



Meadowsweet Avenue | Stafford | ST16 1ZY

£400,000

 **Webbs**
estate agents

Summary

** NEW BUILD ** DETACHED ** GARAGE ** UPGRADED KITCHEN WITH SELECTED APPLIANCES ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION **

The BLYFORD is a three-bedroom DETACHED home, briefly comprising an entrance hallway, guest WC and generous lounge, kitchen diner with French doors to the rear garden and utility. Upstairs benefits from three bedrooms, dressing room, a family bathroom and an ensuite. Externally there is a single garage, private rear garden 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.

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

- UPGRADED KITCHEN WITH SELECTED APPLIANCES
- FABULOUS DEVELOPMENT
- BATHROOM & ENSUITE SHOWER ROOM
- UTILITY ROOM & GUEST WC
- FRONT & REAR GARDENS
- 10 YEARS NHBC BUILDERS WARRANTY
- FOUR BEDROOMS
- SPACIOUS FAMILY KITCHEN DINER
- INTEGRAL GARAGE & DRIVEWAY
- SOLAR PANELS & EV CHARGER

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

SPACIOUS LOUNGE

KITCHEN DINER

LANDING

BEDROOM ONE

DRESSING ROOM

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

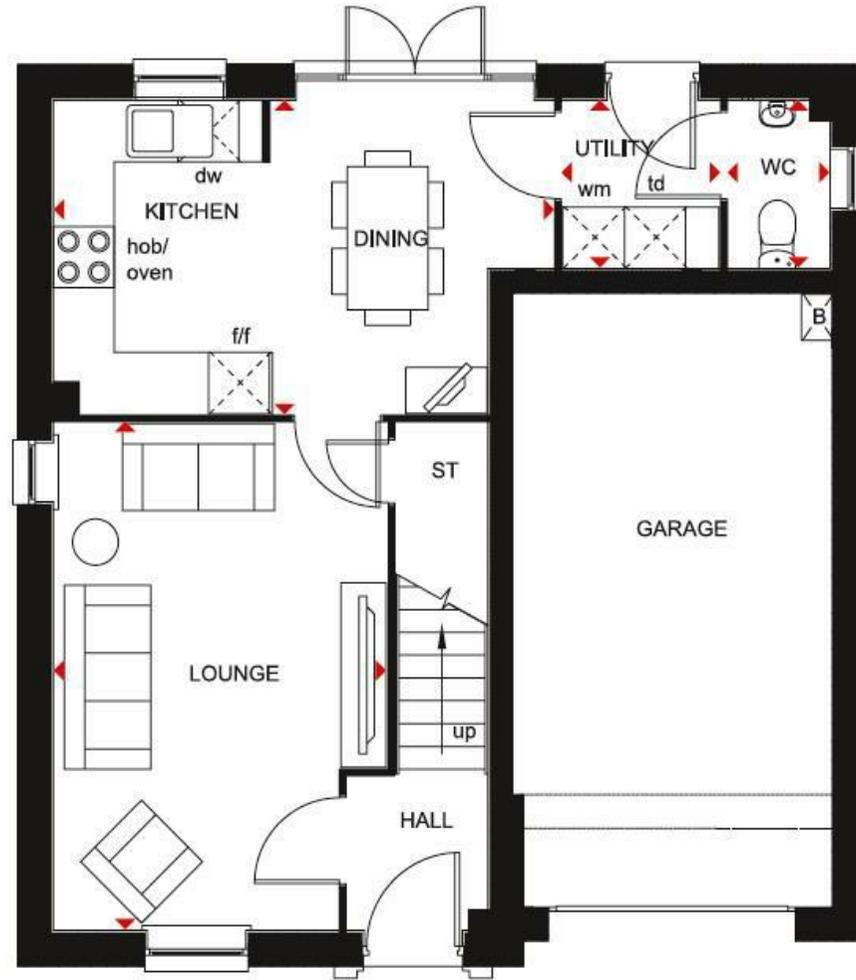
PRIVATE REAR GARDEN

DRIVEWAY

SINGLE GARAGE







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

EU Directive 2002/91/EC