



jordan fishwick

Moorland Gardens, Moorland Road Birch Vale



The Property

*** Super energy efficient luxury new homes. Larger than average with exceptionally low running costs. Stunning countryside views and a hi spec finish *** PLOT H5 *** PLOT 3 ALREADY SOLD *** One of the first of it's kind for the area! - From £525,000 *** Forming part of a small, select new-build development in Birch Vale, focused on delivering executive, ECO-style homes to those looking to reduce their carbon footprint. With stunning views over Lantern Pike and adjoining open countryside. One of six stunning properties boasting solar panels with battery storage, superior levels of insulation, air source heat pump, upvc triple glazed windows and EV car charging ports. Complimented by a high spec finish including a bespoke LochAnna kitchen with Quartz counters and Neff Induction hob, Oak internal doors, contemporary bathroom and en-suite facilities. Aesthetically pleasing with contrast Stone window surrounds, timber framed canopy porch, landscaped front gardens with shed/cycle stores and driveway parking. This detached property has just been released and offers three bedrooms (plus storage) arranged over three floors. These super energy efficient homes have an expected monthly energy cost per average household usage from just £50 per month! Comprising: entrance hall, wc, sitting room, living/dining kitchen with bi-fold doors, two first floor double bedrooms, en-suite, bathroom and office. To the second floor boasts a master suite including shower room (with potential to split master bedroom into two bedrooms). With the open countryside on your doorstep, there is no better place to live! Reservations being taken. *** External photos are taken from various vantage points within the development ***



**Moorland Gardens, Moorland Road
Birch Vale High Peak SK22 1BS**

£525,000



- New Build, Freehold, Eco Homes With Stunning Open Views Over Lantern Pike
- 10 Year Warranty
- High Energy Efficiency
- Countryside Location
- Air Source Heat Pumps
- Solar Panels With Battery Storage and EV Charging
- Driveway and Landscaped Gardens
- Bespoke Kitchens with Quartz Worktops



Postcode SK22 1BS

EPC Rating

Local Authority High Peak

Council Tax New Build

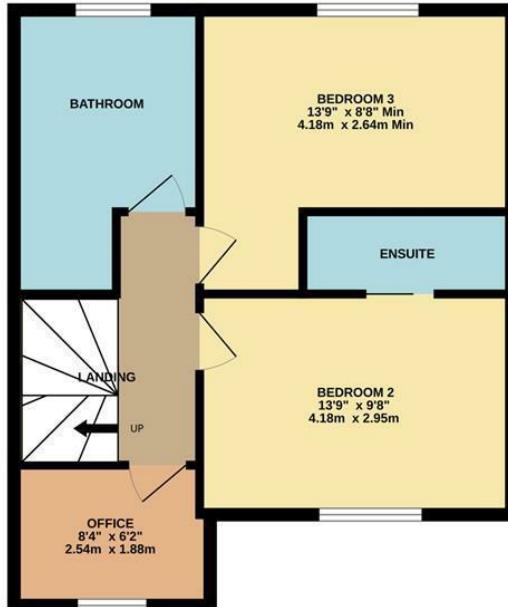
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



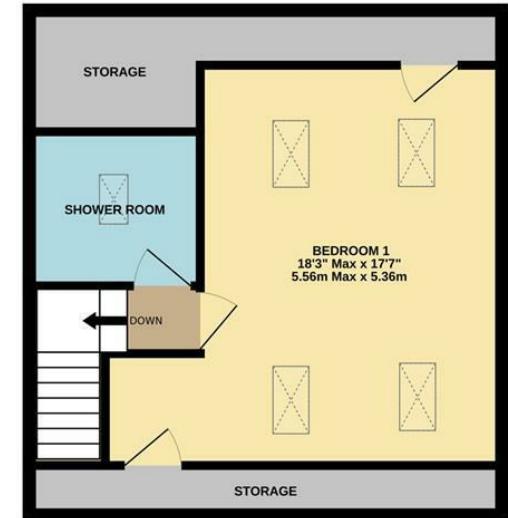
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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