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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th August 2026



HOBSON DRIVE, SPONDON, DERBY, DE21

Hannells

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Know any property instantly

- > Superbly Appointed Detached Family Home
- > Deceptively Spacious And Versatile Accommodation
- > Four Reception Rooms and Four Bedrooms (Two With En-Suite Shower Rooms)
- > EPC Rating C, Standard Construction, Council Tax Band F, Freehold

Property Description

A beautifully presented detached family home, offering deceptively spacious and versatile living accommodation that has been much improved. Externally, there is ample off-road parking, a detached double garage and a pleasant rear garden, making this an ideal home for a growing or established family. The accommodation benefits from gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- reception hallway, study, cloaks/WC, living room with feature fireplace and French doors to separate dining room and further internal doors to the family/sitting room with vaulted ceiling and French doors to the rear garden, well-appointed and fitted breakfast kitchen and refitted utility room. To the first floor the landing provides access to four bedrooms, two having stylish refitted en-suite showers rooms and family bathroom. It should also be noted there is a quality fixed loft ladder to boarded loft with light. Outside, the property is set back from the cul-de-sac and is approached via a block paved driveway providing off-road parking together with a detached double garage with electric door, light and power. There is a pleasant, landscaped rear garden, ideal for the entertaining.

Room Measurement & Details

Entrance Hall: (3'2" x 15'3") 0.97 x 4.65
Cloaks/WC: (2'1" x 5'10") 0.63 x 1.78
Study/Office: (7'11" x 10'9") 2.41 x 3.28
Living Room: (11'10" x 17'9") 3.61 x 5.41
Dining Room: (9'4" x 10'2") 2.84 x 3.10
Family/Sitting Room: (16'2" x 11'10") 4.93 x 3.61
Kitchen: (17'2" x 12'7") 5.23 x 3.84
Utility Room: (8'6" x 10'3") 2.59 x 3.12
First Floor Landing: (11'0" x 3'3") 3.35 x 0.99
Bedroom One: (14'9" x 11'7") 4.50 x 3.53
En-Suite Shower Room: (13'3" x 4'6") 4.04 x 1.37
Bedroom Two: (9'6" x 10'10") 2.90 x 3.30
En-Suite Shower Room: (8'7" x 3'7") 2.62 x 1.09
Bedroom Three: (7'7" x 8'4") 2.31 x 2.54
Bedroom Four: (7'7" x 8'5") 2.31 x 2.57
Family Bathroom: (8'4" x 8'6") 2.54 x 2.59
Double Garage: (20'9" x 18'9") 6.32 x 5.71

Please Note:

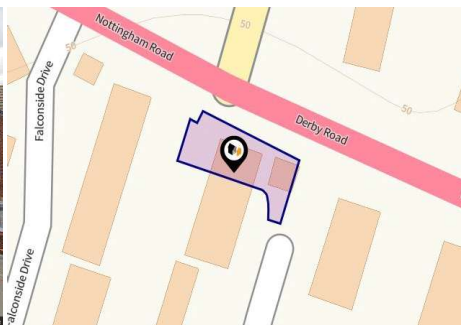
There is a useful fixed wooden loft ladder with boarded roof space and light from the landing.

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 Check

Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,582 ft ² / 147 m ²		
Plot Area:	0.09 acres		
Year Built :	2008		
Council Tax :	Band F		
Annual Estimate:	£3,331		
Title Number:	DY433440		

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)

15	80	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)

