



**22 Hobson Drive, Spondon
Derby, DE21 7TU**

A very spacious family home which is much larger than average, having four double bedrooms, two en-suite bathrooms, two good size reception rooms and a huge kitchen diner with a separate utility room. There is also a cloakroom WC and a detached double garage, whilst on the first floor the master bedroom has a large walk-in wardrobe in addition to the stylish refitted en-suite shower room. There is also a family bathroom with corner bath and large galleried landing. The house is light bright and airy, has off road parking for two vehicles and a very nice landscaped rear garden. Hobson Drive is located close to Borrowash, with footpaths leading to Elvaston Castle Country Park and bus links to both Derby and Nottingham.



£429,950

Entrance Hallway

Laminated front door to a large central hallway with stairs leading to the first floor, doors leading to all rooms, a central heating radiator, high quality wood effect composite flooring and an under stair storage cupboard

Cloakroom WC

Wash basin in vanity unit, WC, high quality wood effect composite flooring and a central heating radiator.

Sitting Room 19' 3" x 11' 8" (5.86m x 3.55m)

Dual aspect room with UPVC double glazed patio doors to the rear garden and a UPVC double glazed window to the front. There is also a central heating radiator, recent carpet and a TV point.

Second Reception Room 17' 0" x 8' 6" (5.18m x 2.59m)

A light bright and airy room on the corner of the house with two UPVC double glazed windows to the side, one to the front, a central heating radiator, beautiful built in storage units, high quality wood effect composite flooring and a TV point.

Kitchen/Diner 20' 0" x 20' 0" (6.09m x 6.09m)

Fitted with a comprehensive range of base and eye level units with roll edge worktops over, incorporating a 1 & 1/2 bowl stainless steel sink unit with single drainer, an integrated fridge, freezer and dishwasher, central island with a fan assisted stainless steel electric oven and a four-ring gas hob with an extractor hood over. There are also complementary ceramic tiled splashbacks, a central heating radiator, a UPVC double glazed window to rear, a UPVC double glazed bay window to the rear, two UPVC double glazed windows to side and an double glazed laminated back door.

Utility Room 5' 11" x 5' 3" (1.80m x 1.60m)

Fitted base and eye level units including laminate worksurfaces, plumbing for a washing machine, space for a tumble dryer and a wall mounted gas boiler.

Bedroom 1 17' 1" x 10' 11" (5.20m x 3.32m)

Large master bedroom with three UPVC double glazed windows to the front, a central heating radiator and open plan access to the dressing area/walk in wardrobe where there is also a door which leads to the en-suite shower room.

En-suite 6' 11" x 6' 2" (2.11m x 1.88m)

Modern refitted shower room with porcelain floor and wall tiles, a shower cubicle with plumbed shower mixer, pedestal wash basin, WC, a UPVC double glazed window to the side and a heated towel rail.

Bedroom 2 13' 5" x 11' 10" (4.09m x 3.60m)

Double bedroom to the rear of the house. There is a UPVC double glazed window to the rear and access to an en-suite shower room.

En-suite

Three piece suite including a shower cubicle with plumbed shower mixer, a pedestal wash basin and WC. There is also a UPVC double glazed window to the side and a central heating radiator.

Bedroom 3 11' 10" x 9' 7" (3.60m x 2.92m)

Two UPVC double glazed windows to the front and a central heating radiator.

Bedroom 4 11' 0" x 9' 6" (3.35m x 2.89m)

UPVC double glazed window to the rear and a central heating radiator.

Bathroom 9' 5" x 6' 2" (2.87m x 1.88m)

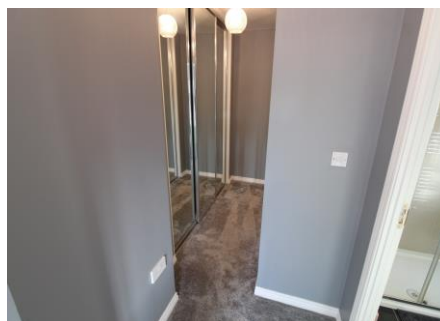
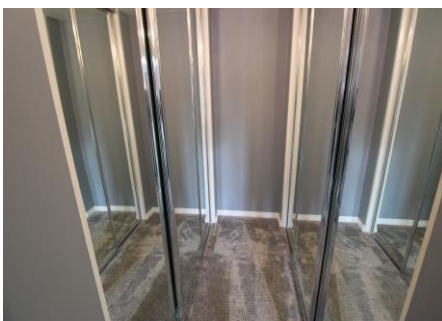
Three piece suite comprising; corner bath, pedestal wash hand basin and close-coupled WC. Ceramic tiled splashbacks, central heating radiator, extractor fan and opaque UPVC double glazed window to rear.

Garage 17' 8" x 17' 4" (5.38m x 5.28m)

Two up and over doors from the driveway, power, lighting and loft storage.

Outside

To the rear of the property is a double tarmac driveway with access to the garage and a gateway leading into the rear of the garden. The rear garden is a nice size, has timber sleeper retaining the surrounding flower beds, a lawn area, a timber summer house and a patio off the sitting room. There is also access along the side of the house to the kitchen back door.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

22 Hobson Drive Spondon DERBY DE21 7TU	Energy rating C	Valid until: 8 November 2031 Certificate number: 0339-4129-0109-0371-1206
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Property type	Detached house
Total floor area	165 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

