIVE, SPONDON, DERBY, DE21

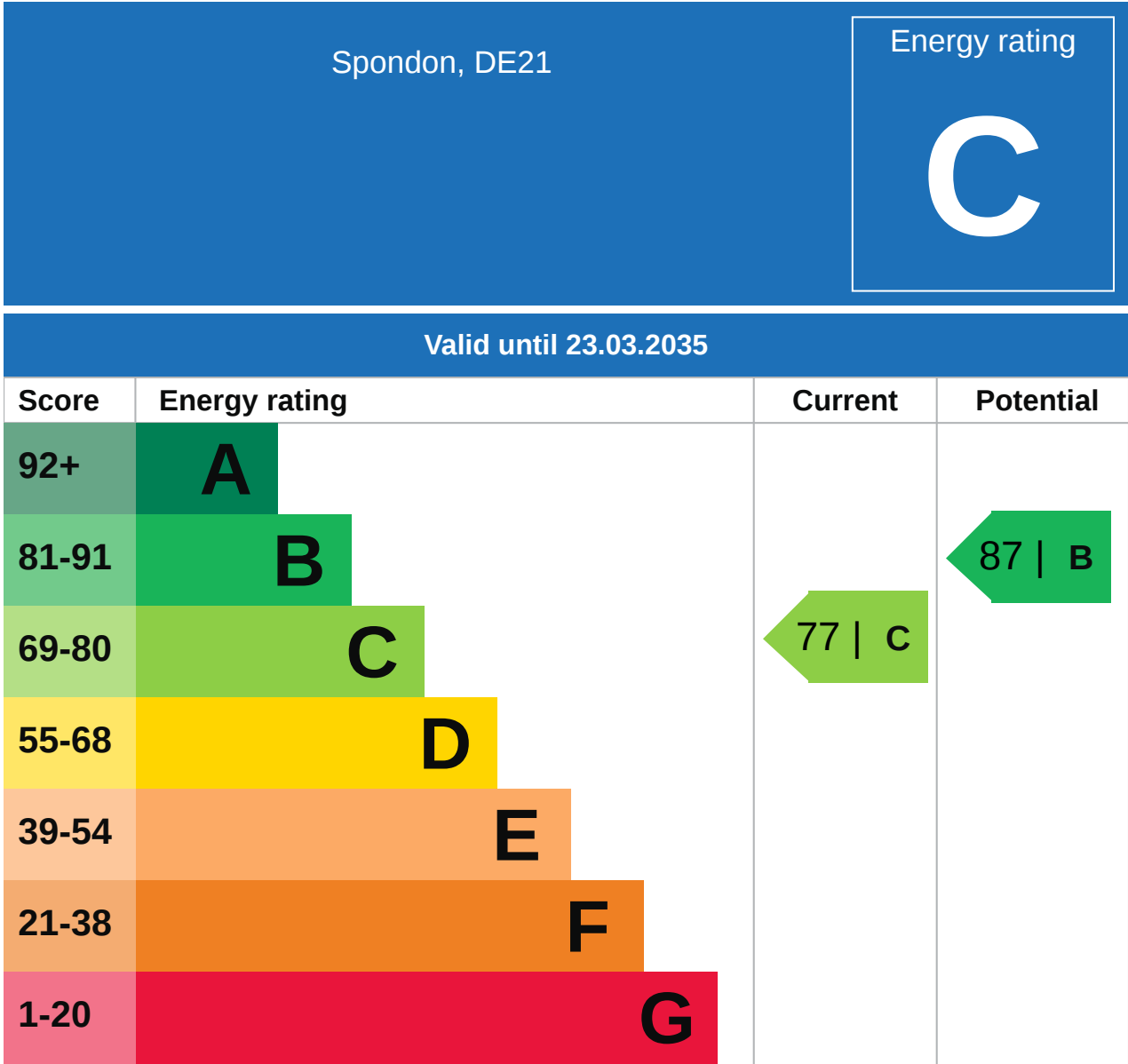




**HOBSON DRIVE, SPONDON, DERBY, DE21**



# Property EPC - Certificate



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	110 m <sup>2</sup>





## 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

## 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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