BRICKS + MORTAR



# Gorsey Bank,
# Wirksworth, DE4 4AD

*NO UPWARD CHAIN* We adore this super-stylish home which has plenty of parking, a mezzanine bedroom above the main bedroom and easy-maintenance courtyard garden. Located in the historic Providence Mill area of Gorsey Bank, the home is just a couple of hundred metres from open countryside walks and is rated band A for council tax. It's a very pleasant, tranquil place to be, surrounded by charming cottages, a beautiful church and the sounds of nature all around.

To the front of the home is a triangular parking area with parking for two vehicles. The living accommodation comprises an open-plan kitchen-living room, a bedroom with mezzanine additional bed space above and shower room. The courtyard garden has plenty of space for outdoor dining and relaxation, as well as a large summer house.

Wirksworth is known as The Gem of the Peak and has just been named by the Sunday Times as 'the best place to live in Derbyshire'. It 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.

- NO UPWARD CHAIN
- 2 off-road parking spaces to the front
- Gated garden that can provide 2 further parking spaces
- In historic part of town beside Providence Mill, close to countryside walks
- Council Tax band A
- Modern living in a stone-built home with wood burner
- Easy-maintenance courtyard garden with summer house
- Stylish detached home with bedroom and additional mezzanine
- Full-height bedroom windows with external wooden carriage doors
- Wirksworth named 'Derbyshire best place to live' by Sunday Times

**£225,000**

# Gorsey Bank, , Wirksworth, DE4 4AD

## Front of the home
A curved high stone wall encircles the garden, with a wide timber gate set between two pillars, providing entry for people or vehicles. Beyond these gates, the contemporary grey cladding covers the external walls of the living area, whilst the gabled left side includes 8 foot tall folding carriage doors and full-height modern tall windows. The triangular cobbled parking area in front has a post-and-chain clearly delineated boundary. A path on the left provides access around the rear of the home into the garden, with some room for outdoor storage. The home also has a well-maintained tiled roof. To the right of the front door are a wall-mounted light and letterbox.

## Kitchen/Living Room
17'8" x 9'0" (5.4 x 2.75)
The light and airy kitchen has a Velux window overhead, porcelain floor tiles and space for a 2-4 seater breakfast/dining table. The L-shaped worktop has tiled splashbacks and includes a fitted Beko electric oven with four-ring hob and extractor fan above. To the right is a modern Franke black rectangular sink and drainer with chrome mixer tap. There's plenty of storage in the range of high and low level cabinets and, below the worktop, there is space and plumbing for a washing machine and a refrigerator. This part of the room also has a ceiling light fitting.

With a stone wall on the left, the living room has wide pine-framed French doors out to the garden. Those doors are fully glazed and there is another Velux window, so this room is flooded with natural light. Adding to the natural feel of the home, the ceiling has a number of pine beams. The room also includes wall lights, a wall-mounted electric heater and wood burner.

## Bedroom
15'3" x 10'7" (4.65 x 3.25)
This spectacular room has a very high ceiling with funky spiral staircase to the mezzanine additional bedroom area above. Enter from the kitchen through a stripped pine door with iron latch. The porcelain tiled floor and white clapboard nautical-style walls, together with the exposed iron and wood mezzanine make it feel very natural in this room. There is plenty of space for a double or king size bed, wardrobe and additional furniture. The full-height windows and Velux bring lots of natural light in and offers views to Providence Mill above the bushes opposite.

In the far left, the full-height cupboard houses a water tank, with storage in the bottom half, whilst a solid pine door with iron knob leads into the shower room.

## Mezzanine Level
10'5" x 8'4" (3.2 x 2.55)
We love this! Currently used as a child's guest bedroom, this area has a Velux window, wall lights and a loft storage space opposite the bed area.

## Shower Room
7'10" x 3'7" (2.4 x 1.1)
The porcelain floor tiles flow seamlessly through from the bedroom. A wide double cubicle with sliding glass doors and tiled surround houses the mains-fed shower. There is a ceramic pedestal sink with chrome taps and, to the right, a ceramic WC with integral flush. The room also includes a chrome vertical heated towel rail, wall-mounted mirrored cabinet and recessed cupboard. There is a shaver point and light, extractor fan, wall light and double-height ceiling.

