



Meadowsweet Avenue | Stafford | ST16 1ZY  
Offers In The Region Of £533,000

 **Webbs**  
estate agents



## Summary

**\*\* NEW BUILD \*\* BUYERS INCENTIVES\*\* KEY WORKER INCENTIVES \*\* CALL BRANCH ON 01889 583377 FOR MORE INFORMATION \*\* EV CHARGER \*\* SOLAR PANELS \*\***

The Exeter is a four-bedroom family home with an open plan kitchen-diner with a glazed bay and doors to the garden. There's a handy adjoining utility room with plenty of storage. The bay-fronted lounge is full of natural light. If you work from home, you'll love the study. Upstairs, the large main bedroom benefits from an en suite shower room. Three further double bedrooms share the family bathroom, which has a separate bath and shower. This home also offers a double detached garage 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

## Key Features

- BUYERS INCENTIVES
- 10 YEARS NHBC BUILDERS WARRANTY
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- UTILITY ROOM & GUEST WC
- DETACHED GARAGE & DRIVEWAY
- FABULOUS DEVELOPMENT
- FOUR BEDROOMS
- FABULOUS FAMILY KITCHEN DINER / LOUNGE
- SPACIOUS LOUNGE
- GARDENS

## Rooms and Dimensions

### THROUGH HALLWAY

### GUEST WC

### STUDY

9'5" x 8'7" (2.881m x 2.631m)

### LOUNGE

19'0" x 12'2" (5.797m x 3.723m)

### FAMILY KITCHEN DINER

20'1" x 15'4" (6.142m x 4.685m)

### UTILITY ROOM

8'4" x 5'2" (2.545m x 1.588m)

### LANDING

### BEDROOM ONE

14'10" x 12'2" (4.538m x 3.728m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

14'4" x 12'2" (4.369m x 3.728m)

### BEDROOM THREE

13'4" x 9'5" (4.073m x 2.881m)

### BEDROOM FOUR

10'2" x 9'11" (3.115m x 3.043m)

### FAMILY BATHROOM

### INTEGRAL GARAGE

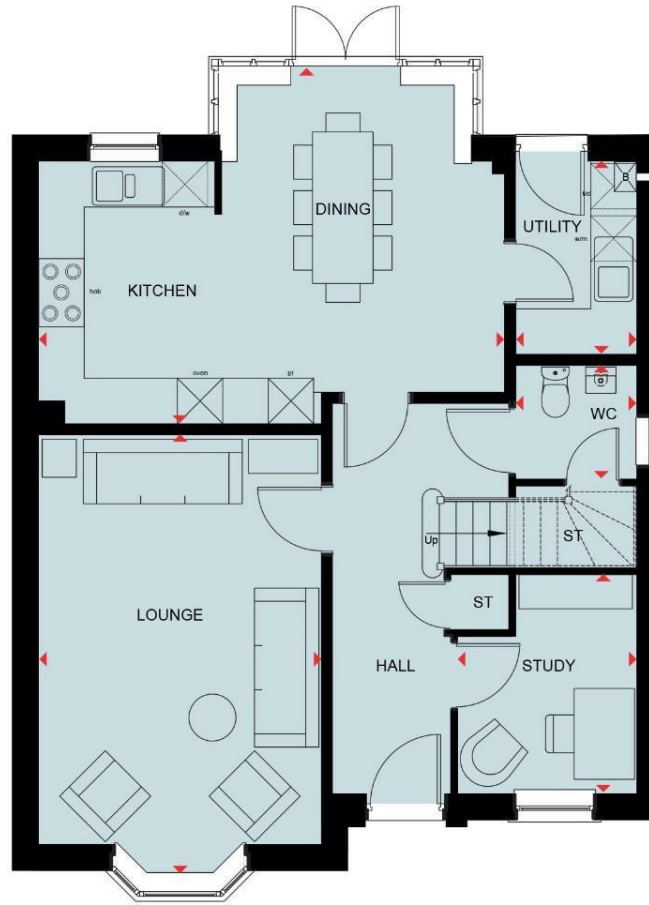
### PRIVATE DRIVEWAY

### 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	
Energy Efficiency	Energy Efficiency	Environmental Impact	Environmental Impact
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
<b>Energy A</b>	<b>Energy A</b>	<b>Environmental A</b>	<b>Environmental A</b>
15-19	15-19	15-19	15-19
20-24	20-24	20-24	20-24
25-29	25-29	25-29	25-29
30-34	30-34	30-34	30-34
35-39	35-39	35-39	35-39
40-44	40-44	40-44	40-44
45-49	45-49	45-49	45-49
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60-64	60-64	60-64	60-64
65-69	65-69	65-69	65-69
70-74	70-74	70-74	70-74
75-79	75-79	75-79	75-79
80-84	80-84	80-84	80-84
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