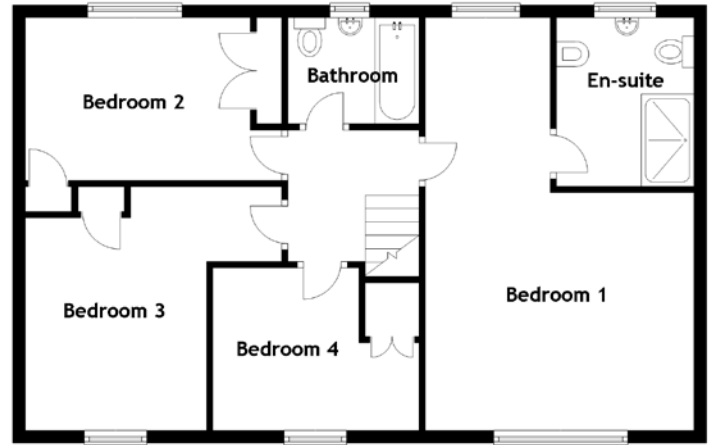
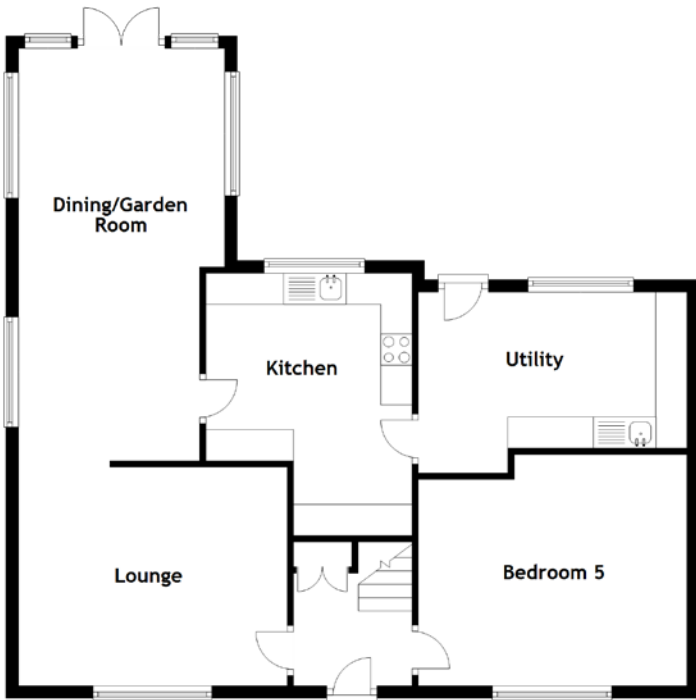


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	4.30m (14'1") x 3.50m (11'6")
Dining/Garden Room	6.60m (21'8") x 3.30m (10'10")
Kitchen	4.20m (13'9") x 3.30m (10'10")
Utility	4.30m (14'1") x 3.00m (9'10")
Bedroom 5	4.30m (14'1") x 3.70m (12'2")

## First Floor

Bedroom 1	6.49m (21'3") x 4.50m (14'9")
En-suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bedroom 3	3.90m (12'10") x 2.00m (6'7")
Bedroom 4	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 158m<sup>2</sup> | EPC Rating: C