## Garden
As mentioned earlier, this area does offer the opportunity to open the wide timber gates and park two vehicles here comfortably. But with plenty of parking at the front, this becomes a perfect easy-maintenance garden. It has zoned gravel and cobbled areas and a large summer house on the right. There are wall-mounted lights and plenty of space for outdoor seating and dining, as well as planters. Fitted benches on the right and at the end provide plenty of seating for family gatherings.

The garden faces south and west and is surrounded by trees and filled with the sound of birdsong. With virtually no passing traffic, this is a peaceful, tranquil sanctuary on the very edge of town.

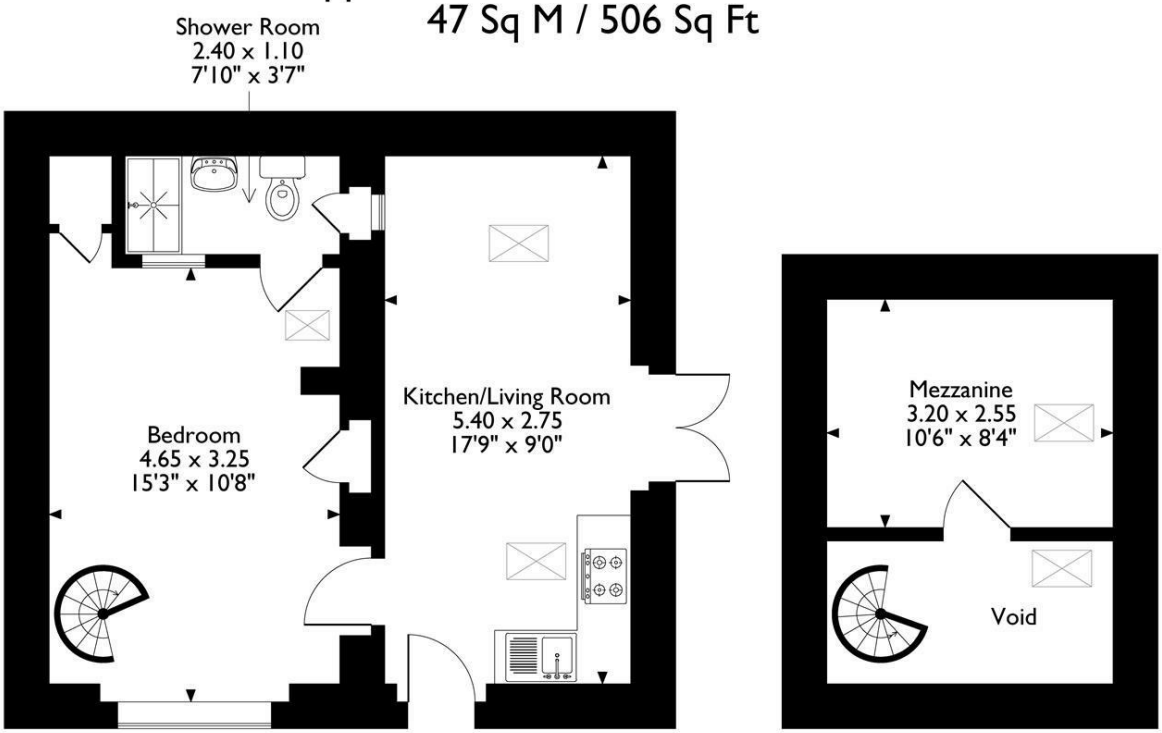








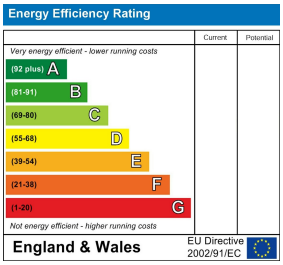
# 34 Gorsey Bank
## Approximate Gross Internal Area
## 47 Sq M / 506 Sq Ft

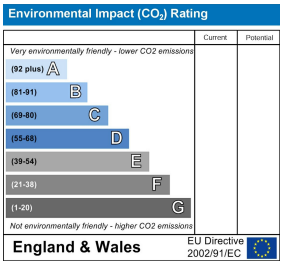



**Ground Floor** **First Floor**

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10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315