



Meadowsweet Avenue | Stafford | ST16 1ZY  
Offers In The Region Of £502,000

 **Webbs**  
estate agents

# Summary

\*\* 105 % PART EXCHANGE ON THIS PLOT \*\* NEW RELEASE DECEMBER 2025 \*\*  
CALL 01543 468846 FOR MORE DETAILS \*\*

\*\* NEW BUILD \*\* READY FEBURARY \*\* BUYERS INCENTIVES / PART EXCHANGE AVAILABLE \*\* KEY WORKER INCENTIVES \*\* CALL BRANCH ON 01543 468846 FOR MORE IN FORMATION \*\*

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 a bay window, perfect for you to relax in. Upstairs benefits from a principal bedroom with an en suite, 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

## Key Features

- BUYERS INCENTIVES
- 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
- PART EXCHANGE AVAILABLE

## 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









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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
 A B C D E F G		 A B C D E F G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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