



Martin Drive | Stafford | ST16 1GN

£357,000

 **Webbs**
estate agents

Summary

** NEW BUILD ** THREE BEDROOM DETACHED HOME ** ENSUITE ** SOLAR PANELS AND EV CHARGER ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION **

The HADLEY is a spacious three bedroom detached family home with plenty of storage space. Downstairs you'll find a large open plan kitchen with French doors to the garden and an adjoining utility. A bright and airy lounge, some handy understairs storage and a cloakroom complete the ground floor. Upstairs you'll find an ensuite main bedroom, a further double and a single. This home comes with a garage 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 updated Victorian equivalent.

Key Features

- 10 YEAR NHBC WARRANTY
- PARKING FOR TWO CARS
- FRENCH DOOR OUT ONTO THE GARDEN
- UTILITY ROOM
- SINGLE ROOM OR STUDY
- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER
- DUAL ASPECT LOUNGE
- 2 DOUBLE BEDROOMS
- ENSUITE

Rooms and Dimensions

Hall

Guest Cloakroom

4'10" x 5'6" (1.480 x 1.688)

Lounge

17'10" x 10'4" (5.455 x 3.153)

Kitchen Family Dining room

17'10" x 10'4" (5.455 x 3.153)

Utility

5'11" x 5'6" (1.804 x 1.688)

Landing

Main Bedroom

14'2" x 13'3" (4.324 x 4.058)

Ensuite

6'1" x 5'9" (1.856 x 1.771)

Bedroom 2

10'11" x 9'9" (3.341 x 2.978)

Bedroom 3

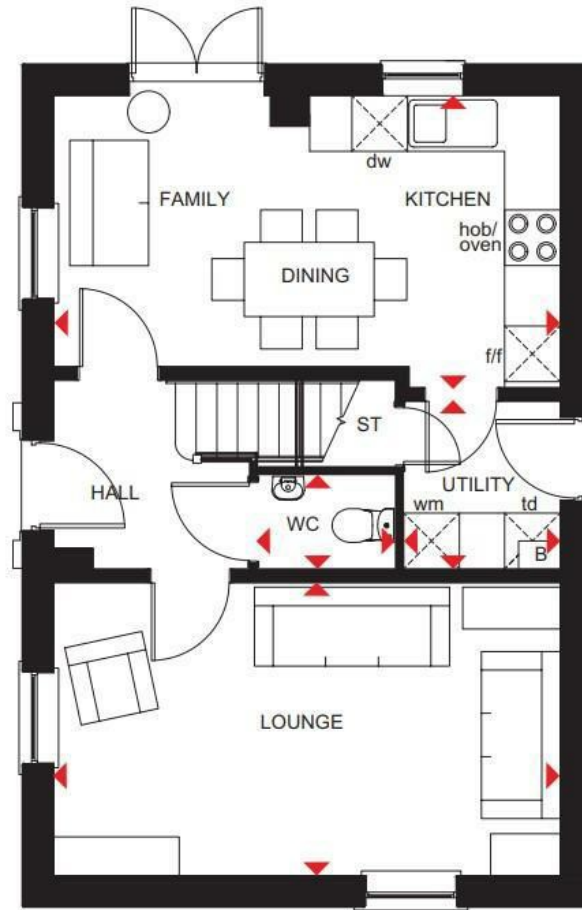
8'10" x 7'5" (2.713 x 2.265)

Family Bathroom

6'7" x 5'11" (2.025 x 1.811)







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
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
126-150 kWh/m ² /year B	126-150 kWh/m ² /year B	126-150 g/m ² /year B	126-150 g/m ² /year B
151-175 kWh/m ² /year C	151-175 kWh/m ² /year C	151-175 g/m ² /year C	151-175 g/m ² /year C
176-200 kWh/m ² /year D	176-200 kWh/m ² /year D	176-200 g/m ² /year D	176-200 g/m ² /year D
201-225 kWh/m ² /year E	201-225 kWh/m ² /year E	201-225 g/m ² /year E	201-225 g/m ² /year E
226-250 kWh/m ² /year F	226-250 kWh/m ² /year F	226-250 g/m ² /year F	226-250 g/m ² /year F
251-300 kWh/m ² /year G	251-300 kWh/m ² /year G	251-300 g/m ² /year G	251-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC