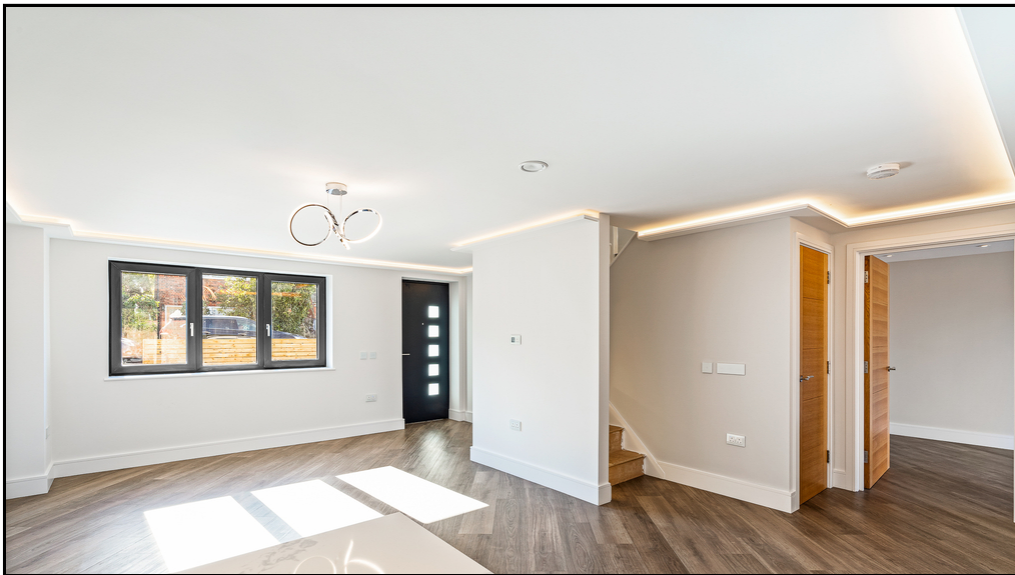




21a Pinnocks Lane, Baldock, Hertfordshire. SG7 6DF





4 Bedroom Detached House

£775,000

A unique opportunity to purchase this stunning ECO house. Built in 2021, this 4 bedroom detached property offers fantastic accommodation throughout and has been completed to an incredibly high spec, including air source heat pump, rain water harvesting.

The property is built to Passivhaus standard with the key benefits being;

- Improved energy efficiency
- Reduced fuel bills up to 90% reduction in heating requirements
- Improved air quality
- Improved comfort of living
- Reduced carbon emissions (Up to 100% reduction in CO2)
- Reduced noise migration

The property is offered to the market on a chain free basis with early viewing highly recommended!

- Four bedrooms
- Eco house
- Town centre
- Off street parking
- EV charging
- 6 year warranty
- Chain free
- EPC rating B. Council tax band E

Ground Floor

Open Plan Kitchen/Family Room:

Abt. 5.57m x 4.88m (18' 3" x 16' 0") Range of wall and base units, with natural stone work tops and splash backs, sunken sink, integrated Bosch appliances including dishwasher, fridge freezer oven hob and microwave. Triple glazed windows and doors to garden and side aspect. Karndean flooring, and infrared low energy panels.

Bedroom One:

Abt. 5.09m x 2.95m (16' 8" x 9' 8") Triple glazed doors to garden. Infrared low energy heaters. Karndean flooring, door to wet room.

Snug:

Triple glazed window to front aspect, infrared low energy heaters. Karndean flooring.

Wet Room:

Low level WC. Wash hand basin with sensor tap, smart power shower, all finished in natural stone infrared mirrored heater.

First Floor

Bedroom Three:

Abt. 8.66m x 3.03m (28' 5" x 9' 11") Triple glazed window to front aspect, triple glazed Velux window to rear, fitted carpet, infrared low energy heaters.

Bedroom Four:

Abt. 8.66m x 3.03m (28' 5" x 9' 11") Triple glazed window to front aspect, triple glazed Velux window to rear, fitted carpet, infrared low energy heaters.

Bathroom:

Abt. 3.94m x 2.55m (12' 11" x 8' 4") Panelled bath with smart power shower above and glass shower screen. Low level WC, wash hand basin with sensor controlled tap, triple glazed Velux window, mirrored infrared heater finished in natural stone.

Outside

Front Garden:

Off street parking 2/3 cars

Rear Garden:

Landscaped rear garden, with premium artificial grass and decked area, with romantic walled garden feel.

Communal Ground

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to changes.

