



Meadowsweet Avenue | Stafford | ST16 1ZY

Offers In The Region Of £533,000

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Summary

**** NEW BUILD ** DETACHED ** OPEN PLAN KITCHEN DINER ** FOUR DOUBLE BEDROOMS ** ENSUITE *** ** DOUBLE GARAGE ** UPGRADED KITCHEN INCLUDED ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION ** EV CHARGER ** SOLAR PANELS ****

The Exeter is a four-bedroom family home with an open plan kitchen-diner with a glazed bay and doors to the garden. There's a handy adjoining utility room with plenty of storage. The bay-fronted lounge is full of natural light. If you work from home, you'll love the study. Upstairs, the large main bedroom benefits from an ensuite shower room. Three further double bedrooms share the family bathroom, which has a separate bath and shower. This home also offers a double detached garage and driveway.

David Wilson Homes uses 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.

Many homeowners are significantly underestimating the costs of doing up an existing property and it could potentially cost up to £70,000 to upgrade an old property to modern standards*.

Key Features

- 10 YEARS NHBC BUILDERS WARRANTY
- FABULOUS FAMILY KITCHEN DINER / LOUNGE
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- SPACIOUS LOUNGE
- SOLAR PANELS & EV CHARGER
- FABULOUS DEVELOPMENT
- FOUR BEDROOMS
- UTILITY ROOM & GUEST WC
- DETACHED GARAGE & DRIVEWAY
- GARDENS

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

STUDY

9'5" x 8'7" (2.881m x 2.631m)

LOUNGE

19'0" x 12'2" (5.797m x 3.723m)

FAMILY KITCHEN DINER

20'1" x 15'4" (6.142m x 4.685m)

UTILITY ROOM

8'4" x 5'2" (2.545m x 1.588m)

LANDING

BEDROOM ONE

14'10" x 12'2" (4.538m x 3.728m)

ENSUITE SHOWER ROOM

BEDROOM TWO

14'4" x 12'2" (4.369m x 3.728m)

BEDROOM THREE

13'4" x 9'5" (4.073m x 2.881m)

BEDROOM FOUR

10'2" x 9'11" (3.115m x 3.043m)

FAMILY BATHROOM

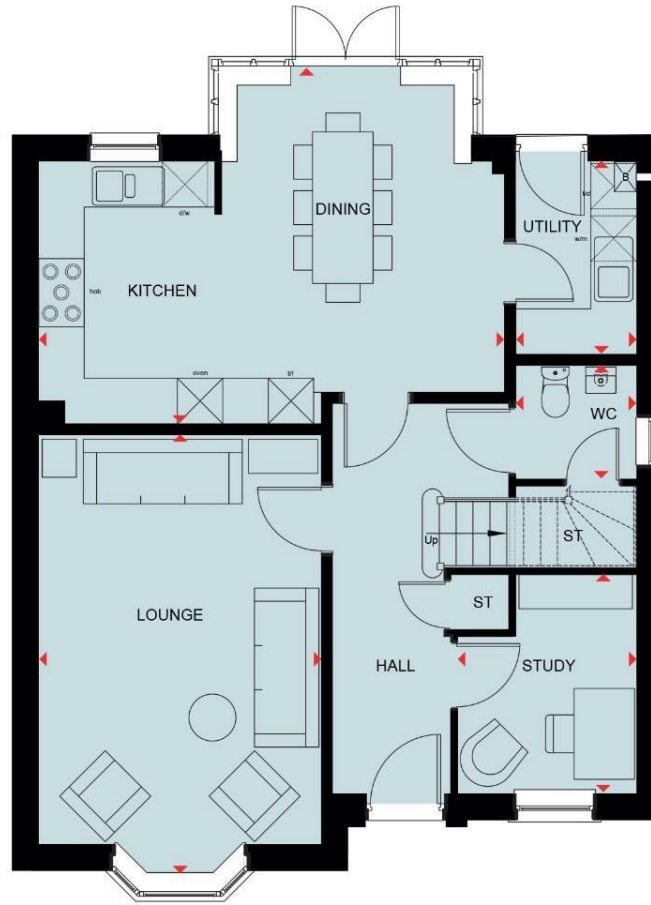
INTEGRAL GARAGE

PRIVATE DRIVEWAY

GARDENS







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
Key average energy - lower energy costs 100 kWh/m ² A 105 kWh/m ² B 110 kWh/m ² C 115 kWh/m ² D 120 kWh/m ² E 125 kWh/m ² F 130 kWh/m ² G		Key environmental impact - lower CO ₂ emissions 100 g/m ² A 105 g/m ² B 110 g/m ² C 115 g/m ² D 120 g/m ² E 125 g/m ² F 130 g/m ² G	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	