

## Eskdale Close, Chesterfield, S44

**£220,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 4

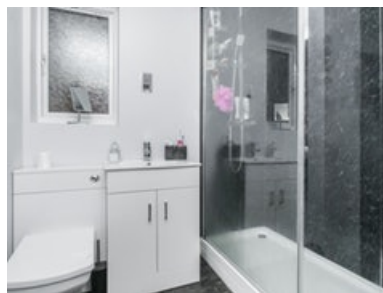
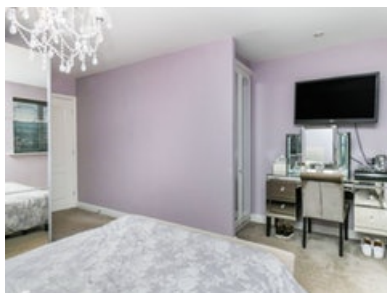
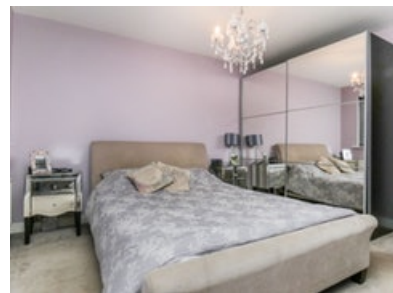
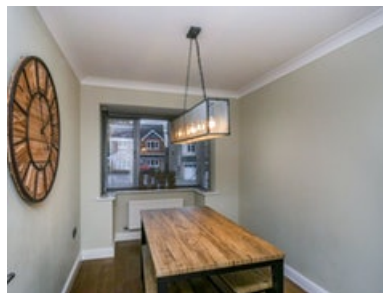
Housesimple is pleased to present this property in Bolsover.

## Key features:

- four bedrooms
- en-suite
- modern throughout
- garage & driveway
- quiet cul de sac location
- easy access to A617 & M1

## Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band d (£1924.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



\*\*\*FOUR BEDROOMS\*\*\*EN-SUITE\*\*\*ENCLOSED REAR GARDEN\*\*\*GARAGE & DRIVEWAY\*\*\*TWO RECEPTION ROOMS\*\*\*

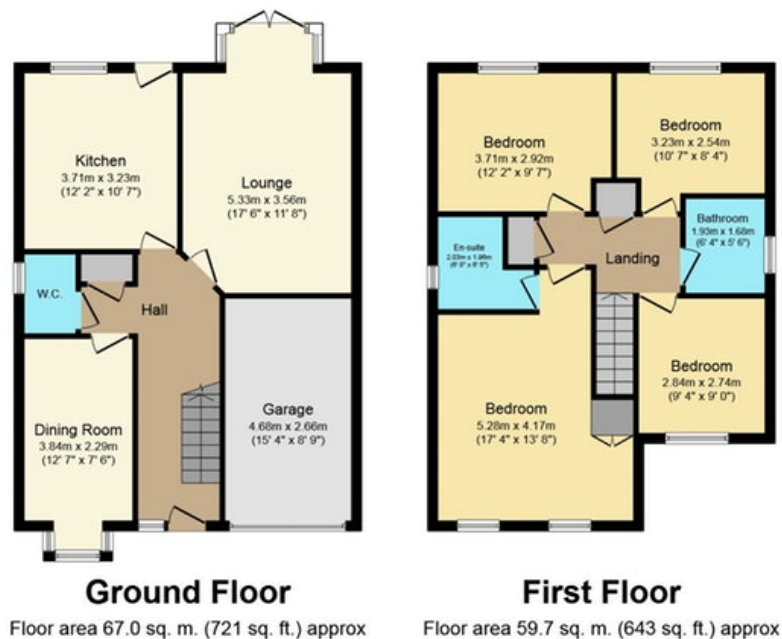
We are delighted to offer for sale this well presented four bedroom detached home situated in a quiet cul de sac offering easy access to local shops, schools and commuting routes. This property is ideal for those looking for somewhere they can move into straight away with no work needing to be done.

The ground floor comprises of entrance hall, dining room, lounge, modern kitchen/breakfast room and WC. The first floor offers four double bedroom with the master benefitting from an en-suite. There is also a stylish family bathroom/WC.

To the rear there is a low maintenance enclosed garden with decking area. there is ample parking to the front with driveway for several cars and an integral garage that has had the door replaced with french doors, this is an easy swap for those needing a garage or offers potential for further conversion.

Early viewing is essential to avoid missing out on this stunning home!

## Floor plan:



Total floor area 126.7 sq. m. (1,364 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

Energy Performance Certificate

**4, Eskdale Close, Bolsover, CHESTERFIELD, S44 6RL**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 2488-6088-7207-2814-4974
<b>Date of assessment:</b> 28 March 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 March 2014	<b>Total floor area:</b> 115 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,925</b>
<b>Over 3 years you could save</b>	<b>£ 501</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 213 over 3 years	£ 213 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 501 over 3 years                 </div>
<b>Heating</b>	£ 2,292 over 3 years	£ 1,983 over 3 years	
<b>Hot Water</b>	£ 420 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,925</b>	<b>£ 2,424</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #e91e63; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">58</td> <td style="text-align: center;">80</td> </tr> </table>	Current	Potential	58	80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>							
Current	Potential												
58	80												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 123
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 258
3 Solar water heating	£4,000 - £6,000	£ 117

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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