

**Taylor
Wimpey**

Find your way around

FUSION AT WAVERLEY

ROTHERHAM | SOUTH YORKSHIRE



FUSION AT WAVERLEY. A VERY SPECIAL PLACE TO BE



A warm welcome to Fusion at Waverley.

Situated in the peaceful suburb of Waverley,
Fusion at Waverley offers a beautiful collection of
2, 3 and 4 bedroom new homes in a range of
contemporary styles.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIFE IN WAVERLEY

Waverley sits on the western bank of the River Rother, in the leafy Rother Valley. The town of Rotherham is just 10 minutes from home and offers a great choice of shops, bars, restaurants and entertainment. For those who enjoy the great outdoors, Rother Valley Country Park is right on your doorstep. It's the perfect day out for the whole family, with everything from canoeing, golfing and cycling to bird-watching. The vibrant city of Sheffield is also close by. Renowned for its nightlife and shopping, you'll be spoilt for choice when it comes to entertainment.



Enjoy a stroll around the beautiful Sheffield Botanical Gardens



The local towns have a number of fantastic restaurants and bars



Nearby Sheffield City Hall is Yorkshire's premier music venue and conference centre

THE PERFECT PLACE TO BE

Fusion at Waverley is perfectly positioned for commuting to cities within the North and Midlands, with a choice of excellent public transport options and great road links. The M1 is just 5 miles away, putting the whole of the country within easy reach. And Sheffield train station is also close by, providing direct access to London, Manchester, Leeds and Nottingham.

TRAVELLING BY CAR



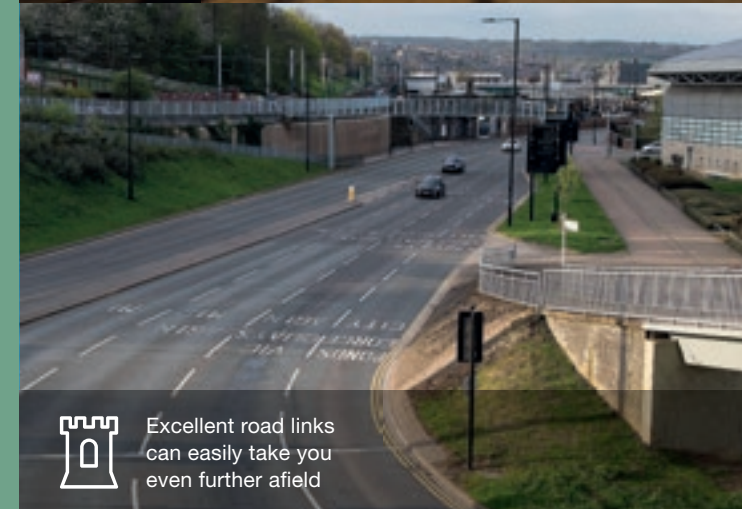
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Doncaster Sheffield Airport is close to hand, perfect for those looking for adventures!



The area benefits from excellent rail and transport links



Excellent road links can easily take you even further afield



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



Get to know

FUSION AT WAVERLEY

ROTHERHAM | SOUTH YORKSHIRE

Situated in the new suburb of Waverley,
Fusion at Waverley offers a beautiful
collection of 2, 3 and 4 bedroom new homes
in a range of contemporary styles.



4 BEDROOM HOMES



The Coltham

4 bedroom home
Plots: 47, 48, 51, 52, 55,
56, 74, 75, 100, 117, 168,
173 & 174



The Dunham

4 bedroom home
Plots: 46, 49, 50, 53, 54, 81,
92, 101, 104, 106 & 175



The Manford

4 bedroom home
Plots: 59, 64, 69, 72, 96, 99,
107 & 150

4 BEDROOM HOMES



The Elliston

4 bedroom home
Plots: 65, 66, 102, 103, 112,
113, 148, 149, 156 & 157



The Rossdale

4 bedroom home
Plots: 160 & 166



The Trusdale

4 bedroom home
Plot: 45, 73, 95, 105, 116,
151 & 167

3 BEDROOM HOMES



The Braxton

3 bedroom home
Plots: 13, 14, 19, 20, 62, 63,
67, 68, 76 - 80, 86 - 89, 108 -
111, 120, 121, 136, 137, 140,
141, 158, 159, 161 & 162



The Easedale

3 bedroom home
Plots: 16, 17, 60, 70, 85,
90, 118*, 139, 143, 146, 155
& 172



The Gosford

3 bedroom home
Plots: 15, 18, 57, 58, 61, 71,
82 - 84, 91, 93, 97, 98, 114,
115, 119*, 134, 135, 138, 142,
144, 145, 147, 152, 153, 154
& 169 - 171

2 BEDROOM HOMES



The Canford*

2 bedroom home
Plots: 124 - 126, 128 - 133 &
163 - 165



The Edale*

2 bedroom home
Plots: 122, 123, 126 & 127

2 BEDROOM APARTMENTS



The Clifton & The Rivelin

Plots: 1 - 12*, 21 - 32 &
33 - 44

*ah/r = Affordable home/rent
*dsp = Discount for sale plots
BCP = Bin collection point

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 59209 TWY / January 2020.

