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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



HOBSON DRIVE, SPONDON, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Spacious Five Bedroom Detached Family Home
> Well-Presented Interior, Ample Parking & Garage
> Two En-Suites And Family Bathroom
> EPC Rating C, Standard Construction
> Council Tax Band E, Freehold

Property Description

Viewing is recommended of this five-bedroom detached house on Hobson Drive offering well-presented accommodation across three floors, with a driveway and garage to the front and a garden to the rear. The ground floor includes a separate living room and dining room, a breakfast kitchen, utility room and conservatory, while the first floor has two en-suite shower rooms in addition to the family bathroom. The entrance hall leads into the living room, where a bay window overlooks the front and a fireplace provides a focal point. The separate dining room has glazed doors opening through to the conservatory, which overlooks the rear garden and has a door outside. The breakfast kitchen is fitted with a range of units and a breakfast bar. A separate utility room provides further storage and a sink, and there is also a ground-floor WC. On the first floor are four bedrooms, a family bathroom and two en-suite facilities. One of the larger bedrooms has fitted sliding wardrobes, while the remaining rooms offer a range of sizes. The first-floor landing also gives access to the stairs leading to the second floor. The second floor comprises a further bedroom and landing, completing the five-bedroom accommodation. Outside, the front driveway provides off-road parking and access to the garage. To the rear, the garden includes a lawn, paved seating area and raised planting bed.

Room Measurement & Details

Entrance Hallway: (9'2" x 6'2") 2.79 x 1.88
Cloaks/WC: (6'3" x 3'0") 1.91 x 0.91
Living Room: (16'3" x 12'8") 4.95 x 3.86
Dining Room: (9'8" x 8'6") 2.95 x 2.59
Breakfast Kitchen: (15'11" x 9'8") 4.85 x 2.95
Utility Room: (7'2" x 6'2") 2.18 x 1.88
Conservatory: (10'9" x 9'11") 3.28 x 3.02
First Floor Landing: (9'7" x 3'7") 2.91 x 1.10
Bedroom One: (14'5" x 13'0") 4.39 x 3.97
En-Suite Shower Room: (7'4" x 3'10") 2.23 x 1.17
Bedroom Two: (10'7" x 9'9") 3.22 x 2.98
En-Suite Shower Room: (7'3" x 3'10") 2.21 x 1.16
Bedroom Three: (9'8" x 8'7") 2.95 x 2.61
Bedroom Four: (12'2" x 6'6") 3.71 x 1.97
Family Bathroom: (9'4" x 5'9") 2.85 x 1.76
Second Floor Landing: (7'10" x 7'9") 2.40 x 2.35
Bedroom Five: (13'3" x 7'10") 4.03 x 2.39
Garage: (16'8" x 7'7") 5.08 x 2.31

Buyer Information:

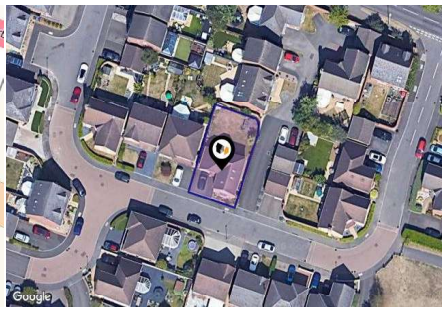
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These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make repre

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,560 ft^2 / 145 m^2		
Plot Area:	0.07 acres		
Year Built :	2006		
Council Tax :	Band E		
Annual Estimate:	£2,818		
Title Number:	DY398298		

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)

14 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗

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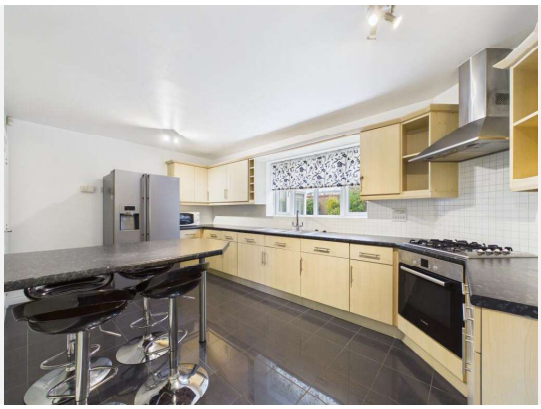
Gallery
Photos





