



Meadowsweet Avenue | Stafford | ST16 1ZY

£470,000

 **Webbs**  
estate agents

## Summary

\*\* NEW BUILD \*\* KEY WORKER SAVINGS \*\* UPGRADED KITCHEN & LUXURY FLOORING \*\* CALL BRANCH ON 01889 583377 FOR MORE INFORMATION \*\*

The EXETER is a four-bedroom DETACHED 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 ensuite, 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

- UPGRADED KITCHEN & LUXURY FLOORING
- 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
- KEY WORKER SAVINGS

## 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

### 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 |
| <p>Key average energy cost - lower energy costs</p> <p>100-125 kWh/m<sup>2</sup>/year <b>A</b></p> <p>125-150 kWh/m<sup>2</sup>/year <b>B</b></p> <p>150-175 kWh/m<sup>2</sup>/year <b>C</b></p> <p>175-200 kWh/m<sup>2</sup>/year <b>D</b></p> <p>200-225 kWh/m<sup>2</sup>/year <b>E</b></p> <p>225-250 kWh/m<sup>2</sup>/year <b>F</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>G</b></p> |           | <p>Key average CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>10-15 g/kWh <b>A</b></p> <p>15-20 g/kWh <b>B</b></p> <p>20-25 g/kWh <b>C</b></p> <p>25-30 g/kWh <b>D</b></p> <p>30-35 g/kWh <b>E</b></p> <p>35-40 g/kWh <b>F</b></p> <p>40-45 g/kWh <b>G</b></p> |           |
| <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>  |           | <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>  |           |