



# THE WAVERLEY

3 BEDROOM DETACHED HOUSE

A delightful and modern home ideal for growing families.

The ground floor has an impressive, spacious kitchen / diner with the added benefit of integrated appliances. French doors open out onto a generous patio area leading to the rear garden. The utility room adds convenient space for laundry. The lounge with feature bay window is a bright and comfortable room with electric fire and surround. A cloakroom completes the downstairs layout.

Upstairs there are three bedrooms, with the master having fully tiled en-suite shower room. The family bathroom has complimentary floor to ceiling ceramic tiling, fitted bathroom furniture and heated towel rail.

Outside there is a garage with power and lighting, a block paved driveway, exterior light and turf to front garden.

HOMES OF QUALITY & STYLE

*Get in touch*

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Email: [info@taylorlindseyhomes.co.uk](mailto:info@taylorlindseyhomes.co.uk)

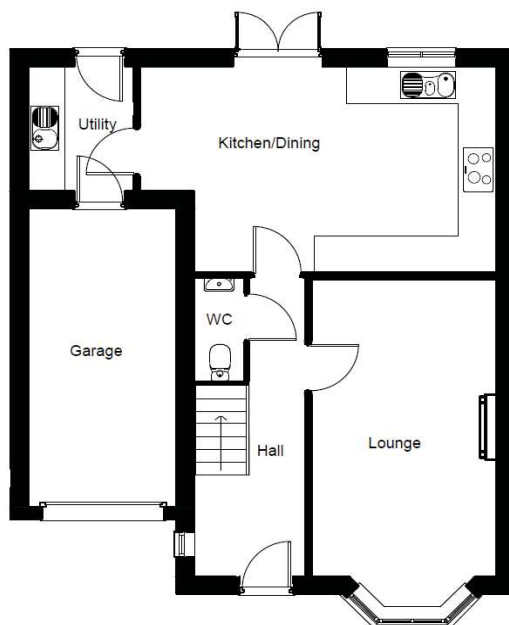
[www.taylorlindseyhomes.co.uk](http://www.taylorlindseyhomes.co.uk)

## *Features include:*

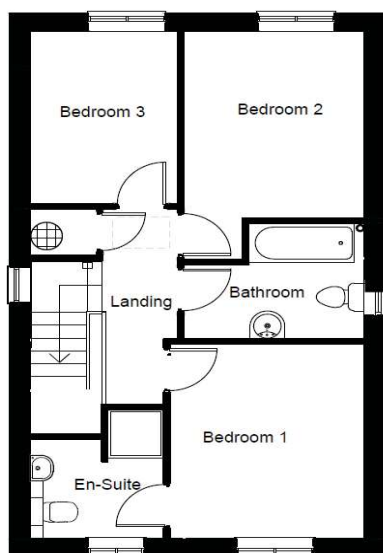
- Designer Kitchen with integrated Appliances including Double Oven, Microwave, Induction Hob, Extractor, Dishwasher and Fridge Freezer.
- Porcelanosa Ceramic Tiling to Bathroom and En-suite Walls, Kitchen, Utility and Cloakroom Floor
- Luxury Fitted Bathroom Furniture
- Grade A Worcester Bosch Condensing Boiler
- Electric Fire and Fire Surround
- Single Garage with Block Paved Driveway
- Intruder Alarm & Security Lighting
- PVCu Windows and Doors to Secure by Design Standard



## GROUND FLOOR



## FIRST FLOOR



## HOMES OF QUALITY & STYLE

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3 Bedroom Detached | Garage  
Lounge | Kitchen/Dining | Utility  
Master En-suite | Cloakroom | Bathroom

### Ground Floor

Lounge	19'7" x 10'8"	5.98m x 3.25m
Kitchen/ Dining	20'6" x 12'2"	6.25m x 3.71m
Utility	7'4" x 6'0"	2.23m x 1.83m

### First Floor

Bedroom 1	11'8" x 10'2"	3.55m x 3.10m
En-suite	7'0" x 5'11"	2.13m x 1.82m
Bedroom 2	11'2" x 9'5"	3.42m x 2.88m
Bedroom 3	10'4" x 7'9"	3.15m x 2.35m
Bathroom	9'5" x 7'0"	2.88m x 2.13m

Illustrations and plans are indicative and for guidance only. Architectural details, materials and colours will change from plot to plot. Design changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.

