



## Gorsey Bank, Wirksworth Matlock, DE4 4AD

Occupying an elevated position within the historic Gorsey Bank area, this home has been fully refurbished and redecorated. Boasting a new kitchen, new shower room, new boiler and uPVC double glazing, this is a perfect starter home or holiday let. From the front garden, you have panoramic far-reaching views over rooftops towards the hilly countryside and Wirksworth town to the north-west.

On the ground floor is a sitting room and brand new kitchen. The funky spiral staircase leads up to the first floor landing, with a double bedroom to the left and brand new shower room on the right. The front garden has a brand new lawn and there is space to the side and rear to store garden equipment and discreetly hide bins.

Gorsey Bank is on the south-eastern tip of Wirksworth and this area around Preservation Mill is brimming with history and character. Within two minutes' walk, you are in open countryside, with miles of footpaths and cycling routes in all directions.

Wirksworth is known as The Gem of the Peak and is a thriving market town with a big focus on the arts. The Northern Light Cinema and annual arts festival are complemented by a range of quality eateries, friendly pubs and independent shops. There are walks and cycling trails aplenty, plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

- Perfect starter home or holiday let
- New fitted kitchen with new Zanussi hob, Bosch oven and washing machine
- Council Tax band A
- UPVC double glazing
- Tranquil, historic location
- Brand new boiler and new carpets
- Elevated garden with panoramic views to south and west
- Fully refurbished and redecorated
- New shower room with stained glass window
- Stone-built end of terrace cottage

**£195,000**



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## Front of the home

With views over Wirksworth to the wooded, hilly countryside, this home has a stone wall forming the front boundary. Five stone steps lead up to the front garden, where a brand new lawn has been laid on the left. To the right is a letterbox and timber fence. A paved path leads to the front door and continues around to the left side of the home, where you'll discover the side door into the kitchen and a useful open storage area at the rear. There is an outside tap and power point in this area too.

Enter the home at the front through the distinctive half-glazed front door with iron knocker.

## Sitting Room

12'1" x 10'9" (3.7 x 3.3)

Packed with characterful features, the focal point of this room is the refurbished modern wood burner and flue, set upon a tiled hearth within the original stone fireplace. Alcoves each side have stone beams above. The room has light pouring in through the south-facing uPVC window and the glass panel in the front door. It enhances the freshly-painted white walls. The room also has newly laid pine flooring, a radiator, ceiling light fitting, beamed ceiling and an exposed stone wall on the right. An open entrance leads through to the kitchen.

## Kitchen

13'5" x 9'10" (4.1 x 3)

The newly fitted kitchen includes all of the appliances in-situ, including a hob, oven and washing machine. The large Velux window, high ceiling and white decor make this a bright and airy room too. On the left, the worktop has cabinets below and an integral Zanussi four-ring induction hob with Bosch oven beneath. To the right, beyond the side entrance door is a worktop with integrated stainless steel sink and drainer with chrome mixer tap. There are more cabinets and a washing machine below. The cupboard above houses a new Ideal Atlantic boiler. A further worktop to the right has a number of cabinets and pan drawers below.

The kitchen also includes LVT (luxury vinyl tile) flooring, radiator, two ceiling light fittings and a spiral staircase up to the first floor.

## First floor landing

The carpeted landing has a window, loft hatch and pine doors with iron latches opening into the bedroom and shower room.

## Bedroom

11'5" x 10'9" (3.5 x 3.3)

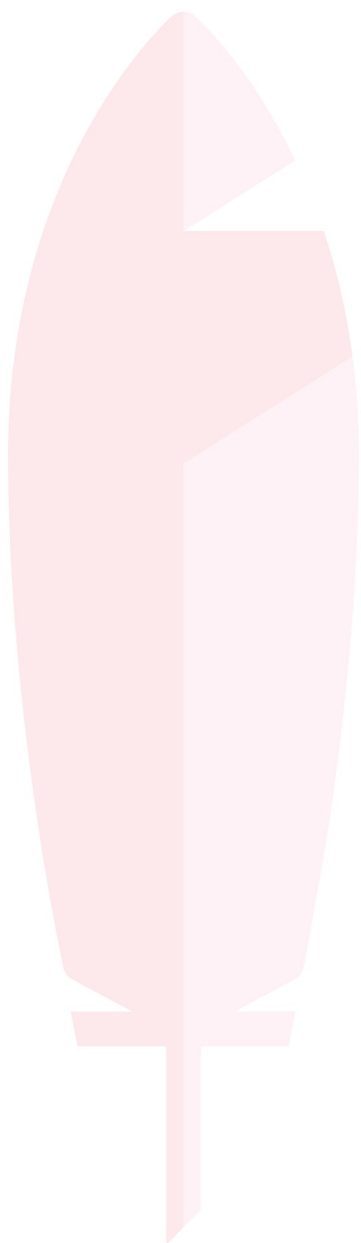
What a view to wake up to! Looking out over the jumble of rooftops to the countryside and woodland, it's a marvellous way to start the day. The bedroom has brand new carpet, a radiator, ceiling light fitting and plenty of room for a double bed and additional furniture.

