



Meadowsweet Avenue | Stafford | ST16 1ZY

Part Exchange Considered £510,000



Summary

**** NEW BUILD ** DETACHED ** FOUR BEDROOMS **SINGLE GARAGE ** STUDY ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION ****

The AVONDALE is a substantial four-bedroom family detached home of good proportions, on the ground floor, the through hallway leads to a study, a spacious lounge, a generous family dining kitchen with an entertaining area, a utility room and a guest WC. Upstairs benefits from a principal bedroom with an ensuite, three further double bedrooms, and a family bathroom with a separate shower. This home also offers a single detached garage, a private driveway, and front & rear gardens.

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

Key Features

- 10 YEARS NHBC BUILDERS WARRANTY
- SOLAR PANELS & EV CHARGER
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- UTILITY ROOM & GUEST WC
- FRONT & REAR GARDENS
- FABULOUS DEVELOPMENT
- FOUR BEDROOMS
- FABULOUS FAMILY KITCHEN DINER / LOUNGE
- STUDY AND FORMAL LOUNGE
- PRIVATE DRIVEWAY & DETACHED GARAGE

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

STUDY

SPACIOUS LOUNGE

KITCHEN DINING FAMILY ROOM

UTILITY ROOM

LANDING

BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

PRIVATE DRIVEWAY

DETACHED GARAGE

FRONT & REAR 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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-175 kWh/m²/year C</p> <p>175-200 kWh/m²/year D</p> <p>200-225 kWh/m²/year E</p> <p>225-250 kWh/m²/year F</p> <p>250-300 kWh/m²/year G</p>		<p>Key Average Energy Cost - lower CO₂ emissions</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-175 kWh/m²/year C</p> <p>175-200 kWh/m²/year D</p> <p>200-225 kWh/m²/year E</p> <p>225-250 kWh/m²/year F</p> <p>250-300 kWh/m²/year G</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC