



Meadowsweet Avenue | Stafford | ST16 1ZY

Offers In The Region Of £533,000

 **Webbs**
estate agents

Summary

** NEW BUILD ** DETACHED ** OPEN PLAN KITCHEN DINER ** FOUR DOUBLE BEDROOMS ** ENSUITE ** ** 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.

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

- 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

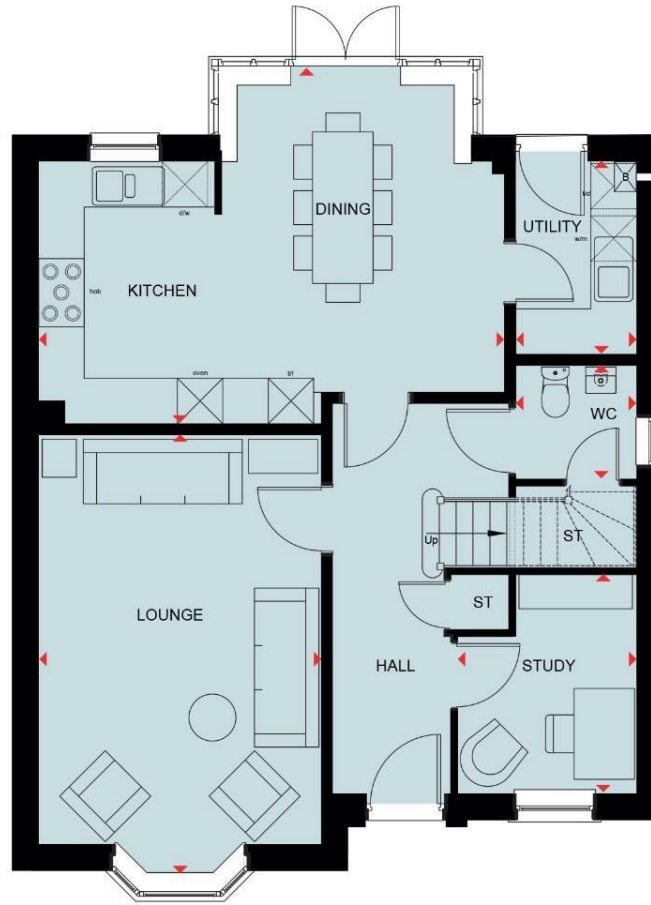
INTEGRAL GARAGE

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
<p>Key average energy - 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>Key associated CO₂ - 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