



Meadowsweet Avenue | Stafford | ST16 1ZY

Offers In The Region Of £470,000

 **Webbs**
estate agents

Summary

** NEW BUILD ** DETACHED ** GARAGE ** ENSUITE ** UTILITY ** OVERLOOKING AN OPEN GREEN AREA ** CUL DE SAC LOCATION ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION **

The Exeter is a four-bedroom family home. With an open-plan kitchen dining/family area, utility and walk-in glazed bay with French doors to a fully turfed garden, this home is ideal for entertaining. On the ground floor, you will also have a large living room with a bay window, perfect for you to relax in. Upstairs benefits from a principal bedroom with an en suite, three further double bedrooms, and a family bathroom with a separate shower. This home also offers a single integral garage and two parking spaces.

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 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

Key Features

- DETACHED
- 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

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

LOUNGE WITH BAY WINDOW

16'8" x 12'7" (5.088m x 3.845m)

FAMILY KITCHEN DINER

19'1" x 15'7" (5.832m x 4.775m)

UTILITY ROOM

10'3" x 5'7" (3.148m x 1.725m)

LANDING

BEDROOM ONE

12'7" x 12'2" (3.850m x 3.711m)

ENSUITE SHOWER ROOM

BEDROOM TWO

13'9" x 13'4" (4.208m x 4.088m)

BEDROOM THREE

13'9" x 11'6" (4.208m x 3.525m)

BEDROOM FOUR

11'10" x 9'7" (3.611m x 2.926m)

FAMILY BATHROOM

INTEGRAL GARAGE

PRIVATE DRIVEWAY

FRONT & REAR 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
Energy Efficiency: 100 kWh/m ² /year (current) / 100 kWh/m ² /year (potential) Rating: A / A		Environmental Impact: 100 kg CO ₂ /m ² /year (current) / 100 kg CO ₂ /m ² /year (potential) Rating: A / A	
100-120 kWh/m ² /year: B 120-140 kWh/m ² /year: C 140-160 kWh/m ² /year: D 160-180 kWh/m ² /year: E 180-200 kWh/m ² /year: F 200+ kWh/m ² /year: G		100-120 kg CO ₂ /m ² /year: B 120-140 kg CO ₂ /m ² /year: C 140-160 kg CO ₂ /m ² /year: D 160-180 kg CO ₂ /m ² /year: E 180-200 kg CO ₂ /m ² /year: F 200+ kg CO ₂ /m ² /year: G	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	