



Prospect House, Gorsey Bank, Wirksworth - DE4 4AD
£360,000



PROSPECT HOUSE, GORSEY BANK

Wirksworth, Matlock

We are delighted to offer this handsome, stone-built, semi-detached home, located in this sought after hamlet of homes on Gorsey Bank, a short distance from this vibrant town of Wirksworth. This home, whilst requiring a moderate programme of cosmetic improvement, was originally one home with the adjacent property and enjoys an elevated position with superb far-reaching views across the town. The accommodation comprises; entrance hallway with "Minton" tile flooring, dining area, kitchen, sitting room, three double bedrooms, a study and a spacious family bathroom. There are extensive gardens to front and rear. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain. On Street Parking.

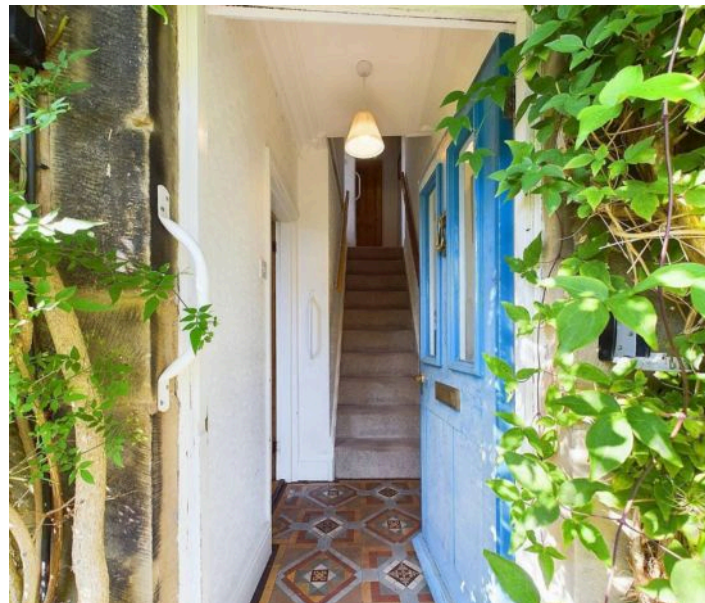
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Energy Rating D
- No Upward Chain
- Solar Panels Fitted
- Stone Built Semi-Detached Home
- Three Double Bedrooms Plus Study
- Good Sized Gardens To Front & Rear
- A Scheme of Cosmetic Improvement Required
- Viewing Highly Recommended
- Two Reception Rooms





The Location

Gorsey Bank is a delightful hamlet of character homes located just a short distance from the centre of Wirksworth. Many of the homes were built for the employees of Providence Mill, once a hive of industry where narrow red tape to bind legal documents was produced. Much like the Puzzle Gardens of Wirksworth, Gorsey Bank has a web of paths and walkways leading in and around this historic site.

Ground Floor

The property is accessed from the lane where a wrought iron gate braced by two stone pillars leads to stone steps which arrive at this well stocked foregarden. A pathway leads up to the open porch where a part glazed door opens into the

Entrance Hall

Dimensions: 1.28 x 0.97 (4'2" x 3'2"). With a recessed area with hanging rail for coats etc and the staircase which rises to the first floor. A stripped pine door leads into the

Dining Area

Dimensions: 4.2 x 3.41 (13'9" x 11'2"). A good sized reception room, having wood parquet flooring and bathed in natural light from the uPVC double glazed window to the front aspect, overlooking the front garden. There is a coal-effect gas fire, elegant coving to the ceiling and a large opening that leads through to the



Kitchen

Dimensions: 3.62 x 2.87 (11'10" x 9'4"). Fitted with a matching range of "Shaker-style" wall, base and drawer units with worktop over and inset sink with mixer tap. There is space and plumbing for a washing machine and integrated appliances include; eye level oven and grill and a four ring gas hob. There is a recess ideal for an upright fridge freezer and louvre doors open to reveal a deep understairs storage cupboard. There are windows to both side aspects and a part glazed door that leads out to the rear garden.

Sitting Room

Dimensions: 4.14 x 3.57 (13'6" x 11'8"). Another good size reception room with original picture rails and coving, parquet flooring and a bay-fronted uPVC double glazed window to the front aspect. There is an open fire with tiled hearth and ornate wooden surround.

