



Rose Hill | Stafford | ST16 1AQ

Offers In The Region Of £428,000

 Webbs  
estate agents

## Summary

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

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 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 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 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
- UTILITY ROOM & GUEST WC
- INTEGRAL GARAGE & DRIVEWAY
- FABULOUS DEVELOPMENT
- FOUR BEDROOMS
- FABULOUS FAMILY KITCHEN DINER / LOUNGE
- SPACIOUS LOUNGE
- GARDENS

## Rooms and Dimensions

### THROUGH HALLWAY

### GUEST WC

### LOUNGE

18'10" x 10'7" (5.762m x 3.235m)

### FAMILY KITCHEN DINER

21'3" x 15'7" (6.486m x 4.768m)

### UTILITY ROOM

7'6" x 6'1" (2.305m x 1.877m)

### LANDING

### BEDROOM ONE

17'1" x 12'6" (5.208m x 3.817m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

13'7" x 10'4" (4.156m x 3.155m)

### BEDROOM THREE

13'3" x 11'0" (4.049m x 3.365m)

### BEDROOM FOUR

11'6" x 11'2" (3.520m x 3.423m)

### FAMILY BATHROOM

### INTEGRAL GARAGE

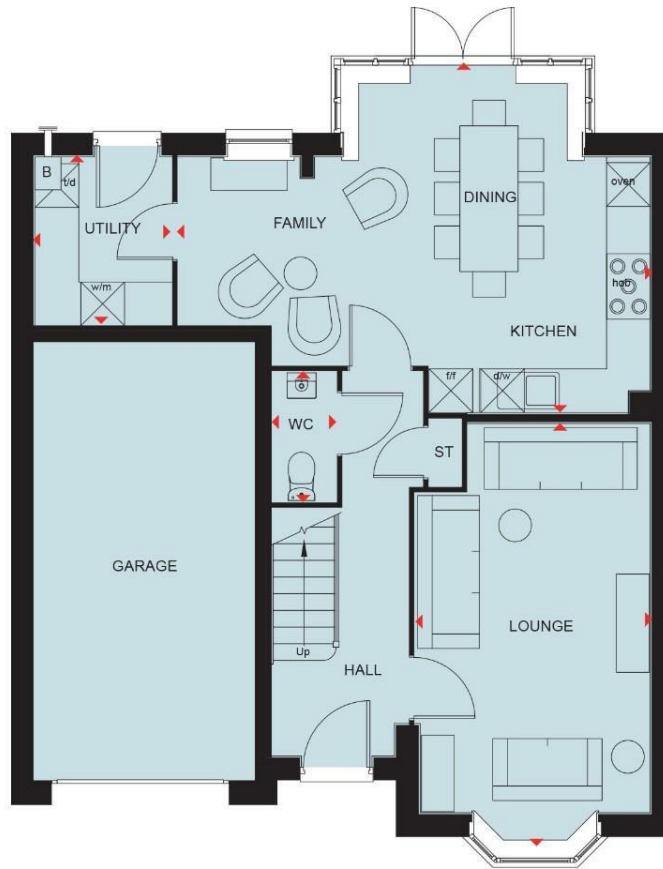
### PRIVATE DRIVEWAY

### GARDENS

### 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key average energy cost - lower energy costs</p> <p>100-125 kWh/m<sup>2</sup> <b>A</b></p> <p>125-150 kWh/m<sup>2</sup> <b>B</b></p> <p>150-175 kWh/m<sup>2</sup> <b>C</b></p> <p>175-200 kWh/m<sup>2</sup> <b>D</b></p> <p>200-225 kWh/m<sup>2</sup> <b>E</b></p> <p>225-250 kWh/m<sup>2</sup> <b>F</b></p> <p>250-300 kWh/m<sup>2</sup> <b>G</b></p>		<p>Key environmental impact - lower CO<sub>2</sub> emissions</p> <p>100-125 g/m<sup>2</sup> <b>A</b></p> <p>125-150 g/m<sup>2</sup> <b>B</b></p> <p>150-175 g/m<sup>2</sup> <b>C</b></p> <p>175-200 g/m<sup>2</sup> <b>D</b></p> <p>200-225 g/m<sup>2</sup> <b>E</b></p> <p>225-250 g/m<sup>2</sup> <b>F</b></p> <p>250-300 g/m<sup>2</sup> <b>G</b></p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC