



Pump Lane, Doveridge, Derbyshire



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£375,000



## Key Features

- Deceptively Spacious Individual Home
- Highly Regarded Village Location
- Extensive Versatile Accommodation
- Three Double Bedrooms
- Large Garage & Workshop
- Landscaped Rear Garden
- EPC rating TBC
- Freehold





Situated in the delightful semi rural village of Doveridge this individual detached home residence is worthy of an internal inspection in order to appreciate the extent of accommodation on offer. The quality built home offers versatile accommodation whilst dated provides lots of space and great potential. Fired by an oil fired central heating system and with double glazing the home in brief comprises: - entrance porch, good sized entrance hall, large rear sitting room with substantial rear extension offer, large breakfast kitchen, utility, guest cloak room, separate dining room and a large master bedroom and bathroom. On the first floor are two further large double bedrooms together with shower room. Outside to the front is a deep mainly hard landscaped fore garden with an adjacent driveway leading to a large garage and workshop beyond. To the rear is a lovely mature private garden with separate vegetable garden.

#### Accommodation In Detail

Upvc double glazed entrance door leading to:

#### Entrance Porch 2.02m x 1.23m (6'7" x 4'0")

having Upvc double glazed window to front elevation, attractive stone panelling to wall and fluted glazed door leading through to:

#### Impressive Entrance Hall 3.66m x 2.77m (12'0" x 9'1")

having open tread staircase rising to first floor, stripped oak flooring and one double central heating radiator.

#### Large Reception Room 5.95m x 3.62m (19'6" x 11'11")

having feature stone fireplace with inset electric fire surmounted on a quarry tiled hearth with timber mantel over, timber tv plinth and shelving to side of fireplace, two central heating radiators, coving to ceiling, fitted wall light points and archway leading through to:

#### Rear Sitting Area 4.82m x 1.88m (15'10" x 6'2")

having sealed unit double glazed window to side elevation, two double glazed Velux rooflights with integrated blinds and sliding patio doors opening out to the rear garden.

#### Breakfast Kitchen

having a good range of oak fronted base and eye level units with complementary roll edged working surfaces, electric double oven, four ring hob with extractor over, polycarbonate sink and draining unit, plumbing for washing machine/dishwasher, fitted breakfast bar and Velux skylight.

#### Dining Room 3.44m x 3.86m (11'4" x 12'8")

having Upvc double glazed window to front elevation, coving to ceiling, one central heating radiator and range of built-in low level cupboards.

#### Side Lobby 1.28m x 1.6m (4'2" x 5'2")

having range of cupboards and shelving and half obscure glazed door leading through to:

#### Utility Room 3.36m x 1.8m (11'0" x 5'11")

having a range of fitted cupboards, stainless steel sink and draining unit, double glazed window to rear elevation and half glazed stable door to rear.

#### Guest Cloak Room

having low level wc and wall mounted oil fired boiler.

#### Ground Floor Master Bedroom

having Upvc double glazed bay window to front elevation, one double central heating radiator and three double built-in wardrobes with cupboards over.



### **Bathroom** 3m x 1.92m (9'10" x 6'4")

having four piece suite comprising vanity wash basin, low level wc with concealed cistern, panelled bath, over-sized quadrant shower enclosure, obscure double glazed window to side elevation, extensive tiling complement to walls, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

### **On The First Floor**

#### **Landing**

having fitted smoke alarm and sliding door to eaves storage space.

#### **Bedroom Two** 3.42m x 4.2m (11'2" x 13'10")

having double glazed windows to rear and side elevations, built-in storage cupboard, one central heating radiator and access to eaves storage.

#### **Bedroom Three** 3.85m x 4.1m (12'7" x 13'6")

having access to loft space, range of built-in storage cupboards/wardrobes, airing cupboard incorporating lagged hot water cylinder, access to eaves storage and one central heating radiator.

#### **Shower Room**

having suite comprising wall mounted wash basin, low level wc, shower enclosure with fitted electric shower, wall light point, double glazed window to rear elevation and one central heating radiator.



## Outside

To the front of the property a gravelled driveway provides parking for two vehicles and there is a fore garden with mature shrubs and borders. The driveway leads to an attached large garage and workshop. To the rear is a delightful landscaped garden with a large patio area which in turn drops down to a substantial mainly lawned garden with an abundance of mature trees, shrubs, ornamental pond, further rear patio and shed. There is a further piece of ground to the far left hand corner which has been used as a vegetable garden.

