



Martin Drive | Stafford | ST16 1GN

£345,000

 **Webbs**  
estate agents

## Summary

**\*\* NEW BUILD \*\* THREE BEDROOM DETACHED HOME \*\* ENSUITE \*\* BUYERS INCENTIVES / MOVEMAKER SCHEME AVAILABLE \*\* 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.

## Key Features

- £1000 JOHN LEWIS VOUCHER UPON COMPLETION
- Parking for 2 cars
- French doors out to your garden
- Handy utility room
- Single room or study
- Detached family home
- Open plan kitchen diner
- Dual-aspect lounge
- 2 double bedrooms
- En suite to main bedroom

## 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)

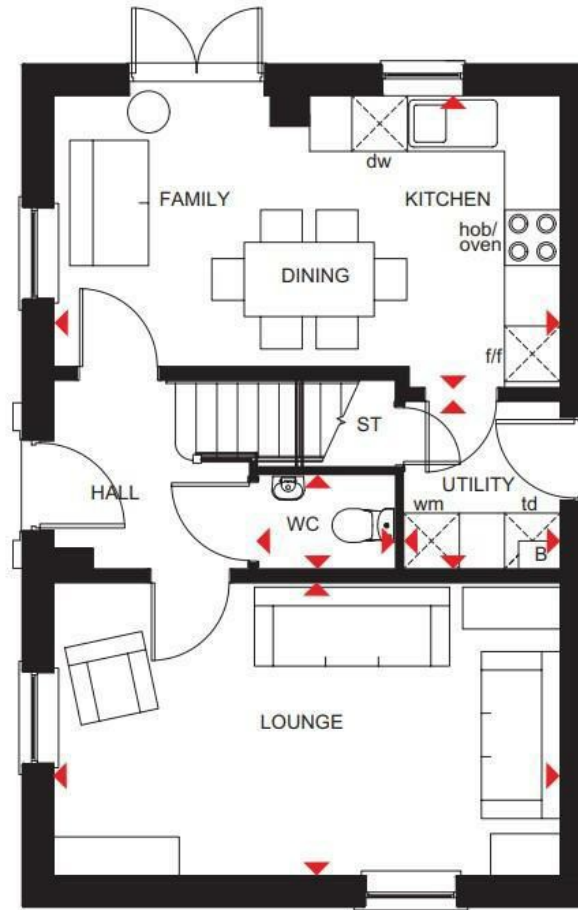
### Family Bathroom

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		Current	Potential
Key energy efficiency factors - lower energy costs			
100-120	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
0-10	G		
Not energy efficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Key environmental factors - lower CO <sub>2</sub> emissions			
100-120	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
0-10	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	