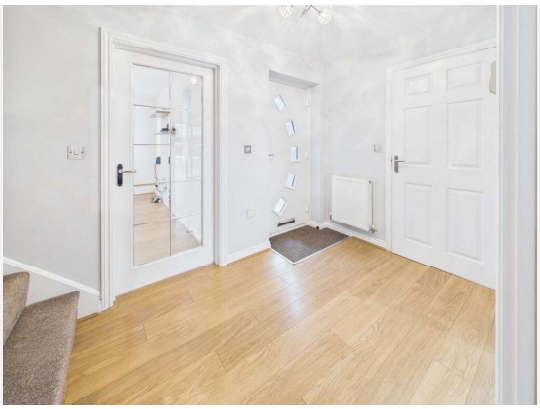






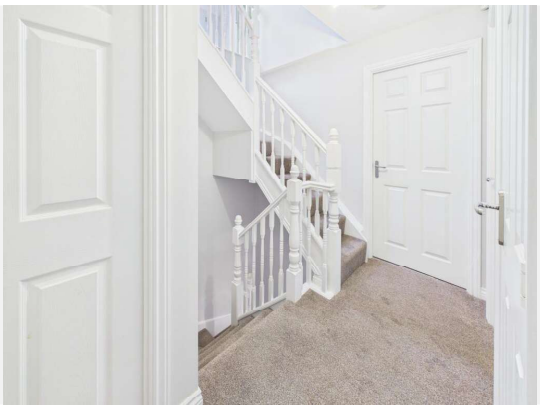


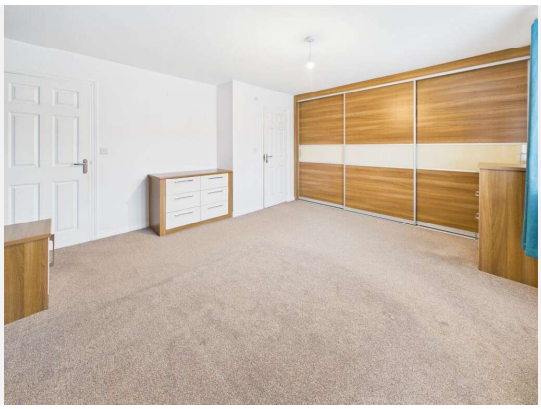


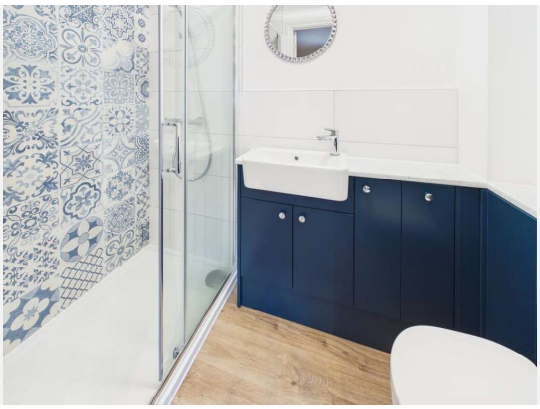


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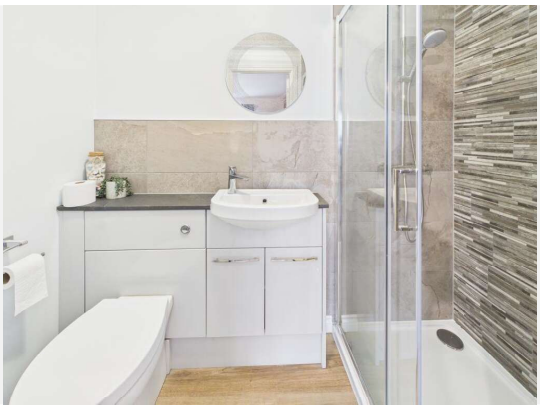
















