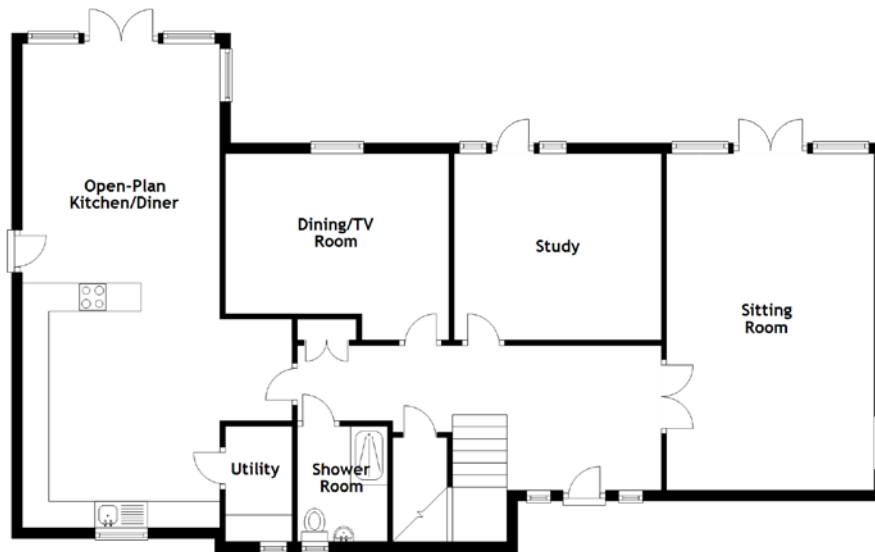


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Sitting Room	6.37m (20'11") x 3.93m (12'11")
Open-Plan Kitchen/Diner	9.16m (30'1") x 3.74m (12'3")
Utility	2.18m (7'2") x 1.26m (4'2")
Dining/TV Room	4.23m (13'11") x 3.53m (11'7")
Study	3.92m (12'10") x 3.53m (11'7")
Shower Room	2.18m (7'2") x 1.71m (5'7")
Principal Bedroom	4.40m (14'5") x 3.56m (11'8")

En-suite	3.56m (11'8") x 2.13m (7')
Bedroom 2	5.02m (16'6") x 3.56m (11'8")
En-suite	2.57m (8'5") x 1.26m (4'2")
Bedroom 3	3.52m (11'7") x 2.96m (9'9")
Bedroom 4	3.43m (11'3") x 3.42m (11'3")
Bedroom 5	4.88m (16') x 2.71m (8'11")
Bathroom	3.15m (10'4") x 2.45m (8')

Gross internal floor area (m²): 232m² | EPC Rating: C