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THE MANFORD

4 BEDROOM HOME

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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 128.67 sq. m. / 1,385 sq. ft.

GROUND FLOOR



Lounge	3.88m × 4.74m	12' 9" × 15' 7"
Kitchen/Dining	8.11m × 2.88m	26' 7" × 9' 6"
Study	2.10m × 2.65m	6' 11" × 8' 8"

FIRST FLOOR



Bedroom 1	3.88m <i>max.</i> × 3.03m	12' 9" × 9' 11"
Bedroom 2	3.09m <i>max.</i> × 3.33m	10' 2" × 10' 11"
Bedroom 3	3.03m <i>max.</i> × 3.66m	10' 0" × 12' 0"
Bedroom 4	2.75m × 3.28m <i>max.</i>	9' 0" × 10' 9"



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THE DUNHAM

4 BEDROOM HOME

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THE DUNHAM

The Dunham is a traditional four bedroom family home with an integral garage. From the hall you can access a spacious living room, and the well-sized kitchen/dining area which opens through French doors to the garden. The ground floor is completed by a WC and under stairs storage.

The upstairs layout consists of four large bedrooms, including a master bedroom with en suite, a family bathroom and further storage space.

TOTAL 128.67 sq. m. / 1,385 sq. ft.

GROUND FLOOR



Lounge	4.06m × 4.22m	13' 4" × 13' 10"
Kitchen/Dining	6.51m × 3.85m	21' 4" × 12' 8"
Garage	6.00m × 3.00m	19' 8" × 9' 10"

FIRST FLOOR



Bedroom 1	3.37m × 4.24m	11' 1" × 13' 11"
Bedroom 2	4.11m × 2.83m	13' 6" × 9' 4"
Bedroom 3	3.44m × 3.28m	11' 3" × 10' 9"
Bedroom 4	2.65m × 2.83m	8' 9" × 9' 4"



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THE COLTHAM

4 BEDROOM HOME

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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a master bedroom with en suite and a family bathroom.

TOTAL 116.96 sq. m. / 1,259 sq. ft.

GROUND FLOOR



Lounge	3.84m × 4.53m	12' 7" × 14' 11"
Kitchen/Dining	5.39m × 2.86m	17' 8" × 9' 5"
Garage	6.00m × 3.00m	19' 8" × 9' 10"

FIRST FLOOR



Bedroom 1	3.84m × 3.10m	12' 7" × 10' 2"
Bedroom 2	3.66m × 3.15m	12' 0" × 10' 4"
Bedroom 3	3.33m × 2.79m	10' 11" × 9' 2"
Bedroom 4	2.58m × 2.88m	8' 6" × 9' 6"



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THE TRUSDALE

4 BEDROOM HOME

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THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

TOTAL 115.47 sq. m. / 1,243 sq. ft.

GROUND FLOOR



Lounge	3.46m × 6.09m	11' 4" × 20' 0"
Kitchen/Dining <i>max.</i>	3.58m × 6.09m	11' 9" × 20' 0"

FIRST FLOOR



Bedroom 1	3.52m × 3.03m	11' 7" × 9' 11"
Bedroom 2	3.64m × 2.95m <i>max.</i>	11' 11" × 9' 8" <i>max.</i>
Bedroom 3	2.51m × 3.05m	8' 3" × 10' 0"
Bedroom 4	3.54m × 2.25m <i>max.</i>	11' 7" × 7' 5" <i>max.</i>



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THE ROSSDALE

4 BEDROOM HOME

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THE ROSSDALE

With traditional styling and a generous layout, The Rossdale is a four bedroom home perfect for growing families. The large entrance hallway leads to a spacious kitchen/dining room, living room with French doors to the garden, and a downstairs cloakroom. Upstairs are four well proportioned bedrooms, including a master bedroom complete with built in wardrobes and en suite, and the main bathroom.

TOTAL 115.47 sq. m. / 1,243 sq. ft.

GROUND FLOOR



Lounge	3.46m x 6.09m	11' 4" x 20' 0"
Kitchen/Dining	3.58m <i>max.</i> x 6.09m	11' 9" x 20' 0"

FIRST FLOOR



Bedroom 1	3.52m x 3.03m	11' 7" x 9' 11"
Bedroom 2	3.64m x 2.95m	11' 11" x 9' 8"
Bedroom 3	2.51m x 3.05m	8' 3" x 10' 0"
Bedroom 4	3.54m x 2.25m	11' 7" x 7' 5"



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THE ELLISTON

4 BEDROOM HOME

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THE ELLISTON

The Elliston is a four bedroom townhouse designed for flexible living. Downstairs, a living room leads through to a kitchen/dining room with French doors to the garden, while there is also a guest cloakroom and under stairs storage. Upstairs, two double bedrooms can be found along with a bathroom and further bedroom. Another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 116.03 sq. m. / 1,249 sq. ft.

