



3 Bed House - Detached

The Pump House Hazelwood Road, Duffield, Belper DE56 4DQ
Offers Over £650,000 Freehold



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- Detached Home with ' Reverse Living ' – Ideal Choice For Persons Wanting to Downsize
- Ecclesbourne School Catchment Area
- Views Across Duffield – The Chevin, Golf Course & Beyond
- Lounge with Log Burning Stove
- Living Kitchen/Dining/Snug
- Three Bedrooms
- Two Bathrooms
- Sunny Private Gardens
- Generous Driveway
- Garage Space (subject to planning permission)

The Pump House is a unique three bedroom detached cottage – This home is an ideal choice for persons wanting to downsize.

One of the standout features of this property is the stunning views it offers across Duffield, extending towards the picturesque Chevin Golf Course and the surrounding countryside.

The Location

The village of Duffield provides an excellent range of amenities including a selection of shops, schools including the Meadows, William Gilbert primary school and the noted Ecclesbourne secondary school. Local recreational facilities within the village include squash, tennis, cricket, football and the noted Chevin golf course. A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Ground Floor

Storm Porch

With Indian stone paving, outside lights and entrance door with inset window.

Entrance Hall

9'1" x 5'10" (2.78 x 1.80)

With wood flooring, wood skirting boards and architraves, high ceiling, exposed beams and truss, wall lights, radiator, burglar alarm control panel and internal double opening glazed doors.

Cloakroom

8'10" x 5'11" (2.71 x 1.81)

With low level WC, fitted wash basin with fitted base cupboard, high ceiling, exposed beam and truss, useful further storage cupboards providing storage, two wall mounted mirrored medicine cabinets, heated chrome towel rail/radiator, double glazed window, central heating boiler and internal door with chrome fittings.



Lounge

28'1" x 17'0" (8.57 x 5.19)

With feature fireplace incorporating log burning stove with raised tile hearth, wood flooring, vaulted ceiling with exposed beams and trusses, exposed stone walls, fine views across the Derwent valley and beyond, double glazed aluminium bifolding doors opening onto Indian stone patio/terrace area, three radiators, double glazed window, three Velux style windows and illuminated oak staircase with attractive glass balustrade and stairs leading to lower level accommodation.



Living Kitchen/Dining/Snug

27'5" x 10'7" (8.36 x 3.23)



Kitchen Area

With inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching quartz worktops, four ring Neff induction hob with concealed extractor hood, built-in Bosch electric fan assisted oven, built-in Bosch combination microwave oven, integrated Neff fridge/freezer, integrated Neff dishwasher, tile flooring, vaulted ceilings with exposed beams and trusses, Velux window, radiator, internal glazed window, double glazed window with deep quartz window sill, fine countryside views, fitted matching kitchen island again with matching quartz worktops and based cupboards underneath including wine cooler, tile flooring, internal glazed double opening doors opening into lounge and open space leading into dining and snug area.



Dining/Snug Area

With wood flooring, two radiators, vaulted ceilings, exposed beams and trusses, double glazed window with deep window sill and open space leading to kitchen area.



Lower level Accommodation

Hallway

13'9" x 5'8" (4.20 x 1.73)

With radiator, spotlights to ceiling and understairs storage cupboard.



Bedroom One

11'6" x 8'8" (3.53 x 2.66)

With built-in wardrobes with sliding doors, spotlights to ceiling, radiator, double glazed window and internal door with chrome fittings.



En-Suite

6'10" x 5'9" (2.09 x 1.76)

With walk-in double shower cubicle with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, spotlights to ceiling, extractor fan, tile flooring, heritage style towel rail/radiator, wall mounted mirror and half glazed internal door with chrome fittings.



Bedroom Two

11'4" x 11'0" (3.46 x 3.37)

With built-in wardrobes with sliding doors, spotlights to ceiling, radiator, double glazed window with deep window sill and internal door with chrome fittings.



