

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	6.20m (20'4") x 3.90m (12'10")
Utility	3.50m (11'6") x 1.70m (5'7")
Conservatory	6.30m (20'8") x 3.80m (12'6")
Kitchen/Diner	6.60m (21'8") x 3.50m (11'6")
Dining Room/Bed5	5.50m (18'1") x 3.70m (12'2")
Jack and Jill Bathroom	3.70m (12'2") x 2.40m (7'10")
Bedroom 4	5.00m (16'5") x 2.60m (8'7")

First Floor

Master Bedroom	6.20m (20'4") x 4.00m (13'1")
En-suite	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	5.68m (18'8") x 3.90m (12'10")
En-suite	2.50m (8'2") x 1.70m (5'7")
Bedroom 3	5.00m (16'5") x 3.10m (10'2")

Gross internal floor area (m²): 265m²

EPC Rating: C

Extras Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