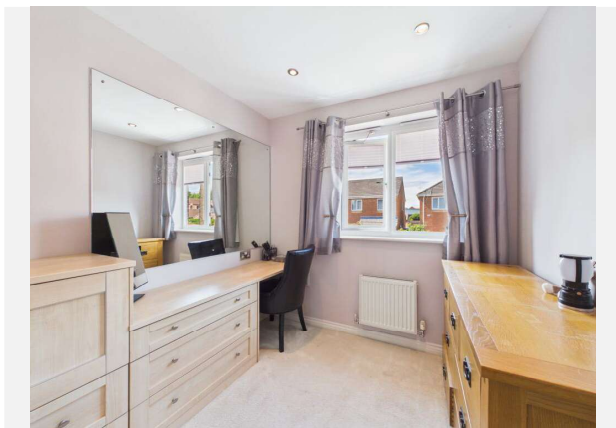
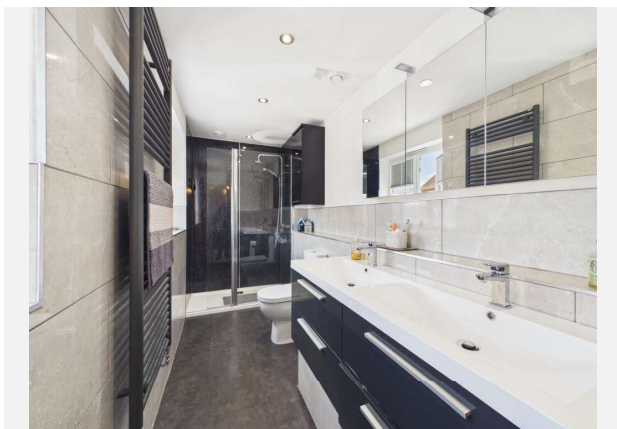


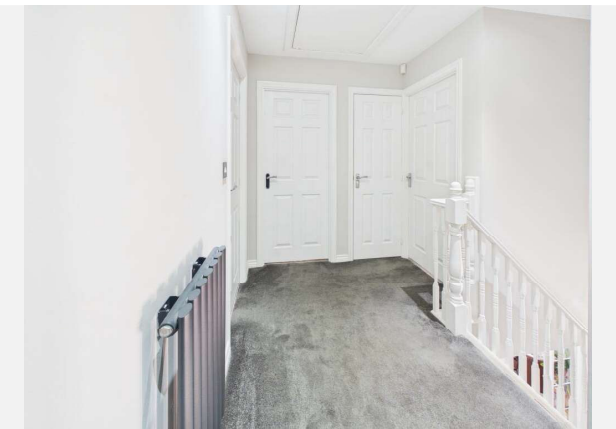
Satellite/Fibre TV Availability:







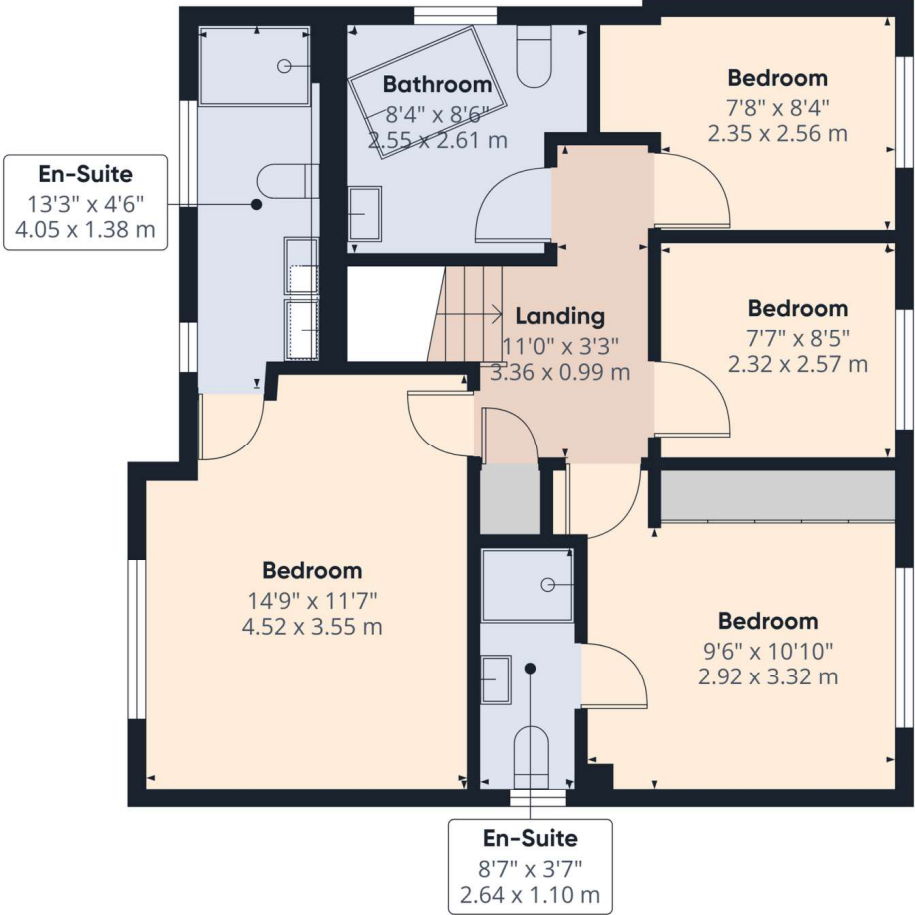




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Approximate total area^m
639 ft²
59.3 m²