## Shower Room

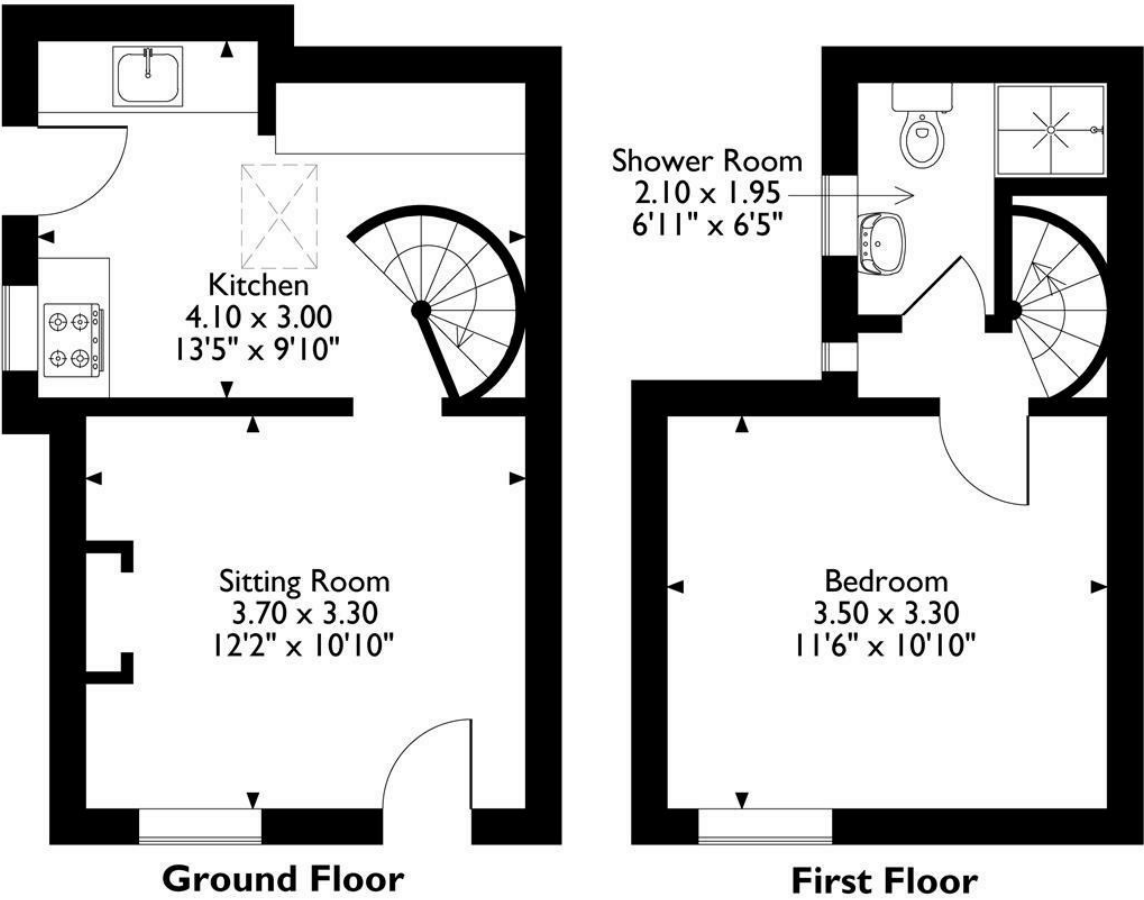
6'10" x 6'4" (2.1 x 1.95)

The contemporary cubicle has a black mains-fed shower with rainforest shower head, a pivoting glass door and easy-clean walls. The ceramic WC has an integral flush and there is a vanity unit with white ceramic sink and contrasting black mixer tap. The room includes laminate flooring, a chrome heated towel rail, frosted double glazed window, recessed ceiling spotlights and a pretty stained glass internal window.





16 Gorsey Bank  
Approximate Gross Internal Area  
42 Sq M / 452 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		