



Martin Drive | Stafford | ST16 1GN

£245,000

 **Webbs**  
estate agents

## Summary

**\*\* NEW BUILD \*\* TWO ENSUITES \*\* TWO DOUBLE BEDROOMS \*\* PARKING \*\* CALL BRANCH ON 01889 583377 FOR MORE INFORMATION \*\***

The ASHDOWN is a two-bedroom END TERRACE home, briefly comprising a through hallway, generous lounge diner with French doors to the rear garden. Upstairs benefits from two double bedrooms, each bedroom benefits from having an ENSUITE !! Externally there is a private rear garden and parking.

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

- 10 YEARS NHBC BUILDERS WARRANTY
- MODERN KITCHEN & GUEST WC
- TWO ENSUITES
- TWO PARKING SPACES
- SOLAR PANELS & EV CHARGER
- FABULOUS DEVELOPMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER
- PRIVATE REAR GARDEN

## Rooms and Dimensions

### THROUGH HALLWAY

### SPACIOUS LOUNGE DINER

15'1" x 13'11" (4.612m x 4.248m)

### MODERN KITCHEN

10'0" x 7'9" (3.057m x 2.378m)

### LANDING

### BEDROOM ONE

11'5" x 10'6" (3.504m x 3.211m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

13'4" x 8'7" (4.089m x 2.632m)

### ENSUITE SHOWER ROOM

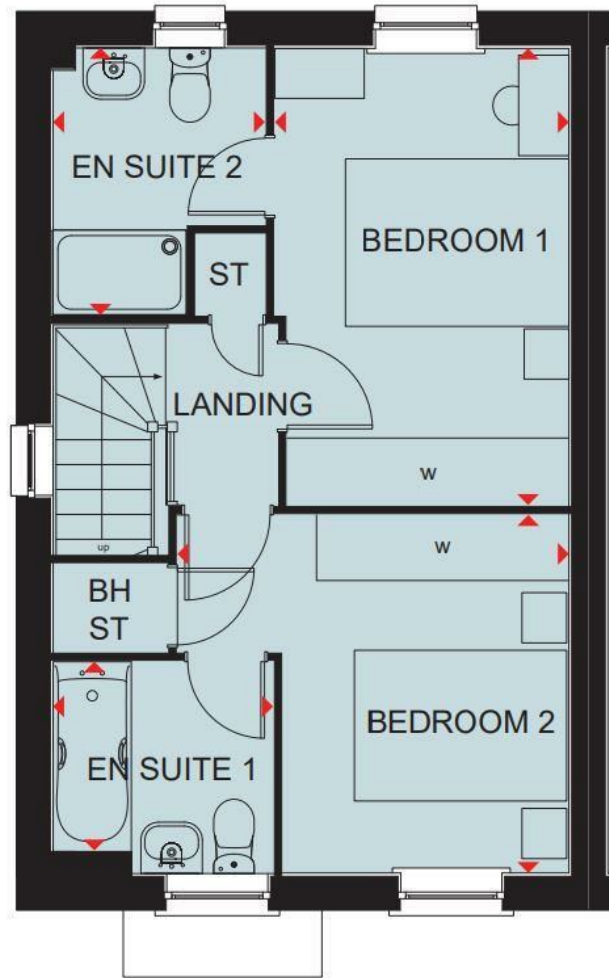
### PRIVATE REAR GARDEN

### DRIVEWAY

### Identification Checks (R)







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
Best energy efficiency - lower energy costs <b>100-125</b> <b>A</b> 125-150 <b>B</b> 150-175 <b>C</b> 175-200 <b>D</b> 200-225 <b>E</b> 225-250 <b>F</b> 250-300 <b>G</b>		Best environmental impact - lower CO <sub>2</sub> emissions 100-125 <b>A</b> 125-150 <b>B</b> 150-175 <b>C</b> 175-200 <b>D</b> 200-225 <b>E</b> 225-250 <b>F</b> 250-300 <b>G</b>	
EU Directive 2002/91/EC <b>England &amp; Wales</b>		EU Directive 2002/91/EC <b>England &amp; Wales</b>	