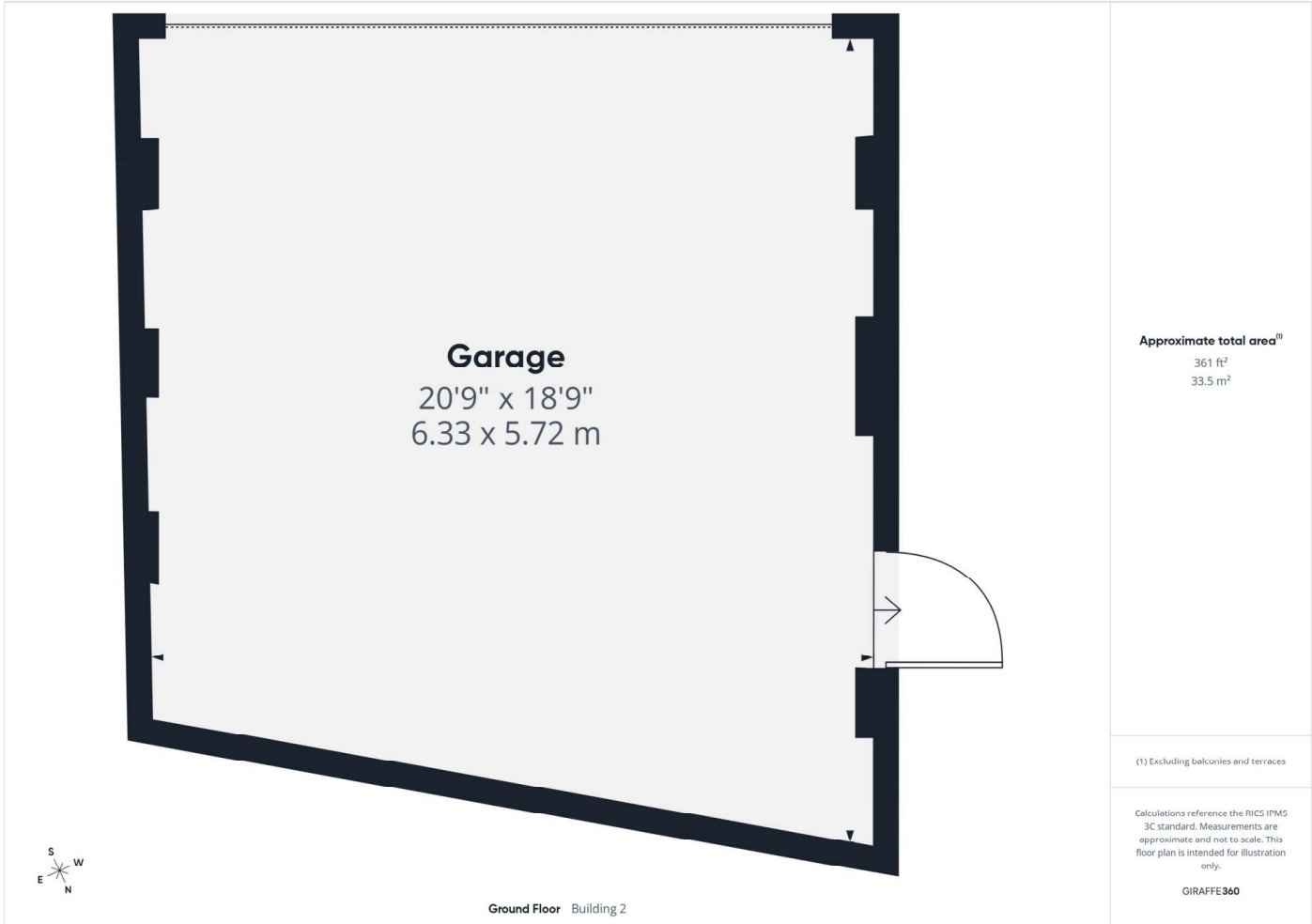
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