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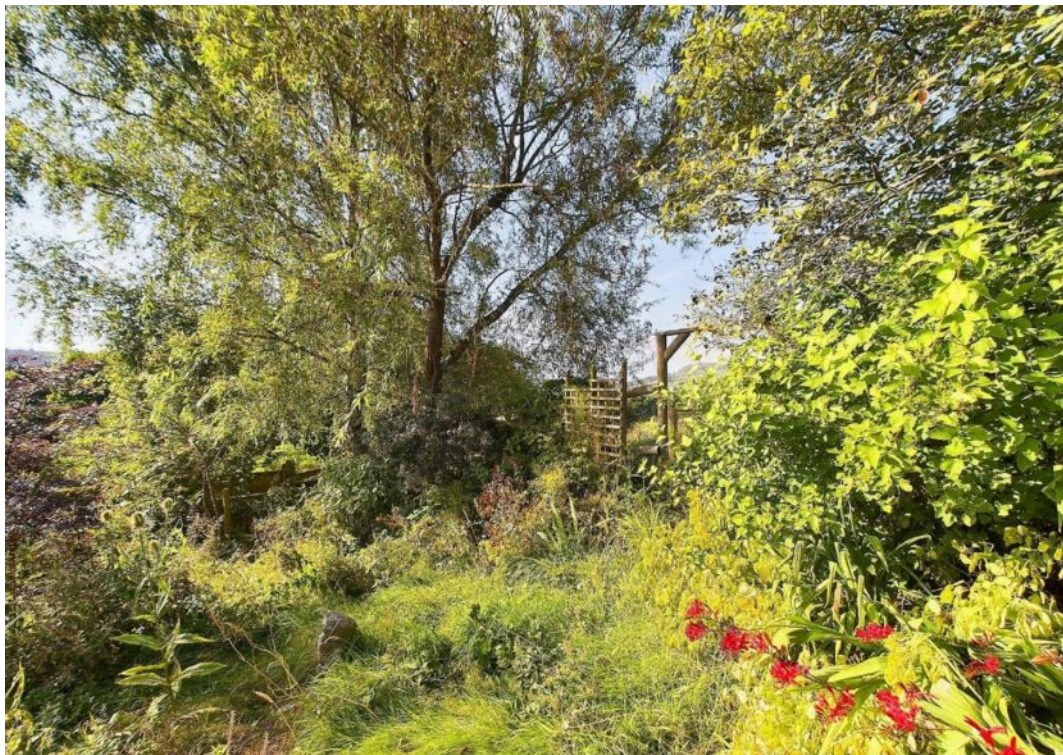
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First Floor

On arrival at the first floor landing, the first door on the left leads into







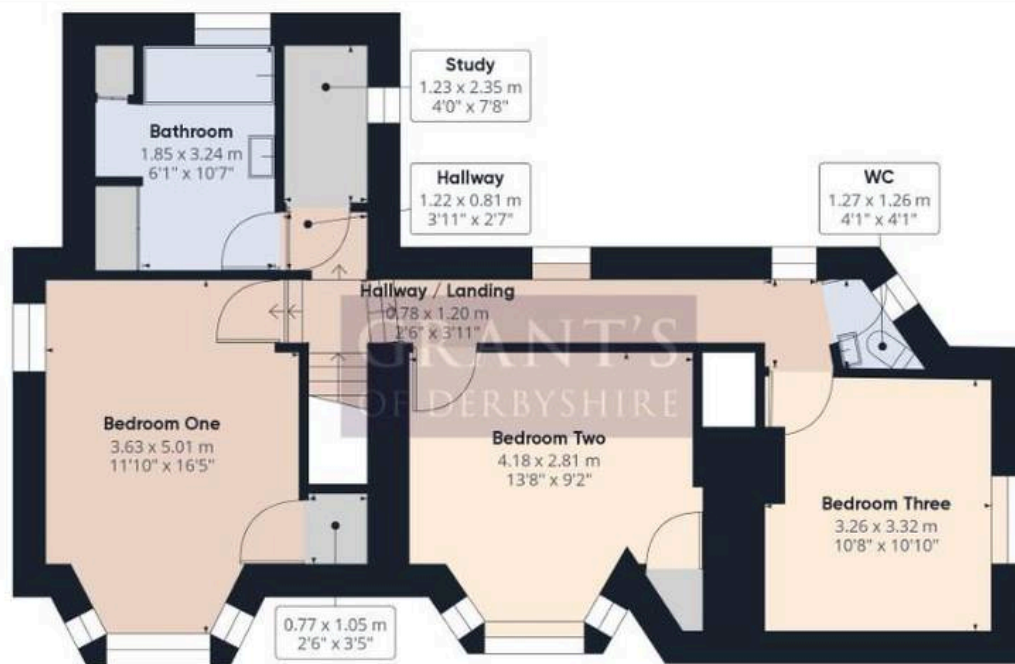


Floor 0

Approximate total area⁽¹⁾

117.56 m²

1265.41 ft²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



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