



GRANT'S
OF DERBYSHIRE

Prospect House, 14 Gorsey Bank, Wirksworth DE4 4AD
Offers Around £360,000

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 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.



The Location

Gorsey Bank is a delightful hamlet of character homes located just on the outskirts 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 4'2" x 3'2" (1.28 x 0.97)

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 13'9" x 11'2" (4.2 x 3.41)

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 11'10" x 9'4" (3.62 x 2.87)

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 13'6" x 11'8" (4.14 x 3.57)

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

Bedroom One 16'5" x 11'10" (5.01 x 3.63)

A larger than average double bedroom with side aspect window and uPVC double glazed window to the front aspect, both of which provide stunning rooftop views over the hills and surrounding countryside. There is a deep overstairs storage cupboard and wall mounted shelving.

Study 7'8" x 4'0" (2.35 x 1.23)

Currently used as storage but would be an ideal location for a home office/study with side aspect window.

Family Bathroom 10'7" x 6'0" (3.24 x 1.85)

With a coloured suite comprising of a panelled bath with thermostatic shower fitting over and a pedestal sink. There are built-in, louvre-fronted cupboards, ideal for the storage of linen and bathing/cleaning products. The hot water cylinder is located here also. There is a rear aspect window.

Bedroom Two 13'8" x 9'2" (4.18 x 2.81)

Another good sized double bedroom with walk-in storage cupboard and a front aspect uPVC double glazed window offering those aforementioned views. At the end of the landing a stripped pine door opens into the

WC 4'1" x 4'1" max (1.27 x 1.26 max)

With a cork tiled flooring and a high cistern WC, wall mounted wash hand basin. Side aspect, obscured glass window.

Bedroom Three 10'10" x 10'8" (3.32 x 3.26)

A good sized third bedroom with louvre-fronted corner cupboard and side aspect sash window.

Outside

To the front of the property there is a well stocked foregarden having a variety of plants and trees with box hedgerow. Immediately to the rear of the home, steps lead up to a good sized garden, again having a wealth of plants and trees and backing onto open countryside. There is a timber built greenhouse and a useful external store.

Directional Notes

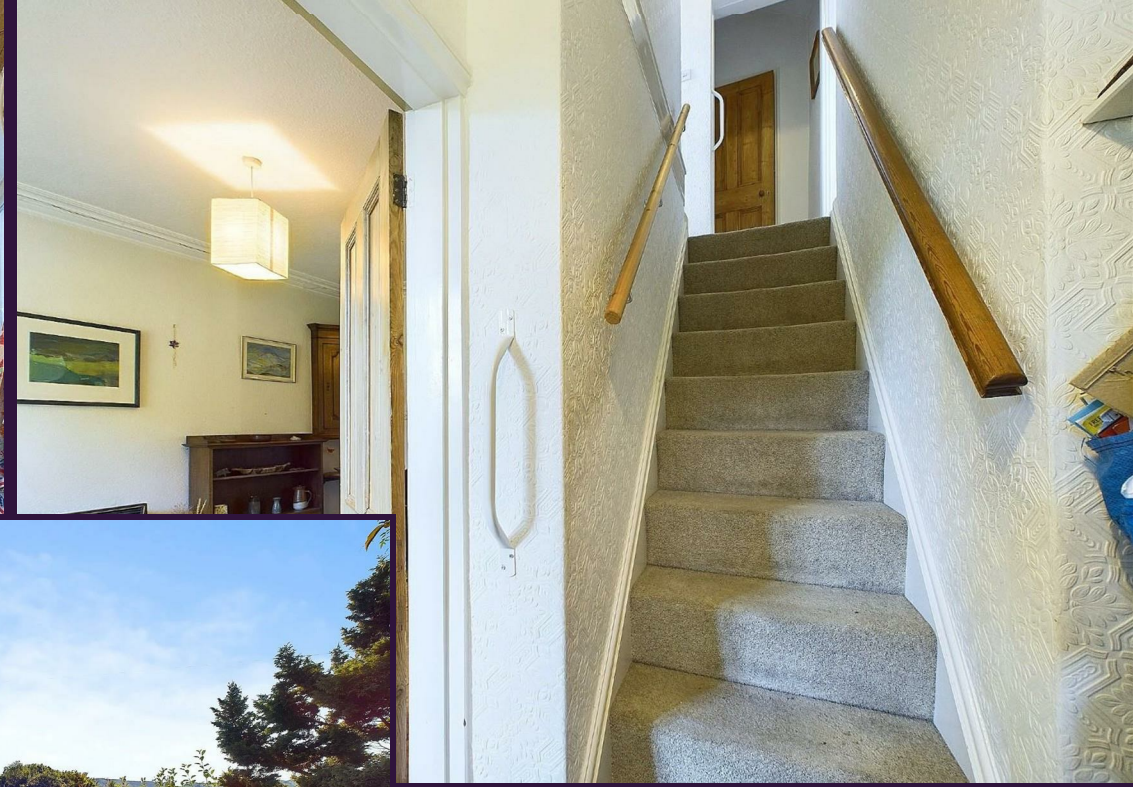
From our office in Wirksworth Market Place, proceed down St John Street in the direction of Derby and shortly before reaching the mini-roundabout turn left into Water Lane. Proceed along Water Lane and over the railway crossing at which point the road becomes Gorsey Bank. Continue up and along Gorsey Bank until reaching the Roman Catholic Church on the right hand side and we would recommend parking near here. Walk up the lane on your left taking the next left turn and continue up the lane until you arrive at Prospect House,.

