



Martin Drive | Stafford | ST16 1AQ

£450,000

 **Webbs**
estate agents

Summary

** NEW BUILD ** BUYERS INCENTIVES £12,500 STAMP DUTY PAID ** UPGRADED KITCHEN ** SOLAR PANELS AND EV CHARGER ** UPGRADED KITCHEN ** LUXURY FLOORING INCLUDED ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION **

The EXETER 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

- £12,500 STAMP DUTY PAID
- FABULOUS DEVELOPMENT
- LUXURY FLOORING INCLUDED
- BATHROOM & ENSUITE SHOWER ROOM
- INTEGRAL GARAGE & DRIVEWAY
- 10 YEARS NHBC BUILDERS WARRANTY
- UPGRADED KITCHEN
- FOUR BEDROOMS
- UTILITY ROOM & GUEST WC
- SOLAR PANELS AND EV CHARGER

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

LOUNGE WITH BAY WINDOW

FAMILY KITCHEN DINER

UTILITY ROOM

LANDING

BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

INTEGRAL GARAGE

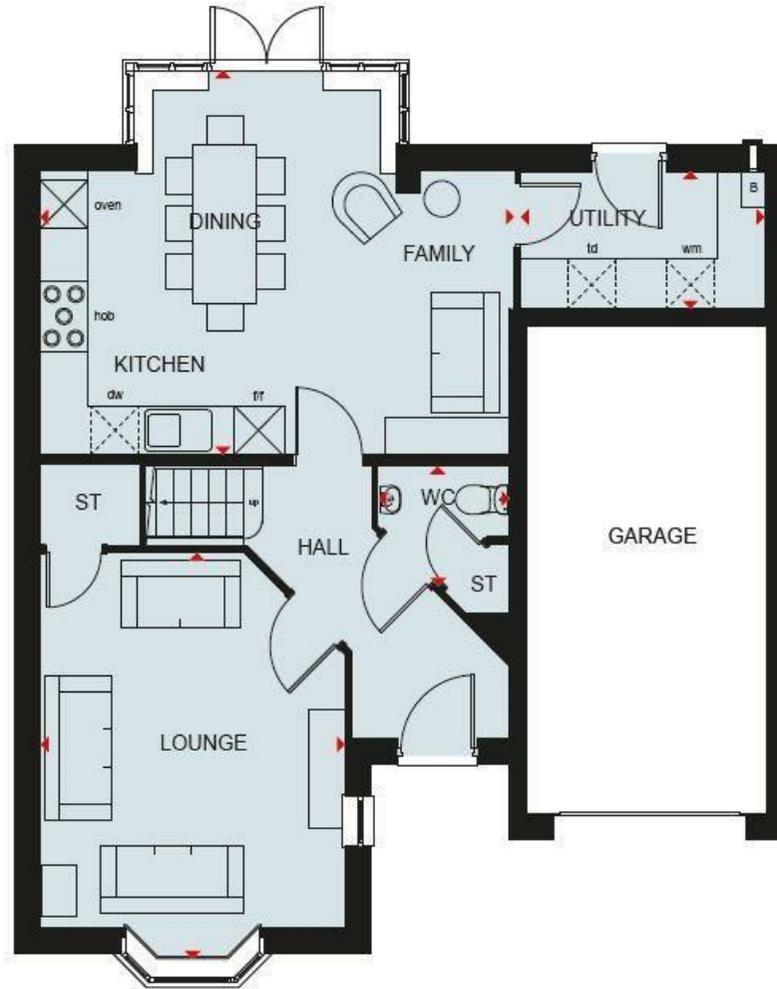
PRIVATE DRIVEWAY

FRONT & REAR GARDENS

Identification Checks (R)







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 A</p> <p>125-150 kWh/m² B</p> <p>150-175 kWh/m² C</p> <p>175-200 kWh/m² D</p> <p>200-225 kWh/m² E</p> <p>225-250 kWh/m² F</p> <p>250-300 kWh/m² 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