Gallery
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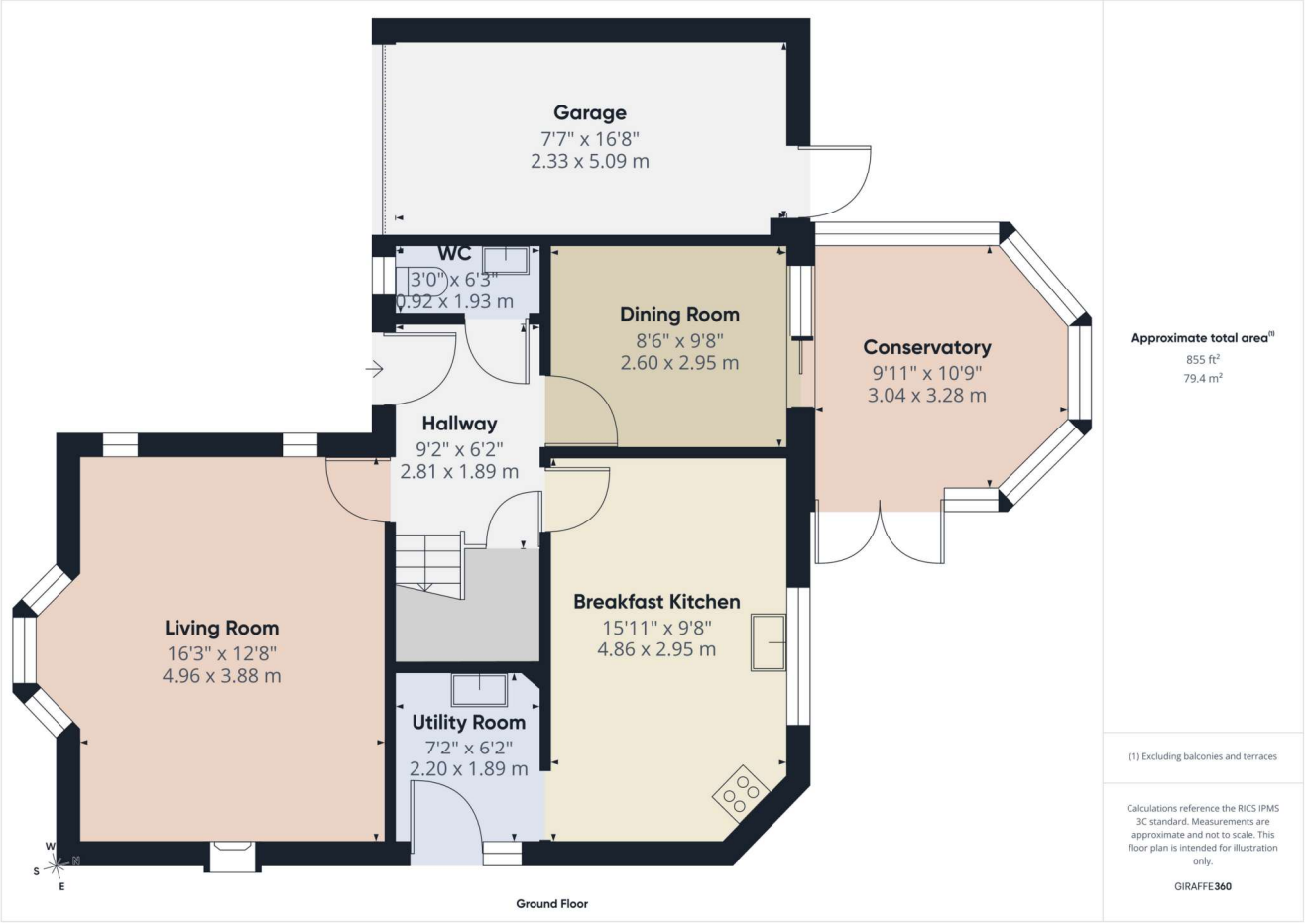




