



Meadowsweet Avenue | Stafford | ST16 1DR

Offers In The Region Of £470,000



Summary

** NEW BUILD ** KEY WORKER SAVINGS ** UPGRADED KITCHEN & LUXURY FLOORING ** OVERLOOKING AN OPEN GREEN AREA ** FOUR DOUBLE BEDROOMS ** CUL DE SAC LOCATION ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION **

The EXETER is a four double bedroom DETACHED 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 ensuite, 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.

Key Features

- UPGRADED KITCHEN & LUXURY FLOORING
- FABULOUS DEVELOPMENT
- BATHROOM & ENSUITE SHOWER ROOM
- UTILITY ROOM & GUEST WC
- FRONT & REAR GARDENS
- 10 YEARS NHBC BUILDERS WARRANTY
- FOUR DOUBLE BEDROOMS
- SPACIOUS FAMILY KITCHEN DINER
- INTEGRAL GARAGE & DRIVEWAY
- KEY WORKER SAVINGS

Rooms and Dimensions

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)

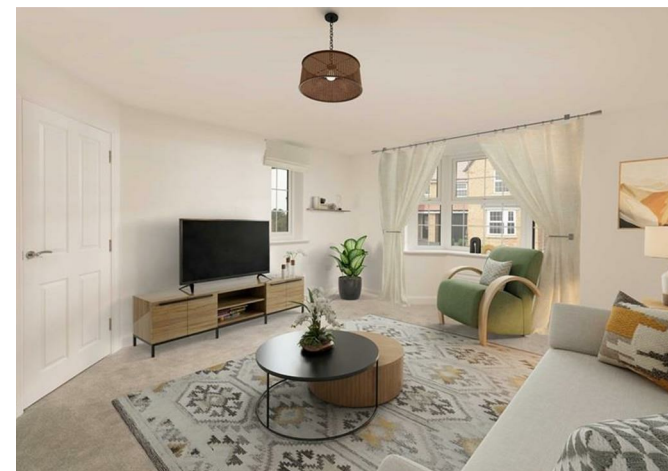
FAMILY BATHROOM

INTEGRAL GARAGE

PRIVATE DRIVEWAY

FRONT & REAR GARDENS

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 ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer average (2022) - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>		<p>Buyer average (2022) - lower CO₂ emissions</p> <p>100-150 g/m²/year A</p> <p>150-200 g/m²/year B</p> <p>200-250 g/m²/year C</p> <p>250-300 g/m²/year D</p> <p>300-350 g/m²/year E</p> <p>350-400 g/m²/year F</p> <p>400-450 g/m²/year G</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC