



Meadowsweet Avenue | Stafford | ST16 1DR

£460,000

 **Webbs**  
estate agents

## Summary

**\*\* NEW BUILD \*\* FOUR DOUBLE BEDROOMS \*\* ENSUITE \*\* UTILITY \*\* SOLAR PANELS & EV CHARGER \*\* GARAGE \*\* UPGRADED KITCHEN INCLUDED \*\* CALL BRANCH ON 01889 583377 FOR MORE INFORMATION \*\***

The Meriden 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 bay window, perfect for you to relax in. Upstairs benefits from a principal bedroom with an ensuite, three further double bedrooms, and a family bathroom with 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.

## Key Features

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

## Rooms and Dimensions

### THROUGH HALLWAY

### GUEST WC

### LOUNGE

18'10" x 10'7" (5.762m x 3.235m)

### FAMILY KITCHEN DINER

21'3" x 15'7" (6.486m x 4.768m)

### UTILITY ROOM

7'6" x 6'1" (2.305m x 1.877m)

### LANDING

### BEDROOM ONE

17'1" x 12'6" (5.208m x 3.817m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

13'7" x 10'4" (4.156m x 3.155m)

### BEDROOM THREE

13'3" x 11'0" (4.049m x 3.365m)

### BEDROOM FOUR

11'6" x 11'2" (3.520m x 3.423m)

### FAMILY BATHROOM

### INTEGRAL GARAGE

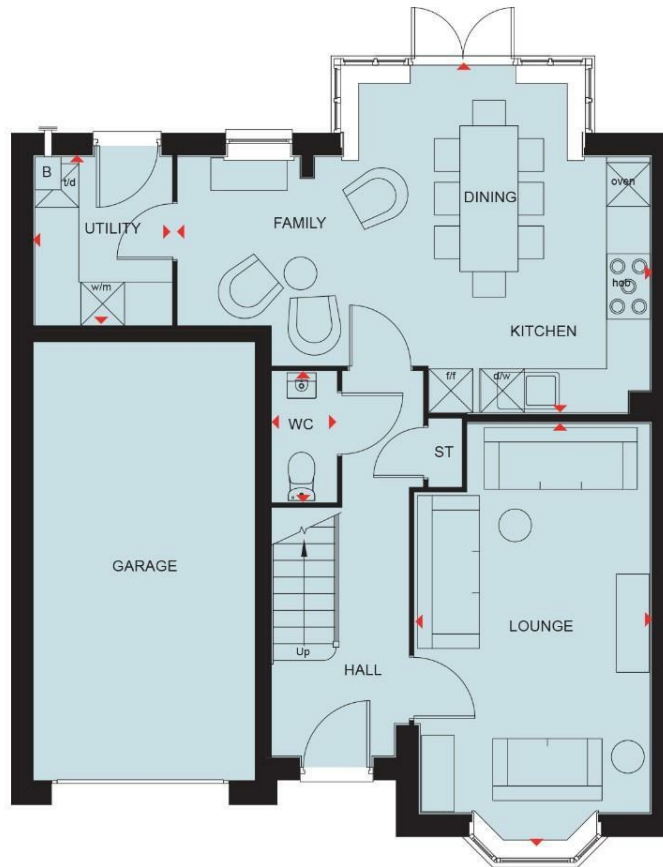
### PRIVATE DRIVEWAY

### GARDENS

### IDENTIFICATION CHECKS - C







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs <b>100-120 kWh/m<sup>2</sup>/year</b> <b>A</b>		Best environmental impact - lowest CO <sub>2</sub> emissions <b>100-120 g/m<sup>2</sup>/year</b> <b>A</b>	
<b>120-135 kWh/m<sup>2</sup>/year</b> <b>B</b>		<b>120-135 g/m<sup>2</sup>/year</b> <b>B</b>	
<b>135-150 kWh/m<sup>2</sup>/year</b> <b>C</b>		<b>135-150 g/m<sup>2</sup>/year</b> <b>C</b>	
<b>150-170 kWh/m<sup>2</sup>/year</b> <b>D</b>		<b>150-170 g/m<sup>2</sup>/year</b> <b>D</b>	
<b>170-190 kWh/m<sup>2</sup>/year</b> <b>E</b>		<b>170-190 g/m<sup>2</sup>/year</b> <b>E</b>	
<b>190-220 kWh/m<sup>2</sup>/year</b> <b>F</b>		<b>190-220 g/m<sup>2</sup>/year</b> <b>F</b>	
<b>220-255 kWh/m<sup>2</sup>/year</b> <b>G</b>		<b>220-255 g/m<sup>2</sup>/year</b> <b>G</b>	
Not energy efficient - higher energy costs <b>255+ kWh/m<sup>2</sup>/year</b> <b>Below G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions <b>255+ g/m<sup>2</sup>/year</b> <b>Below G</b>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	