GROUND FLOOR



Lounge	3.81m max. × 4.26m	12' 6" max. × 14' 0"
Kitchen/Dining	4.89m × 2.90m	16' 1" × 9' 6"

FIRST FLOOR



Bedroom 2	2.73m × 2.46m	9' 0" × 8' 1"
Bedroom 3 max.	2.34m × 3.31m	7' 8" × 10' 10"
Bedroom 4	2.45m max. × 3.31m	8' 1" × 10' 10"

SECOND FLOOR



Bedroom 1	3.89m max. × 5.43m	12' 9" max. × 17' 10"
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THE BRAXTON

3 BEDROOM HOME

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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom on the top floor.

TOTAL 101.45 sq. m. / 1,092 sq. ft.

GROUND FLOOR



Lounge	3.19m max. × 4.19m	10' 6" × 13' 9"
Kitchen/Dining	4.25m × 3.43m max.	14' 0" × 11' 3"

FIRST FLOOR



Bedroom 2	4.25m max. × 2.82m	14' 0" × 9' 3"
Bedroom 3	2.15m × 3.59m	7' 1" × 11' 10"

SECOND FLOOR



Bedroom 1	3.16m max. × 5.56m	10' 4" × 18' 3"
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THE EASEDALE

3 BEDROOM HOME

The image shows a three-story terraced house with a light-colored brick facade and a grey tiled roof. The house has several windows with dark frames and a central front door. The front garden is landscaped with various plants and shrubs. A paved driveway is visible on the right side of the house. The sky is blue with some clouds, and a tree is visible on the left side of the frame.

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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 86.49 sq. m. / 931 sq. ft.

GROUND FLOOR



Lounge	5.10m × 3.02m	16' 9" × 9' 11"
Kitchen/Dining	5.10m × 2.95m	16' 9" × 9' 8"

FIRST FLOOR



Bedroom 1	3.78m × 3.08m	12' 5" × 10' 1"
Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"



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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.45 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge max.	4.26m × 3.69m	14' 0" × 12' 1"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

FIRST FLOOR



Bedroom 1 min	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	3.30m × 2.63m	10' 10" × 8' 8"
Bedroom 3 max.	3.55m × 2.00m	11' 8" × 6' 7"



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THE RIVELIN & THE CLIFTON

2 BEDROOM APARTMENTS

A detailed architectural rendering of a modern, multi-story apartment building. The building features a mix of white-painted brickwork and light grey stone cladding. It has several tall, narrow windows with dark frames. The building is set against a clear blue sky with some light clouds. In the foreground, there is a paved area, a low green hedge, and a black metal railing. A silver car is parked on the left side of the image. The overall style is clean and contemporary.

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THE RIVELIN & THE CLIFTON

RIVELIN



Second Floor



First Floor



Ground Floor

Kitchen/Living room/Dining area max.

3.81m x 6.75m 12' 6" x 22' 2"

Master bedroom

2.53m x 4.57m 8' 4" x 15' 0"

Bedroom 2

1.83m x 3.63m 6' 0" x 11' 10"

CLIFTON



Second Floor



First Floor



Ground Floor

Kitchen/Living room/Dining area

3.85m x 5.93m 12' 8" x 19' 5"

Master bedroom max.

2.81m x 4.50m 9' 3" x 14' 9"

Bedroom 2

2.54m x 2.30m 8' 4" x 7' 7"



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FUSION AT WAVERLEY

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01709 912 208

SATNAV

S60 8DY

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Twitter @TaylorWimpey

Facebook taylorwimpey

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FROM SHEFFIELD CITY CENTRE:

- At Bramall Lane Roundabout, take the 2nd exit onto St Mary's Road
- Slight left onto Shoreham St/A61
- Use the left 2 lanes to turn slightly left to stay on Shoreham St/A61
- At Park Square Roundabout, take the 4th exit onto Sheffield Pkwy/A6
- Take the B6533 exit towards Catcliffe/Sheffield
- At the roundabout, take the 3rd exit onto Europa Link/B6533
- At the roundabout, take the 3rd exit onto Poplar Way/B6533
- At the roundabout, take the 2nd exit onto Poplar Way/B6066
- Turn right onto Highfield Lane

FROM M1(N) JUNCTION 33:

- Merge onto M1
- At Junction 33, take the A630 exit to Sheffield (Centre)/Rotherham
- At the roundabout, take the 3rd exit onto Rotherham Gateway/Sheffield Pkwy/A630
- Take the B6533 exit towards Catcliffe/Sheffield
- At the roundabout, take the 1st exit onto Poplar Way/B6066
- At the roundabout, take the 2nd exit onto Poplar Way/B6066
- Turn right onto Highfield Lane

