



Meadowsweet Avenue | Stafford | ST16 1DR
Offers In The Region Of £445,000

 **Webbs**
estate agents

Summary

**** NEW BUILD ** JUNE COMPLETION ** BUYERS INCENTIVES / PART EXCHANGE AVAILABLE ** KEY WORKER INCENTIVES ** CALL BRANCH ON 01543 468846 FOR MORE INFORMATION ****

The Kirkdale is a four-bedroom family detached home of good proportions, on the ground floor, the through hallway leads to a spacious lounge with a bay window, a generous family dining kitchen with an entertaining area, a utility room and a guest WC. 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 detached garage, a private driveway, and front & rear gardens.

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
- FRONT & REAR GARDENS
- FABULOUS DEVELOPMENT
- FOUR BEDROOMS
- FABULOUS FAMILY KITCHEN DINER / LOUNGE
- SPACIOUS LOUNGE
- PRIVATE DRIVEWAY & DETACHED GARAGE

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

LOUNGE

11'1" x 18'5" (3.38m x 5.62m)

FAMILY KITCHEN DINER

24'0" x 14'7" (7.32m x 4.46m)

UTILITY ROOM

5'1" x 7'0" (1.56m x 2.15m)

LANDING

BEDROOM ONE

13'4" x 13'6" (4.085m x 4.124m)

ENSUITE SHOWER ROOM

BEDROOM TWO

10'4" x 13'6" (3.150m x 4.124m)

BEDROOM THREE

11'3" x 9'11" (3.447m x 3.048m)

BEDROOM FOUR

8'11" x 11'11" (2.725m x 3.648m)

FAMILY BATHROOM

DETACHED GARAGE

PRIVATE DRIVEWAY

FRONT & REAR 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		Current	Potential
Key: energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Key: environmentally friendly - lower CO ₂ emissions			
A	34-47 g/kWh		
B	48-74 g/kWh		
C	75-100 g/kWh		
D	101-129 g/kWh		
E	130-152 g/kWh		
F	153-177 g/kWh		
G	178-200 g/kWh		
England & Wales		EU Directive 2002/91/EC	

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