

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.97m (19'7") x 4.67m (15'4")
Dining Room	4.22m (13'10") x 3.55m (11'8")
Conservatory	4.82m (15'10") x 4.11m (13'6")
Family Room	4.10m (13'5") x 2.84m (9'4")
Kitchen	4.32m (14'2") x 4.22m (13'10")
Utility	2.40m (7'11") x 2.18m (7'2")
Bathroom	3.12m (10'3") x 1.70m (5'7")
Master Bedroom	5.05m (16'7") x 3.12m (10'3")
En-suite	2.40m (7'11") x 1.55m (5'1")

Bedroom 2	4.55m (14'11") x 2.90m (9'6")
Bedroom 3	3.45m (11'4") x 3.12m (10'3")
Bedroom 4	3.45m (11'4") x 3.12m (10'3")

Gross internal floor area (m²): 185m²
EPC Rating: D

Extras: The property is to be sold inclusive of all floor coverings, curtains, blinds, light shades, and some light fittings, together with the kitchen white goods and the hot tub in the garden.

