

Pump Lane

Doveridge, Ashbourne, DE6 5LX

John 
German





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£435,000

Individually designed and built detached home providing versatile family sized accommodation with a detached garage and self-contained annexe above, situated in the heart of the highly popular village.



Viewing and consideration of this individual family home is strongly recommended to appreciate its room dimensions and layout, far-reaching first floor views, versatility and its exact position on the no through road. The annexe which is located above the garage provides an ideal space for a dependent relative, home working space or a holiday let enterprise.

Situated in the heart of the well regarded and highly popular village, within walking distance to its range of amenities including the shop and post office, first school, public house, sports club, active village hall, tennis courts and bowling green plus the picturesque church. Several walks to the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: An enclosed porch has timber double doors opening to the welcoming reception hall, providing a delightful introduction to the home having a feature Parquet floor and stairs rising to the first floor with a useful understairs cupboard plus doors leading the spacious ground floor accommodation.

The well-proportioned L-shape lounge/dining room has the same lovely Parquet flooring as the hall plus an abundance of natural light provided by two front facing windows and French doors to both the side and rear elevations. In the lounge area is a focal inset cast log burner set on a tiled hearth.

The hub of the home is the fitted living kitchen providing a space for both a dining suite and soft seating, having a range of base level units with granite worktops and a ceramic sink unit set below the rear facing window, space for a range stove with an extractor hood over and space for further appliances. Additional light comes from the wide French doors opening to the rear garden.

The separate reception room which is presently used as a family/sitting room could easily be utilised fourth bedroom if desired, having a wide front facing window providing light.

An inner hall has a tiled floor and doors leading to the fitted shower room which has a white three piece suite incorporating a corner shower cubicle, and the laundry room that has fitted units and work surfaces, sink unit, plumbing for washing machine and space for appliances, plus the air sourced central heating system and a door to the garden.

To the first floor the landing has several built in storage cupboards and wardrobes plus further storage space in the eaves, and doors leading to the three bedrooms. Two of which can easily accommodate a double bed and all of them enjoying a fabulous far-reaching view to the front towards Uttoxeter and beyond. Finally there is the family fitted bathroom which has a white suite incorporating a freestanding roll top bath, plus a plain glass window also enjoying the far-reaching views.

ANNEXE:

A uPVC part obscured double glazed door opens to the hallway which has stairs rising to the first floor and a door to the fitted dining kitchen which has a range of base level units with fitted work surface, inset sink unit set below the side facing window, space for an electric cooker and further appliances, plus a useful understairs cupboard.

The first floor open plan and spacious living room/bedroom has a focal exposed chimney breast and two front facing windows enjoying the wonderful views. A door leads to the fitted shower room which has a white suite incorporating a shower cubicle with an electric shower over.

Outside: To the rear is an enclosed garden laid mainly to lawn with patio areas providing pleasant entertaining space, enjoying a degree of privacy plus gated access to the front.

To the front is a delightful wide garden laid mainly to lawn with a paved patio area enclosed to three sides, also enjoying a degree of privacy on this quiet no-through road.

A timber five bar gate leading to the gravelled driveway provides ample parking for numerous vehicles, leading to the double garage which has one side converted into a music room or study, which has French doors providing natural light.

What3Words: Circle.Reassured.Soups

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and air sourced central heating are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA25092023

Local Authority/Tax Band: Derbyshire County Council / Tax Band D





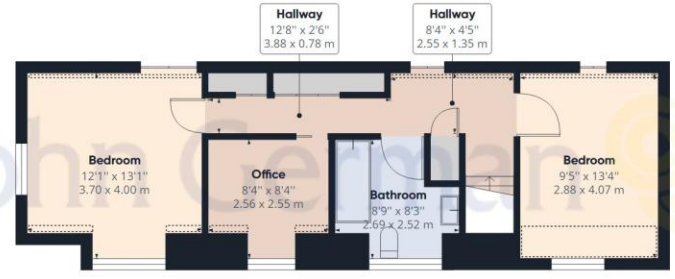








Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2520.30 ft²
234.14 m²

Reduced headroom

99.66 ft²
9.26 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



