



33 Boden Close, Matlock - DE4 3EG
£112,500



33 BODEN CLOSE

Matlock

Grants of Derbyshire are delighted to offer **for sale** this beautifully presented two-bedroom semi-detached bungalow, available on a **shared ownership** basis and situated just a short distance from Matlock town centre, with its excellent range of shops, schools and amenities. The accommodation comprises an entrance hall, a spacious open plan dining kitchen and lounge, two double bedrooms and a modern bathroom. Externally, the property enjoys a charming, fully enclosed rear garden featuring a paved seating area ideal for outdoor dining. To the front, a generous driveway provides parking for multiple vehicles. Viewing is highly recommended. Virtual tour available.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi-Detached Bungalow
- Shared Ownership
- Two double bedrooms
- Rear Garden
- Driveway
- Open Plan Kitchen/Living Area
- EPC Rating B
- Viewing highly recommended





Entrance Hall

10' 11" x 4' 9" (3.34m x 1.44m)

As you enter the property, you are welcomed by a bright and inviting entrance hall, offering ample space for storing coats and shoes.

Dining Kitchen & Lounge

20' 1" x 20' 2" (6.12m x 6.15m)

This generous open-plan dining kitchen and living room offers excellent proportions, with French doors opening directly onto the garden. The kitchen is fitted with a contemporary range of white wall, base and drawer units and includes integrated appliances such as a stainless steel sink with mixer tap, fridge freezer, four-ring gas hob with oven below and extractor hood above. There is also space for a washing machine and a useful storage cupboard for household essentials. Open to the dining kitchen is the living area, which provides ample room for furniture and is complemented by a side-aspect uPVC double-glazed window.

Bedroom One

11' 0" x 14' 2" (3.36m x 4.33m)

Fitted with grey carpeted flooring, this double bedroom includes a uPVC double-glazed bay window to the front aspect, offering plenty of natural light.

Bedroom Two

8' 9" x 16' 8" (2.67m x 5.08m)

With the same carpeted flooring as bedroom one, this well-proportioned double bedroom also features a front-aspect uPVC double-glazed window.



Bathroom

6' 6" x 7' 11" (1.98m x 2.42m)

This modern bathroom is fitted with a three-piece suite comprising a low-flush WC, white pedestal wash hand basin with chrome mixer tap and a panelled bath with mains shower over. Additional features include a chrome ladder-style radiator and a side-aspect obscured-glass window.

Outside & Parking

Externally, the property enjoys a charming, fully enclosed rear garden featuring a paved seating area ideal for outdoor dining. To the front, a generous driveway provides parking for multiple vehicles.

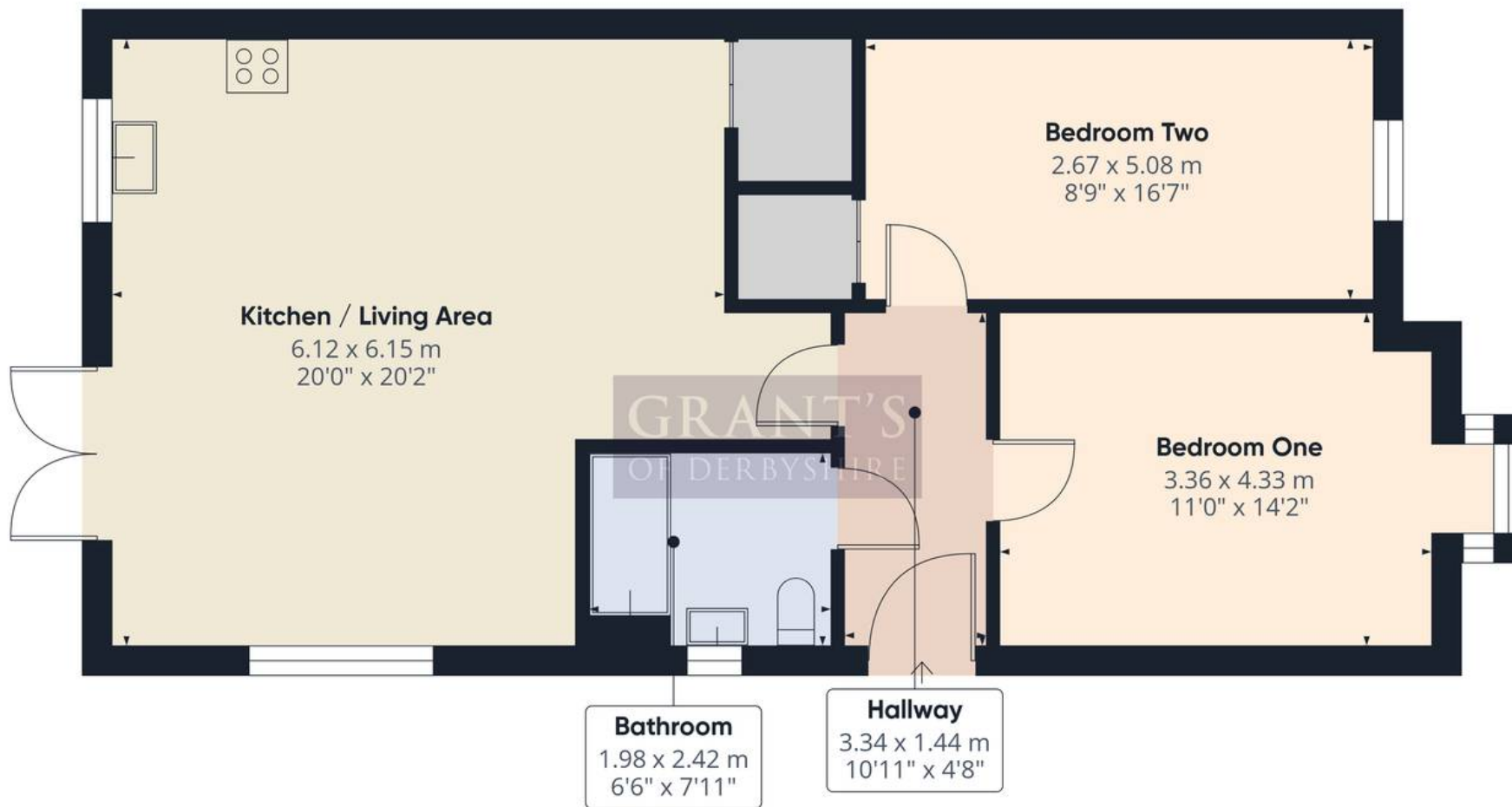
Directional Notes

From Matlock Crown Square, proceed north along the A6 in the direction of Bakewell, opposite the Whitworth Hospital on the right is the turning for Boden Close. Take this turn and follow the road round until you reach the property on the left hand side.

Shared Ownership Eligibility

You can buy a home through shared ownership if both of the following are true: - Your household income is £80,000 a year or less (£90,000 a year or less in London) - You cannot afford all of the deposit and mortgage payments for a home that meets your needs One of the following must also be true: - You're a first-time buyer - You used to own a home but cannot afford to buy one now - You're forming a new household - for example, after a relationship breakdown - You're an existing shared owner, and you want to move - You own a home and want to move but cannot afford a new home that meets your needs





Approximate total area⁽¹⁾

77.8 m²
838 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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