



Rose Hill | Stafford | ST16 1AQ

£310,000

 **Webbs**
estate agents

Summary

**** NEW BUILD ** INCENTIVES AVAILABLE ** SOUTH FACING GARDEN ** GARAGE ** ENSUITE ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION ****

The KENNETT is a SPACIOUS THREE-STOREY SEMI-DETACHED home, briefly comprising a through hallway, guest WC, lounge and spacious kitchen diner with french doors to the rear garden. On the first floor, there are two double bedrooms and family bathroom with stairs leading to the second floor with a master bedroom and ensuite shower room. Externally there is a private rear garden, detached garage and driveway.

All David Wilson Homes come with a 10-year NHBC Buildmark warranty – this means they have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. So you can buy one of their spacious new homes with confidence.

David Wilson Homes use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. So no matter how cold it is

Key Features

- BUYERS INCENTIVES
- 10 YEARS NHBC BUILDERS WARRANTY
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- KITCHEN DINER & GUEST WC
- PRIVATE GARDEN
- FABULOUS DEVELOPMENT
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- DETACHED GARAGE & DRIVEWAY

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

LOUNGE

16'4" x 12'2" (4.994m x 3.727m)

KITCHEN DINER

15'5" x 10'5" (4.72m x 3.195m)

LANDING

BEDROOM TWO

13'7" x 8'8" (4.141m x 2.651m)

BEDROOM THREE

11'11" x 8'8" (3.65m x 2.658m)

FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM

21'11" x 15'6" (6.681m x 4.731m)

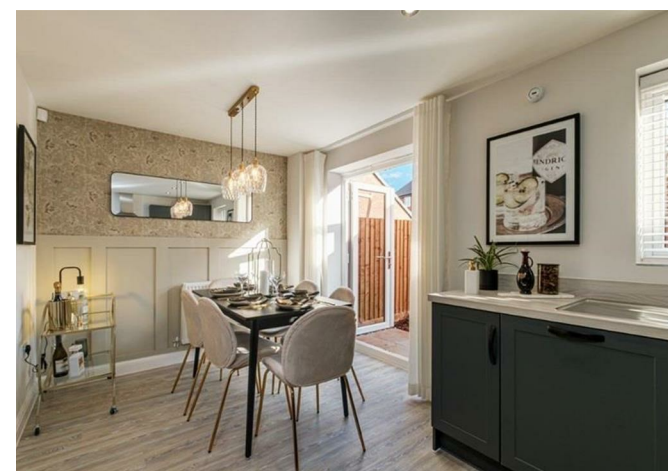
ENSUITE SHOWER ROOM

DETACHED GARAGE

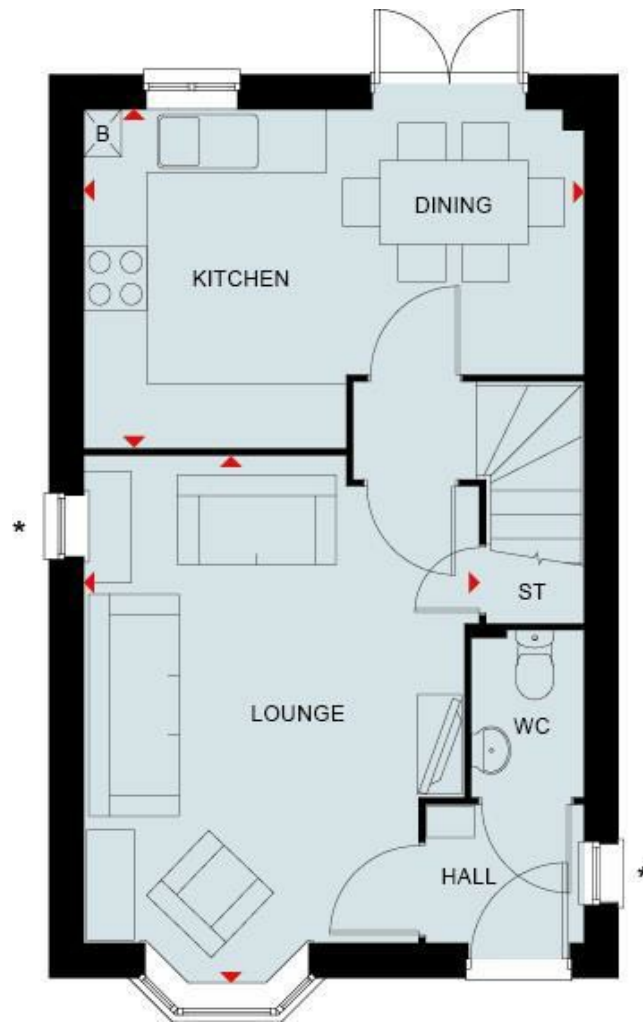
PRIVATE DRIVEWAY

PRIVATE REAR GARDEN

Identification checks - C







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small> 			
<small>100-120 kWh/m²/yr</small> <small>120-140 kWh/m²/yr</small> <small>140-160 kWh/m²/yr</small> <small>160-180 kWh/m²/yr</small> <small>180-200 kWh/m²/yr</small> <small>200-220 kWh/m²/yr</small> <small>220-240 kWh/m²/yr</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	<small>EU Directive 2002/91/EC</small>

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Key: environmentally friendly - lower CO₂ emissions</small> 			
<small>100-120 g/m²/yr</small> <small>120-140 g/m²/yr</small> <small>140-160 g/m²/yr</small> <small>160-180 g/m²/yr</small> <small>180-200 g/m²/yr</small> <small>200-220 g/m²/yr</small> <small>220-240 g/m²/yr</small>			
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