Bedroom Three

10'10" x 9'7" (3.32 x 2.94)

With built-in wardrobes with sliding doors, radiator, spotlights to ceiling, double glazed window with deep window sill and internal door with chrome fittings.



Bathroom

9'9" x 5'7" (2.98 x 1.71)

With bath with chrome fittings including electric shower over with shower screen door, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, heritage style towel rail/radiator, spotlights to ceiling, extractor fan, tile flooring, wall mounted mirror and internal door with chrome fittings.



Gardens

A south facing garden is laid to lawn with large Indian stone patio/ terrace area providing a pleasant sitting out entertaining space, enjoying the fine views across the Derwent valley and countryside.



Large Driveway

A double width, tarmac driveway provides car standing spaces for approximately six cars.

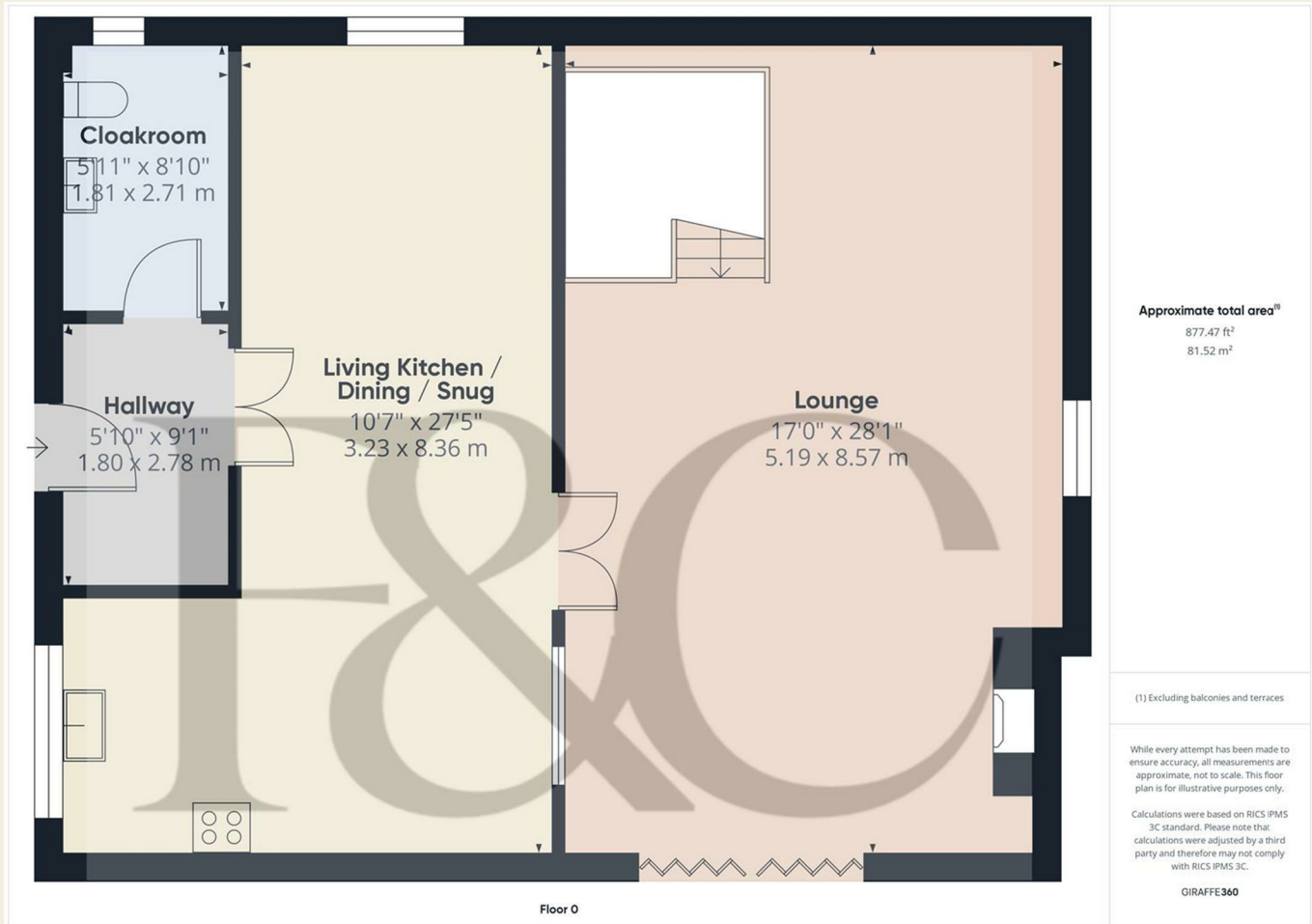


Garage Space

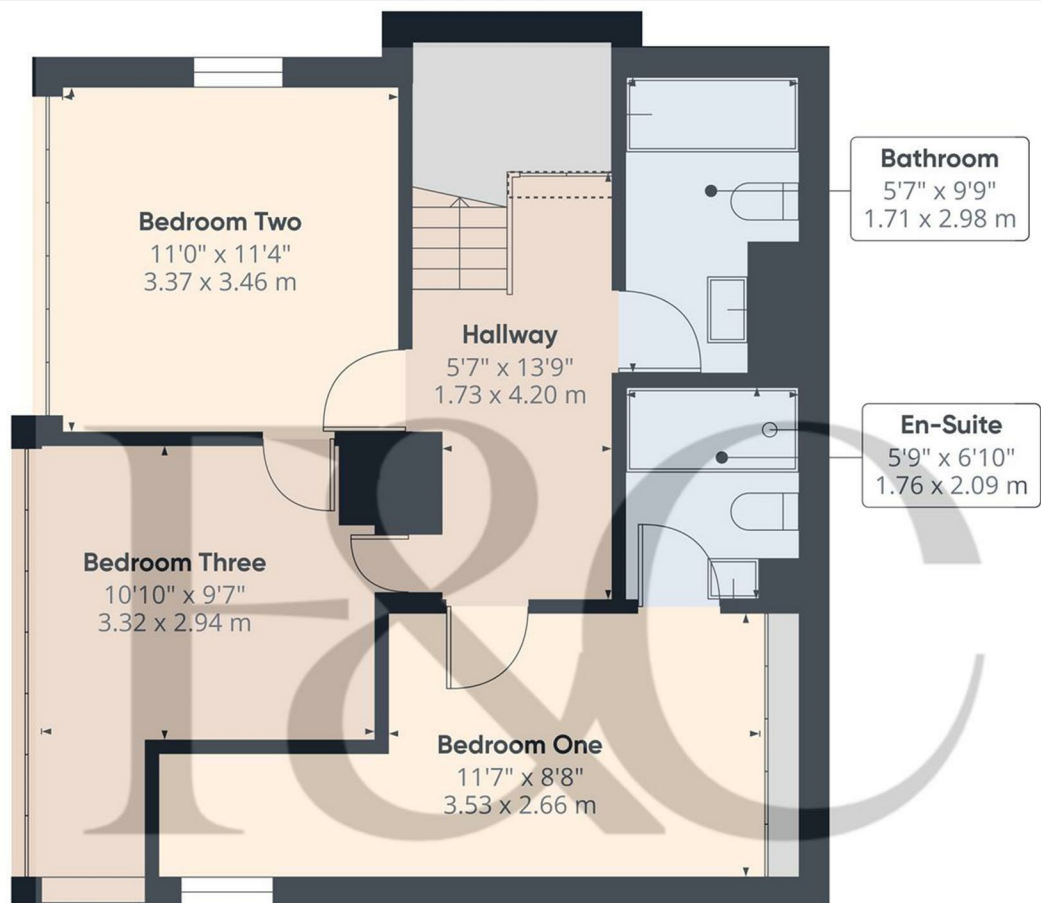
Subject to planning permission

Council Tax Band - F

Amber Valley



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Floor -1

Approximate total area⁽¹⁾

597.4 ft²
55.5 m²

Reduced headroom

2.51 ft²
0.23 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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