



GRANT'S  
OF DERBYSHIRE

Boden Close, Darley Dale DE4 3EG  
50% Shared ownership home £110,000

Grant's of Derbyshire are delighted to offer this two bedroom, semi detached house which is located just a short distance from the centre of this popular town of Matlock. This home 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. The property is around 4 years old and is well presented throughout. The home benefits from uPVC double glazing, gas central heating and off street parking for two cars. The accommodation briefly comprises dining kitchen, guest's cloakroom with WC, living room, two bedrooms and a family bathroom. There is a fully enclosed garden to the rear. Eligibility Criteria Applies. Viewing Highly Recommended,

## Location

The property is in a great location being close to Matlock town centre, the Peak District, Peak Park railway line and open countryside beyond. The Derbyshire Dales is a stunning place to live and work with good access to countryside walks along and around the valley and the Peak District. The property is well placed and within walking distance for the nearby Arc Leisure Centre, Whitworth Hospital and also to the wide range of shops, facilities and schooling within the town. The neighbouring centres of employment of Bakewell, Chesterfield and Alfreton all lie within easy commuting distance.

## Ground Floor

The property is accessed via the paved pathway to the side of the front lawned garden. A part glazed uPVC door opens into the

## Living Room 13'8" x 13'5" (4.17 x 4.11)

A good sized reception room with access to a useful under stairs cupboard. There are BT and TV points, a part glazed uPVC double glazed window overlooking the front garden and far reaching views of the surrounding countryside.

## Guest WC 4'9" x 3'7" (1.45 x 1.10)

With a decorative vinyl flooring and a modern suite comprising of a pedestal sink with mixer tap and a dual flush WC.

## Kitchen 13'8" x 10'2" (4.17 x 3.12)

With wood effect laminate flooring and fitted with a range of matching wall, base and drawer units with roll top work surfaces and inset 1.5 bowl stainless steel sink. A matching wall mounted cupboard houses the "Vaillant" combination boiler which provides the gas central heating and hot water for the home. The uPVC double glazed window to the rear of the room offers an outlook of the garden. There is an integrated Indesit electric oven as well as a Indesit four ring gas hob with extractor hood over. There is space and plumbing for a washing machine and also space for a free standing fridge freezer. This is a good sized room with ample space for a family sized dining table and chairs.

## First Floor

On arrival at the first floor landing we find access to the loft

## Bedroom One 13'8" x 10'3" (4.17 x 3.13)

A good sized double bedroom with uPVC double glazed window overlooking the rear garden.

## Family Bathroom 6'0" x 3'11" (1.83 x 1.20)

Fitted with a modern and contemporary suite comprising; panelled bath with thermostatic shower fittings and glass shower screen, pedestal wash hand basin and a dual flush WC. There is a heated towel rail, a shaver point and an obscure glass uPVC double glazed window to the side aspect.

## Bedroom Two 13'7" x 10'7" (4.16 x 3.25)

A second double bedroom with uPVC double glazed windows to the front aspect and providing far reaching views over the surrounding hills and countryside.

## Outside & Parking

Immediately to the rear of the home there is a fully enclosed garden, mainly laid to lawn with a paved pathway and patio area. To the side of the property is a paved driveway for two vehicles.

## Directional Notes

Leaving Matlock along the A6 towards Bakewell, after passing the Premier Inn, continue following the road and take a left turn before the Whitworth Hotel. You'll find the property on the right hand side with our For Sale board outside.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

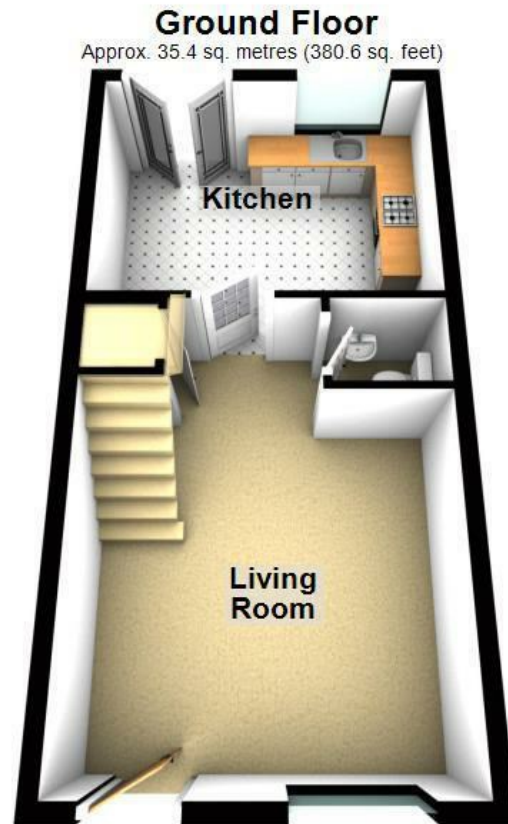
## Leasehold and Rent Payment Information

The property is co-owned by the Nottingham Community Housing Association (NCHA). The property is leasehold and the outstanding lease is 125 years from the 13th November 2020. The current rent payable to NCHA is £249.49 per calendar month and there is also a monthly service charge of £52.95. Further shares in the property can be purchased up to 100%.

## 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.





**Total area: approx. 70.7 sq. metres (761.2 sq. feet)**

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

