



£130,000

Boden Close, Matlock DE4 3EG

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- 50% Shared Ownership
- Modern Semi Detached Home
- 3 Bedrooms
- 3 Bathrooms
- Ideal First Home
- Close To Matlock & Belper
- Kitchen/Diner
- En-Suite & Bathroom
- Viewing Advised
- Council Tax Band A

Property Description

An opportunity to acquire there's '50% shared ownership' modern semi-detached property located within easy reach of Matlock.

Main Particulars

Calling all first time buyers to this fantastic opportunity of achieving your first steps onto the property ladder ! This 50% shared ownership property offers a highly regarded location with modern fixtures and fittings throughout.

The property briefly comprises of :- entrance hall, guest cloakroom/WC, kitchen/dining room, living room. To the first floor are landing provide access to 3 bedrooms, family bathroom, and en-suite to the master bedroom. Externally the properties positioned on a corner plot with gardens to the front side and rear elevations that are mainly laid lawn with either hedgerow or timber fenced boundaries. We believe the property will ideally suit first time buyers and an early internal inspection should be undertaken to avoid disappointment of this highly sorted after property type.

Entrance Hall

With composite door providing access from the side elevation, double glazed window, wood floor covering, carpeted stair staircase to 1st floor landing with under stairs storage cupboard and wall mounted radiator.

Guest Cloakroom/WC

Comprising of a WC, pedestal wash hand basin with tiled splashback, vinyl floor covering, wall mounted radiator, extractor fan and spotlights to ceiling.

Kitchen/Diner

Located to the rear of the property and comprising of a range of all base mounted matching units with roll-top worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and complimentary splashback tiling. Under counter space and plumbing for washing machine, integrated electric oven, four gas hob, stainless steel extractor canopy and splashback. Space for fridge/freezer, wood floor covering, windows to the rear and side elevations and double glazed French doors allowing for access to the rear garden.

Living Room

With dual aspect windows to front and side elevations, wood floor covering, wall mounted radiator, TV point.

First Floor

Landing

Accessed via the main entrance hallway with internal doors providing access to all bedrooms and bathroom.

Bedroom 1

With double glazed windows to the rear and side elevations, wall mounted radiator and TV point.

En-Suite

Comprising of a three-piece white modern suite including WC, pedestal wash hand basin and enclosed shower with mains fed shower and attachment over. Double glazed obscured window, wall mounted extractor fan, spotlights to ceiling, tiled floor covering and wall mounted chrome heated towel rail.

Bedroom 2

With double glazed windows to the front and side elevations, wall mounted radiator and useful storage cupboard.

Bedroom 3

With double glazed window to front elevation and wall mounted radiator.

Bathroom

Comprising of a three-piece suite including a WC, pedestal wash hand basin and bath with mains fed shower and attachment over with complimentary glass shower screen. Double glaze obscured window, spotlights to ceiling, tiled floor covering and wall mounted chrome heated towel rail.

Outside

The property enjoys gardens to the front side and rear elevations that are mainly laid lawn and enclosed by either hedged boundary or timber fencing. A paved pathway leads to the front elevation and gated access is provided to the rear garden.

The rear garden is mainly laid to lawn with timber fence boundaries and paved patio area.

Additional Information

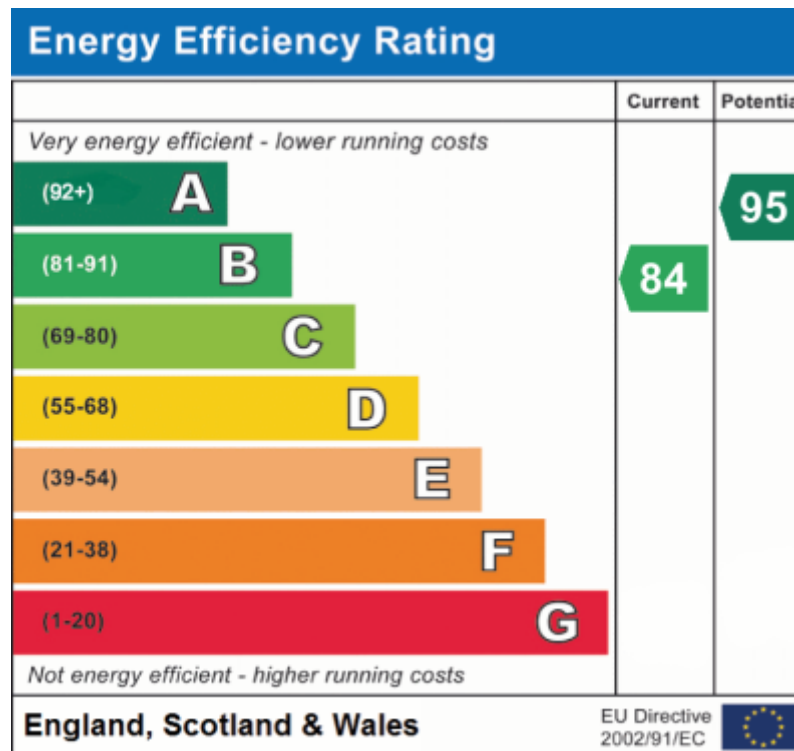
The current rent for the other 50 % totals at £391.59 a month.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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