



GRANT'S
OF DERBYSHIRE

3 Boden Close, Darley Dale, Matlock DE4 3EG
50% Shared ownership home £112,000

Built in 2021 and occupying a peaceful location on a small residential estate is this delightful two double bedroomed mid-terraced property. On the outskirts of Darley Dale and just a short distance from the centre of the popular town of Matlock, it enjoys very pleasant and far reaching countryside views. The home is extremely well presented throughout and the accommodation itself briefly comprises spacious sitting room, guest cloakroom, dining kitchen, two double bedrooms and a family bathroom. There is a small foregarden and to the rear is a fully enclosed garden with a private pathway with gated access to the block paved driveway which provides off road parking for two vehicles. The property benefits from gas central heating and uPVC double glazing. It is offered for sale on a shared ownership basis and the price is based on a 50% share, but an increased share may be purchased. Eligibility Criteria Applies. Viewing Highly Recommended. No Upward Chain.



Location

Not only is 3 Boden Close in a quiet location, it is also in a convenient spot equidistant from the shops at Darley Dale and the facilities in Matlock town centre. The Arc Leisure Centre is very close by as is the Whitworth Hospital. There are good countryside walks from the door and there is easy access to the Peak District as well as to neighbouring towns if needing to commute. Road networks are good and the train runs from Matlock to Derby allowing onward travel from there to other locations.

The Accommodation

Ground Floor

To the front of the property, beneath the storm porch is the entrance door with glazed panel which opens into the

Sitting Room 13'7" x 13'4" (4.15m x 4.08m)

A spacious, light and airy sitting room with the window to the front aspect allowing a delightful outlook over the foregarden to the open countryside beyond. The fireplace with electric fire provides a pleasant focal point. Opposite the entrance door is the staircase leading up to the first floor and a door opens to a useful storage cupboard beneath the stairs which is fitted with shelving. To the rear of the room is a door to the kitchen and adjacent to this is a door opening to the

Guest Cloakroom 4'8" x 3'6" (1.43m x 1.09m)

With a decorative vinyl flooring and fitted with a dual flush WC and a pedestal wash hand basin with mixer tap and tiled splashback.

Dining Kitchen 13'5" x 10'1" (4.09m x 3.09m)

This is a good sized room and has wood effect flooring. The kitchen area is fitted with a range of wall and base units with roll top work surfaces and matching upstands. One of the wall units houses the Vaillant combination boiler which provides the hot water and services the central heating system. The inset one and a half bowl sink is ideally located beneath the window to the rear aspect looking out onto the garden. There is an integrated electric oven with four ring gas hob and

extractor hood over. Space and plumbing is available for a washing machine and a dishwasher as well as there being space for a freestanding fridge freezer. There is also ample room for a dining table and chairs. To the rear are French doors opening out onto the outside space.

First Floor

The stairs leading up from the ground floor reach the

Landing

With doors opening to the two bedrooms and the bathroom as well as access to the attic space.

Bedroom One 13'6" x 10'2" (4.14m x 3.10m)

The first of the two double bedrooms is to the rear of the home with a window looking out over the garden and enjoying far reaching views.

Bedroom Two 13'6" x 10'7" (max) (4.14m x 3.24m (max))

The second double bedroom is also of a good size and again, has an excellent outlook through the window to the front aspect. It also has the benefit of a built-in cupboard providing useful storage.

Bathroom 6'5" x 6'3" (1.96m x 1.92m)

This part tiled bathroom is fitted with a three piece suite comprising dual flush WC, pedestal wash hand basin with mixer tap and a panelled bath with shower over. There is also a ladder style towel radiator.

Outside

The property has a neat foregarden with a planted border and to the rear of the home, accessed from the dining kitchen, is a delightful garden. This is fully enclosed, laid mainly to lawn but does also have a paved patio area. At the end of the garden is an enclosed private gated pathway which leads to the driveway.

Parking

The block paved driveway provides off road parking for two vehicles in tandem.

Council Tax Information

We are informed by Derbyshire Dales District Council

that this home falls within Council Tax Band B which is currently £1730 per annum.

Leasehold and Rent Payment Information

The property is co-owned by the Nottingham Community Housing Association (NCHA). The property is leasehold and the outstanding lease is 990 years from 13th November 2020. The current rent payable to NCHA is £310.92 per calendar month and this also includes the monthly service charge. Further shares in the property can be purchased up to 100%. There are seven years remaining on the NHBC warranty and this covers any defects with the building.

Eligibility

1. The Property was built subject to Section 106 planning restrictions and therefore any prospective buyer must have a LOCAL CONNECTION to the area.
2. All prospective buyers will need to complete an application form and be approved by NHCA before the sale can proceed (<https://www.ncha.org.uk/media/5510/application-form-for-website.pdf>). Please note that any prospective buyers who are already homeowners are unlikely to be approved unless they have been assessed by the Local Authority and found to be in housing need.

Directional Notes

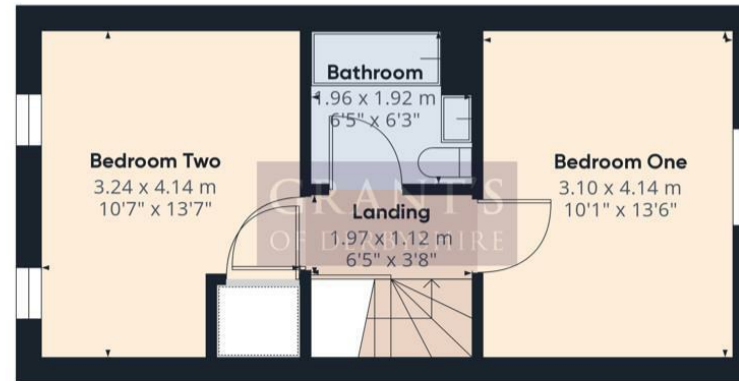
From Crown Square in the centre of Matlock, proceed along Bakewell Road/A615 and at the roundabout take the second exit onto Bakewell Road/A6. After passing the Premier Inn and Arc Leisure Centre on the right, take the next left hand turn into Boden Close. Take the blocked paved driveway on the left just before the detached property and number 3 is the middle of the three homes on the right hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾
66.13 m²
711.82 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.