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Gallery
Floorplan

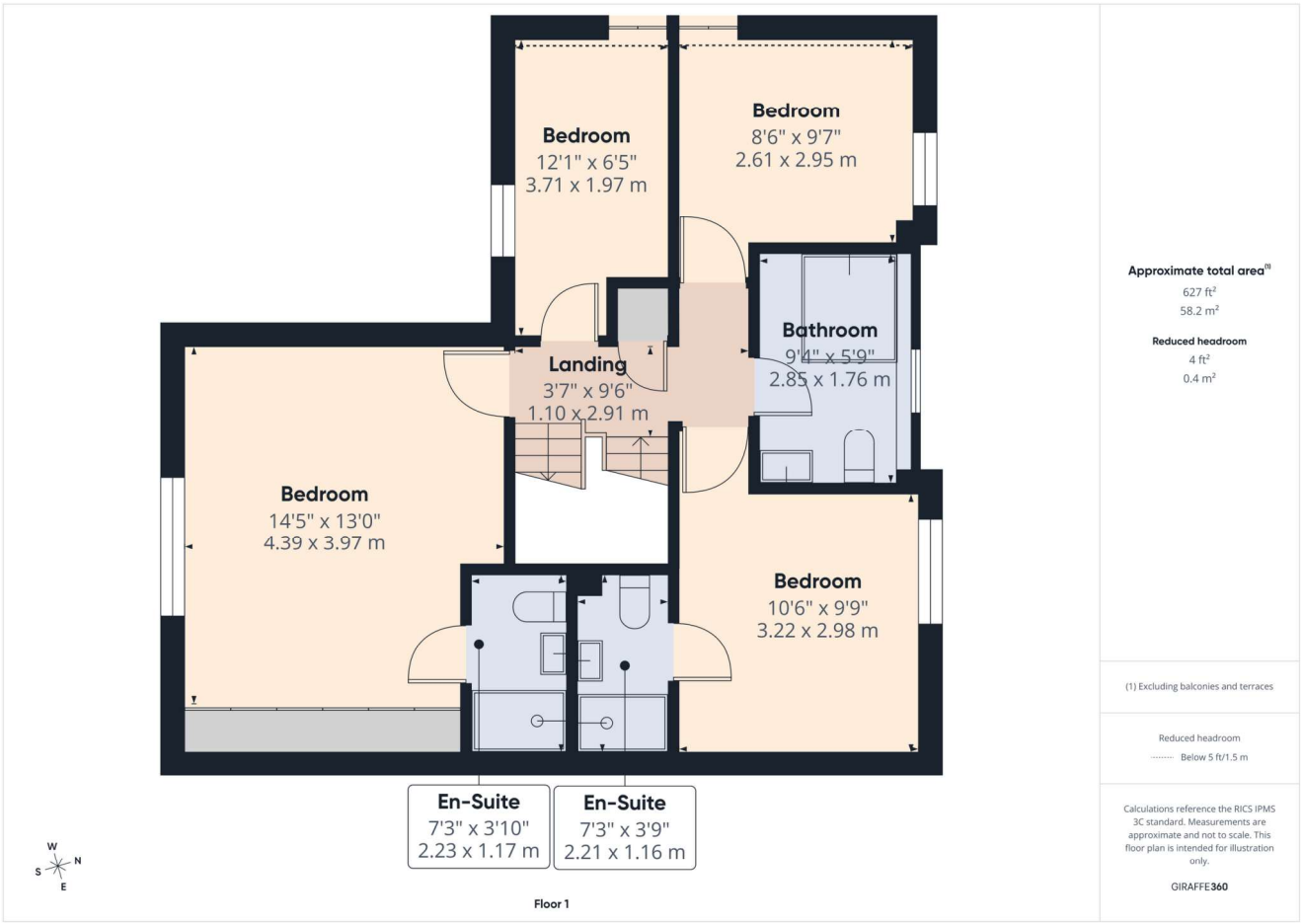
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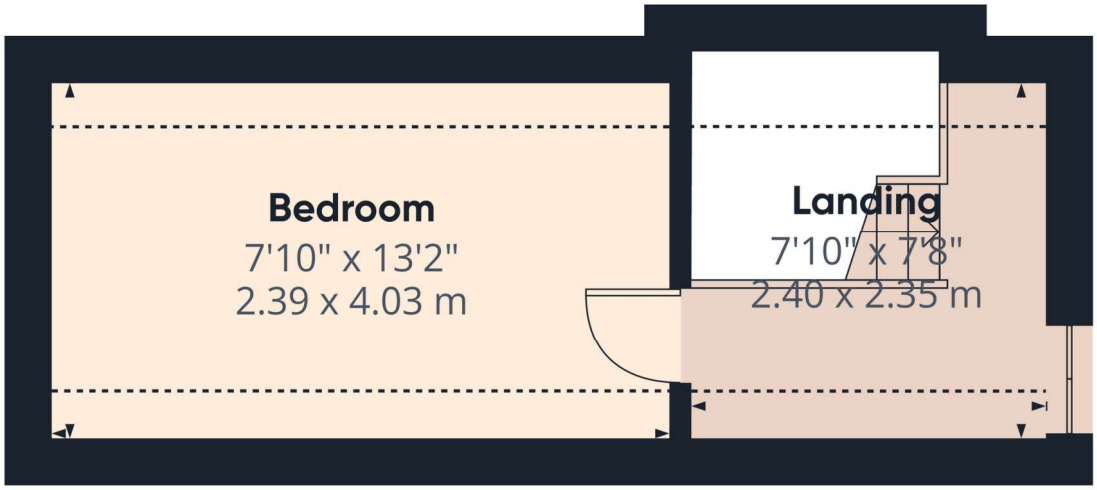
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Floorplan

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Floor 2

Approximate total area(1)
140 ft²
13 m²

Reduced headroom
35 ft²
3.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Property
EPC - Certificate

Hobson Drive, Spondon, DERBY,

Energy rating

C

Valid until 06.07.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		1 | G

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	130 m^2

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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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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.

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Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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