# THE WATERFORD

## Four/Five Bedroom 3 Storey House

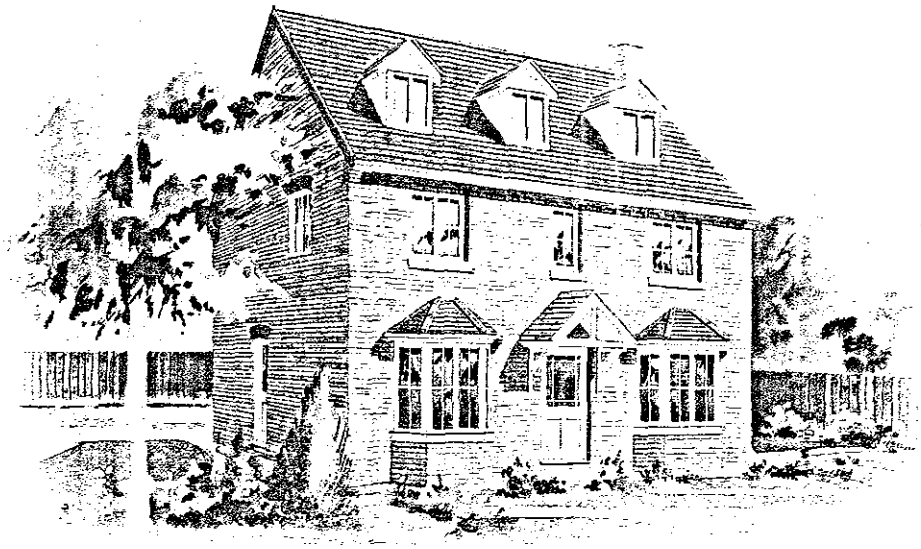


*Illustration shows The Waterford M170*

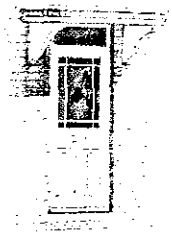
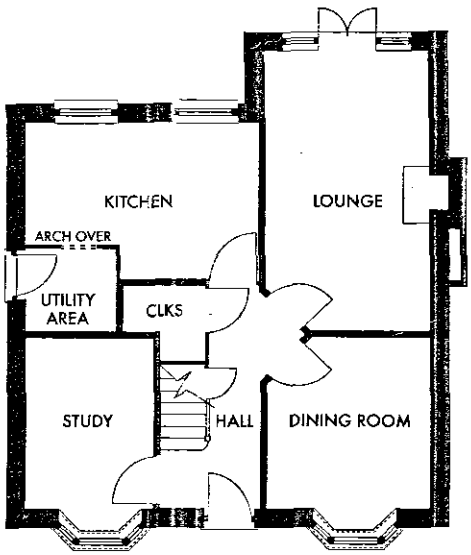
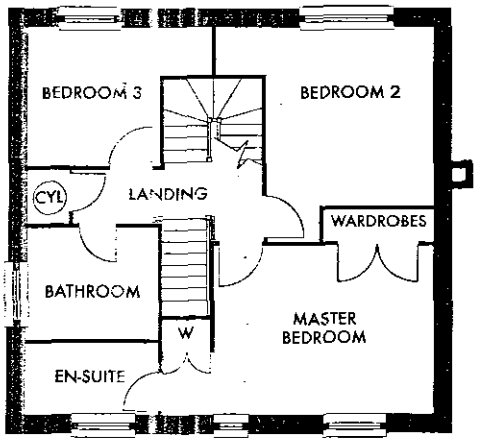
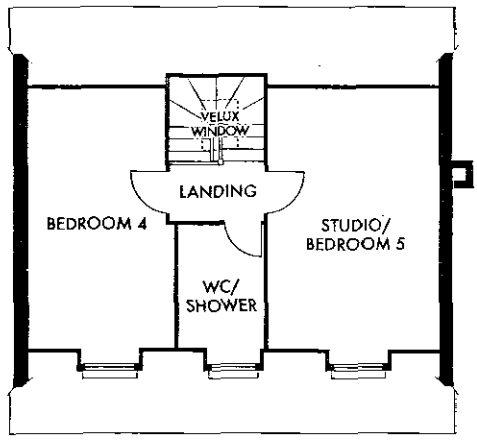


*Illustration shows the alternative variation to the porch.*




### GROUND FLOOR

| | |
|---|---|
| Lounge | 17' 10" x 10' 4" (5450 x 3140) |
| Dining Room (excl. bay) | 10' 5" x 10' 4" (3190 x 3140) |
| Study (excl. bay) | 10' 5" x 8' 2" (3190 x 2490) |
| Kitchen | 14' 9"* x 10' 0"* (4504*x 3044*) |

* maximum

### FIRST FLOOR

| | |
|---|---|
| Master Bedroom (excl. recess) | 13' 11" x 10' 5" (4234 x 3215) |
| Bedroom 2 (excl. recess) | 11' 4" x 10' 6" (3449 x 3207) |
| Bedroom 3 | 8' 10" x 8' 5" (2685 x 2553) |

### SECOND FLOOR

| | |
|---|---|
| Bedroom 4 | 16' 3"x 8' 9"* (4957 x 2653*) |
| Studio/ Bedroom 5 | 16' 3" x 10' 6" (4957 x 3207) |

* maximum

Please note: These particulars are for guidance only and do not, in any way, form part of a warranty or guarantee.
We reserve the right to make alterations to the specification and elevational treatments without prior notice.
Please consult our sales negotiator for specific details.
Illustrations are of typical elevations, and brick colours may vary from site to site.
All dimensions are to finished surfaces correct to ± 50mm.
This property is to be constructed to comply with part 'M' of the 1999 building regulations.

PERSIMMON
Together, we make a home