



## Meadowsweet Avenue, Stafford, ST16 1DR

### Offers In The Region Of £470,000

**\*\* 105 % PART EXCHANGE ON THIS PLOT \*\* UPTO 5% DEPOSIT \*\* CALL 01543 468846 FOR MORE DETAILS \*\* NEW BUILD \*\* READY FEBURARY \*\* BUYERS INCENTIVES / PART EXCHANGE AVAILABLE \*\* KEY WORKER INCENTIVES \*\* CALL BRANCH ON 01889 583377 FOR MORE IN FORMATION \*\***

The Exeter is a four-bedroom family home. With an open-plan kitchen dining/family area, utility and walk-in glazed bay with French doors to a fully turfed garden, this home is ideal for entertaining. On the ground floor, you will also have a large living room with a bay window, perfect for you to relax in. Upstairs benefits from a principal bedroom with an en suite, three further double bedrooms, and a family bathroom with a separate shower. This home also offers a single integral garage and two parking spaces.

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 uses 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 outside, you can stay cosy whilst keeping your bills down. In fact, a brand-new home could be up to 69% cheaper to run, meaning you could save up to \$1,418 on your bills each year, compared to an updated Victorian equivalent.

Enjoy peaceful surroundings with everything you need in Staffords bustling town centre just a 10 minute drive from home. It's a great location for young families with plenty of outdoor activities on your doorstep.



AWAITING VENDOR APPROVAL  
THROUGH HALLWAY  
GUEST WC

LOUNGE WITH BAY WINDOW  
16'8" x 12'7" (5.088m x 3.845m)

FAMILY KITCHEN DINER  
19'1" x 15'7" (5.832m x 4.775m )

UTILITY ROOM  
10'3" x 5'7" (3.148m x 1.725m)

LANDING

BEDROOM ONE  
12'7" x 12'2" (3.850m x 3.711m)

ENSUITE SHOWER ROOM

BEDROOM TWO  
13'9" x 13'4" (4.208m x 4.088m)

BEDROOM THREE  
13'9" x 11'6" (4.208m x 3.525m)

BEDROOM FOUR  
11'10" x 9'7" (3.611m x 2.926m)

FAMILY BATHROOM  
INTEGRAL GARAGE  
PRIVATE DRIVEWAY  
FRONT & REAR GARDENS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).