

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	4.36m (14'4") x 3.78m (12'5")
Kitchen	5.87m (19'3") x 3.01m (9'11")
Dining Area	3.43m (11'3") x 2.92m (9'7")
Utility	2.53m (8'4") x 1.72m (5'8")
Bedroom 2	3.04m (9'11") x 2.97m (9'9")
En-suite	2.97m (9'9") x 1.07m (3'6")

Bedroom 3	3.02m (9'11") x 3.02m (9'11")
Bedroom 4	3.51m (11'6") x 2.45m (8')
Bathroom	3.00m (9'10") x 1.86m (6'1")
Dining Area	3.43m (11'3") x 2.92m (9'7")
Utility	2.53m (8'4") x 1.72m (5'8")
Master Bedroom	5.73m (18'10") x 4.18m (13'9")

Gross internal floor area (m<sup>2</sup>): 138m<sup>2</sup>  
EPC Rating: C