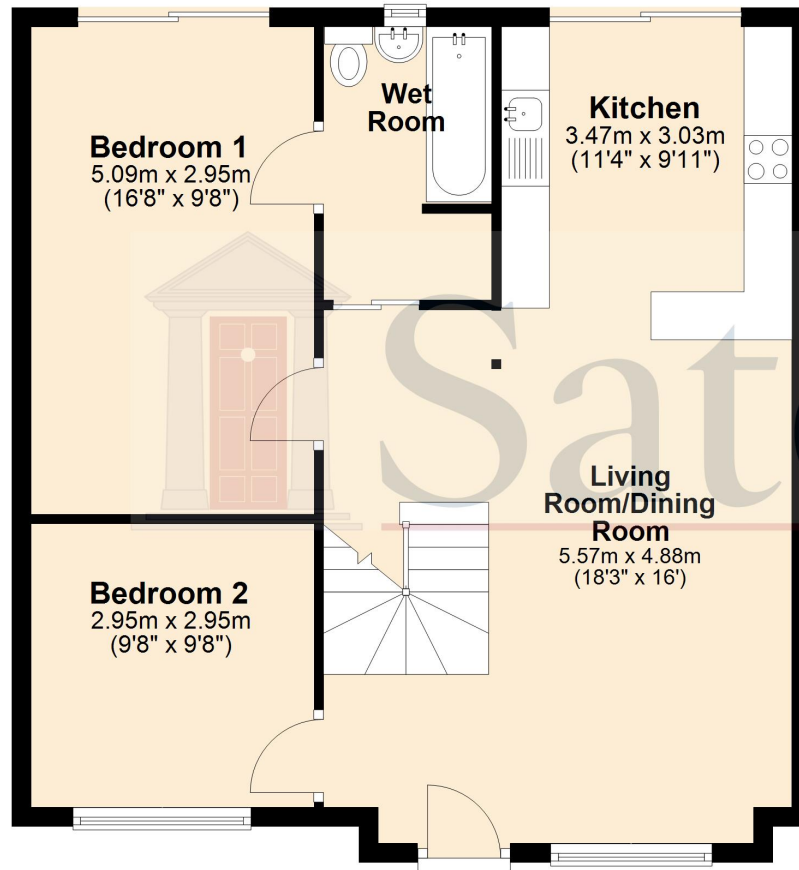




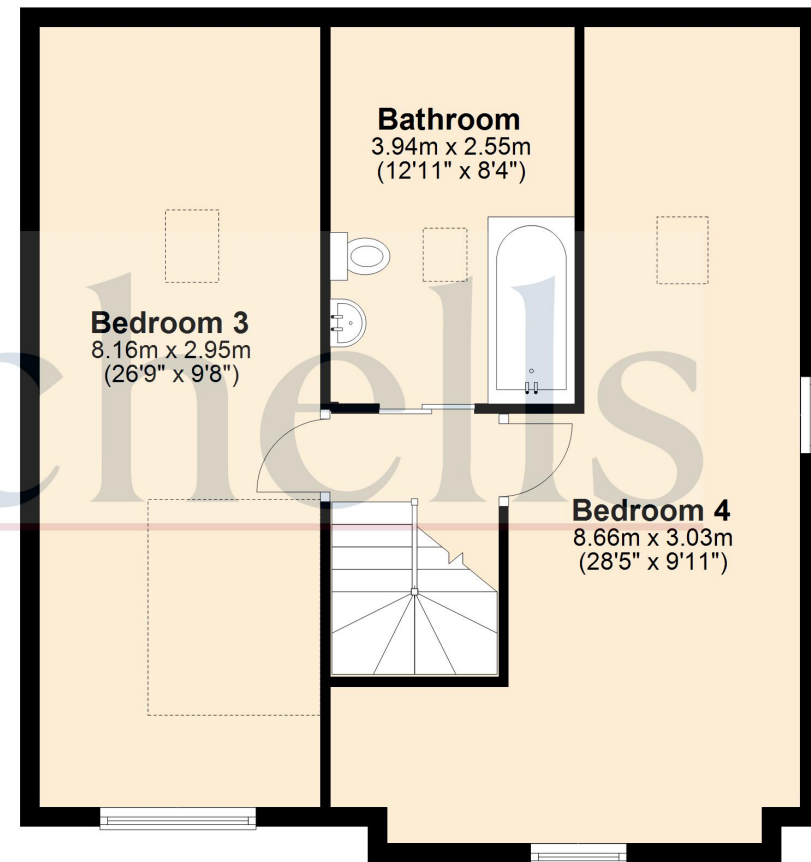
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.