



Approximate Dimensions
(Taken from the widest point)

Lounge	5.52m (18'1") x 3.76m (12'4")	ANNEX	
Kitchen	4.00m (13'2") x 3.05m (10')	Open Plan Living	7.15m (23'6") x 3.23m (10'7")
Dining Room	3.36m (11') x 2.59m (8'6")	Bedroom 1	4.33m (14'2") x 2.42m (7'11")
Bedroom 1	4.62m (15'2") x 3.30m (10'10")	En-suite	2.42m (7'11") x 1.46m (4'9")
Bedroom 2	3.38m (11'1") x 2.78m (9'1")	Bedroom 2	2.93m (9'7") x 2.76m (9'1")
Bedroom 3	3.30m (10'10") x 2.88m (9'6")	Shower Room	2.22m (7'4") x 1.41m (4'8")
Bedroom 4	3.30m (10'10") x 2.56m (8'5")		
Bathroom	2.17m (7'1") x 1.89m (6'2")		
Shower Room	1.89m (6'2") x 1.71m (5'7")		
			Gross internal floor area (m ²): 204m ²
			EPC Rating: C