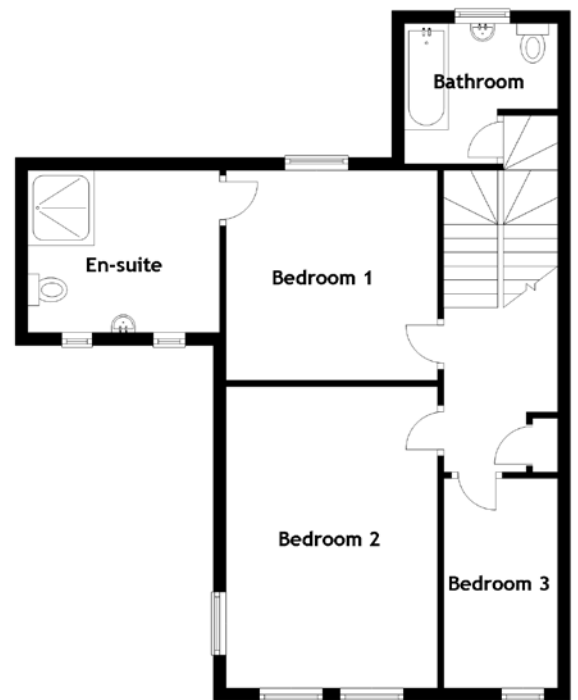
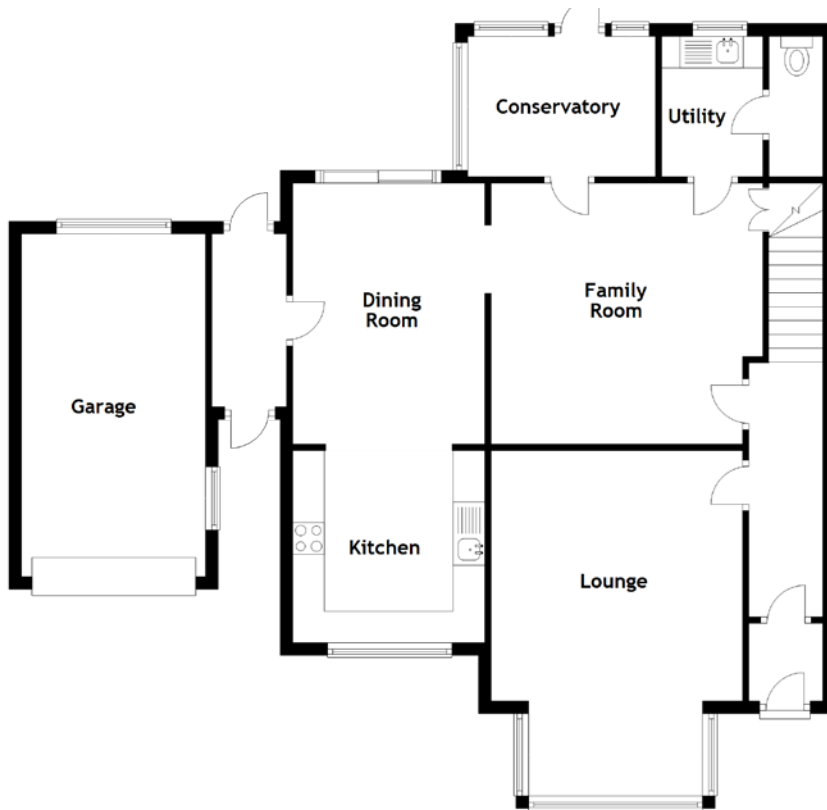


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.46m (17'11") x 3.98m (13'1")
Family Room	4.30m (14'1") x 4.13m (13'7")
Dining Room	4.13m (13'7") x 3.04m (10')
Kitchen	3.04m (10') x 3.04m (10')
Utility	2.22m (7'3") x 1.60m (5'3")
Conservatory	2.97m (9'9") x 2.22m (7'3")

Bathroom	2.43m (8') x 2.22m (7'3")
Bedroom 1	3.32m (10'11") x 3.30m (10'10")
En-suite	2.85m (9'4") x 2.57m (8'5")
Bedroom 2	4.53m (14'10") x 3.35m (11')
Bedroom 3	3.32m (10'11") x 2.01m (6'7")
Garage	5.42m (17'9") x 2.91m (9'7")

Gross internal floor area (m²): 131m²
EPC Rating: D

