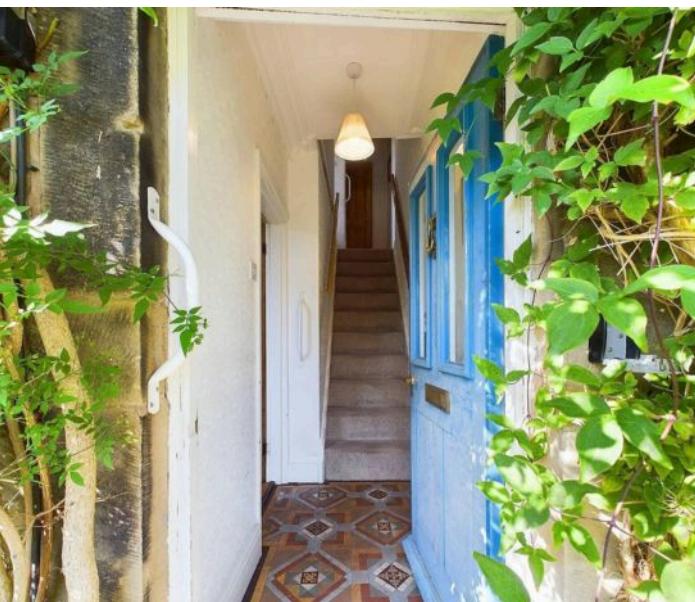




Prospect House, Gorsey Bank, Wirksworth - DE4 4AD
£360,000



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.



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.

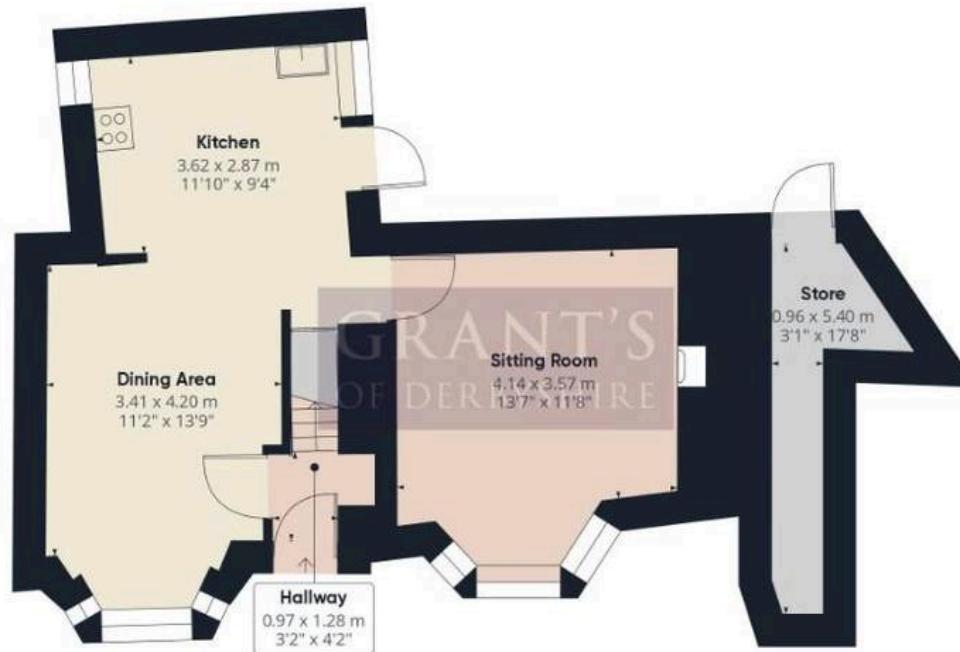
First Floor

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





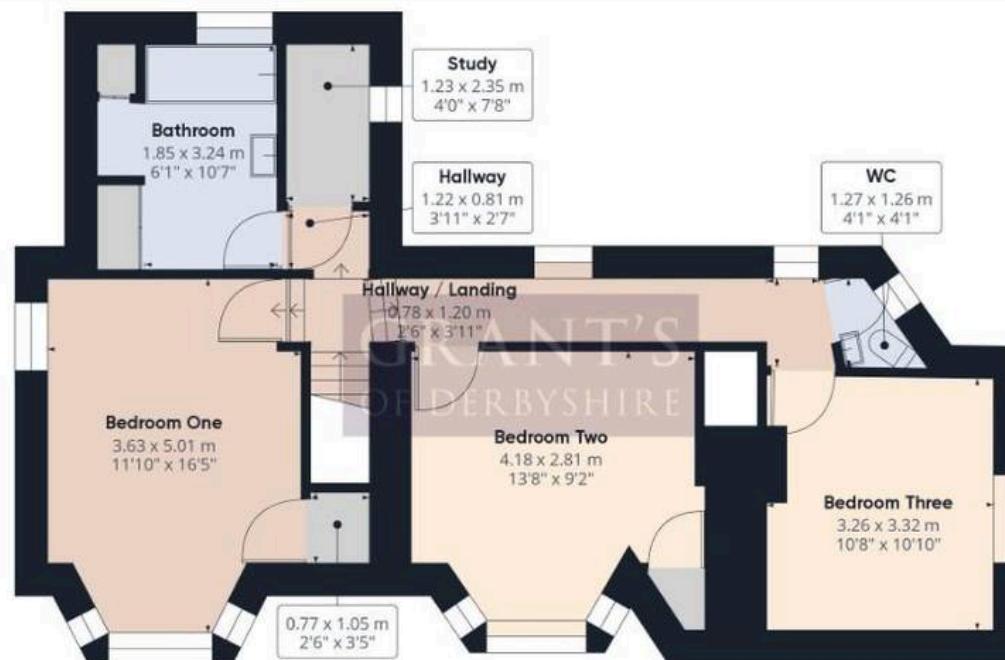




Approximate total area⁽¹⁾

117.56 m²
1265.41 ft²

Floor 0



(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.



GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER OF THESE DETAILS. THESE PARTICULARS ARE PRODUCED IN GOOD FAITH WITH THE APPROVAL OF THE VENDOR BUT THEY SHOULD NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT AND THEY DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.