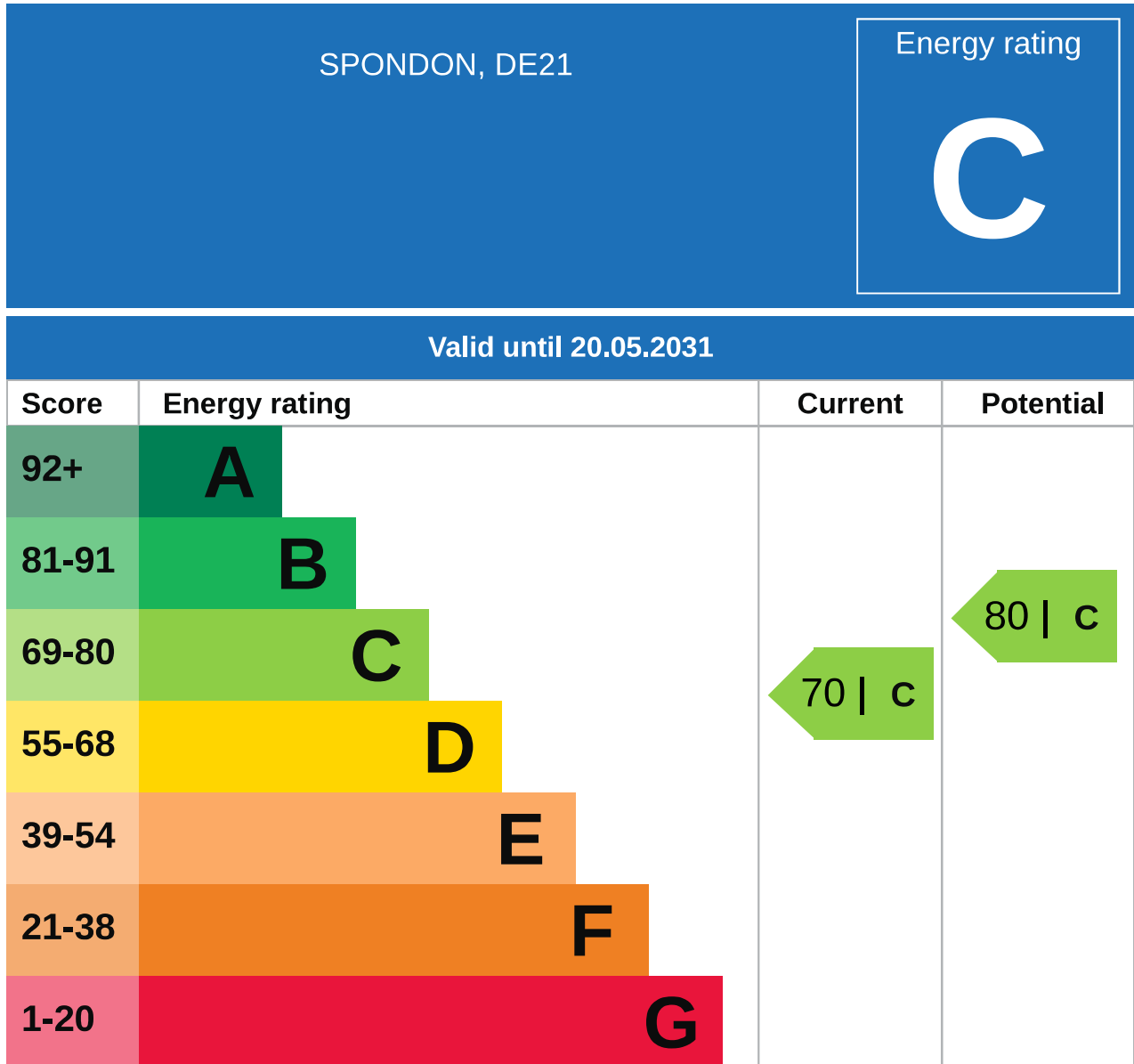
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Floor 1 Building 1

HOBSON DRIVE, SPONDON, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	147 m ²



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

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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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Data Quality

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