



From £249,000

KEY TENURE:

≡ EPC RATING:

£ COUNCIL TAX BAND:

## Beaconside Stafford

Plot 607 The Ashdown, The Catkins Meadowsweet Avenue Beaconside



**Introducing The Ashdown, this beautiful new build located on the new David Wilson Home Development.**

This two bedroom home located on a highly desirable new build development which offers so much such as new primary schooling & Nursery, beautiful walks scenic walks around the large pond on the development. There are an array of local amenities and offers fantastic commuting links with easy access to the M6 and a short drive to Stafford's Town Centre which has shops, bars and a mainline train station which you can be in Huston Station in just over an hour. Step inside and discover an Entrance hall, Guest WC, Living/Dining Room & Kitchen all located to the ground floor. Ascending to the first floor there are two double bedrooms each with their own Ensuite. Externally the property offers off road parking and an enclosed private rear garden. Properties like these are selling fast so don't hang around and call us today.

- Two Bedroom Home
- Living/Dining Room, Guest WC & Kitchen
- Two Bedrooms Each With An Ensuite
- Driveway & Private Rear Garden
- Beautiful Scenic Walks Around The Large Developments Pond
- Close Proximity to Doctors & Stafford County Hospital & Stafford Town

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Energy Performance

Homes on this development meet the latest building regulations, which set the standards for energy performance and carbon emissions. New build homes are increasingly more energy efficient with 85% achieving an A or B EPC rating compared to less than 5% of older properties. You could save up to £2,575 a year on bills! Every home includes solar panels and an electric vehicle charging point, plus energy efficient features.

## Local Area

Stafford is a town rich in history and character with beautiful architecture. There's a wealth of restaurants, bars, bistros and coffee shops. You'll love eating lunch by the waterfront or taking a picnic to Stafford Castle. Travel is easy, we're located off Stone Road which provides a direct route into Stafford town centre. For travelling further afield, the M6 at J14 is just 6 miles from home. If travelling by train, Stafford has direct links to Birmingham New Street (39 mins), Manchester Piccadilly (54 mins) and London Euston (1hr 51 mins).



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## Local Amenities

You'll find everything you need within easy reach: Sainsbury's, ASDA, Aldi and Lidl are around a 10 minute drive (less than 3 miles) Beaconside Health Centre (3.5 miles) Stafford A&E Hospital (4 miles) St Paul's CofE Primary – Outstanding Ofsted (3.4 miles), Sir Graham Balfour – Good Ofsted (1.8 miles), Stafford Grammar School (4.6 miles) Stafford Leisure Centre (3.6 miles) and Victoria Park (3 miles) Brocton Hall Golf Club (10 miles)

**Living/Dining Room** 14'3"7" x 13'11" (4.361m x 4.24m)

**Kitchen** 10'0" x 7'9" (3.05m x 2.37m)

**Guest WC** 6'2" x 2'11" (1.89m x 0.90m)

**Bedroom One** 11'6" x 10'6" (3.50m x 3.21m)

**Ensuite** 7'10" x 6'2" (2.39m x 1.88m)

**Bedroom Two** 13'5" x 8'8" (4.08m x 2.63m)

**Ensuite** 6'5" x 6'2" (1.96m x 1.89m)

## Agent Note

Images and descriptions used in this marketing are not specifically representative of the property being sold but have been taken of a similar David Wilson home on the development. All buyers are advised to make arrangements to view the specific property being sold to ascertain the internal finish.



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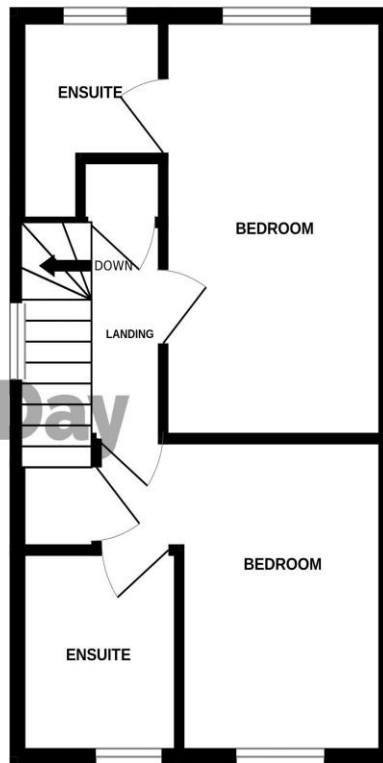
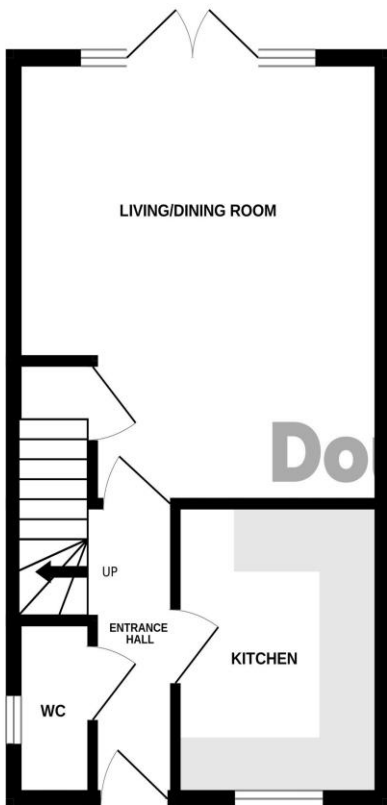
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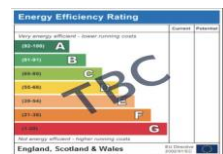
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GROUND FLOOR

1ST 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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