



**Meadowsweet Avenue | Stafford | ST16 1DR**

**Offers In The Region Of £290,000**

 **Webbs**  
estate agents

## Summary

\*\* NEW BUILD \*\* SHOWHOME \*\* READY march\*\* BUYERS INCENTIVES / PART EXCHANGE AVAILABLE \*\* KEY WORKER INCENTIVES \*\* CALL BRANCH ON 01543 468846 FOR MORE INFORMATION \*\*

The ARCHFORD is a three-bedroom SEMI-DETACHED home, briefly comprising an entrance hallway, guest WC and generous lounge and kitchen diner with French doors to the rear garden. Upstairs benefits from three bedrooms, a family bathroom and an ensuite. Externally there is a private rear garden 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 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

## Key Features

- BUYERS INCENTIVES
- 10 YEARS NHBC BUILDERS WARRANTY
- FAMILY BATHROOM & ENSUITES
- MODERN KITCHEN DINER & GUEST WC
- DRIVEWAY
- FABULOUS DEVELOPMENT
- THREE BEDROOMS
- SPACIOUS LOUNGE
- PRIVATE REAR GARDEN
- READY MAY

## Rooms and Dimensions

### THROUGH HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

15'1" x 12'3" ( 4.599m x 3.746m)

### MODERN KITCHEN DINER

15'6" x 10'10" (4.745m x 3.310m)

### LANDING

### BEDROOM ONE

10'9" x 10'7" (3.277m x 3.229m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

12'9" x 8'1" (3.887m x 2.475m)

### ENSUITE SHOWER ROOM

### THREE BEDROOMS

7'5" x 7'2" (2.281m x 2.186m)

### FAMILY BATHROOM

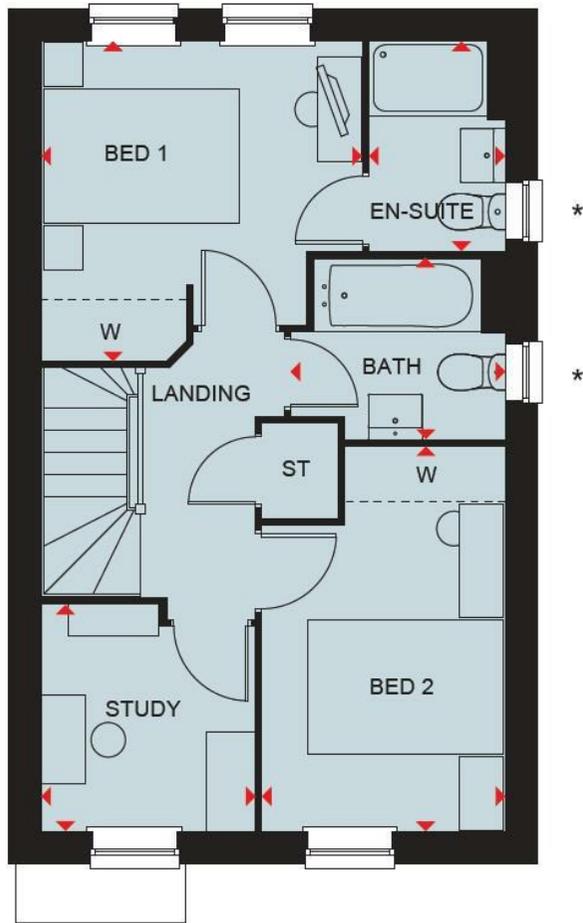
### PRIVATE REAR GARDEN

### DRIVEWAY

### Identification checks - C







\* optional window refer to sales advisor for individual plots

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>
175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>
200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>
225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>
300+ kWh/m <sup>2</sup> /year <b>G</b>	300+ kWh/m <sup>2</sup> /year <b>G</b>	300+ g/m <sup>2</sup> /year <b>G</b>	300+ g/m <sup>2</sup> /year <b>G</b>
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	