## Garage 5.57m x 3.67m (18'4" x 12'0")

having up and over door, electric light and power. There is a partition through to:

## Workshop 4m x 4m (13'1" x 13'1")

having electric, power and lighting.

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

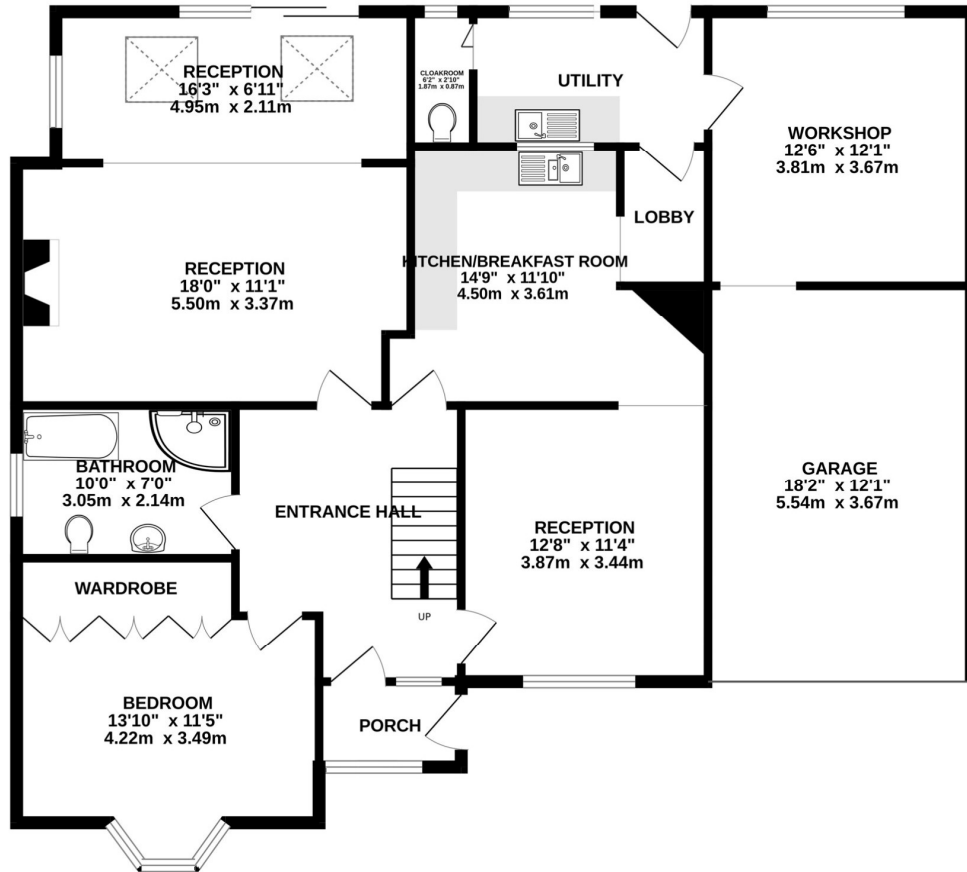
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

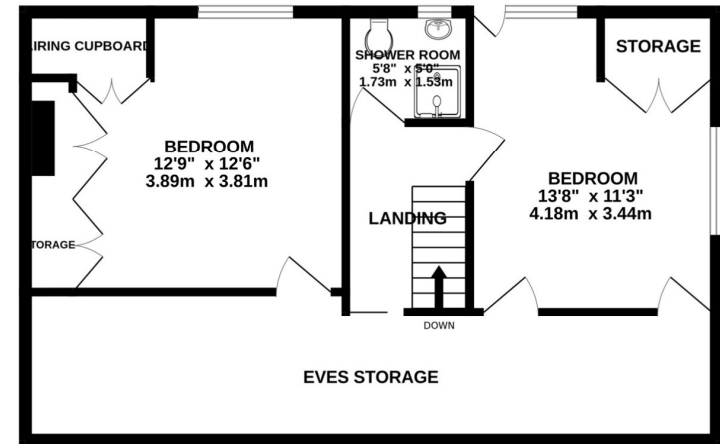
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**GROUND FLOOR**  
1439 sq.ft. (133.7 sq.m.) approx.



**1ST FLOOR**  
615 sq.ft. (57.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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