Council Tax Information

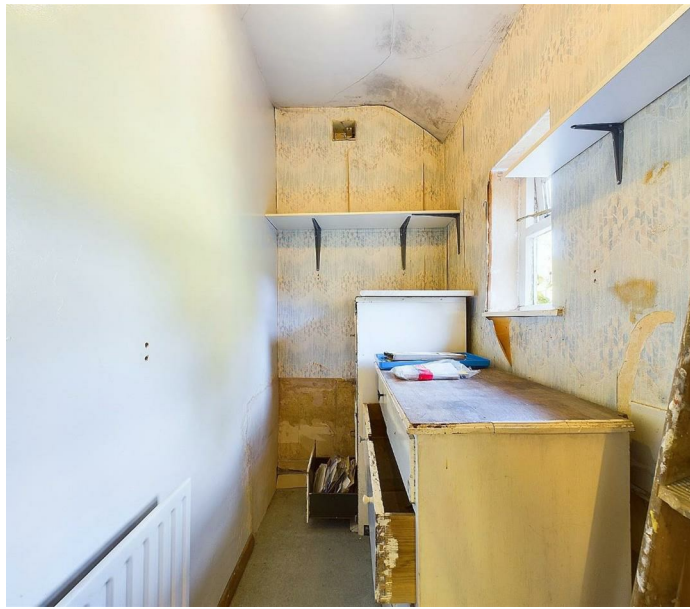
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.

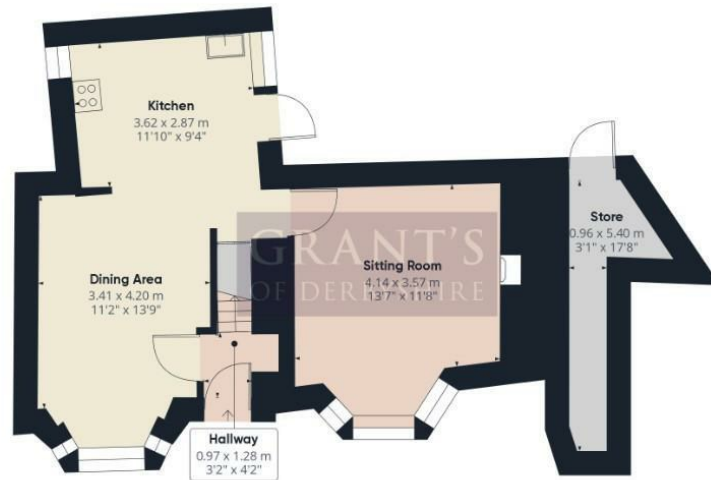
Solar Panels

We have been informed by the owner's representatives that the solar panels shown do belong to the property, and that they contribute towards lower electricity bills and historically, any surplus generates an income. We are in the process of seeking further details on this.

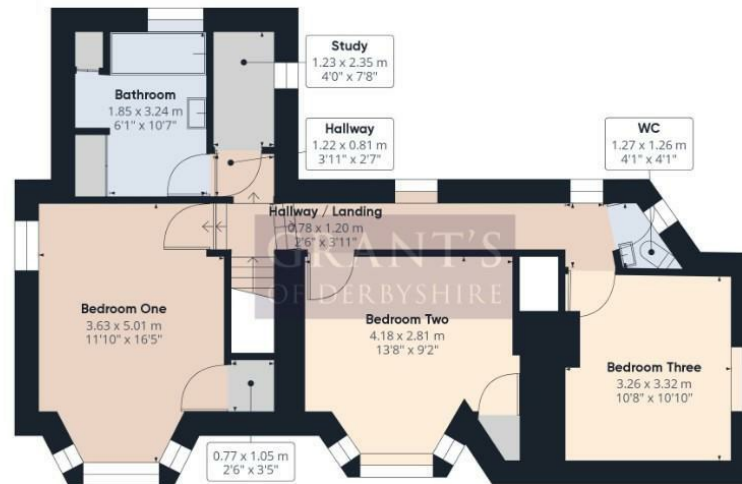








Floor 0



Floor 1

Approximate total area⁽¹⁾
117.56 m²
1265.41 ft²

(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.

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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers 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.

