

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.71m (15'5") x 3.70m (12'2")
Kitchen	4.41m (14'6") x 3.19m (10'6")
Dining Area	3.61m (11'10") x 2.84m (9'4")
Utility	2.43m (8') x 2.28m (7'6")

Bedroom 1	4.29m (14'1") x 3.70m (12'2")
Bedroom 2	3.22m (10'7") x 3.21m (10'6")
Bedroom 3	6.25m (20'6") x 3.98m (13'1")
Bathroom	2.02m (6'8") x 1.84m (6')

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>  
EPC Rating: D

