



# THE WAVERLEY

## 4 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 gas fire and surround. A cloakroom completes the downstairs layout.

Upstairs there are four bedrooms, with the master having fully tiled en-suite shower room. The family bathroom has complimentary floor to ceiling ceramic tiling, fitted vanity units 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*

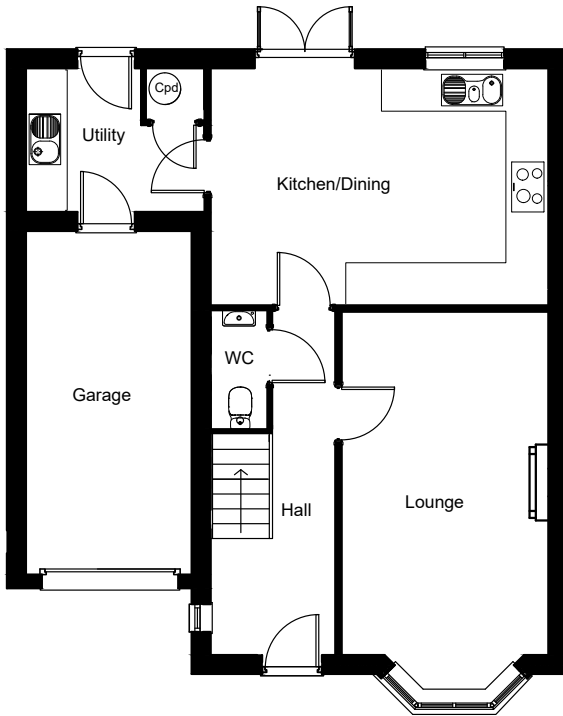
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Email: [info@taylorlindseyhomes.co.uk](mailto:info@taylorlindseyhomes.co.uk)  
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### *Features include:*

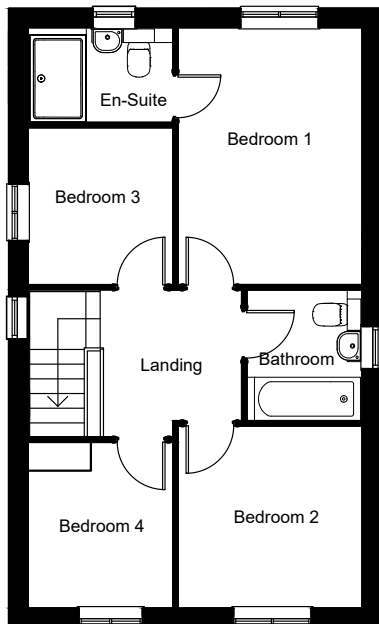
- Designer Kitchen with integrated Appliances
- Porcelanosa Ceramic Tiling to Bathroom and En-suite Walls
- Luxury Fitted Bathroom Furniture
- Grade A Condensing Boiler
- Fire and Fire Surround
- Integral Single Garage with Block Paved Driveway
- Flooring Package
- Intruder Alarm & Security Lighting
- PVCu Windows and Doors to Secure by Design Standard



## GROUND FLOOR



## FIRST FLOOR



HOMES OF QUALITY & STYLE

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4 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	17'5" x 12'2"	5.30m x 3.71m
Utility	9'1" x 7'4"	2.78m x 2.23m

### First Floor

Bedroom 1	13'5" x 9'7"	4.01m x 2.93m
En-suite	7'7" x 4'11"	2.30m x 1.49m
Bedroom 2	9'7" x 9'6"	2.93m x 2.90m
Bedroom 3	8'3" x 7'7"	2.52m x 2.30m
Bedroom 4	8'8" x 7'7"	2.64m x 2.30m
Bathroom	6'11" x 5'11"	2.10m x 1.81m

*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.*

