



Meadowsweet Avenue | Stafford | ST16 1DR

Offers In The Region Of £280,000

 **Webbs**
estate agents

Summary

**** NEW BUILD ** UPGRADED KITCHEN & FLOORING ** ARMED FORCES SAVINGS ** SOLAR PANELS & EV CHARGER ** FOR FURTHER INFORMATION CALL 01889 583377 ****

The ARCHFORD is a three-bedroom END TERRACED home, briefly comprising an entrance hallway, guest WC and generous lounge and kitchen diner with French doors to the rear garden. Upstairs benefits from three bedrooms, a family bathroom and an ensuite. Externally there is a 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

- ARMED FORCES SAVINGS
- 10 YEARS NHBC BUILDERS WARRANTY
- FAMILY BATHROOM & ENSUITES
- MODERN KITCHEN DINER & GUEST WC
- DRIVEWAY
- FABULOUS DEVELOPMENT
- THREE BEDROOMS
- SPACIOUS LOUNGE
- PRIVATE REAR GARDEN
- UPGRADED KITCHEN & LUXURY FLOORING

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

SPACIOUS LOUNGE

15'1" x 12'3" (4.599m x 3.746m)

MODERN KITCHEN DINER

15'6" x 10'10" (4.745m x 3.310m)

LANDING

BEDROOM ONE

10'9" x 10'7" (3.277m x 3.229m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12'9" x 8'1" (3.887m x 2.475m)

ENSUITE SHOWER ROOM

THREE BEDROOMS

7'5" x 7'2" (2.281m x 2.186m)

FAMILY BATHROOM

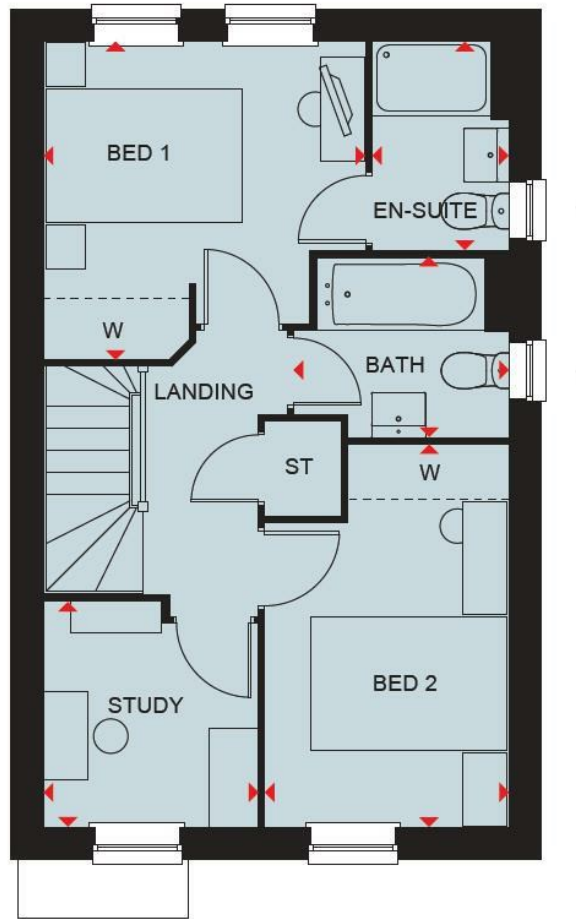
PRIVATE REAR GARDEN

DRIVEWAY

Identification Checks (R)







* optional window refer to sales advisor for individual plots

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 CO₂ Emissions - lower CO₂ emissions</p> <p>100-125 g/kWh A</p> <p>125-150 g/kWh B</p> <p>150-175 g/kWh C</p> <p>175-200 g/kWh D</p> <p>200-225 g/kWh E</p> <p>225-250 g/kWh F</p> <p>250-300 g/kWh G</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC